

CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

SEPTEMBER 21, 2015

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Mayor

Dr. Philip L. Nauert

Mayor Pro Tem

Amanda B. Nathan

Councilman

James P. Avioli Sr.

Councilman

Pat B. McLaughlan

Councilman

Roman F. Reed

Councilman

Gus E. Pappas

Councilman

Andrew S. Friedberg

Mission Statement:

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

REGULAR SESSION - 7:00 P.M.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

B. Inspirational Reading and/or Invocation - Andrew S. Friedberg, Councilman - Position No. 5.

C. Pledges to The Flags - Andrew S. Friedberg, Councilman - Position No. 5.

1. U.S. Pledge of Allegiance:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

2. Pledge to the Texas Flag:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

D. Approval or Correction of Minutes:

Minutes of the Public Hearing and Regular Session dated August 17, 2015

Consideration of and possible action on the approval of the minutes of the Public Hearing and Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, August 17, 2015.

Mayor and Council - Public Hearing and Regular Session - Aug 17, 2015 6:00 PM

E. Personal/Audience Comments.

In order to address the City Council, please complete a "Speaker Form" (located at the entrance to the Council Chamber), and turn in the form to City Clerk Tracy L. Dutton prior to commencement of the meeting. Speakers are limited to five (5) minutes.

The purpose of this item is to allow citizens or other interested parties an opportunity to address City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy and legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (713) 662-8222 during business hours.

[Note: State law will not permit the City Council to fully discuss, debate, or consider items that are not on the agenda. Items that cannot be referred to the City Staff for action *may* be placed on the agenda of a future City Council Session.]

F. Reports:

City Manager's Report dated September 21, 2015, regarding the condition and planned assessment of the Public Works Service Center - Submitted and presented by Paul A. Hofmann, City Manager.

G. New Business:

1. Consent Agenda:

All items listed under the Consent Agenda are considered routine and are recommended for approval by a single motion of City Council, without discussion. If discussion is desired, any one or more members of City Council and/or the Mayor may request that an item be removed from the Consent Agenda and considered separately.

- a. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, temporarily suspending the application of Chapter 27, Streets, Sidewalks and Public Places, Article V, Public Parks, Section 27-95(a), Curfew Imposed, of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Patrons for Bellaire Parks to hold a special event, Tents in Town, in Bellaire Zindler Park located in Bellaire Town Square, 7008 South Rice Avenue, Bellaire, Texas, on Saturday, October 24, 2015, said suspension to commence at 11:00 p.m. on Saturday, October 24, 2015, and to terminate at 5:00 a.m. on Sunday, October 25, 2015 - Submitted by Cheryl Bright-West, Assistant Director of Parks, Recreation and Facilities.
- b. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, and the Chief Financial Officer and City Attorney to countersign and approve as to form, respectively, for and on behalf of the City of Bellaire, Texas, an Agreement between Harris County and the City of Bellaire Relating to Joint Elections to be held November 3, 2015 - Submitted by Tracy L. Dutton, City Clerk.

2. Adoption of Ordinance(s)/Resolution(s):

- a. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, amending Chapter 3, Alcoholic Beverages, Article 1, In General of the Code of Ordinances of the City of Bellaire, Texas, by amending section 3-3 , Use Prohibited in Public Parks and other Places, authorizing the Mayor of the City of Bellaire, Texas to execute, for and on behalf of the City of Bellaire, Texas an Ordinance allowing the sale and consumption of beer and wine in Evelyn's Park for the purpose of allowing Evelyn's Park Conservancy to manage the sale, service and consumption of beer and wine - Submitted by Karl Miller, Director of Parks, Recreation and Facilities.
- b. Consideration of and possible action on the adoption of an ordinance authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, a Contract and Agreement for City Engineer Services with ARKK Engineers, LLC, for the provision of professional city engineer services in an amount of \$90,000.00 For a one-year period commencing on October 16, 2015, and ending on October 15, 2016 - Submitted by Brant Gary, Director of Public Works.
- c. Consideration of and possible action on an Ordinance of the City of Bellaire, Texas, authorizing the City Manager to execute for and on behalf of the City of Bellaire, Texas, a Standard Form of Agreement with Bureau Veritas North America, Inc., for services necessary for the enforcement of the city's building codes to include construction plan review and the provision of onsite inspection services in an estimated annual amount of \$163,000 - Submitted by John McDonald, Director of Development Services.

- d. Consideration of and possible action on an ordinance of the City Council of the City of Bellaire, Texas, adopting an update to the 2009 Comprehensive Plan to include the Parks Master Plan as an appendix, as recommended by the Planning and Zoning Commission of the City of Bellaire, Texas - Submitted by John McDonald, Director of Development Services.

H. Items for Future Agendas; Community Interest Items from the Mayor and City Council.

[Note: It is the intent of this item to provide any member of City Council the opportunity to request to place new items on the agenda of the next Regular Meeting of City Council pursuant to Article 4, Order of Business, Section A, Agenda, of the Rules of Procedure of the City Council of the City of Bellaire, Texas, as of July 13, 2015, and/or to make a report about items of community interest. Community interest items may include expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognition of City officials, employees, or other citizens or entities; reminders of upcoming events sponsored by the City or another entity that is scheduled to be attended by a City official or City employee; and/or announcements involving an imminent threat to the public health and safety of the citizens of Bellaire that has arisen after the posting of the agenda.]

I. Adjourn.



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

AUGUST 17, 2015

Council Chamber

Public Hearing and Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. SPECIAL SESSION (PUBLIC HEARINGS) - 6:00 P.M.

A. Proposed Budget for the City of Bellaire, Texas, for Fiscal Year 2016:

1. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the Special Session (Public Hearing) of the City Council of the City of Bellaire, Texas, to order at 6:04 p.m. on Monday, August 17, 2015. He announced that a quorum was present consisting of the following members of City Council:

Member Name	Title	Status	
Philip L. Nauert	Mayor	Present	
Andrea B. Nathan	Mayor Pro Tem	Absent	
John F. Reed	Councilman	Present	
Thomas P. Avioli Sr.	Councilman	Absent	
Ed Pappas	Councilman	Present	
John McLaughlan	Councilman	Present	
Andrew S. Friedberg	Councilman	Present	
Paul A. Hofmann	City Manager	Present	
Diane K. White	Asst. City Manager	Present	
Tracy L. Dutton	City Clerk	Present	

2. Reading of the Notice of Public Hearing - Tracy L. Dutton, City Clerk.

Tracy L. Dutton, City Clerk, read the "Notice of Public Hearing" regarding the proposed budget for the City of Bellaire, Texas, for the fiscal year commencing October 1, 2015, and ending September 30, 2016, into the record.

3. Summary of Public Hearing Procedures - Paul A. Hofmann, City Manager.

Paul A. Hofmann, City Manager, summarized the public hearing procedures for the evening.

4. Presentation:

Public hearing regarding the proposed budget for the City of Bellaire, Texas, for the fiscal year beginning October 1, 2015, and ending September 30, 2016 (FY2016 Budget) - Presented by Paul A. Hofmann, City Manager.

Diane K. White, Assistant City Manager (ACM), provided a quick overview of the City of Bellaire proposed budget for the fiscal year commencing on October 1, 2015, and ending on September 30, 2016 (FY 2016).

General Fund

With respect to the General Fund, ACM White noted that the main source for revenue in the General Fund was property taxes. She noted further that resources for revenues had increased approximately 9% from the 2015 budget to the 2016 proposed budget.

With respect to expenditures, it was noted that the General Fund was heavily expended with salaries and benefits totaling almost 74% of the General Fund budget.

Enterprise Fund

ACM White advised that the largest source of revenue for the Enterprise Fund was water sales. The primary functions of the Enterprise Fund were noted to consist of water, wastewater, and solid waste operations. The City's purchase of water from the City of Houston, which was one-half of the water budget, totaled approximately \$1.82 million. The next largest expenditure in the Enterprise Fund was noted to be salaries and benefits.

Budget Highlights

The three main highlights for the FY 2016 proposed budget were:

- Significant investment in street maintenance and appearance of rights-of-way;
- Significant investment in a long-term vehicle and equipment replacement program; and
- Implementation of a full-cycle recruitment effort.

5. Recognition of Citizens and/or Other Interested Parties - Dr. Philip L. Nauert, Mayor.

Keith Bowers:

Mr. Bowers addressed City Council and thanked ACM White for her very comprehensive preparation of the proposed FY 2016 budget for the City.

The overall budget plan in Mr. Bowers' opinion was biased to substantial growth in compensation (i.e., number of people, hiring of outside consultants and services, inflation in job titles, and too many supervisors with few employees). He continued and advised that the omission of paid time off in the City's salary evaluations against commercial businesses was disturbing. In his opinion, the City was overpaying for the work tasks required of its employees. He urged City Council to conduct another salary evaluation and include paid time off in that evaluation.

Secondly, Mr. Bowers advised that the high cost of consultants was not included in the City's personnel costs. He referenced the hiring of outside expertise to augment employees and stated that he believed that this process disguised or understated the City's compensation costs.

Mr. Bowers continued and expressed concern that very little money was slated to be spent on rebuilding streets and subsurface infrastructure. He indicated that the City's potholes could not be fixed with the expensive pothole machine purchased by the City as it took all day to heat the asphalt in the machine. He advised that the City was better off with a backhoe and hot mix in his opinion.

With respect to the City's vehicle replacement program, Mr. Bowers urged City Council to take a hard look at the plans for vehicle replacement. He felt that the City was automatically giving up useful life of the City's patrol vehicles by replacing them every three years. He inquired as to how the analysis was formed and indicated that the overall cost included more than the just the purchase price of a new vehicle. He estimated that the cost to renew the technology in the patrol vehicles was approximately \$20,000.

Reference was made to the City's plan to accumulate money in a reserve fund for vehicles and other technology items. Mr. Bowers advised that he disagreed with that process as the City was not a commercial business.

{The speaker's allotted time ended at this point in the meeting.}

John Monday:

Mr. Monday began his comments with a reference to an earlier appearance he had made before City Council (i.e., on July 20th) regarding the City's need to step up its game on street, landscaping, and image maintenance. During his previous appearance, Mr. Monday presented a list of items in the specific categories he had mentioned and suggested to City Council that they ensure that the 2016 budget included those items as line item detail and allocate funds to bring the City up to standard quickly.

He continued and advised that he was encouraged that a few things on the list had already been completed. He thanked City Manager Hofmann and his staff for attending to those items so quickly. Mr. Monday noted further that he had received a detailed report from the City Manager itemizing maintenance expenditures for the current year and items planned for 2016.

It was noted that several of the members of the informal group of residents interested in the City's appearance were present this evening to provide the next level of specifics to aid the City Council's budget review. Mr. Monday stated that subsequent speakers would address specifics across the three categories of street, landscaping, and image maintenance that were not fully addressed in the budget in their opinion.

Mr. Monday stated further that the group wanted to signal their interest in participating with City Staff in meaningful ways to help identify other projects that would improve the aesthetics of the City. The suggestion that the group do so was made last Friday in a meeting with City Staff.

In the coming months, the referenced group of residents planned to prepare a more encompassing report that described their thought processes, methodologies, and recommendations to help get the sparkle back in Bellaire. Mr. Monday advised that he had been informed that the budget for maintenance was increased from \$120,000 to \$150,000 or \$160,000. Tonight, ACM White showed that the total budget was \$1.8 million. In any event, Mr. Monday advised that the group felt that the amount allocated for the specific items mentioned and for the aesthetics and appearance of Bellaire was underfunded. The group felt that at least \$300,000, and possibly \$500,000, would be needed in 2016 for the maintenance items the group would identify to City Council.

In closing, Mr. Monday urged City Council to consider making an excellent

investment in the aesthetics of the community. With City Council's support, the referenced group of residents could be thought of as a pipeline of input directly from the community that supplemented City Staff's recommendations.

Terry Leavitt-Chavez:

Ms. Leavitt-Chavez addressed City Council and advised that beautiful and welcoming public spaces reflected community pride, enhanced the urban environment, and promoted economic redevelopment. In her opinion, Bellaire needed an immediate image makeover. She noted that many Bellaire residents worked to maintain the curb appeal of their homes and she urged the City to do so as well.

City Council support was urged for the seasonal banners included in the Parks, Recreation and Facility Department's budget. Ms. Leavitt-Chavez advised that the banners would immediately upgrade Bellaire's image visually and help express Bellaire's core values.

Ms. Leavitt-Chavez noted that a Bellaire image upgrade could not realistically be done on every street in Bellaire within the next year. Ms. Leavitt-Chavez suggested earmarking \$500,000 as part of the FY 2016 budget to create an immediate image impact on high traffic areas in Bellaire, including Bellaire Boulevard, Bissonnet Street, and South Rice Avenue. As part of the budget request, Ms. Leavitt-Chavez encouraged City Council to bulk up the landscape to the entrance of Bellaire located across the railroad track on Bellaire Boulevard (City entry marker). She understood that City Council was waiting to decide on entry markers and signage for Bellaire until the City's municipal facilities' campus dictated the brand feel in Bellaire.

In the meantime, thousands of people came through Bellaire Boulevard everyday. Ms. Leavitt-Chavez advised that the image reflected a few flowers recently planted by an old entry marker. She urged City Council to consider planting extra flowering trees around the sign, as well as an infusion of Texas color in front of the sign in multiple layers. Bulking up the landscape presentation at the key entrance marker to the City would create a super welcoming image to everyone traveling through the City in her opinion.

Additionally, Ms. Leavitt-Chavez urged City Council to consider installing colorful native plants in the end caps of esplanades on the major streets for high impact rewards. Finally, new and existing landscape needed to be maintained; faded signs needed to be replaced; crooked signs righted; broken curbs repaired; and power washing opportunities be undertaken in the curb areas as well.

Bill Cox:

Mr. Cox addressed City Council and indicated that he had spoken to City Council approximately two years ago regarding the landscaping in Bellaire. He noted further that he had been in the commercial landscape business for 35 years and maintained properties all over the Houston area.

Mr. Cox complimented City Council on their hiring of a new landscape company for the City and indicated that the landscaping had improved. However, the landscape could be a great deal better in his opinion. Various slides were shown to members of City Council regarding areas in Bellaire that needed to be addressed, such as the ditch at Beechnut Street and Chimney Rock Road, the esplanade at Bellaire High School and Mimosa Street, an overgrown area behind the Bellaire Police Station, the entranceways into Bellaire, and the esplanade at South Rice Avenue and Bissonnet

Street.

In Mr. Cox's opinion, money needed to be added to the budget for enhancements and renovation projects to be undertaken in some of the cited areas. He indicated that Loop 610 and Bellaire Boulevard was very embarrassing.

Mr. Cox continued and advised that the focal points consisting of the end caps at South Rice Avenue and Bissonnet Street and South Rice Avenue and Bellaire Boulevard could be made beautiful for \$5,000 per year. Mr. Cox advised further that the color could be changed out three times per year for that price. For \$80,000 to \$90,000 all of the entryways into Bellaire could be made beautiful in Mr. Cox's estimation.

Mr. Cox closed by thanking City Council for what they were currently doing with respect to trees.

Brenda Cauthen:

Ms. Cauthen addressed City Council and stated that she had watched the visual image of Bellaire go from fair to completely unacceptable over the last few years. She referred to notes that she had from previous conversations with City Council regarding the lack of basic maintenance in the City and how, in the long run, that would cost taxpayers more money to get back up to speed. She, as one of the group of citizens referenced earlier, wished to see funding put into the budget so that the City could take care of maintenance that had been neglected in prior years.

In 2013, the City kicked off a Bellaire beautification effort, however, not a great deal was done. In the 2015 budget, \$120,000 was provided for beautification. Ms. Cauthen was provided with a list of items that the funding had been expended on. She was very glad to see that those things had been done, however, the City still looked pretty shabby in her opinion.

Ms. Cauthen continued and advised that the referenced citizen group had been formed because she and the other members of the group were basically fed up with how the City looked. She further referenced a meeting that she had on Friday with Brant Gary, Director of Public Works, and Cheryl Bright-West, Assistant Director of Parks, Recreation and Facilities, and noted that a wonderful plan was in place for a block improvement program that would be rolled out. However, Ms. Cauthen stated that it would be too long before citizens saw the improvements from that program. She urged City Council to catch the low hanging fruit in the high traffic areas of Bellaire.

Ms. Cauthen also advised that she had heard that some City employees had not addressed beautification because they did not know what it was. According to a definition she found, beautification was any type of visual improvement to a person, place, or thing. She noted that visual improvements could certainly be used in Bellaire.

With respect to streets, she stated that it was her understanding that the street maintenance budget had been raised by \$600,000 for the 2016 fiscal year. This would take care of many issues that would be identified in Director Gary's block improvement program. On the other hand, citizens wanted immediate results for the list of items that had already been provided to City Council. Ms. Cauthen stated that she would like to see at least an additional \$100,000 allocated to street maintenance (which was less than \$20 per household per year). She provided a few examples of

items that should be addressed as follows: restriping major thoroughfares, repairing broken curbs, spraying for weeds growing in and around curbs and sidewalks, painting the end caps and other appropriate curbs yellow (basic maintenance), getting the underpasses in the City cleaned up (i.e., mold and mildew growing on concrete and brick), and repainting crosswalks.

Finally, with respect to tree and landscape debris, Ms. Cauthen advised that she had received a notice from public works asking residents not to let their landscape debris get into the street. Yet, landscape debris was all over the City's own streets.

Christopher Butler:

Mr. Butler addressed City Council and indicated that he was present to support the items and requests brought forth by his colleagues. He advised that he also wanted to assure City Council that the items mentioned and to be mentioned were not just items that personally annoyed the residents. The resident group wanted to come to City Council with budget and action requests with a much broader voice and a much larger group of people supporting them. The resident group wished to get a mandate for how Bellaire wanted to look so that City Council had something to go by.

Mr. Butler urged City Council to provide feedback and to support the resident group in order to get a consensus.

Stephanie Goldfield:

Ms. Goldfield addressed City Council and advised that the resident group was dedicated to truly visually enhancing Bellaire. She stated that the beauty had to extend beyond residents' yards.

Reference was made to the slides Bill Cox had provided to City Council. Ms. Goldfield advised that many of the items were simple and inexpensive and could be accomplished with the staff the City already had.

Ms. Goldfield read a statement that Mayor Nauert had made several years ago indicating that she really believed in the statement: "You're not just painting things and straightening things and putting signs up. You're talking about a change of thinking, a change of perception, and I think that nothing less than that is where we need to be."

In closing, Ms. Goldfield asked the members of the resident group to stand and be recognized. She also urged all residents to consider joining and/or contacting the group with their ideas.

Joan Gee:

Ms. Gee addressed City Council and indicated that she was joining with her neighbors in requesting City Council to review the needs and concerns that had been spoken about this evening. She advised that she had been involved with commercial real estate for the last 30 years. One of the main principles in any real estate transaction was curb appeal.

She continued and advised that the neighbors were asking simply for City Council to pay attention to the maintenance of the City and to direct City Staff to give more time and concern to the areas of the City that needed to be beautified.

David Montague:

Mr. Montague addressed City Council and indicated that he had just joined the resident group during the previous week. Although he could not add much, he could see that the residents were committed and he was glad to be associated with them and looked forward to working with them.

Mr. Montague referred to the Town Oaks Place subdivision and the work done there by Michael Fife as a good example of a beautifully landscaped area of Bellaire.

With respect to other areas of the proposed budget, Mr. Montague indicated that he had experience as an asset manager and often looked into the repair and maintenance of vehicles. He referenced a very detailed outline that had been prepared by City Staff and noted that one thing that was missing was mileage and type of service as possible criteria to evaluate vehicles on.

In closing, he commented on the amount of money the City had to pay the City of Houston for surface water, indicating that the cost had increased by at least 8%. He stated that he looked forward to hearing the City's plan for reducing that cost.

Lynn McBee:

Ms. McBee thanked the resident group for taking on the task of cleaning and beautifying Bellaire. She continued and provided her comments with respect to the budget. She referenced the City departments and noted that she had reordered them in descending order. The highest budgets were noted to be in the Police, Parks, and Fire Departments, as well as in the City Manager's Office.

With respect to revenues in the General Fund, Ms. McBee advised that those revenues were scheduled to increase almost 9%. She noted that the City would be collecting more and wanted to know what the City would be giving back to the residents. Reference was made to residents over 60 years of age with limited incomes. She did not see any mention of exemptions in the budget and urged City Council to review the exemptions for sufficiency.

The various projects proposed by the City Manager and linked to City Council goals were a mixed bag in her opinion. The proposed citizen survey was an excellent idea as long as the City did not perform the survey in her opinion. She urged City Council to find a top rate professional to perform the survey to ensure neutrality.

Projects that were of no interest to Ms. McBee included a right-of-way analysis and leveling of the Trolley Pavilion. With respect to rate changes, she noted that she agreed with the solid waste and garbage collection rate increases. She did not agree with adding an additional employee to the Human Resources Department to do a full-scale recruitment to solve the issues in the Police Department.

{The speaker's allotted time ended at this point in the meeting.}

Linda Mazzagatti:

Ms. Mazzagatti addressed City Council and advised that she was present to report an environmental pollution that had been overlooked by the City of Bellaire even though the Bellaire Police Department had been called regarding the incident and a report was made by them. Ms. Mazzagatti advised that the Bellaire Police Department had

not reported the incident to the Harris County District Attorney's Office which should have been done in her opinion.

It was noted that the incident occurred on July 2, 2015. Ms. Mazzagatti stated that nothing had been done by the City and indicated that she had spoken with the Chief of the Division of Environmental Pollution for Harris County, as well as the Harris County Constable's Sergeant in the Environmental Crimes Division.

Ms. Mazzagatti outlined the incident for City Council. She advised that Platinum Pools and Aztec Contractors were pouring a pool at 4903 Wedgewood on or about July 2, 2015. At approximately 5:53 p.m., after pumping for over 16-24 hours over a period of two days, workers for Platinum Pools and their contractor, Aztec Gunite, poured their surplus gunite out of their truck into the City of Bellaire sewer system in the storm drain at the corner of Wedgewood Drive and Anderson Street because they were too lazy to dispose of the gunite properly in her opinion. She indicated that the gunite flowing into the sewer system looked like a river and was at least six feet in width.

Ms. Mazzagatti expressed concern that the residents in the area could face flooding because a pool had been poured into the City's sewer system. The residents did not know the extent of the damages and that the incident was a felony criminal offense of environmental pollution that affected the residents of the City of Bellaire.

She encouraged City Council to hold Platinum Pools and Aztec Gunite liable and responsible for restitution and encouraged the City Council to perform an independent investigation into the matter.

Written Comment:

Richard Franke:

The draft budget highlights serious deficiencies in the priorities set by the City of Bellaire.

For example, the City contractually committed to maintenance of Evelyn's Park at an approximate cost of \$250,000 annually. Yet, there are critical capital improvement (not refurbishing) projects needed. For example, deficient street lighting throughout the City of Bellaire presents a serious public safety issue. Yet there is no reference to improving street lighting. The City of Houston has contracted with CenterPoint to replace much of its street lighting with LED lighting or other lighting which consumes less energy but provides more light. Council should instruct the City Manager to contact the City of Houston and Centerpoint to engage in that project and have 2016 funds available to evaluate upgrading street lighting throughout the City commencing 2016.

Another Capital Improvement deficiency area is water lines. Page 85 lists Water and Water Lines but page 85 has no budget for water lines. Elected officials are aware that the City Engineer "evaluated" water line replacement earlier this year. This taxpayer considers the technique to evaluate water line replacement priorities as incompetent. Our expansive soil can disrupt service in new and old lines. However, the study was based solely on the number and frequency of line breakage. The age of the water lines and the material used to construct older lines was ignored. Further, there was no testing of older lines to gauge the strength of the lines and areas of weakness. Does that impress you as competent engineering analysis. The strength of housing and construction industry has increased construction costs. That is a free market in action. Be reminded that when the economy contracted a few

years ago the Engineer reported that infrastructure contractors were willing to work at break even rates but City Council refused to expand efforts to reconstruct the well known failing of all elements of infrastructure to take advantage of the reduced rates.

Rebuild Bellaire bond funds are said to be insufficient to replace all aging water lines, including the circa 1942 lines, now 73 years old, servicing the 1000 and 1100 blocks of Howard LN. Further, the Engineer and Public Works claim that line will not be considered for replacement until 2020 when it will be 78 years old. The big news is that the City does not have funds committed for that replacement. So on two blocks of one of the wealthiest communities in the USA, families with infants and children are at risk for extended loss of water service. A local engineer, a former HESS Engineer of the Year, advised that the average life of water lines is 45 years. Another new neighbor, an electrical engineer, noted how well known the effects of corrosion are on cast iron pipe and how a sudden break would release water that would undermine the new concrete surface planned for 2016.

Concerning Community Development, please justify the elimination of one of the two building inspector positions. The cost savings are low and not justified by the risk of inadequately inspected new and remodeled construction. The City has the legal right to inspect all residential foundations but it is my understanding that few are inspected. Our neighborhood in northeast Bellaire has had several foundation failures resulting in extensive repairs and some legal action. Shallow piers and deleted piers were common issues. The small homes permitted for the Howard LN/Newcastle lot should be thoroughly inspected. During an extended wait at a HCAD hearing, I spoke with a lady from Spring Branch. When I told her I lived in Bellaire she responded, "I would never buy a home in Bellaire because of the expansive soil. Four of my friends bought homes there in recent years (1999-2004 and later) and all had foundation failures."

Sidewalks are another mismanaged capital item. The City of Bellaire's 2016 budget should be supported by an ordinance assuming responsibility for sidewalks and funding to repair or replace all residential sidewalks in disrepair regardless of age. Most are poorly inspected and poorly constructed.

Other areas in need are obviously replacing the Public Works Facility and reassessment of the City's HR policies. Pension funding (14% City, 7% employee) by the City appears very costly. Is that justified by below market salaries relative to the business world? Outside of the oil patch, few companies continue lucrative pension plans and the oil patch is obviously cutting back. The City of West University acknowledged it made serious errors in the termination benefits and salary of senior employees. Keep Bellaire out of that situation.

Over, the next 30 years, the City will have paid almost \$8 million to maintain Evelyn's Park at a 3% inflation rate. The City loses approximately \$3 million in revenues annually from a 20% homestead exemption and

{The speaker's allotted time ended at this point in the meeting.}

6. Questions from the Mayor and City Council - Dr. Philip L. Nauert, Mayor.

Following a question from Dr. Philip L. Nauert, Mayor, regarding the presentation and after noting no further questions from members of City Council, Mayor Nauert called for a motion to close the public hearing.

7. Close of Public Hearing - Dr. Philip L. Nauert, Mayor.

Motion:

To close the public hearing regarding the proposed City of Bellaire fiscal year 2016 budget at 7:02 p.m. on Monday, August 17, 2015.

RESULT:	UNANIMOUS [5 to 0]
MOVER:	Roman F. Reed, Councilman
SECONDER:	Pat B. McLaughlan, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
NAYS:	None
ABSENT:	Nathan, Avioli Sr.

B. Petition for Abandonment of Easements Encumbering the Site Currently Addressed as 5106 Bissonnet Street:

1. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the Special Session (Public Hearing) of the City Council of the City of Bellaire, Texas, regarding a petition for the abandonment of easements encumbering the site currently addressed as 5106 Bissonnet Street, Bellaire, Texas, to order at 7:02 p.m. on Monday, August 17, 2015.

He announced that a quorum was present consisting of the following members of City Council:

Name	Title	Status
Dr. Philip L. Nauert	Mayor	Present
Amanda B. Nathan	Mayor Pro Tem	Absent
Roman F. Reed	Councilman	Present
James P. Avioli, Sr.	Councilman	Absent
Gus E. Pappas	Councilman	Present
Pat B. McLaughlan	Councilman	Present
Andrew S. Friedberg	Councilman	Present
Paul A. Hofmann	City Manager	Present
Scott Eidman	Assistant City Attorney	Present
John McDonald	Director	Present
Tracy L. Dutton	City Clerk	Present

2. Reading of the Notice of Public Hearing - Tracy L. Dutton, City Clerk.

Tracy L. Dutton, City Clerk, read the "Notice of Public Hearing" regarding a petition for the abandonment of rights-of-way and easements encumbering the site currently addressed as 5106 Bissonnet Street into the record.

3. Summary of Public Hearing Procedures - Paul A. Hofmann, City Manager.

Paul A. Hofmann, City Manager, summarized the public hearing procedures for the evening.

4. Presentation:

Presentation regarding a petition submitted by Brown & Gay Engineers, Inc., on behalf of Centro NP Holdings 12 SPE LLC, Owner, and HEB Grocery Company, LP, as leaseholder, for the abandonment by the City of Bellaire, Texas, of rights-of-way and easements encumbering the property currently addressed as 5106 Bissonnet Street, Bellaire, Texas, in the Urban Village Downtown Zoning District (UVD) to Centro NP Holdings 12 SPE LLC - Presented by John McDonald, Director of Development Services.

John McDonald, Director of Development Services, addressed City Council and advised that an application for a planned development had been received by the City in February of 2015 for the construction of a two-story grocery store filed by the HEB Grocery Company to replace their existing grocery store located at 5106 Bissonnet Street, Bellaire, Texas. The planned development (numbered PD-25) was previously approved by the City Council. The current site for the planned development was made up of numerous lots, as well as rights-of-way and easements, which needed to be resolved before the applicant could prepare the documentation needed to create a single lot and replat.

Director McDonald referenced a Quitclaim Deed that the City of Bellaire, Texas, filed in 1995 that relinquished or quitclaimed all east-west alleys in the original "Town of Bellaire" plat. There were some remnants of those alleys included on the referenced site and those were removed from the ordinance and consideration.

Director McDonald turned the floor over to Lisa Helfman of the HEB Grocery Company for a presentation related to the request before City Council for the abandonment of existing easements and/or rights-of-way encumbering the planned development site, PD-25.

Lisa Helfman, Director of Real Estate for the Houston Division of the HEB Grocery Company ("HEB"), addressed City Council and referenced HEB's excitement regarding the potential development of a new HEB Grocery Store in Bellaire. Ms. Helfman noted that the easements and rights-of-way requested to be abandoned were currently not in use.

A store similar to the one proposed for Bellaire was shown by Ms. Helfman to members of City Council. It was noted that the store was located in San Antonio, Texas. She noted further that HEB's plans for Bellaire were to construct a store almost three times the size of the existing store.

Reference was made to HEB's sensitivity to the surrounding neighborhood. Ms. Helfman advised that the company desired to bring a store to Bellaire that fit the culture of the neighborhood. HEB also hoped to be a catalyst for additional development in the area. She estimated that there would be a need for approximately 300 employees in the new store (versus the 60 employed in the existing store).

5. Recognition of Citizens and/or Other Interested Parties - Dr. Philip L. Nauert, Mayor.

Lynn McBee:

Ms. McBee addressed City Council and stated that she had been supporting the new HEB store coming to Bellaire since the first public meeting in which discussions had been held. The question this evening had nothing to do with welcoming HEB. The

question for the public hearing was whether to give existing City easements and rights-of-way away or not.

On July 24, 2015, when the legal notice was published and printed, there were eight parcels at stake. She noticed it because the calculations did not add up to the total shown in the legal notice. In August, the public was told that John McDonald discovered that three of the easements and/or rights-of-way had already been abandoned by the City. As a result, all of the publications showing eight pieces were incorrect. The appraisal also referenced eight pieces, but there were really only five pieces under consideration.

The applicant (HEB) was asking City Council to grant the abandonment of the five combined easements and rights-of-way at no cost to the applicant. Yet, the appraiser came up with a valuation for eight parcels of almost \$400,000. When the three easements and/or rights-of-way abandoned in 1995 were taken out (i.e., those three parcels were worth \$144,450), the net for the five parcels totaled \$250,000.

Ms. McBee stated that the process was unfortunately sloppily handled and City Council needed to know that at stake was the appraised value net of \$250,000 to the City versus giving it away to HEB. She clearly did not think it was a big problem for HEB to pay for the easements and/or rights-of-way. The proceeds that would be collected from this sale would go to parks. Bellaire was not that rich that they could afford to give away more land.

In closing, Ms. McBee asked the City's stakeholders to protect the City's assets by collecting the \$250,000 as appraised.

Keith Bowers:

Mr. Bowers addressed City Council and indicated that he wholeheartedly supported abandoning the useless rights-of-ways; however, he was opposed to giving them away. Mr. Bowers indicated that the referenced site was on the City's books at \$20 per square foot. The City had been short \$18,000 per year in property taxes from what was legally required of the property holder. He inquired as to how much of the remaining commercial property in Bellaire was assessed at 40% or less of its real market value.

Based on what was seen in the one piece of property before the City, Mr. Bowers stated that Bellaire could be losing millions of dollars each year in property taxes. He urged City Council to hire an appraiser and determine the values of all of the commercial properties in Bellaire. He believed that the City would find the other properties similarly grossly undervalued. He urged City Council to be fair to the residents and not give away the property.

6. Questions from the Mayor and City Council - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, opened the floor for questions of the applicant and City Staff from the City Council. Following questions, Mayor Nauert closed the public hearing.

7. Close of Public Hearing - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, closed the Public Hearing before the City Council of the City of Bellaire, Texas, regarding a petition for the abandonment of rights-of-way and easements encumbering the site addressed as 5106 Bissonnet Street, Bellaire, Texas, at 7:47 p.m. on Monday, August 17, 2015. It was noted that final deliberation would occur on this matter during the Regular Session to be held later

this evening.

C. Adjourn.

Motion:

To adjourn the Special Session (Public Hearing) of the City Council of the City of Bellaire, Texas, at 7:47 p.m. on Monday, August 17, 2015.

RESULT:	UNANIMOUS [5 TO 0]
MOVER:	Roman F. Reed, Councilman
SECONDER:	Pat B. McLaughlan, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
NAYS:	None
ABSENT:	Nathan, Avioli Sr.

II. REGULAR SESSION - 7:00 P.M.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the Regular Session of the City Council of the City of Bellaire, Texas, to order at 8:00 p.m. on Monday, August 17, 2015. Mayor Nauert announced that a quorum was present consisting of the following members of City Council:

Name	Title	Status
Dr. Philip L. Nauert	Mayor	Present
Amanda B. Nathan	Mayor Pro Tem	Absent
Roman F. Reed	Councilman	Present
James P. Avioli, Sr.	Councilman	Absent
Gus E. Pappas	Councilman	Present
Pat B. McLaughlan	Councilman	Present
Andrew S. Friedberg	Councilman	Present
Paul A. Hofmann	City Manager	Present
Scott Eidman	Assistant City Attorney	Present
Tracy L. Dutton	City Clerk	Present

B. Inspirational Reading and/or Invocation - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, provided the inspirational reading for the evening.

C. Pledges to the Flags - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, led the audience and members of City Council in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

D. Approval or Correction of Minutes:

Consideration of and possible action on the approval of the minutes of the Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, July 20, 2015 - Requested by Tracy L. Dutton, City Clerk.

Mayor and Council - Public Hearing and Regular Session - Aug 3, 2015 6:00 PM

Motion:

To approve the minutes of the Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, July 20, 2015.

[**Note:** The minutes included in the agenda packet were for the Public Hearing and Regular Session of the City Council of the City of Bellaire, Texas, held on Monday, August 3, 2015. The agenda caption erroneously referred to the Regular Session held on Monday, July 20, 2015, and the subsequent motion was moved for that date. The City Clerk submitted the July 20, 2015, minutes and re-submitted the August 3, 2015, minutes to the City Council during their Regular Session held on September 15, 2015, and requested ratification of the August 3, 2015, minutes at that time.]

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew S. Friedberg, Councilman
SECONDER:	Roman F. Reed, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
ABSENT:	Nathan, Avioli Sr.

E. Personal/Audience Comments.

Michael Fife:

Ms. Fife addressed City Council with a compliment regarding the replacement of the jogging path along Newcastle Street in front of the Town Oaks Place subdivision ("Town Oaks Place"). She indicated that Director of Public Works Brant Gary and an urban forester met with residents of Town Oaks Place and assured them that the trees Ms. Fife Had planted would be taken care of. The trees were taken care of and landscaping that residents had planted along the trail was moved. Ms. Fife indicated that almost all of the landscaping had survived and that the residents were very pleased with the trail and how it was managed.

Subsequent to that project, the sidewalks and driveway approaches on Town Oaks Place were redone. Town Oaks Place was a one block long cul-de-sac with 20 driveways. The contractor was very gracious, working on one-half of the street at one time and then moved over to do the other one-half of the street. Reference was made to the employees of the contractor and the hard work that was done to ensure that the residents were kept informed of the progress. The residents were thrilled with the outcome and pleased with how the project was handled by the City Staff, engineering personnel, and contractor employees.

Lynn McBee:

Ms. McBee referenced discussion during the 1990s, promoted primarily by resident Russ Pitman, regarding how wasteful it was that the City owned a great deal of land in rights-of-way, easements, and alleys, and not collecting taxes on all of those properties. Ms. McBee urged all of the members of City Council to postpone the item on the evening's agenda related to the request for abandonment of the rights-of-way and easements for the HEB Grocery Store site. She urged members of City Council further to have a question and answer session at the next meeting with the City Attorney or to request a legal opinion from the City Attorney as to what was involved in the ordinance that City

Council adopted requiring appraisals and setting fees for the abandonment of rights-of-way, easements, and alleys.

Ms. McBee closed and advised that she believed that there was an uneven understanding amongst City Council as to what it meant when the City abandoned something and noted that the issue was very complicated. An alternative might be to ask former Mayor Chuck Jacobus, a real estate attorney and specialist, to address City Council regarding the abandonment of alleys, easements, and rights-of-way.

F. Reports:

Presentation of the City Manager's Report dated August 17, 2015, regarding the status of the Memorial Day storm-related reimbursements and anticipated expenses - Presented by Paul A. Hofmann, City Manager.

Paul A. Hofmann, City Manager, provided the City Manager's Report ("Report") dated August 17, 2015, to members of City Council. The Report included a status of the Memorial Day storm-related reimbursements and anticipated expenses.

Reference was made to a detailed, comprehensive written report compiled by Chief Financial Officer Linda Symank and Director of Public Works Brant Gary regarding the status of the City's assessment of the storm damage on public buildings and public property and the cost associated with the damage. Potential reimbursement sources included the City's flood insurer, property insurer, and the Federal Emergency Management Agency (FEMA).

City Manager Hofmann advised that a more detailed update would be provided to members of City Council as part of the City's fourth quarter report. The Public Works Service Center suffered a significant amount of damage. The City had been working closely with FEMA representatives and with the City's flood insurer to assess the damage in a very detailed way that generally fell into two categories: 1) the damage to the building itself; and 2) damage to contents (i.e., approximately \$100,000).

It was noted that the extent to which the City would pursue ultimate FEMA funding for mitigating either the building and/or the site around the building still needed to be resolved. The City had been told to expect a reimbursement of approximately \$305,000, net of the City's deductible and some amount of depreciation (i.e., approximately \$70,000).

In closing, City Manager Hofmann stated that a construction/repair contract would require bidding. City Staff planned to bring a contract back to City Council sometime in November. Floodproofing the building and/or site could result in the need for a grant and a matching obligation by the City.

Dr. Philip L. Nauert, Mayor, opened the floor for questions of City Manager Hofmann by members of City Council. Following questions, Mayor Nauert called for a motion to accept the Report into the record.

Motion:

To accept the City Manager's Report dated August 17, 2015, as presented by Paul A. Hofmann, City Manager, into the record.

RESULT:	UNANIMOUS [5 TO 0]
MOVER:	Pat B. McLaughlan, Councilman
SECONDER:	Gus E. Pappas, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
NAYS:	None
ABSENT:	Nathan, Avioli Sr.

G. Consent Agenda

Motion:

To approve the Consent Agenda dated August 17, 2015, consisting of the following two items:

- **Adoption of an ordinance of the City Council of the City of Bellaire, Texas, temporarily suspending application of Chapter 27, Streets, Sidewalks and Public Places, Section 27-95, Curfew Imposed, of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Bellaire High School Softball Boosters to host their 13th annual BBQ Fundraiser in the parking lot of Feld Park, 6406 Avenue B, Bellaire, Texas, from Thursday, September 3, 2015, through Saturday, September 5, 2015, said suspension to commence at 11:00 p.m. and terminate at 5:00 a.m. on the evenings and/or early mornings of Thursday, September 3, 2015, Friday, September 4, 2015, and Saturday, September 5, 2015.**
- **Adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing a change in the date of the first Regular Session of the City Council of the City of Bellaire, Texas, in September of 2015 from Monday, September 14, 2015, to Tuesday, September 15, 2015.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pat B. McLaughlan, Councilman
SECONDER:	Roman F. Reed, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
ABSENT:	Nathan, Avioli Sr.

- a. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, temporarily suspending application of Chapter 27, Streets, Sidewalks and Public Places, Section 27-95, Curfew Imposed, of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Bellaire High School Softball Boosters to host their 13th annual BBQ Fundraiser in the parking lot of Feld Park, 6406 Avenue B, Bellaire, Texas, from Thursday, September 3, 2015, through Saturday, September 5, 2015, said suspension to commence at 11:00 p.m. and terminate at 5:00 a.m. on the evenings and/or early mornings of Thursday, September 3, 2015, Friday, September 4, 2015, and Saturday, September 5, 2015 - Requested by Cheryl Bright-West, Assistant Director of Parks, Recreation and Facilities.

- b. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing a change in the date of the first Regular Session of the City Council of the City of Bellaire, Texas, in September of 2015 from Monday, September 14, 2015, to Tuesday, September 15, 2015 - Requested by Tracy L. Dutton, City Clerk, on behalf of City Council.

H. New Business:

1. Consideration of and possible action on a recommendation from US Capital Advisors regarding the award of a bid for bonds and on the adoption of an ordinance authorizing the issuance of "\$7,910,000 City of Bellaire, Texas, General Obligation Bonds, Series 2015"; specifying the terms and features of said bonds; pledging the levy of a continuing annual ad valorem tax upon all taxable property within the City for the payment of the principal and interest on such bonds; enacting provisions incident and related to the issuance, delivery, payment of, and security for such bonds; approving and authorizing the distribution of an Official Statement; awarding the sale of such bonds and authorizing and approving a Paying Agent/Registrar Agreement - Requested by Linda Symank, Chief Financial Officer.

Jim Gilley, Financial Advisor, US Capital Advisors, provided a brief overview of the agenda item to members of City Council. He indicated that his firm had received six bids for the City of Bellaire's \$7,910,000 general obligation bonds. The lowest bid was 3.03% submitted by Piper Jaffray. The highest bid (or least competitive bid) was 3.15%. He noted that the bidding process was very competitive and aggressive.

Further, Mr. Gilley noted that the City of Bellaire received an affirmation of its AAA stable rating from Standard & Poor's. He recognized and commended the City Manager, Assistant City Manager, and Chief Financial Officer for doing a very good job.

Mr. Gilley advised that the final maturity of the bonds was 2040 (25-year bonds). The bonds had a call feature of par, with the first exercise available in 2024. At the beginning of the presentation, Mr. Gilley indicated that the bidding was for \$7,910,000, the remaining authorization for the Rebuild Bellaire Program. The City was going to receive a \$314,000 premium from the bidder. As a result, the par amount declined from \$7,910,000 to \$7,710,000. {The Attorney General adds any premium to the par amount as a deduction from the authorization.}

In closing, Mr. Gilley heartily endorsed and recommended the acceptance of the bid of Piper Jaffray at the 3.03% average interest rate and approve the ordinance authorizing the issuance. It was anticipated that the bonds would be delivered around September 17th.

Motion:

To approve a recommendation from US Capital Advisors regarding the award of a bid for bonds to Piper Jaffray in the amount of 3.03% and to adopt an ordinance of the City Council of the City of Bellaire, Texas, authorizing the issuance of "\$7,910,000 City of Bellaire, Texas, General Obligation Bonds, Series 2015"; specifying the terms and features of said bonds; pledging the levy of a continuing annual ad valorem tax upon all taxable property within the City for the payment of, and security for such bonds; approving and authorizing the distribution of an Official Statement; awarding the sale of such bonds and authorizing and

approving a Paying Agent/Registrar Agreement.

Following questions of Financial Advisor Gilley by members of City Council, action was taken on the motion on the floor.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roman F. Reed, Councilman
SECONDER:	Pat B. McLaughlan, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
ABSENT:	Nathan, Avioli Sr.

2. Consideration of and possible action on a recommendation from the Bellaire Public Works Department to award Bid No. 15-005, 2015 Water Line Replacement Project, to A Absolute Plumbing, Inc., in an amount not to exceed \$382,960.00 and authorization for the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a Standard Form of Agreement with A Absolute Plumbing, Inc., for said project in an amount not to exceed \$382,960.00 - Requested by Brant Gary, Director of Public Works.

Motion:

To approve a recommendation from the Bellaire Public Works Department to award Bid No. 15-005, 2015 Water line Replacement Project, to A Absolute Plumbing, Inc., in an amount not to exceed \$382,960.00 and to adopt an ordinance of the City Council of the City of Bellaire, Texas, authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a Standard Form of Agreement with A Absolute Plumbing, Inc., for said project in an amount not to exceed \$382,960.00.

Following questions of Brant Gary, Director of Public Works, and Darryl Anderson, Fire Chief, action was taken on the motion on the floor.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roman F. Reed, Councilman
SECONDER:	Pat B. McLaughlan, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
ABSENT:	Nathan, Avioli Sr.

3. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, calling a general election within the City of Bellaire, Texas, for the purpose of electing a Mayor, Councilman - Position No. 2, Councilman - Position No. 4, and Councilman - Position No. 6 for the City Council; establishing the date of the general election on the uniform election date designated by the State of Texas as the first Tuesday after the first Monday in November or November 3, 2015; establishing election precincts, polling places, and appointing election officials; and setting forth certain guidelines - Requested by Tracy L. Dutton, City Clerk.

Motion:

To adopt an ordinance of the City Council of the City of Bellaire, Texas, calling a general election within the City of Bellaire, Texas, for the purpose of electing a Mayor, Councilman - Position No. 2, Councilman - Position No. 4, and Councilman - Position No. 6 for the City Council; establishing the date of the general election on the uniform election date designated by the State of Texas as the first Tuesday after the first Monday in November or November 3, 2015; establishing election precincts, polling places, and appointing election officials; and setting forth certain guidelines.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Roman F. Reed, Councilman
SECONDER:	Andrew S. Friedberg, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
ABSENT:	Nathan, Avioli Sr.

4. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the abandonment of up to 0.2304 acres, being the existing rights-of-way and easements encumbering the property currently addressed as 5106 Bissonnet Street, Bellaire, Texas, in the Urban Village Downtown Zoning District; authorizing the abutting property owners to purchase said easements from the City of Bellaire, Texas; and authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, an "Abandonment of Easements" document to Centro NP Holdings SPE LLC, as Owner, of the property addressed as 5106 Bissonnet Street - Requested by John McDonald, Director of Development Services.

Motion:

To adopt an ordinance of the City Council of the City of Bellaire, Texas, authorizing the abandonment of up to 0.2304 acres, being the existing rights-of-way and easements encumbering the property currently addressed as 5106 Bissonnet Street, Bellaire, Texas, in the Urban Village Downtown Zoning District; authorizing the abutting property owners to purchase said easements from the City of Bellaire, Texas; and authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, an "Abandonment of Easements" document to Centro NP Holdings SPE LLC, as Owner, of the property addressed as 5106 Bissonnet Street.

{Motion by Andrew S. Friedberg, Councilman, and second by Roman F. Reed, Councilman. Councilman Friedberg advised that he made the motion in order to open the item for discussion.}

Discussion ensued among members of City Council regarding the request before City Council to abandon the rights-of-way and easements encumbering the site addressed at 5106 Bissonnet Street, Bellaire, Texas, at no cost to the property owner.

Amendment (No. 1) to the Main Motion:

To authorize the abutting property owners to purchase said easements from the City of Bellaire, Texas, for 50% of the appraised value of the easements.

{Motion by Dr. Philip L. Nauert, Mayor, and second by Andrew S. Friedberg, Councilman}

Discussion ensued among members of City Council regarding the amendment to the main motion on the floor. Following discussion, action was taken on the amendment.

Substitute Amendment:

Andrew S. Friedberg, Councilman, moved to direct the City Attorney of the City of Bellaire, Texas, to prepare an ordinance consistent with City Council's discussion this evening for adoption inclusive of the 50% sales price based on the appraised value.

{It was noted that the ordinance would need to come back to City Council for approval at a subsequent City Council meeting.}

Discussion ensued among members of City Council prior to the receipt of a second on the substitute motion.

Following discussion, **Councilman Friedberg withdrew his substitute amendment.** Following further discussion, action was taken on Amendment (No. 1) to the Main Motion.

RESULT:	FAILED [3 TO 2]
MOVER:	Dr. Philip L. Nauert, Mayor
SECONDER:	Andrew S. Friedberg, Councilman
AYES:	Nauert, Reed, Friedberg
NAYS:	Pappas, McLaughlan
ABSENT:	Nathan, Avioli Sr.

Discussion continued among members of City Council regarding the main motion on the floor. Following discussion, a second amendment was offered.

Amendment (No. 2) to the Main Motion:

To authorize the abutting property owners to purchase said easements from the City of Bellaire, Texas, for 60% of the appraised value of the easements.

RESULT:	FAILED [3 TO 2]
MOVER:	Andrew S. Friedberg, Councilman
SECONDER:	Roman F. Reed, Councilman
AYES:	Nauert, Reed, Friedberg
NAYS:	Pappas, McLaughlan
ABSENT:	Nathan, Avioli Sr.

Discussion ensued among members of City Council regarding a possible motion to postpone action until all members of City Council could be present. A third amendment to the main motion was offered in lieu of a motion to postpone.

Amendment (No. 3) to the Main Motion:

To authorize the abutting property owners to purchase said easements from the City of Bellaire, Texas, for 75% of the appraised value of the easements.

{Motion by Dr. Philip L. Nauert, Mayor, and second by Gus E. Pappas, Councilman}

Discussion ensued among members of City Council regarding the amendment on the floor.

RESULT:APPROVED [4 TO 1]	
MOVER:	Dr. Philip L. Nauert, Mayor
SECONDER:	Gus E. Pappas, Councilman
AYES:	Nauert, Reed, Pappas, Friedberg
NAYS:	McLaughlan
ABSENT:	Nathan, Avioli Sr.

Discussion ensued among members of City Council regarding the ordinance language and the possibility of directing the City Attorney to prepare an ordinance outlining City Council's discussion inclusive of the cost of 75% of the appraised value for the easements and/or rights-of-way.

City Manager Paul A. Hofmann commented on a time constraint that the applicant was working under with respect to this matter.

Mayor Nauert invited the applicant to the podium to advise City Council of any time constraints.

Lisa Helfman, Real Estate Director of the Houston Division of HEB, advised that HEB would be out of contract on the following day.

In light of Ms. Helfman's statement, **Andrew S. Friedberg, Councilman**, offered a substitute motion detailing amendments he recommended to the ordinance before City Council this evening, as amended by the sale at 75% of the appraised value.

Substitute Motion:

To amend the preamble to the ordinance to read as follows:

"An ordinance of the City Council of the City of Bellaire, Texas, authorizing the abandonment of the City of Bellaire's interest in two (2) rights-of-way and three (3) easements, consisting of a total of .1598 acres of land within Lots 4-20, Block 36, Town of Bellaire, a subdivision in Harris County, Texas, also known as 5106 Bissonnet Street, Bellaire, Texas; authorizing Centro NP Holdings 12 SPE, LLC, to purchase the City of Bellaire's interest in the two (2) rights-of-way and three (3) easements located at 5106 Bissonnet Street from the City of Bellaire, Texas, for the development contemplated in PD-25, for the price of \$187,687.50, and authorizing the Mayor"

To amend the second "whereas" clause located on page 1 of the ordinance to include a comma after the word "Petitioners," said clause to read as follows:

"Whereas, Brown & Gay Engineers have submitted a Petition on behalf of Centro NP Holdings 12 SPE, LLC, owner, (hereinafter referred to as "Petitioners"), and HEB Grocery Company, LP, as leaseholder, (hereinafter referred to as "HEB"), in accordance with the *Code of Ordinances of the City of Bellaire, Texas, Chapter 27, Streets, Sidewalks and Public Places, Article VI, Sale and Abandonment of Public Property, Section 27-102, Petition Required*, requesting the abandonment by the City of Bellaire, Texas, and the subsequent purchase by Petitioners, of the City's interest"

To amend the eighth "whereas" clause located on page 2 of the ordinance to include the phrase "Petitioners and/or" as follows:

"Whereas, the City staff recommends as a condition of abandonment, Petitioners and/or HEB shall be required to perform a television inspection of the 8" sanitary sewer line shown to run north-south through the property, and upon receipt of the inspection results, Petitioner shall coordinate with the City of Bellaire, Public Works Department, to either, reroute and replace the line, if the results show the line is in service, or properly cap and abandon the line, if it is no longer in service, with all costs associated with this condition paid by the Petitioners and/or HEB; and"

To amend the ninth "whereas" clause located on pages 2 and 3 of the ordinance to read as follows:

"Whereas, the City of Bellaire agrees to relinquish all rights to the aforementioned right-of-way and easements ~~so long as HEB obtains effective as of the time (1) the parent tract and aforementioned right-of-way and easements shall have been replatted for the development contemplated in PD-25, and (2) HEB shall have applied for a building permit for the structure to be included in PD-25 within one (1) year from the date of the passage of this Ordinance; and"~~

To amend the tenth "whereas" clause located on page 3 of the ordinance to read as follows:

"Whereas, the City Council of the City of Bellaire, Texas, finds that the City has no current need for or, expectation of, a future need for these rights-of-way or easements for public purposes and finds that the subject parcel of land can be better utilized by the private sector in the development and/or redevelopment of land within the City of Bellaire, Texas, Petitioners for the development contemplated in PD-25; NOW, THEREFORE,"

To amend the first ordination located on page 3 of the ordinance to read as follows:

"1. THAT the City Council of the City of Bellaire, Texas, based on a review of an appraisal dated July 14, 2015, performed by Edward B. Schulz & Co, finds that the sum of \$187,687.50 is an equitable

settlement for the acquisition by Petitioners of the City of Bellaire's interest in the two (2) rights-of-way and three (3) easements, consisting of 0.1598 acres located within a 3.055 acre tract of land, being Lots 4-20, Block 36, Town of Bellaire, a subdivision in Harris County, Texas, also known as 5106 Bissonnet Street, Bellaire, Texas, ~~by Petitioners is deemed to be that HEB shall obtain a construction permit within twelve (12) months of the effective date of this Ordinance for the development contemplated in PD-25."~~

To amend the second ordination located on page 3 of the ordinance to read as follows:

"2. THAT for the purchase price of \$187,687.50, the City Council of the City of Bellaire, Texas, hereby agrees to the sale and abandonment of its interest heretofore previously held in the two (2) rights-of-way and three (3) easements listed below:"

To amend the fifth ordination located on page 4 of the ordinance to read as follows:

"5. THAT ~~the City of Bellaire, Texas, shall declare the~~ abandonment of ~~its~~the City of Bellaire's interest in the two (2) rights-of-way and three (3) easements to and in favor of Centro NP Holdings 12 SPE, LLC, shall be invalid if Petitioners and/or HEB fails to perform a television inspection of the 8" sanitary sewer line, or if HEB fails to obtain a construction permit, within twelve (12) months from the date of passage of this Ordinance.

To add a sixth ordination to page 4 of the ordinance to read as follows:

"6. THAT the foregoing sale, abandonment and authorizations shall be effective only as of the time (1) the parent tract and aforementioned right-of-way and easements shall have been replatted for the development contemplated in PD-25, and (2) HEB shall have applied for a building permit therefor."

Following a brief discussion among members of City Council regarding the amendments and HEB's statement that the contract would be out the following day, action was taken on the substitute motion.

RESULT:	APPROVED [4 TO 1]
MOVER:	Andrew S. Friedberg, Councilman
SECONDER:	Roman F. Reed, Councilman
AYES:	Nauert, Reed, Pappas, Friedberg
NAYS:	McLaughlan
ABSENT:	Nathan, Avioli Sr.

*Councilman Friedberg stated his observation that among the five Councilmembers present, at least three different positions had been expressed: 1) abandon the rights-of-way/easements at no cost; 2) sell the rights-of-way/easements for 100% of the appraised value; or 3) something in between. Councilman Friedberg noted further that if four Councilmembers could not agree on some compromise, then the measure would default, and with it, the entire project. Therefore, while he did not agree with the ultimate outcome, he felt he

had no choice but to vote for it to save the project.*

RESULT:	ADOPTED AS AMENDED [4 TO 1]
MOVER:	Andrew S. Friedberg, Councilman
SECONDER:	Roman F. Reed, Councilman
AYES:	Nauert, Reed, Pappas, Friedberg
NAYS:	McLaughlan
ABSENT:	Nathan, Avioli Sr.

I. Items for Future Agendas; Community Interest Items from the Mayor and City Council.

There were no items for future agendas.

Community interest items from the Mayor and City Council included expressions of congratulations to the Nature Discovery Center on their gateway groundbreaking event and expressions of thanks to citizens promoting beautification initiatives in Bellaire and to HEB for working with the City.

J. Adjourn.

Motion:

To adjourn the Regular Session of the City Council of the City of Bellaire, Texas, at 9:51 p.m. on Monday, August 17, 2015.

RESULT:	UNANIMOUS [5 TO 0]
MOVER:	Pat B. McLaughlan, Councilman
SECONDER:	Gus E. Pappas, Councilman
AYES:	Nauert, Reed, Pappas, McLaughlan, Friedberg
NAYS:	None
ABSENT:	Nathan, Avioli Sr.

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: City Manager's Office
Category: Presentation
Department Head: Paul A. Hofmann
DOC ID: 1690

**SCHEDULED
INFORMATION ITEM (ID
1690)**

Item Title:

City Manager's Report dated September 21, 2015, regarding the condition and planned assessment of the Public Works Service Center - Submitted and presented by Paul A. Hofmann, City Manager.

Background/Summary:

This is a status report on the flood-damaged public works facility, with a discussion of current and future decision points. The recommended path forward is to conduct the assessment included in the FY16 budget, so that information necessary for good decision-making is obtained. Council would receive a subsequent update and report before the end of the calendar year.

Previous Council Action Summary:

Council heard a brief status report on August 17.

Fiscal Impact:

The City Council is not being asked to obligate or expend funds at this time. Future Fiscal impacts are being evaluated.

Recommendation:

Provide feedback as appropriate.

ATTACHMENTS:

- City of Bellaire Public Works Facility Report 9-17-15 (PDF)



City of Bellaire

Memorandum

To: Paul Hofmann, City Manager
From: Michelle Jordan, Project Manager
Date: September 17, 2015
Subject: City of Bellaire Public Works Facility Update

Background Summary:

The City of Bellaire's Public Works Facility (located at 4337 Edith) was damaged during the May 25, 2015 storm event. During the flood event, the facility took in several feet of water, and significant damage was done to both the building and contents. Vehicles that were on site were also damaged, along with many items stored in the shops. The Federal Emergency Management Agency (FEMA), Wright Insurance (NFIP), and Texas Municipal League (TML) have all been contacted regarding the restoration efforts. Brant Gary, Public Works Director worked with the insurance company representatives through the claim process, and prepared to restore the building to pre-flood conditions. Concurrently, through a feasibility study, a potential flood barrier mitigation project for the 4337 Edith site was investigated, and ultimately found to be impractical. Council was told to expect a construction contract on Council agenda during the month of November. However, as the documents for the restoration were developed and reviewed, we discovered that the repairs would trigger significant Americans with Disabilities Act (ADA) requirements that will impact the project scope and budget. At this time, given the unknown variables regarding what will need to be done for ADA, additional assessment is necessary for future decision making.

Purpose of this Report:

By taking a step back and reviewing what is known to date, we can work to discover the additional information needed to comprehensively review our options. The pre-flood Public Works Facility was already scheduled for an updated facility assessment, which would have included space and site planning. Our compliance with ADA requirements, and any associated obligations, costs or liabilities need to be understood within the context of the flood restoration project and long term planning efforts. Given the location of the facility in a flood prone area, are there building or site related mitigation options available to us? By performing the planned assessment at this time, while postponing the restoration project, we can acknowledge all of the many options and make sure that our decisions are as fiscally responsible as possible and do not preclude any future planning decisions. The recommended assessment and related efforts will ensure thoughtful and purposeful planning rather than reactionary scope creep.

What we have done to date:

During and after the flood event, measures were taken to mitigate and assess damages using \$20,000 in funds from Wright Insurance. Public Works staff could no longer perform the administrative and customer service functions out of the building, so they were relocated to other City facilities.

To date, we have processed claims totaling \$350,000.00 from Wright and TML for the initial assessment of damage to the structure and contents of the building. Most of those funds have yet to be spent. Discussions are ongoing with our insurance providers regarding additional expenses related to ADA requirements that will be required as part of a restoration effort.

Immediately following the flood event, comments and concerns from City staff, Council, and citizens alike suggested a thorough review of the facility, with direct interest in preventing future losses. The facility itself is located in a flood prone area, and significant rain events often lead to over-bank conditions in adjacent Brays Bayou. With this knowledge, Brant Gary, Public Works Director, requested a Feasibility Study to be performed to determine whether a flood barrier system could be installed around the facility to prevent storm waters from entering the site, and whether the potential costs would be viable based upon potential future flood damage costs. At an estimated cost of \$2.1 million, the cost-benefit ratio of this site-based mitigation was determined to be unfeasible, both for a potentially FEMA funded project and a City-funded one.

Preliminary cost estimates have been completed for the restoration project as well as potential costs that will be associated with ADA requirements. These projections are very preliminary and warrant further review and vetting, however it is worth noting that a significant cost increase is projected due to ADA issues.

What decisions need to be made?

- What do we do with the public works building in both short and long term?
 - Considerations: Potential expenses are large and unknown, timeline and schedules are unknown, and no feasible solution to the site flooding problem exists yet.
- How do we deal with the site flooding issues?
 - Considerations: The site is located in a flood prone area, a condition that will not change. Are there additional site flood mitigation solutions that may be feasible where the flood barrier system was not?
- Space and site planning, short and long term
 - Considerations: The facility housed administrative and customer service functions as well as field crews. Is this the best way for us to serve our customers who need assistance? How can we most efficiently use all space available, including other City facilities, to create a pleasant experience for customers, as well as an efficient workspace for employees?

Next Steps:

An assessment of the Public Works Facility has been identified as a need for the last several years. At this time, the assessment project budget of \$25,000 is planned to be utilized and the scope of that assessment

will include assessment of the space and site planning, the feasibility of other potential mitigation projects, and the ADA requirements. This assessment, coupled with Brant Gary's investigations into possible mitigation project opportunities, as well as how we can potentially repurpose our existing resources, can then be used to inform discussion about whether restoration of the current facility is the most responsible plan.

In order to evaluate and access the facility as described, we plan to enter into contract with PGAL for an amount not to exceed the budgeted amount. Once that work is complete, within a few months, we anticipate further discussion with City Council. Public Works staff members who are housed in other City facilities would remain in those other locations for the immediate future.

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: Parks, Recreation and
Facilities
Category: Code Suspension
Department Head: Cheryl Bright-
West
DOC ID: 1681

**SCHEDULED
ORDINANCE (ID # 1681)**

Item Title:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, temporarily suspending the application of Chapter 27, Streets, Sidewalks and Public Places, Article V, Public Parks, Section 27-95(a), Curfew Imposed, of the Code of Ordinances of the City of Bellaire, Texas, for the purpose of allowing the Patrons for Bellaire Parks to hold a special event, Tents in Town, in Bellaire Zindler Park located in Bellaire Town Square, 7008 South Rice Avenue, Bellaire, Texas, on Saturday, October 24, 2015, said suspension to commence at 11:00 p.m. on Saturday, October 24, 2015, and to terminate at 5:00 a.m. on Sunday, October 25, 2015 - Submitted by Cheryl Bright-West, Assistant Director of Parks, Recreation and Facilities.

Background/Summary:

PATRONS for Bellaire Parks will partner again with the City of Bellaire for another Tents in Town community event to raise funds for Bellaire Parks. This will be the seventh urban camp-out where Bellaire families spend a fun filled afternoon and night in their own tents in Bellaire Town Square. "Tents in Town" (TNT) will take place on the night of Saturday, October 24, 2015. This joint effort between PATRONS, the Parks, Recreation, and Facilities Department and many local businesses as sponsors, has become a great community building adventure for Bellaire residents.

Anticipated participation is 300 maximum. The park will be secured throughout the event; participants will have special t-shirts and bracelets for identification; food will be cooked by Bellaire Optimist Club; Police and Fire Departments have been contacted to assist when needed; Parks, Recreation and Facilities will be assisting in other logistical needs.

In order for this event to take place, the curfew in Bellaire Zindler Park will have to be extended over the night of October 24, 2015. Currently the curfew is 11:00 p.m. until 5:00 a.m.

Funding is not needed.

ATTACHMENTS:

- Code Suspension - Ch. 27, Sec. 27-95, Patrons Tents in Town Event in Bellaire Zindler Park - 2015 (DOC)
- TnT Curfew extension request 2015 (DOC)



ORDINANCE NO. 14-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, TEMPORARILY SUSPENDING THE APPLICATION OF CHAPTER 27, STREETS, SIDEWALKS AND PUBLIC PLACES, ARTICLE V, PUBLIC PARKS, SECTION 27-95(A), CURFEW IMPOSED, OF THE CODE OF ORDINANCES OF THE CITY OF BELLAIRE, TEXAS, FOR THE PURPOSE OF ALLOWING THE PATRONS FOR BELLAIRE PARKS TO HOLD A SPECIAL EVENT, TENTS IN TOWN, IN BELLAIRE ZINDLER PARK LOCATED IN BELLAIRE TOWN SQUARE, 7008 SOUTH RICE AVENUE, BELLAIRE, TEXAS, ON SATURDAY, OCTOBER 24, 2015, SAID SUSPENSION TO COMMENCE AT 11:00 P.M. ON SATURDAY, OCTOBER 24, 2015, AND TO TERMINATE AT 5:00 A.M. ON SUNDAY, OCTOBER 25, 2014.

WHEREAS, the Patrons for Bellaire Parks ("Patrons") desire to hold a community event to raise funds for Bellaire parks in Bellaire Zindler Park (located in Bellaire Town Square), 7008 South Rice Avenue, Bellaire, Texas, on Saturday, October 24, 2015, and extending through the night until the morning of Sunday, October 25, 2014; and

WHEREAS, the Patrons community event, Tents in Town (TNT), is an urban campout where Bellaire families spend a fun filled afternoon and night in their own tents in Bellaire Zindler Park; and

WHEREAS, in order for Tents in Town to take place, the Patrons have requested permission, by letter dated September 8, 2015, from the Bellaire City Council to suspend the curfew in Bellaire Zindler Park commencing at 11:00 p.m. on Saturday, October 24, 2015, and terminating at 5:00 a.m. on Sunday, October 25, 2015; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:

- 1. THAT** the recitals set forth above are true and correct.
- 2. THAT** *Chapter 27, Streets, Sidewalks and Public Places, Article V, Public Parks, Section 27-95, Curfew Imposed, of the Code of Ordinances of the City of Bellaire, Texas*, is hereby temporarily suspended on Saturday, October 24, 2015, commencing at 11:00 p.m. and terminating at 5:00 a.m. on Sunday, October 25, 2014.
- 3. THAT** said temporary suspension shall only apply to the request from the Patrons for the Tents in Town event commencing on Saturday, October 24, 2015, and terminating on Sunday, October 25, 2015, in Bellaire Zindler

Park located in Bellaire Town Square, 7008 South Rice Avenue, Bellaire, Texas, and said suspension shall not apply to any other person or activity.

4. THAT said suspension of *Chapter 27, Streets, Sidewalks and Public Places, Article V, Public Parks, Section 27-95, Curfew Imposed*, of the *Code of Ordinances of the City of Bellaire, Texas*, shall terminate at 5:00 a.m. on Sunday, October 25, 2015, at which time said section of the *Code of Ordinances of the City of Bellaire, Texas*, shall be fully reinstated as if never suspended.

PASSED and **APPROVED** this 15th day of September, 2015.

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

SIGNED:

Philip L. Nauert
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney



PATRONS *for* BELLAIRE PARKS

Sept. 8, 2015

Mayor Phillip Nauert and City Council members
City of Bellaire
7008 Rice Ave.
Bellaire, TX 77401

Dear Mayor Nauert and City Council members:

PATRONS for Bellaire Parks is excited to partner again with the City for another Tents in Town community event to raise funds for Bellaire Parks. We are beginning our planning for the Seventh urban campout where Bellaire families spend a fun filled afternoon and night in their own tents in Bellaire Town Square. Tents in Town will take place on the night of Saturday, October 24, 2015. This joint effort between PATRONS, the Bellaire Parks and Recreation Department and many local businesses as sponsors, has become a great community building adventure for Bellaire residents.

In order for this event to take place we are asking Council for permission to extend the curfew in Bellaire Town Square over the night of Saturday, October 24, 2015. We would greatly appreciate your consideration in suspending the curfew ordinance for this event to allow attendees to camp overnight in Bellaire Town Square.

Thank you so very much for your support and consideration in this matter.

Respectfully submitted,

Dorene Delaloye-Schroder
Tents in Town Co-Chair

Attachment: TnT Curfew extension request 2015 (1681 : Curfew suspension for Patrons for Bellaire Parks at Bellaire Town Square)

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: City Clerk
Category: Election
Department Head: Tracy L. Dutton
DOC ID: 1691

**SCHEDULED
ORDINANCE (ID # 1691)**

Item Title:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the City Manager and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, and the Chief Financial Officer and City Attorney to countersign and approve as to form, respectively, for and on behalf of the City of Bellaire, Texas, an Agreement between Harris County and the City of Bellaire Relating to Joint Elections to be held November 3, 2015 - Submitted by Tracy L. Dutton, City Clerk.

Background/Summary:

Since approximately 1989, the City of Bellaire has been entering into a Joint Election Agreement with Harris County, Texas, for its elections held during the month of November of odd-numbered years for the purpose of sharing election expenditures with Harris County and other entities holding elections on the same date. Entering into such a Joint Election Agreement also provides a convenience for our citizens in that they are able to cast their ballot on all positions and/or issues affecting them at one polling location.

On November 3, 2015, 32 entities located in Harris County, Texas (including Bellaire), will be holding some type of election. By entering into a Joint Agreement with Harris County, Bellaire will be able to share costs including, but not limited to, polling locations, voting equipment (coding, delivering, and picking up), election judge and clerk training and payroll, technical support, and ballot by mail costs.

The total estimated election cost for the entities participating with Harris County, Texas, in a Joint Election on November 3, 2015, including the fee for general overall supervision and advisory services, is \$4,007,429.97. Bellaire's pro rata share is estimated to be \$11,902.07, with a deposit of \$7,141.24 due within ten days of execution of the Joint Election Agreement.

Previous Council Action Summary:

City Council authorized a Joint Election Agreement between the City of Bellaire, Texas, and Harris County in November of 2011.

Fiscal Impact:

Funds have been budgeted in the fiscal year 2015 General Fund budget for election-related expenditures incurred by the City prior to fiscal year 2016. Funds have also been included in the fiscal year 2016 General Fund budget for election-related costs incurred during 2016.

Recommendation:

It is my recommendation that the City Manager and City Clerk be authorized to execute and attest, respectively, and the Chief Financial Officer and City Attorney be authorized to countersign and approve as to form, respectively, the Joint Election Agreement between

Harris County and the City of Bellaire.

ATTACHMENTS:

- Entity Contract (PDF)
- Estimate Exhibit A November 2015 Election (PDF)
- Estimate Exhibit B November 2015 Election xls (PDF)

**AGREEMENT BETWEEN HARRIS COUNTY AND City of Bellaire,
RELATING TO JOINT ELECTIONS TO BE HELD NOVEMBER 3, 2015**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS AGREEMENT is made and entered into by and between Harris County, a body corporate and politic under the laws of the State of Texas (hereinafter the "County"), and City of Bellaire, a body corporate and politic under the laws of the State of Texas (hereinafter referred to as the "Entity").

RECITALS:

The County will be conducting a joint election on November 3, 2015 for multiple entities. The County will be using an electronic voting system, eSlate, (hereinafter "Voting System") that has been duly approved by the Secretary of State pursuant to Tex. Elec. Code Ann. §§122.031-122.039, §122.061, §122.091, as amended, and duly approved by the United States Justice Department for use in Harris County pursuant to Voting Rights Act of 1965.

Part or all of the Entity lies within the boundaries of Harris County.

The Entity desires to join the November 3, 2015 joint election being conducted by the County.

The County desires to provide certain election services to the Entity for its election to be held on November 3, 2015.

TERMS:

In consideration of the mutual covenants, agreements and benefits to the parties, IT IS AGREED as follows:

I. Entity's Responsibilities

The Entity agrees that it has furnished the County with a list of race titles and proposition titles and proposition language, if any, for the November 3, 2015 Election. All information must be provided in all four languages.

The Entity agrees that it provided the County with a list of candidates' names and ballot positions for the November 3, 2015 Election.

Further, the Entity agrees that it has verified its current jurisdictional boundaries (including any and all separate districts) and the total number of Harris County precincts required by those jurisdictional boundaries by August 20, 2015. If the Entity failed to provide the County with this information by this stated deadline, then the County is hereby authorized to adopt the current jurisdictional boundaries and total number of Harris County precincts for the non-performing Entity that are provided to the County by the Harris County Voter Registrar's Office, and the non-performing Entity hereby agrees to the County's use of that information to fulfill the requirements of this paragraph.

The Entity shall agree to appoint positions as the Harris County Commissioners Court, Election Board and the Early Voting Clerk have appointed for positions such as all Election Day Presiding and Alternate Judges, Early Voting Judges and Clerks, Early Voting Ballot Board and Central Count Presiding and Alternate Judges, Central Count Manager and Tabulation Supervisor. The Entity agrees to accept the Early Voting and Election Day polling places accepted by the Harris County Commissioners Court and the hours designated by Harris County for Early Voting.

The Entity agrees to prepare, post and publish any and all notices required of the Entity by state law for the November 3, 2015 Election. Unless otherwise expressly provided herein, the Entity agrees to do all things that may be required of it in connection with the November 3, 2015 Election. The Entity is responsible for the preparation of election orders, resolutions, notices and other pertinent documents for adoption or execution by the appropriate officer of the Entity with regard to the November 3, 2015 Election. The County shall not have any responsibility or duty in connection with such preparations by the Entity. The Entity is responsible for making their own submissions, if any is required or desired, to the United States Justice Department pursuant to the Voting Rights Act of 1965, as amended, and the County Entity shall have no responsibility or duty in connection with such submission relating to the November 3, 2015 Election.

Regarding Debt Obligation Elections, if an entity is holding a bond election, the Entity accepts the responsibility to ensure that the order of the election is posted at each polling location where its precincts will be voting on Election Day. The Entity will provide packets and place them in the supply kits the day before Election Day. The Entity will provide two (2) packets to be used for Early Voting to the County by September 30, 2015.

II. County's Responsibilities

The County agrees to follow the Texas Election Code in the conduct of the November 3, 2015 Joint Election. The County agrees to provide mail ballots to all voters who request a ballot in the Entity's jurisdictions. The County shall provide space on the ballot sufficient to encompass all candidate races and issues of the Entity.

The County will provide the Entity with all dates and times for early voting no later than the 21st day before Election Day. The County agrees to provide polling locations for use during early voting. The County will arrange for the delivery of the Voting System equipment and other equipment and supplies for use in early voting by personal appearance in the November 3, 2015 Election. The County Clerk shall select election officers for the main early voting location, as well as any branch early voting location, pursuant to the Texas Election Code §85.009.

The County agrees to provide all equipment and supplies for use in early voting by mail in the November 3, 2015 Election. The County is authorized to employ or use such personnel, as it deems necessary or desirable, to prepare and conduct early voting by mail.

The County will appoint the Early Voting Ballot Board pursuant to the Texas Election Code.

Further, the County agrees to provide all the Election Day polling places, Voting System equipment, and other equipment as it deems necessary or desirable for the holding of the November 3, 2015 Election and cause same to be delivered to the polling places. The County agrees to provide the Voting System to all polling places at least one (1) hour before the time set for opening the polls. The County shall determine the amount of voting equipment available for the November 3, 2015 Election and its decision shall be final.

The County will employ or use such personnel as it deems necessary to program and operate the automatic tabulating equipment in accordance with Texas Election Code.

The Harris County Commissioners Court shall appoint the presiding and alternate election judges for each county election precinct and the central counting station, the Early Voting Ballot Board, Central Count Manager and Tabulation Supervisor according the Texas Election Code. Necessary additional appointments shall be made under the Texas Election Code. The County agrees to pay the presiding judges of the County and their clerks, pursuant to Tex. Elec. Code Ann. §§32.091-32.093 and 271.013, as amended, for their services in connection with the November 3, 2015 Election at the expense of the Entity. The County agrees to pay the presiding judge and clerks of the Early Voting Ballot Board to process early voting results pursuant to Tex. Elec. Code Ann. §§87.001-87.025, 87.101, and 87.103, as amended at the expense of the Entity.

The County agrees to perform its obligations under this Agreement in accordance with all applicable federal and state laws, rules and regulations.

Regarding the posting of Debt Obligation Election Orders, Harris County, as a courtesy, will post a copy of all Debt Obligation Election Orders in four (4) languages in a notebook on the qualifying table of every Early Voting location for this election. A notice, approved by the Secretary of State, will be posted on the wall stating that information regarding the Debt Obligation Election Orders is available. Regarding Election Day, the entity will provide the Debt Obligation Election Order in four (4) languages in an 8.5" by 11" white envelope with instructions for the judge to post the information on the qualifying table for each polling location in the entity's jurisdiction, Harris County will assist as a representative of the Entity places the envelope with the judge's supplies to be picked up at Supply Handout. Harris County will train judges on the importance of making this information available. Harris County will use best efforts to collect the certificates of posting from all Early Voting and Election Day judges. However, it is still the responsibility of the entity to ensure that the judge received the order and that the order was posted at each polling location within the jurisdiction.

III. Compensation

The fair and reasonable compensation for use of the County's Voting System, equipment, supplies, and staff and for other services provided for administration of the election is detailed in the itemized list of estimated election expenses under **Exhibit A**, attached hereto and incorporated herein. The Entity agrees to pay its pro rata share of costs to the County for the Voting System, equipment, furniture, telephones, election kits, Early Voting Ballot by Mail, printing, supplies, delivery and transportation services, personnel, polling places, technical support, training, administrative costs and any other costs incurred by the Entity under this Agreement for the November 3, 2015 Joint Elections (hereinafter referred to as the "November 3, 2015 Election") held by the County and the Entity and to share the cost of the November 3, 2015 Election in accordance with the terms of this Agreement.

The Entity's pro rata shares will be computed by attributing the total number of registered voters in each of the Entity's precincts that will be serviced by the County in the November 3, 2015 Election. The Voter Registry of the Entity, as of seventy (70) days before the November 3, 2015 Election, will be used to determine the total number of registered voters in each of the Entity's precincts. An estimate of the Entity's total cost is attached and incorporated herein as **Exhibit B**. The final determination of the Entity's pro rata share of the costs incurred by the County for November 3, 2015 Election necessary for the purposes contemplated by this Agreement shall be made by the County and its decision shall be final.

The fair and reasonable value of the general overall supervision and advisory services of the County in connection with decisions to be made and actions to be taken by officers of the Entity is ten percent (10%) of the total amount of the Agreement for the Entity, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended. The Entity agrees to pay the County this ten percent (10%) fee for advisory services for its November 3, 2015 Election. It is understood that the fees paid for these advisory services shall be deposited in a separate fund in the County treasury, in accordance with Tex. Elec. Code Ann. §31.100, as amended.

The Entity agrees to deliver sixty percent (60%) of their respective total estimated cost for its share of the November 3, 2015 Election to the County within ten (10) days of the execution of this Agreement. The County agrees to furnish a final accounting of the November 3, 2015 Election expenses actually incurred within ninety (90) days after the November 3, 2015 Election. The Entity agrees to pay the County's invoice for the balance of its November 3, 2015 Election expenses within thirty (30) days of receipt of the invoice. Payments, in the name of Harris County, must be submitted to Stan Stanart, Harris County Clerk, Attn: Elections Division, P.O. Box 1148, Houston, TX 77251-1148. Copies of all related invoices, records or documentation used in calculating the total cost of the elections will be made available as soon as practicable by the County upon written request to the County at the address above. Within ten (10) days of execution of this Agreement, the County will provide the Entity with a Personal Entity I.D. ("PEID") number assigned by the County Auditor. Each payment by the Entity to the County shall reference and include their respective PEID number.

Waiver of any penalty fees imposed upon the Entity under this Agreement is at the discretion of the County.

IV. Additional Entities

It is understood that other political subdivisions may wish to participate in the November 2015 Election and request the use of the above-mentioned election equipment, voting places and personnel, etc. It is agreed that the County may contract with other political subdivisions for such purposes. It is understood and agreed that the County will use the same formula for determining a pro rata share for each entity as described in this Agreement.

V. Cancellation of Election

In the event the Entity's November 3, 2015 Election is enjoined or canceled, or if for any reason whatsoever the Entity shall decide not to proceed with its November 3, 2015 Election, the Entity agrees that it shall be responsible for its share of any costs and expenses incurred by the County up to the cancellation date.

VI. Presiding Judges and Clerks

Presiding Judges and clerks shall be selected pursuant to the Texas Election Code Chapter 32. Regarding powers and duties, the presiding judge is in charge of and responsible for the management and conduct of the election at the polling place of the election precinct that the judge serves. See Texas Election Code Section 32.071.

VII. Notice

Any notices permitted or required to be given under this Agreement must be made by certified mail, return receipt requested or hand-delivered to the parties at the following addresses:

Harris County:

Harris County Clerk
1001 Preston, 4th Floor
Houston, TX 77002
Attention: Sonya Aston, Administrator of Elections

Entity:

City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401
Attention: Tracy L Dutton, City Clerk

VIII. Termination

Each party may terminate this agreement upon thirty days (30) notice as provided in this agreement. Should the Entity terminate this contract, the Entity shall be responsible for its pro rata share of expenses incurred up unto the time of termination or as described herein specifically.

IX. Miscellaneous

Third Party Beneficiaries. The County is not obligated or liable to any party other than the Entity for the performance of this Agreement. Nothing in the Agreement is intended or shall be deemed or construed to create or increase any additional rights or remedies in any third party, or the duties or responsibilities of the County with respect to any third party.

Successors and Assigns. The County and Entity bind themselves and their successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body, which may be a Party hereto.

Applicable Law and Venue. This Agreement is governed by the laws of the State of Texas. The Agreement is subject to Texas state and federal laws, orders, rules, and regulations. Each Party shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations concerning the performance of this Agreement.

Entire Agreement. This instrument contains the entire agreement between the parties. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties to this Agreement.

Severability. If any provision of this Agreement is construed to be illegal or invalid, this will not affect the legality or validity of any of the other provisions hereof. The illegal or invalid provisions will be deemed stricken and deleted here from to the same extent and effect as if never incorporated herein.

Subtitles. The subtitles in this Agreement are provided for organizational purposes only and do not provide substantive meaning to the Agreement.

Multiple Counterparts. This Agreement will be executed in several counterparts, each of which shall be an original and all of which shall constitute but one instrument.

EXECUTED on this the _____ day of _____, 2015.

ATTEST:

HARRIS COUNTY

STAN STANART
County Clerk

APPROVED AS TO FORM:

VINCE RYAN
County Attorney

By _____
DOUGLAS P. RAY
Assistant County Attorney

Attachment: Entity Contract (1691 : Joint Election Agreement with Harris County)

ATTEST/SEAL:

Name: _____

Title: _____

City of Bellaire

Signed by:

Name: _____

Title: _____

COUNTERSIGNED BY:

Name: _____

Title: _____

DATE COUNTERSIGNED:

APPROVED AS TO FORM:

Name: _____

Attorney for **City of Bellaire**

Attachment: Entity Contract (1691 : Joint Election Agreement with Harris County)

Item	Estimated Costs			Actual Costs		
	Qty.	Cost	Total	Qty.	Cost	Total
EARLY VOTING						
Early Voting/Absentee Personnel			\$995,000.00	Early Voting Personnel and Absentee Personnel		\$0.00
Ballot Board			\$19,000.00			\$0.00
Early Voting Polling Places			\$700.00			\$0.00
Sheriff/Constables (security)			\$2,500.00			\$0.00
Ballot by Mail						
Postage	80,000		\$122,175.00			\$0.00
Absentee/Early Print & Supply			\$61,684.00			\$0.00
			\$1,201,059.00			\$0.00
Equipment						
JBC	113	\$129.75	\$14,661.75	0	\$129.75	\$0.00
DAU	93	\$156.24	\$14,530.32	0	\$156.24	\$0.00
eSlate	880	\$132.49	\$116,591.20	0	\$132.49	\$0.00
Caddy	132	\$29.25	\$3,861.00	0	\$29.25	\$0.00
			\$149,644.27			\$0.00
ELECTION DAY						
Training Booklets	7647	\$2.02	\$15,446.94			\$0.00
Judge/Clerk Payroll, eSlate Training, Judge Supply Pickup, Law School			\$722,000.00	Judge/Clerk Payroll, eSlate Training, Judge Supply Pickup, Law School		\$0.00
Interpreters' Training			\$4,000.00			\$0.00
Training Sites			\$5,000.00			\$0.00
Technical Support			\$195,000.00			\$0.00
Trainers			\$22,000.00			\$0.00
Polling Places	757		\$215,000.00			\$0.00
Election Day Print & Supplies	757		\$90,000.00			\$0.00
			\$1,268,446.94			\$0.00
Equipment						
JBC	1514	\$129.75	\$196,441.50	0	\$129.75	\$0.00
DAU	1514	\$156.24	\$236,547.36	0	\$156.24	\$0.00
eSlate	2667	\$132.49	\$353,350.83	0	\$132.49	\$0.00
Caddy	829	\$29.25	\$24,248.25	0	\$29.25	\$0.00
			\$810,587.94			\$0.00
ELECTION NIGHT						
Sheriff/Constables (security)			\$10,000.00			\$0.00
Satellite Sites (security)			\$10,000.00			\$0.00
SERVICES						
Coding fee	1	\$1,800.00	\$1,800.00	1	\$1,800.00	\$1,800.00
Tally Equipment	1	\$220.00	\$220.00	1	\$220.00	\$220.00
Delivery						
Early Voting	41		\$15,580.00			\$0.00
Election Day	757		\$92,280.00			\$0.00
ETC Pickup and Deliveries	50		\$3,500.00	0		\$0.00
			\$133,380.00			\$2,020.00
Miscellaneous			\$80,000.00			\$0.00
Base Contract Total			\$3,643,118.15			\$0.00
10% Fee [TEC Sect. 31.100 (d)]			\$364,311.82			\$0.00
Total			\$4,007,429.97			\$0.00
Deposit			\$2,404,457.98			\$0.00
Amount Due			\$1,602,971.99			\$0.00

Attachment: Estimate Exhibit A November 2015 Election (1691 : Joint Election Agreement with Harris County)

Exhibit B Actual

November 3, 2015

General and Special Elections

	% Share	Base Cost	Admin 10%	Total	Deposit	Remaining
	100.00%	\$3,643,118.15	\$364,311.82	\$4,007,429.97	\$2,404,457.98	\$1,602,971.99
HARRIS COUNTY	49.8159%	\$1,814,852.09	\$181,485.21	\$1,996,337.30	\$1,197,802.38	\$798,534.92
CITY OF HOUSTON	18.1079%	\$659,692.19	\$65,969.22	\$725,661.41	\$435,396.85	\$290,264.56
CYPRESS-FAIRBANKS ISD	6.5414%	\$238,310.93	\$23,831.09	\$262,142.02	\$157,285.21	\$104,856.81
HOUSTON COMMUNITY COLLEGE	5.0948%	\$185,609.58	\$18,560.96	\$204,170.54	\$122,502.33	\$81,668.22
SAN JACINTO COMMUNITY COLLEGE	4.6914%	\$170,913.24	\$17,091.32	\$188,004.57	\$112,802.74	\$75,201.83
HOUSTON ISD	4.1632%	\$151,670.29	\$15,167.03	\$166,837.32	\$100,102.39	\$66,734.93
KLEIN ISD	3.1874%	\$116,120.75	\$11,612.07	\$127,732.82	\$76,639.69	\$51,093.13
ALDINE ISD	2.1638%	\$78,829.79	\$7,882.98	\$86,712.77	\$52,027.66	\$34,685.11
SPRING ISD	1.9274%	\$70,217.46	\$7,021.75	\$77,239.21	\$46,343.52	\$30,895.68
ALIEF ISD	1.5904%	\$57,940.15	\$5,794.02	\$63,734.17	\$38,240.50	\$25,493.67
HC ESD 47	0.4467%	\$16,273.81	\$1,627.38	\$17,901.19	\$10,740.71	\$7,160.48
CITY OF BAYTOWN	0.3661%	\$13,337.46	\$1,333.75	\$14,671.20	\$8,802.72	\$5,868.48
BAYTOWN CCPD	0.3661%	\$13,337.46	\$1,333.75	\$14,671.20	\$8,802.72	\$5,868.48
BAYTOWN FCPMSD	0.3661%	\$13,337.46	\$1,333.75	\$14,671.20	\$8,802.72	\$5,868.48
CITY OF BELLAIRE	0.2970%	\$10,820.06	\$1,082.01	\$11,902.07	\$7,141.24	\$4,760.83
HC ESD NO. 8	0.2063%	\$7,515.75	\$751.58	\$8,267.33	\$4,960.40	\$3,306.93
WALLER ISD	0.1277%	\$4,652.26	\$465.23	\$5,117.49	\$3,070.49	\$2,047.00
THE WOODLANDS TOWNSHIP	0.1005%	\$3,661.33	\$366.13	\$4,027.47	\$2,416.48	\$1,610.99
HC WCID NO. 1	0.0734%	\$2,674.05	\$267.40	\$2,941.45	\$1,764.87	\$1,176.58
HC MUD NO. 1	0.0671%	\$2,444.53	\$244.45	\$2,688.99	\$1,613.39	\$1,075.59
HC MUD NO. 200	0.0659%	\$2,400.81	\$240.08	\$2,640.90	\$1,584.54	\$1,056.36
WEST HC MUD NO. 9	0.0396%	\$1,442.67	\$144.27	\$1,586.94	\$952.17	\$634.78
HC FWSD NO. 52	0.0370%	\$1,347.95	\$134.80	\$1,482.75	\$889.65	\$593.10
HC WCID NO. 116	0.0329%	\$1,198.59	\$119.86	\$1,318.44	\$791.07	\$527.38
ROLLING CREEK UD	0.0230%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
FRY ROAD MUD	0.0221%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
CITY OF LEAGUE CITY	0.0200%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
GREENWOOD UD	0.0196%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
NW HC MUD NO. 28	0.0177%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
NEW CANEY ISD	0.0137%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
ROYALDWOOD MUD	0.0075%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00
HC MUD NO. 231	0.0000%	\$900.00	\$90.00	\$990.00	\$594.00	\$396.00

Attachment: Estimate Exhibit B November 2015 Election xls (1691 : Joint Election Agreement with Harris County)

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: Parks, Recreation and
Facilities
Category: Ordinance
Department Head: Karl Miller
DOC ID: 1659 B

**SCHEDULED
ACTION ITEM (ID # 1659)**

Item Title:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, amending Chapter 3, Alcoholic Beverages, Article 1, In General of the Code of Ordinances of the City of Bellaire, Texas, by amending section 3-3 , Use Prohibited in Public Parks and other Places, authorizing the Mayor of the City of Bellaire, Texas to execute, for and on behalf of the City of Bellaire, Texas an Ordinance allowing the sale and consumption of beer and wine in Evelyn's Park for the purpose of allowing Evelyn's Park Conservancy to manage the sale, service and consumption of beer and wine - Submitted by Karl Miller, Director of Parks, Recreation and Facilities.

Background/Summary:

Evelyn's Park Conservancy has been in the process of interviewing with various local businesses to provide food and beverage services in the cafe located within Evelyn's Park. In order for the Conservancy to complete their negotiation a final decision needs to be made determining if the sale and consumption of beer and wine will be permissible by the selected service provider. They would also like to pursue the sale and consumption of beer and wine within the event hall by outside catering companies. The Conservancy's request would allow them to manage the sale and consumption of beer and wine through contractual agreements with the cafe operator and caterers using the event hall though out the calendar years without seeking additional Council approval.

The Conservancy is requesting that City Council approve their request for outside vendor(s) to sell beer and wine through the operation of the cafe and during catered parties and events within the event hall. The sale and consumption would be limited to no later than 11:00 p.m. which is the same cutoff time that has been utilized in Bellaire-Zindler Park on other occasions. There are natural barriers around the cafe and event hall that would be used to confine the consumption thus preventing consumption in other areas of the park.

The selected vendors will be responsible for ensuring Texas Alcohol and Beverage Commission permitting is received, ensuring the Conservancy and the City of Bellaire are properly insured and compliance of all Federal, State and Local laws and ordinances.

Evelyn's Park Conservancy (EPC) is requesting City Council's consideration for amending Chapter 3, Article I, Sections 3-3, of the Municipal Code of Ordinances for the purpose of allowing for the sale, possession and consumption of beer and wine alcohol in Evelyn's Park throughout the year.

Sec. 3-3. - Use prohibited in public parks and other public places; which states, *"It shall be unlawful for any person or persons to use or consume alcoholic beverages, intoxicating liquors, beer or wine in any public park, public place or other property owned by the city."*

City staff has reviewed City Code of Ordinance, Section 3-2, **Sale prohibited near church, school, hospital; variance procedure;** which states, *"The sale of alcoholic beverages by*

any dealer where the place of business of any such dealer is within 300 feet of any church, public school or public hospital, is hereby prohibited in accordance with the provisions of V.T.C.A., Alcoholic Beverage Code § 109.33. The distance between any such place of business and any church, public school or public hospital to be measured in accordance with said V.T.C.A., Alcoholic Beverage Code § 109.33.” Staff has measured from the front door of the Cafe location to the nearest door of the Methodist Church and it exceeds 300 feet.

Representatives from the Evelyn's Park Conservancy will be available to present their request and answer any questions.

Previous Council Action Summary:

During the June 16, 2014 Council meeting City Council, entered into a Development and Operating Agreement with the Evelyn's Park Conservancy that outlined the operational responsibilities of the Conservancy which included the operation of the cafe and event hall to be located with Evelyn's Park.

Fiscal Impact:

None

Recommendation:

It is the recommendation of Karl Miller, Director of Parks, Recreation and Facilities that City Council authorize the Mayor of the City of Bellaire to execute an amendment to Chapter 3, Article I, by revising Sections 3-3 of the Municipal Code of Ordinances for the purpose of allowing the sale, service and consumption of alcoholic beverages in Evelyn's Park under the management of the Evelyn's Park Conservancy.

ATTACHMENTS:

- Request for consideration of changes to Bellaire City code for Evelyn's Park (TXT)
- Amend Ordinance for Alcohol Consumption at Evelyn's Park (00174279xD8318) (DOC)

2088

From: Lou Waters <lawaters@evelynspark.org>
 Sent: Monday, August 10, 2015 4:15 PM
 To: Paul Hofmann; Karl Miller; Tracy Dutton
 Cc: Lou Waters; Patricia King-Ritter; Scott Aronstein
 Subject: Request for consideration of changes to Bellaire City code for Evelyn's Park

Categories: Important

Dear all,

Evelyn's Park Conservancy requests that the Bellaire City Code be amended to allow the sale and consumption of beer and wine on a blanket basis for the cafe and event center areas within the Evelyn's Park property, subject to a geographical limit on the carrying of such drinks into other areas of the park using natural barriers around the areas, and also subject to a cutoff time of 11pm for the sale and consumption, which we believe is the same cutoff time for Bellaire-Zindler Park.

We also want to note that the Conservancy strongly intends to be a good neighbor and will work very closely with the cafe operator and outside catering companies to manage all events appropriately with respect to the neighborhood and surrounding areas. We will also coordinate closely with the city as needed to ensure the best experience for all parties and stakeholders.

Further, the Conservancy has begun researching the appropriate path for TABC permitting, and once approved we will pursue that goal in close coordination with the City.

If you need any other information or have any questions, please don't hesitate to let us know.

With best regards,

Lou Waters
 Vice President
 Evelyn's Park Conservancy

ORDINANCE NO. 15-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AMENDING CHAPTER 3, ALCOHOLIC BEVERAGES, ARTICLE I, IN GENERAL, OF THE CODE OF ORDINANCES OF THE CITY OF BELLAIRE, TEXAS ("CODE"), BY AMENDING SECTION 3-3, USE PROHIBITED IN PUBLIC PARKS AND OTHER PUBLIC PLACES, FOR THE PURPOSE OF ALLOWING THE SALE AND CONSUMPTION OF BEER AND WINE IN EVELYN'S PARK FOR THE PURPOSE OF ALLOWING EVELYN'S PARK CONSERVANCY TO MANAGE THE SALE, SERVICE AND CONSUMPTION OF BEER AND WINE

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS THAT:

Section 1. *Chapter 3, Alcoholic Beverages, Article I, In General, of the Code of Ordinances of the City of Bellaire, Texas, is hereby amended by revising Section 3-3, Use Prohibited in Public Parks and Other Public Places, for the purpose of allowing the sale and consumption of beer and wine in Evelyn's Park for the purpose of allowing Evelyn's Park Conservancy to manage the sale, service and consumption of beer and wine. The amended Code shall read as set out in Appendix A, attached hereto. All other portions of Chapter 3 of the City's Code not specifically amended hereby shall remain in full force and effect.*

Section 2. The area within Evelyn's Park where the sale, service and consumption of alcohol is permitted is illustrated in the yellow outline on the map that is attached hereto as Appendix "B".

Section 3. All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

Section 4. If any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

Section 5. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this Ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 6. This Ordinance shall be effective immediately upon its passage and adoption.

PASSED, APPROVED and ADOPTED this, the ____ day of _____, 2015.

Dr. Philip L. Nauert, Mayor
City of Bellaire, Texas

ATTEST:

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

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney
City of Bellaire, Texas

Appendix A

(Language to be added shown by underline, language to be deleted shown by strike-out)

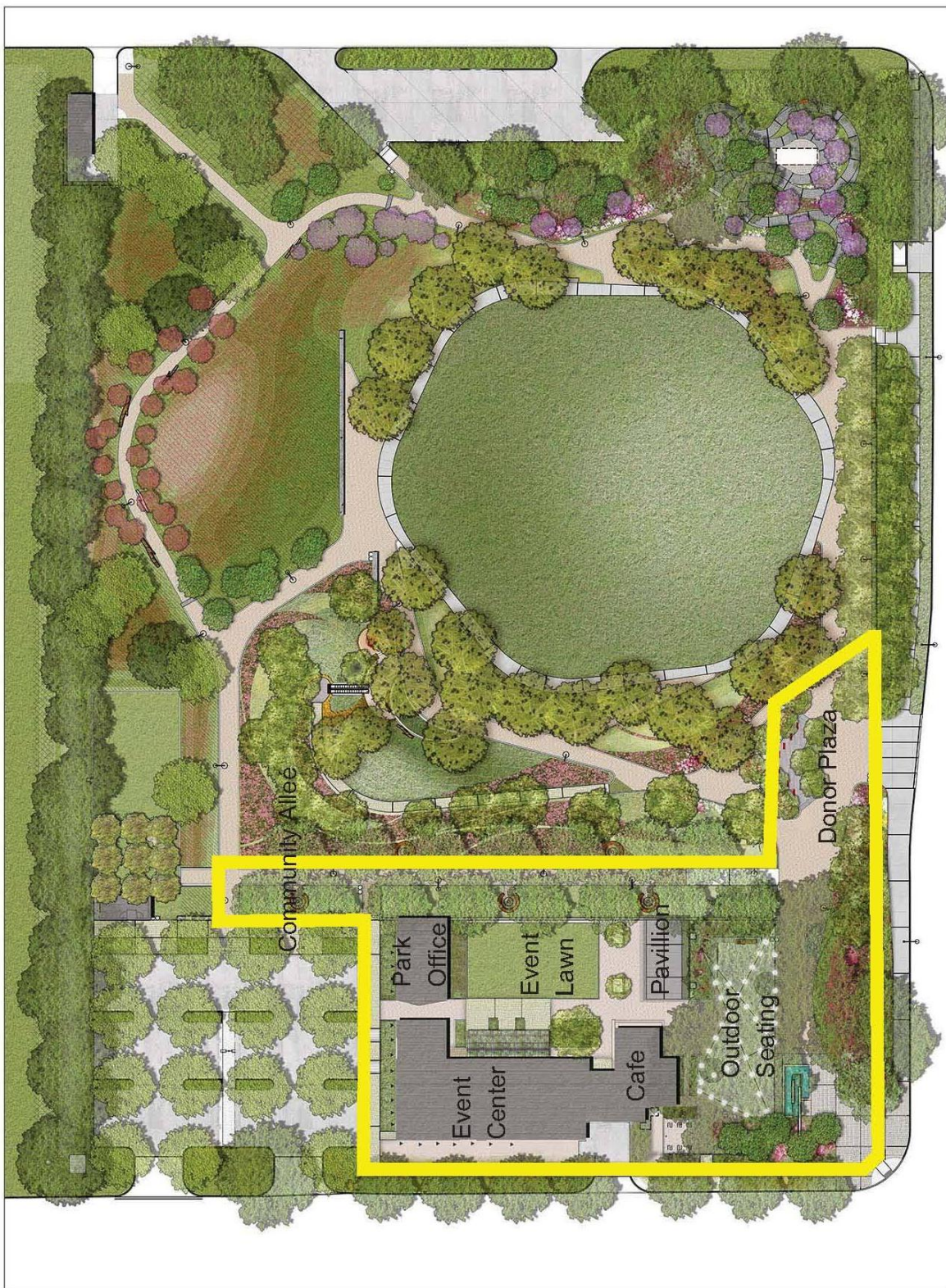
Sec. 3-3. – Use prohibited in public parks and other public places.

(a) General Prohibition. Except as provided in subsection (b) below, or Section 3-4, it shall be unlawful for any person or persons to use or consume alcoholic beverages, intoxicating liquors, beer or wine in any public park, public place or other property owned by the city.

(b) Evelyn's Park. Within that portion of Evelyn's Park designated by Ordinance No. _____,
the sale, service and consumption of beer and wine shall be permitted until 11:00 p.m. provided that the
vendor has:

1. Texas Alcoholic Beverage Commission permit;
2. Proof of liability insurance; and
3. License issued by City of Bellaire pursuant to Section 3-16 of the Code

Appendix B



Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: Public Works
Category: Agreement
Department Head: Brant Gary
DOC ID: 1576

**SCHEDULED
ORDINANCE (ID # 1576)**

Item Title:

Consideration of and possible action on the adoption of an ordinance authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, a Contract and Agreement for City Engineer Services with ARKK Engineers, LLC, for the provision of professional city engineer services in an amount of \$90,000.00 For a one-year period commencing on October 16, 2015, and ending on October 15, 2016 - Submitted by Brant Gary, Director of Public Works.

Background/Summary:

Staff is proposing to continue engaging the Professional City Engineer Services of ARKK Engineers, LLC (ARKK) to be utilized by all City departments within the following Scope of Services:

1. Community Outreach and Information Services
2. Goals, Budgeting and Policy Services
3. Planning and Review Services
4. Conceptual Planning Services
5. Records Management Services
6. TPDES Permit renewal application, Industrial Storm Water Permit for the Wastewater Treatment Plant Site, and the General Storm Water Permit

As a Budget Enhancement for the FY2016 Budget, the Scope of Services will be expanded to include On-Call Traffic Engineering Services. Currently, the City does not have a traffic engineer on contract and this addition will fill that gap. This will allow for better evaluation of traffic issues and with the City Engineer as the single point of contact. These services will have both costs and scope identified and approved prior to being performed. Within the baseline budget of the proposed agreement language, costs in FY2016 for these services will not exceed \$15,000. Services to be provided may include some or all of the following:

- Intersection Control Studies
- Speed Zone Studies
- Pedestrian Crossing Analysis
- Intersection Sight Distance Study
- On-Street Parking Study
- Intersection Delay Study
- Turning Movement Counts
- Pedestrian Counts
- Special Studies/Additional Services

The base Professional City Engineer Services will increase from \$70,000.00 to \$75,000.00. The On-Call Traffic Engineering Services will be \$15,000.00. Combined, this equals a total proposed contract amount not to exceed \$90,000.00.

Previous Council Action Summary:

Council first awarded the Professional City Engineer Services contract on October 15, 2012 to ARKK in the amount of \$70,000.00 for the period of October 16, 2012 through October 15, 2013 with Ordinance No. 12-049.

Council renewed the contract with ARKK for Professional Engineer Services on October 7, 2013 in the amount of \$70,000.00 for the period of October 16, 2013 through October 15, 2014 with Ordinance No. 13-052.

Council renewed the contract with ARKK for Professional Engineer Services on October 2, 2014 in the amount of \$70,000.00 for the period of October 16, 2014 through October 15, 2015 with Ordinance No. 14-056.

Fiscal Impact:

This item will be funded from the General Fund - Streets & Drainage in an amount not to exceed \$90,000.00.

Recommendation:

The Director of Public Works has reviewed the proposal and recommends approval of engineering services for the Professional City Engineer Services set forth in the ARKK Engineers, LLC, proposal in an amount not to exceed \$90,000.00 for General City Engineer Services and authorization for the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest to, respectively, a *Contract and Agreement for Engineering Services* with ARKK Engineers, LLC, related to said engineering services.

ATTACHMENTS:

- FY2016 Bellaire City Engineer Proposal (PDF)



September 14, 2015

Mr. Brant Gary
Director of Public Works
City of Bellaire
7008 S. Rice Avenue
Bellaire, Texas 77401

Re: **Proposal for Professional City Engineer Services FY 2016**
City of Bellaire, Texas

Dear Mr. Gary:

ARKK Engineers, LLC (ARKK) is pleased to offer this proposal for providing City Engineer services to the City of Bellaire (COB). James Andrews P.E. will be the Principal-in-Charge of the engineering services and the Engineer of Record for work under this Agreement. As the City Engineer, Mr. Andrews will be expected to play a proactive role in helping the City Council and City Staff make appropriate decisions regarding City infrastructure. Mr. Andrews and his ARKK staff will assist the City with their goal of ensuring that the public infrastructure and facilities are reviewed, evaluated, and maintained to the highest possible standard for its residents and corporate citizens.

SCOPE OF SERVICES:

As City Engineer, Mr. Andrews will provide engineering expertise to City staff and Council to facilitate community outreach, the development of goals and budgets, planning and review of engineering plans, conceptual planning and records management. ARKK Engineers, LLC will also prepare the City of Bellaire's TPDES permit renewal application, Industrial Storm Water Permit for the Wastewater Plant Site, and the General Storm Water Permit for the City, as required. The General City Engineering services are described in items 1 through 6 with Traffic Engineering Services described in item 7 below:

1. Community Outreach and Information Services

- Provide effective community outreach and education so citizens have the opportunity to be informed and aware of programs and activities designed to enhance the City's infrastructure.
- Examine the potential for developing new policies that will enhance the infrastructure of the community.

- Provide a forum for the public to provide feedback with respect to infrastructure issues and concerns through meetings, direct mail and email to the City Engineer.

2. Goals, Budgeting and Policy Services

- Serve as the engineering liaison between City departments, commissions, committees, council, outside agencies and the public to coordinate and implement policies, goals and objectives; explain engineering programs, policies and activities to the City during staff meetings and other city meetings when required.
- Attend meetings as requested by the Director of Public Works and City Manager. These meetings may include City Council meetings, City Council workshops, City Staff meetings and public/neighborhood meetings.
- Participate in the development and implementation of goals, objectives, policies and priorities for infrastructure improvements during staff meetings.
- Participate in the development of City short and long range infrastructure plans, policies, guidelines, and procedures during staff meetings and Council meetings when required.
- Participate in the preparation of budgets for infrastructure improvement projects and programs based on Public Works budget parameters.
- Participate in the development of and implementation of policies and ordinances controlling the impact on land use by construction, development, right-of-way, or infrastructure system changes.
- Interact, engage in problem solving, build effective teams, and form partnerships with citizens, community groups, developers, and City boards and commissions by attending meetings when requested.

3. Planning and Review Services

- Interpret and communicate technical rules, regulations and ordinances as they relate to infrastructure proposed by private developers.
- Participate in the development of design standards and policies that serve the City of Bellaire's best interests and comply with long range planning.
- Review and interpret lot drainage plans and development plans developed by others.

- Organize, prioritize, and evaluate the work of professional and technical consultants and staff, in reviewing and evaluating complex development and land use applications and complex plans, and related infrastructure system plans and impacts.
- Oversee and participate in the analysis of possible impacts proposed development and new construction may have on city infrastructure.
- Coordinate technical reviews of proposed land use actions or complex developments which may affect traffic, storm water, water, wastewater and roadway systems. Identify potential conflicts and help resolve issues.
- Participate in special engineering studies such as proposed zoning changes and public transportation issues.
- Prepare correspondence, reports and presentations to Director of Public Works, City Manager and City Council regarding major engineering activities and policy issues, as requested.

4. Conceptual Planning Services

- Participate in the planning, organization, and coordination of capital improvement projects including engineering design for the public infrastructure needs of the City of Bellaire.
- Conduct engineering studies that evaluate feasibility of proposed or ongoing projects or methods, or to determine solutions to existing field problems, assembling and evaluating technical data, providing technical leadership and solutions.
- Assist the City in developing infrastructure projects to the conceptual engineering stage with associated estimated total project costs and present to Council for acceptance and approval to begin final design or to negotiate with outside consultant for final design services.
- Participate in the selection of other consulting professional engineers for civil infrastructure projects, as required.
- Review technical reports, plans, calculations, and specifications prepared by others for adherence to City standards and accepted engineering practices.

5. Records Management Services

- Work with the City staff to maintain, at Public Works, municipal engineering records and maps required to provide information as requested by engineering consultants, other governmental agencies, various City of Bellaire Departments and the general public.
- Work with the City staff to organize, manage and update City-Engineering related files, standards, and details.

6. TPDES Permit renewal application, Industrial Storm Water Permit for the Wastewater Plant Site, and the General Storm Water Permit

- Prepare the City of Bellaire's TPDES wastewater discharge permit renewal application and shall provide technical support during its processing through TCEQ.
- Prepare updates to the City of Bellaire's Industrial Storm Water Permit for the Wastewater Plant Site.
- Prepare updates to the City of Bellaire's General Storm Water Permit.
- Assist the City in responding to TCEQ and EPA issues regarding water quality.

7. Traffic Engineering Services – Provide traffic engineering services as requested such as:

- Multi-Way Stop Sign Study - The purpose of a multi-way stop sign study is to determine if the location meets minimum criteria for installation of stop signs in accordance with the Texas Manual on Uniform Traffic Control Devices, at the intersection of two or more roadways and will benefit motorists from a safety and operational standpoint.
- Traffic Signal Warrant Studies - The purpose of a traffic signal warrant study is to determine the necessity for a signal installation at an intersection, of two or more roadways based on safety and time delay benefits which may be derived by motorists and/or pedestrians. Analyses shall be performed in accordance with the procedures and criteria established in the latest edition of the Texas Manual on Uniform Traffic Control Devices.
- Left/Right Turn Lane Warrant Analyses - The purpose of a turn lane warrant analysis is to determine if a separate left or right turn lane is needed on an intersection approach. The intention of separating left and right turn traffic from through traffic is to improve safety and minimize delay.

- **Speed Zone Study** - The purpose of a speed study is the establishment of safe and reasonable speed limits for certain special zones or sections of City roadways where the speed limits may not fit the road or traffic conditions. Speeds are based on travel during favorable weather, daylight travel, and average traffic conditions. Other factors to be considered and studied in establishing speed zones include design and physical factors of the roadway. These factors should be considered as a whole and weighed accordingly: horizontal and vertical curves, hidden driveways and other roadside developments, high driveway density, lack of striped, or improved shoulders.

FEE BASIS

The City Engineer services for items 1 – 6 are proposed for FY 2016 for a total fee of \$75,000.

The City Engineer services for items 7 (Traffic Engineering Services) are proposed for FY 2016 for a not-to-exceed fee of \$15,000. Prior to receiving written authorization for services under Item 7, ARKK shall prepare a preliminary fee estimate for said services with a breakdown of estimated hours and expenses. It is expressly understood that the Engineer shall not furnish any work or services under Items 7 without a prior written authorization of the City containing a maximum authorized fee for the approved services and a required date of completion of services.

ARKK Engineers, LLC will submit monthly invoices with status reports for all engineering work completed to invoice date.

Services beyond those described in the Scope of Services will be invoiced on the basis of direct labor costs times a factor of 2.99. Billing Rate of designated Principal-in-Charge (James Andrews) will not exceed \$100.00 per hour. No additional services will be performed or invoiced without prior authorization from the City.

Services of specialized consultants such as geotechnical services, surveying services, materials testing services, etc. will be accomplished by subcontract and billed to the City of Bellaire at cost plus ten percent (10%) as indicated in Attachment “A”, or such services may be contracted for directly by the COB if desired. If these services are contracted directly by the COB, the Engineer assumes no responsibility for the adequacy of these services.

It is anticipated that additional engineering services to produce plans, specifications, bid documents, engineering reports, planning studies, etc. will be requested from time to time. These services would include preparing and providing documents sealed by a licensed professional engineer for a specific design project or study. Such “Engineering Design Services” would be

requested by the City either verbally or in writing, at which time the Engineer would meet with the appropriate City representative(s) to discuss the project and develop a scope of services and fee proposal, and furnish these to the City for approval prior to start of the work. Each project authorized by the City would be identified by a unique job number and all fees associated thereafter would be separately accounted for. Such fees will be based on a lump sum fee or the fee rate cited in this agreement depending upon the nature of the project and as stated in the fee proposal.

ARKK Engineers, LLC appreciates the opportunity to submit this proposal and we look forward to continue working with the City of Bellaire.

Sincerely,
ARKK Engineers, LLC.



James B Andrews II, P.E.
Principal

Attachment 'A' – Fee Basis for Additional Services



ATTACHMENT "A"

FEE BASIS FOR ADDITIONAL SERVICES
BEYOND THOSE DESCRIBED IN THE
September 14, 2015
FY 2016 CITY ENGINEER PROPOSAL

The charge for services invoiced on an hourly basis will be the sum equal to 2.99 times raw labor rates of employees assigned to and working on a project or assignment. The multiplier covers salary costs, general overhead, professional liability, and profit. The time of company officers participating directly in the performance of this Agreement will be invoiced at a not-to-exceed rate of one-hundred dollars (\$100.00) per hour.

The charges for services invoiced on a lump sum basis will be as described and calculated in future fee proposal letters from the Engineer to the City of Bellaire or the Work Order description and fee schedule provided as part of this agreement.

"Subcontract Expense" is that incurred by the Engineer in employment of outside firms for services such as field surveys, soil borings and tests, environmental studies, and similar services. Subcontracted Expenses will be accomplished by subcontract and billed to the City of Bellaire at cost plus ten percent (10%).

"Direct Non-Labor Expense" is that incurred by the Engineer for postage, copies, and prints of drawings and specifications. Direct Non-Labor Expenses will be billed at cost plus ten percent (10%). Mileage will be billed at the current IRS rate per mile.

The range of billings rates currently in effect by the Engineer is presented on the following table. This range may change depending on pay raises and personnel changes in the future. The fee basis multiplier presented in this agreement will not change without authorization from the Owner.

CLASSIFICATION	Salary Cost Times 2.99			
Principal - James B. Andrews, P.E.	\$100.00 Maximum Billing Rate			
Principal	\$ 100.00	to	\$ 100.00	
Project Manager	\$ 115.00	to	\$ 150.94	
Project Engineer	\$ 94.88	to	\$ 115.00	
Senior Designer	\$ 94.88	to	\$ 107.81	
CADD Technician	\$ 59.80	to	\$ 89.70	
Construction Inspector	\$ 71.76	to	\$ 89.70	
Clerical	\$ 35.88	to	\$ 64.69	

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: Development Services
Category: Contract
Department Head: John McDonald
DOC ID: 1652

**SCHEDULED
ACTION ITEM (ID # 1652)**

Item Title:

Consideration of and possible action on an Ordinance of the City of Bellaire, Texas, authorizing the City Manager to execute for and on behalf of the City of Bellaire, Texas, a Standard Form of Agreement with Bureau Veritas North America, Inc., for services necessary for the enforcement of the city's building codes to include construction plan review and the provision of onsite inspection services in an estimated annual amount of \$163,000 - Submitted by John McDonald, Director of Development Services.

Background/Summary:

As staffing levels have fluctuated over the last few years, we have contracted with Bureau Veritas and other inspection service providers to support the building inspection and plan review duties of Development Services Department.

For Fiscal Year 2016, Development Services has only two inspection positions budgeted: the Building Official and one building inspector. Additionally, with the recent retirement of the Building Official, the Department will be short-handed until a replacement is hired.

This ordinance would authorize a contract with Bureau Veritas for the provision of plan review and building inspections services on an as needed basis. Bureau Veritas is uniquely positioned, with the staffing and knowledge resources to assist the City in enforcement of all adopted building codes and regulations. The City would only pay for services actually received.

The recently adopted budget for FY 2016 includes \$163,000 for construction inspection services. Contract inspections services has consistently been included in departmental budgets and this amount is supplemented by the savings received through the reduction in a FTE position.

Under Sec.252.022 of the Texas Local Government Code, "contracts for personal, professional, or planning services" are exempt from the requirements of competitive bidding.

Recommendation:

The Director of Development Services recommends approval of the ordinance authorizing the City Manager to execute the agreement with Bureau Veritas.

ATTACHMENTS:

- ORD - Bureau Veritas Agreement (PDF)
- Exhibit "A" BV Standard Form of Agreement (PDF)



ORDINANCE NO. 15-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AUTHORIZING THE CITY MANAGER OF THE CITY OF BELLAIRE, TEXAS, TO EXECUTE FOR AND ON BEHALF OF THE CITY OF BELLAIRE, TEXAS, A *STANDARD FORM OF AGREEMENT* WITH BUREAU VERITAS NORTH AMERICA, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A," FOR SERVICES NECESSARY FOR THE ENFORCEMENT OF THE CITY'S BUILDING CODES TO INCLUDE CONSTRUCTION PLAN REVIEW AND THE PROVISION OF ONSITE INSPECTION SERVICES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, THAT:

1. The City Manager of the City of Bellaire, Texas, is hereby authorized to execute, for and on behalf of the City of Bellaire, Texas, a *Standard Form of Agreement* with Bureau Veritas North America, Inc., in a form as attached hereto and marked Exhibit "A," for services necessary for the enforcement of Building Codes to include construction plan review and onsite provision of inspection services.

PASSED, APPROVED and ADOPTED this, the 21st day of September, 2015.

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

SIGNED:

Dr. Philip L. Nauert
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

Attachment: ORD - Bureau Veritas Agreement (1652 : Bureau Veritas Contract for Inspection Services)



STANDARD PROFESSIONAL SERVICES AGREEMENT

This STANDARD PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2015, by and between Bureau Veritas North America, Inc., (herein called "BVNA"), and the City of Bellaire, Texas, (herein called "Client").

RECITALS

WHEREAS, the Client desires that BVNA provide independent professional services for Client under the terms of a Standard Professional Services Agreement;

WHEREAS, BVNA represents that it is a professional independent consulting firm and is willing and able to perform such services upon terms and conditions hereinafter set forth;

WHEREAS, all services will be conducted in accordance with these terms and conditions and the agreed upon Scope of Services and Fee Schedule the forms of which are attached as Attachments "A" and "B" respectively.

NOW, THEREFORE, in consideration of the foregoing and of the benefits to each of the parties accruing, the parties hereto do mutually agree as follows:

AGREEMENT

1. **Scope of Services.** During the term of this Agreement, Client may call upon BVNA to perform specific work from the scope to be defined per project in accordance with the agreed upon fees. Individual projects may be delineated via a specific proposal in accordance with the terms and conditions set forth in this Agreement. BVNA agrees to furnish services in conformity with the terms hereof and the following documents which are incorporated by reference and made a part hereof. No subsequent amendment to this Agreement shall be binding on either BVNA or Client unless reduced to writing and signed by an authorized Representative of BVNA and Client. Any pre-printed forms including, but not limited to: purchase orders, shipping instructions, or sales acknowledgment forms of either party containing terms or conditions at variance with or in addition to those set forth herein shall not in any event be deemed to modify or vary the terms of this Standard Professional Services Agreement.

2. **Term.** This Agreement shall remain in effect from the effective date of the Agreement unless terminated by written notice to the other party at least thirty (30) days prior to termination. Fees may be adjusted annually.

3. **Compensation.** Client shall pay, and BVNA shall accept in full consideration for the performance of the Services, the sum of the reimbursable costs submitted per proposal in accordance with the agreed upon fee schedule per project.

4. **Terms of Payment.** BVNA shall invoice Client and Client shall pay to BVNA for its consulting services as follows:

- (a) Fees and all other charges will be billed to Client monthly.
- (b) Fees shall be paid by Client within thirty (30) days of being invoiced by BVNA. If the invoice is not paid within such period, Client shall be liable to BVNA for a late charge accruing from the date of such invoice to the date of payment at the lower of eighteen (18) percent per annum or the maximum rate allowed by law.
- (c) If Client fails to pay any invoice fully within thirty (30) days after invoice date, BVNA may, at any time, and without waiving any other rights or claims against Client and without thereby incurring any liability to Client, elect to terminate performance of services immediately following written notice from BVNA to Client. Notwithstanding any such termination of services, Client shall pay BVNA for all services rendered by BVNA up to the date of termination of services plus all interest, termination costs and expenses incurred by BVNA. Client shall reimburse BVNA for all costs and expenses of collection, including reasonable attorney's fees.

Responsibilities of Client. Client shall, at such times as may be reasonably required by BVNA for the successful and continuous prosecution of the services set forth in Attachment A (referred to as "Services"), do the following:

- (a) Where the performance of the Services require BVNA's presence on the Client's premises, provide adequate space on or in the immediate vicinity of where the Services are to be performed ("Site") to accommodate BVNA's needs;
- (b) Provide and maintain suitable access to the Site for BVNA's personnel, equipment and materials;
- (c) Supply permits and licenses required to be taken out in Client's name which are necessary to the completion of the Services;
- (d) Appoint an individual hereafter referred to as "Client's Project Manager" who shall be authorized to act on behalf of Client and with whom BVNA may consult at reasonable times.

6. Ownership of Documents. All plans, studies, documents and other writings prepared by BVNA, its officers, Employees, agents and subcontractors in the course of implementing this Agreement shall remain the property of BVNA. The Client acknowledges that all intellectual property rights related to the performance of the Agreement, including but not limited to the names, service marks, trademarks, inventions, logos and copyrights of BVNA and its affiliates, (collectively, the "Rights") are and shall remain the sole property of BVNA or its affiliates and shall not be used by the Client, except solely to the extent that the Client obtains the prior written approval of BVNA and then only in the manner prescribed by BVNA. If BVNA terminates the Agreement in accordance with the provisions of Article 19 below, any such license granted by BVNA to the Client shall automatically terminate.

7. Use of Data or Services. BVNA shall not be responsible for any loss, liability, damage, expense or cost arising from any use of BVNA's analyses, reports, certifications, advice or reliance upon BVNA's services, which is contrary to, or inconsistent with, or beyond the provisions and purposes set forth therein or included in these Terms and Conditions. Client understands and agrees that BVNA's analyses, reports, certifications and services shall be and remain the property of BVNA and shall be used solely by the Client, and only the Client is allowed to rely on such work product. If the Client re-uses or modifies or a third party relies on the services, analyses, reports or certifications without BVNA's written permission, then Client agrees to defend and indemnify BVNA from any claims or actions that are brought and any costs, damages, expenses or liabilities, including reasonable attorneys' fees, arising out of or related to such reliance or such re-use or modification. The Client recognizes that data, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, any electronic documents provided to the Client are for informational purposes only and are not intended as an end-product. BVNA makes no warranties, either expressed or implied, regarding the fitness or suitability of the electronic documents. Accordingly, the Client agrees to waive any and all claims against BVNA and BVNA's Consultants relating in any way to the unauthorized use, reuse or alteration of the electronic documents.

8. Relationship of Parties. BVNA is an independent contractor, and nothing contained herein shall be construed as constituting any other relationship with Client, nor shall it be construed as creating any relationship whatsoever between Client and BVNA's employees. BVNA shall not be entitled, under this contract or otherwise, to any of the benefits under any employee benefit plan which Client or its affiliates or subsidiaries presently has in effect or may put into effect; nor will BVNA be considered an employee for purposes of any tax or contribution levied by any federal, state or local government. BVNA has sole authority and responsibility to hire, fire and otherwise control its employees, and neither BVNA nor any of its employees are employees of Client. BVNA agrees to comply with laws, rules, regulations and ordinances applicable to it as an employer.

9. Standard of Care. BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

10. **Indemnity.** Subject to the Limitation of Liability included in this Agreement, BVNA shall indemnify and hold harmless Client from and against losses, liabilities, and reasonable costs and expenses (for property damage and bodily injury, including reasonable attorney's fees), to the extent directly and proximately arising from BVNA's negligent performance of services or material breach under this Agreement. BVNA shall not be obligated to defend the Client until there is an actual finding of negligence or if the parties agree otherwise. Client shall defend, indemnify and hold harmless BVNA, its employees, directors, officers, and agents, from and against claims, losses, liabilities, and reasonable costs and expenses (including reasonable attorney's fees) that are: i) related to, or caused by the negligence or willful misconduct of Client, its employees, or agents; ii) related to this Agreement or the work to be performed by BVNA for which BVNA is not expressly responsible; or iii) the expressed responsibility of the Client under this Agreement.

11. **Limitation of Liability.** To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the total aggregate liability of BVNA and its affiliates and subcontractors and their employees, officers, directors and agents (collectively referred to in this paragraph as "BVNA") for all claims for negligent professional acts, or errors or omissions arising out of this Agreement for services is limited to \$50,000 or, if greater, the compensation received by BVNA under this Agreement.

12. **Consequential and Punitive Damages.** Neither BVNA nor Client shall be liable under any circumstances for loss of profits, loss of product, consequential damages of any kind, indirect damages of any kind or special damages of any kind to the other party, or to any third party. No punitive or exemplary damages of any kind shall be recoverable against either party under any circumstances.

13. **Insurance.** BVNA, at BVNA's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance Policies with insurers possessing a Best's rating of no less than A:VII:

- (a) **Workers' Compensation Coverage:** BVNA shall maintain Workers' Compensation and Employer's Liability Insurance for its employees in accordance with the laws of the state where the services are being performed. Any notice of cancellation or non-renewal of all Workers' Compensation policies will be sent to the Client in accordance with the policy provisions.
- (b) **General Liability Coverage:** BVNA shall maintain Commercial General Liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage.
- (c) **Automobile Liability Coverage:** BVNA shall maintain Automobile Liability insurance covering bodily injury and property damage for activities of BVNA employee arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
- (d) **Professional Liability Coverage:** BVNA shall maintain Professional Errors and Omissions Liability for protection against claims alleging negligent acts, errors or omissions which may arise from BVNA's services under this Agreement. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis.

BVNA shall name Client as additional insured and other parties that it deems appropriate to be additionally insured under BVNA's Commercial General Liability policy and Automobile Liability policy, if requested to do so by Client. The Client, on its own behalf and on the behalf of any others that are named as additionally insured at Client's request, agrees that providing such insurance or the additional insured endorsement shall in no way be construed as an assumption by BVNA of any liability for the negligence or willful misconduct or any wrongful behavior on the part of Client or others that are named additionally insured. Client shall name BVNA as additional insured on its Builder's Risk policy.

14. **Cause of Action.** If Client makes a claim against BVNA, for any alleged error, omission, or other act arising out of the performance of its professional services and to the extent the Client fails to prove such claim, then the Client shall pay all costs including attorney's fees incurred by BVNA in defending the claim. Any cause of action brought against BVNA shall be brought within one (1) year of the work or services performed under this Agreement.

15. **Compliance with Laws.** BVNA shall use the standard of care in its profession to comply with all applicable Federal, State and local laws, codes, ordinance and regulations in effect as of the date services provided.

Resolution of Disputes. All claims, disputes, controversies or matters in question arising out of, or relating to, this Agreement or any breach thereof, including but not limited to disputes arising out of alleged design defects, breaches of contract, errors, omissions, or acts of professional negligence, except those disputes which arise out of or are related to collection matters or fees alone under this Agreement, (collectively "Disputes") shall be submitted to non-binding mediation before and as a condition precedent to the initiation of legal proceedings. In no event shall any Disputes be subject to binding arbitration. Upon written request by either party to this Agreement for mediation of any dispute, Client and BVNA shall select a neutral mediator by mutual agreement. Such selection shall be made within ten (10) calendar days of the date of receipt by the other party of the written request for mediation. In the event of failure to reach such agreement or in any instance when the selected mediator is unable or unwilling to serve and a replacement mediator cannot be agreed upon by Client and BVNA within ten (10) calendar days, a mediator shall be chosen as specified in the Mediation Rules of the American Arbitration Association then in effect, or any other appropriate rules upon which the parties may agree.

17. Choice of Forum. This Agreement shall be governed by and construed in accordance with the laws of the state where the BVNA office originating the work or proposal is located.

18. Releases. All lien releases will be limited to payment issues; no additional terms and conditions may be added to a release of lien.

19. a. Termination for Convenience. Either party may terminate the Services under this Agreement other than by reason of default, at any time, by sending written notice thereof thirty (30) days in advance of the termination date. Upon such termination, Client shall pay BVNA for the Services performed to and including the date of termination. In addition, Client shall pay BVNA for any materials, supplies or equipment which are in transit or under commitment; all other fees and expenses BVNA incurs because of the termination; and a termination charge which, in the absence of agreement to the contrary, shall be ten percent (10%) of the amount which would be required to compensate BVNA for completing the Services.

b. Termination for Cause. BVNA may suspend or terminate the Services under this Agreement for cause upon thirty (30) days written notice to Client in the event Client fails to substantially perform Client's obligations under this Agreement. Such failure by Client shall include, but is not limited to, the failure to make payments to BVNA in accordance with the requirements of this Agreement. Client may suspend or terminate the Services under this Agreement for cause upon thirty (30) days written notice to BVNA in the event BVNA fails to substantially perform BVNA's obligations under this Agreement. Such failure shall include, but is not limited to, BVNA's failure to perform the Services under this Agreement in accordance with the standard of care set forth in this Agreement. Upon receipt of written notice, the receiving party shall have thirty (30) days to cure the failure. In the event either party terminates this Agreement for cause and it is later determined or agreed that the non-terminating party had not failed to substantially perform its obligations under the Agreement, the termination shall be treated as a termination for convenience.

c. Termination by Client. If the Client terminates this agreement without cause, the Client shall have two options concerning work and assignments that are in-progress. The Client shall select from: (1) Allowing BVNA the opportunity to complete all work and assignments in-progress that may be completed by another provider after the effective date of BVNA's termination; or (2) Providing BVNA with a complete and unconditional release from any and all liability and indemnification requirements regarding all work and assignments that remain in-progress upon BVNA's termination effective date. In the event that Client is silent on termination or does not make an affirmative selection, option (2) providing BVNA with a complete and unconditional release from any and all liability and indemnification requirements will be the default and active selection.

d. Termination by BVNA. If BVNA terminates without cause, BVNA will provide client with a thirty (30) day transition period from the notice of termination to allow Client sufficient time to secure a new Service Provider. During this transition period, BVNA and Client's responsibilities under this agreement will remain in full force and effect. At the end of the thirty (30) day transition period BVNA will cease all activities. In the event Client shall request BVNA to continue to provide any Services beyond the expiration of the transition period, including any extensions, then BVNA and Client may negotiate in good faith terms of any such extension, including the pricing of Services

20. Force Majeure. A delay in, or failure of, performance of either party hereto shall not constitute a default hereunder or give rise to any claim for damage if and to the extent such delay or failure is caused by (an) occurrence(s) beyond the reasonable control of the party affected, including, but not limited to, act(s) of God, or the public enemy,

expropriation or confiscation of facilities or compliance with any order or request of governmental authority or person(s) purporting to act therefore affecting to a degree not presently existing the supply, availability, or use of engineering personnel or equipment, act(s) of war, public disorder(s), insurrection(s), rebellion(s), or sabotage, flood(s), riot(s), strike(s), or any cause(s), whether or not of the class or kind of those specifically named above, not within the reasonable control of the party affected, and which, by the exercise of reasonable diligence, said party is unable to prevent. A party who is prevented from performing for any reason shall immediately notify the other party in writing of the cause of such non-performance and the anticipated extent of the delay.

21. **Audit.** Client shall have the right during the course of the Work and until one (1) year after acceptance of the Services to audit BVNA's books and records relating to the costs to be reimbursed pursuant to Article 3. BVNA shall, during the progress of the Services, provide Client with evidence of payment for and records of receipt of materials, supplies and equipment as they become available and are presented for payment, together with such other data as Client may reasonably request.

22. **Remedies.** The obligations and remedies provided herein are exclusive and in lieu of any other rights or remedies available at law or in equity.

23. **Waiver.** No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder.

24. **Written Notification.** Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent prepaid, first class mail. Any such notice, demand, etc., shall be addressed to the other party at the address set forth herein below. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to Client:

City of Bellaire Attn: City Clerk
7008 S Rice Ave
Bellaire, TX 77401

If to BVNA:

Bureau Veritas North America, Inc.
Attn: Contract Processing
1000 Jupiter Road, Suite 800
Plano, Texas 75074

With cc to:

Bureau Veritas North America, Inc.
Attention: Legal Department
1601 Sawgrass Corporate Parkway, Suite 400
Fort Lauderdale, FL 33323

25. **Confidential Information.** Neither party shall disclose information identified as confidential to anyone except those individuals who need such information to perform the Services; nor should either party use such confidential information, except in connection with the Work, the performance of the Services or as authorized by the other party in writing. Regardless of the term of this Agreement, each party shall be bound by this obligation until such time as the confidential information shall become part of the public domain. Confidential information shall not include information which is either: (i) known to the public; (ii) was known to the receiving party prior to its disclosure; or (iii) received in good faith from a third party. If either party is required to produce information by valid subpoena or Court order, parties agree to first provide prompt notice to other party in order to allow the party to seek a protective order or other appropriate remedy. This shall not prevent either party from disclosing information to the extent reasonably necessary to substantiate a claim or defense in any adjudicatory proceeding. Client agrees that BVNA shall be permitted to use Client's name and logos in BVNA's marketing materials unless advised or prohibited against it by the Client in writing. The technical and pricing information contained in any proposal or other documents submitted to Client by BVNA is to be considered confidential and proprietary and shall not be released or disclosed to a third party without BVNA's written consent.

26. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties and shall supersede other agreements and representations made prior to the date hereof. No amendments to this contract or changes in the Scope of the Services shall be valid unless made in writing and signed by the parties. Pre-printed terms and conditions (including, but not limited to, waivers of rights and remedies, and variations from any of the warranty, guarantee, standard of care, indemnity, and liability provisions) contained in purchase orders, work orders, invoices or other documents issued by Client with respect to any Services shall have no force or effect and shall be superseded by the terms and conditions herein. The captions in this Agreement are for purposes of convenience only and form no part of this Agreement. In no event shall they be deemed to limit or modify the text of this Agreement. The invalidity or unenforceability of any portion(s) or provision(s) of this Agreement shall in no way affect the validity or enforceability of any other portion(s) or provision(s) hereof. Any invalid or unenforceable provision(s) shall be severed from the Agreement and the balance of the Agreement shall be construed and enforced as if the Agreement did not contain a particular portion(s) or provision(s) held to be invalid or unenforceable. In the event the terms and conditions of this Standard Professional Services Agreement conflict with the terms and conditions of any other agreement, this Agreement shall govern and control over any such conflicts.

27. Non-Solicitation / Hiring of Employees.

- (a) To promote an optimum working relationship, the Client agrees in good faith that for the term of this Agreement and one year after the completion or termination of the Agreement not to directly or indirectly employ or otherwise engage any current employee of BVNA or any former employee of BVNA who left the employ of BVNA within the six (6) months prior to and including the date of the execution of the Agreement. The loss of any such employee would involve considerable financial loss of an amount that could not be readily established by BVNA. Therefore, in the event that Client should breach this provision and without limiting any other remedy that may be available to BVNA, the Client shall pay to BVNA a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.
- (b) BVNA's employees shall not be retained as expert witnesses except by separate written agreement. Client agrees to pay BVNA's legal expenses, administrative costs and fees pursuant to BVNA's then current fee schedule for BVNA to respond to any subpoena.

28. **Prevailing Wage.** This Agreement and any proposals hereunder specifically exclude compliance with any project labor agreement or other union or apprenticeship requirements. In addition, unless explicitly agreed to in the body of the proposal, this Agreement and any proposals hereunder specifically exclude compliance with any State or Federal prevailing wage law or associated requirements, including the Davis Bacon Act. Due to the professional nature of its services, BVNA is generally exempt from the Davis Bacon Act and other prevailing wage schemes. It is agreed that no applicable prevailing wage classification or wage rate has been provided to BVNA, and that all wages and cost estimates contained herein are based solely upon standard, no-prevailing wage rates. Should it later be determined by the Client or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. These exclusions shall survive the completion of the project and shall be merged into any subsequently executed documents between the parties, regardless of the terms of such agreement. Client will reimburse, defend, indemnify and hold harmless BVNA from any liability resulting from a subsequent determination that prevailing wage regulations cover the Projects, including all costs, fines and reasonable attorney's fees.

29. **Interpretation of Agreement.** This Agreement shall be interpreted as though prepared by all parties and shall not be construed unfavorably against either party.

30. **Waiver of Jury Trial.** Each party waives its right to a jury trial in any court action arising between the parties, whether under this Agreement or otherwise related to the work being performed under this Agreement.

31. **Third Party Beneficiary.** It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved to the Client and BVNA. Nothing contained in the agreement shall give or allow any claim or right of action whatsoever by any third person. It is the express intent of the Client and BVNA that any such person or entity, other than Client or BVNA, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary.

32. **Assignment.** Neither party may assign this Agreement or any right or obligation hereunder without the prior written consent of the other party, which shall not be unreasonably withheld or delayed; provided, however, that no

consent shall be necessary in the event of an assignment to a successor entity resulting from a merger, acquisition or consolidation by BVNA or an assignment to an Affiliate of BVNA if such successor or Affiliate assumes all obligations under this Agreement. Any attempted assignment, which requires consent hereunder, shall be void and shall constitute a material breach of this Agreement if such consent is not obtained.

CLIENT

By: _____

Print Name: _____

Title: _____

Date: _____

BVNA

By: _____

Print Name: _____

Title: _____

Date: _____

DTQRR: _____

Date: _____

Attachment A - Scope of Services

Attachment B – Fee Schedule

ATTACHMENT A
SCOPE OF SERVICES

BVNA and the representatives of BVNA are charged with the enforcement of the provisions of the Jurisdiction's Building Code, Residential Code, Mechanical Code, Electrical Code, Plumbing Code, Fuel Gas Code and Energy Code, acting in good faith and without malice in the discharge of the duties required by these codes or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties.

Plan Review

Non-Structural Plan Review services shall be conducted as required by the Jurisdiction's Building Code, Residential Code, Mechanical Code, Electrical Code, Plumbing Code, Fuel Gas Code and Energy Code, and other provided code related documents, as approved by the Jurisdiction. Applicants will be notified of Plan Review Comments and are responsible for addressing comments to the satisfaction of the Jurisdiction. The Jurisdiction has final interpretive authority over all plans and specifications. Permits are issued by the Jurisdiction.

Inspections

Inspection services shall be conducted as required by the Jurisdiction's Building Code, Residential Code, Mechanical Code, Electrical Code, Plumbing Code, Fuel Gas Code and Energy Code. Special inspections as specified in chapter 17 and non-prescriptive structural inspections of the adopted International Building Code are not included and may be required as specified in the International Building Code. Any violations of the Jurisdiction's codes or concealment of any work prior to approval by BVNA will be reported to the Building Official of the Jurisdiction. The Building Official of the Jurisdiction is the final interpretive authority and the Certificate of Occupancy will be issued at the discretion of the Jurisdiction.

CLIENT INITIALS: _____

BVNA INITIALS: _____

ATTACHMENT B
FEE SCHEDULE

Commercial and Multi-Family construction plan review

Valuation	Fee
\$1. ⁰⁰ to \$10,000. ⁰⁰	\$50. ⁰⁰
\$10,001. ⁰⁰ to \$25,000. ⁰⁰	\$70.69 for the first \$10,000. ⁰⁰ plus \$5.46 for each additional \$1000. ⁰⁰
\$25,001. ⁰⁰ to \$50,000. ⁰⁰	\$152.59 for the first \$25,000. ⁰⁰ plus \$3.94 for each additional \$1000. ⁰⁰
\$50,001. ⁰⁰ to \$100,000. ⁰⁰	\$251.09 for the first \$50,000. ⁰⁰ plus \$2.73 for each additional \$1000. ⁰⁰
\$100,001. ⁰⁰ to \$500,000. ⁰⁰	\$387.59 for the first \$100,000. ⁰⁰ plus \$2.19 for each additional \$1000. ⁰⁰
\$500,001. ⁰⁰ to \$1,000,000. ⁰⁰	\$1,263.59 for the first \$500,000. ⁰⁰ plus \$1.85 for each additional \$1000. ⁰⁰
\$1,000,001. ⁰⁰ and up	\$2,188.59 for the first \$1,000,000. ⁰⁰ plus \$1.23 for each additional \$1000. ⁰⁰

Single Family Residential construction plan review and inspection
Commercial and Multi-Family construction inspection

Valuation	Fee
\$1. ⁰⁰ to \$10,000. ⁰⁰	\$76. ⁹²
\$10,001. ⁰⁰ to \$25,000. ⁰⁰	\$108.75 for the first \$10,000. ⁰⁰ plus \$8.40 for each additional \$1000. ⁰⁰
\$25,001. ⁰⁰ to \$50,000. ⁰⁰	\$234.75 for the first \$25,000. ⁰⁰ plus \$6.06 for each additional \$1000. ⁰⁰
\$50,001. ⁰⁰ to \$100,000. ⁰⁰	\$386.25 for the first \$50,000. ⁰⁰ plus \$4.20 for each additional \$1000. ⁰⁰
\$100,001. ⁰⁰ to \$500,000. ⁰⁰	\$596.25 for the first \$100,000. ⁰⁰ plus \$3.36 for each additional \$1000. ⁰⁰
\$500,001. ⁰⁰ to \$1,000,000. ⁰⁰	\$1,940.25 for the first \$500,000. ⁰⁰ plus \$2.85 for each additional \$1000. ⁰⁰
\$1,000,001. ⁰⁰ and up	\$3,365.25 for the first \$1,000,000. ⁰⁰ plus \$1.89 for each additional \$1000. ⁰⁰

Back-up inspections

* Backup inspections will be performed during times of inspector absence due to illness, vacation or training at the listed rates. All other project activity will utilize the tables above.

Single Family Residential	\$76.92 per address/building
Commercial and non-Single Family Residential	\$125.00 per address/building/unit

CLIENT INITIALS: _____

BVNA INITIALS: _____

ATTACHMENT B (Cont.)
FEE SCHEDULE

The construction valuation is determined by the greater of the declared valuation of the project or the valuation calculated using the International Code Council Building Valuation Data table, first update of each calendar year.

Example:

Square Foot Construction Costs

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B Business	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32

The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

New Building
Group B occupancy
Type VB construction
10,000 square feet total building area
Declared construction valuation \$1,100,000.

Calculated construction valuation - 10,000 square feet X \$121.32 per square foot = \$1,213,200.

The calculated construction valuation is greater than the declared construction valuation so \$1,213,200 is used to calculate the Bureau Veritas fee for the project.

* Note: BVNA fees do not include any taxes, licensing or other fees imposed by governmental or outside agencies.

CLIENT INITIALS: _____

BVNA INITIALS: _____

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 09/21/15 07:00 PM
Department: Development Services
Category: Ordinance
Department Head: John McDonald
DOC ID: 1607

**SCHEDULED
ACTION ITEM (ID # 1607)**

Item Title:

Consideration of and possible action on an ordinance of the City Council of the City of Bellaire, Texas, adopting an update to the 2009 Comprehensive Plan to include the Parks Master Plan as an appendix, as recommended by the Planning and Zoning Commission of the City of Bellaire, Texas - Submitted by John McDonald, Director of Development Services.

Background/Summary:

The Comprehensive Plan is scheduled for final consideration and adoption. Gary Mitchell with Kendig Keast Collaborative has incorporated amendments to Chapter 4 to address concerns regarding outdated project statuses and departmental statistics. Changes since the last draft are highlighted in yellow.

Both Mr. Mitchell and Director McDonald will be present to address any remaining questions that may arise.

Recommendation:

The Director of Development Services recommends approval of this ordinance updating the 2009 Comprehensive Plan with the inclusion of the Parks Master Plan as an appendix.

ATTACHMENTS:

- ORD - Comp Plan Update (PDF)
- Chapter 1-Introduction REVISED 040715 (PDF)
- Chapter 2 - LU & CC with Updated Goals-Principles-Actions DRAFT 09 17 15(PDF)
- Chapter 3 - Mobility DRAFT 09 17 15 (PDF)
- Chapter 5 - Comm Area Dev & Enhancement DRAFT 09 17 15 (PDF)
- Chapter 6-Implementation (PDF)
- Bellaire MP Final Draft 090215 (PDF)
- Chapter 4 - Public Infrastructure & Services DRAFT2 09 17 15 (PDF)



ORDINANCE NO. 15-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, APPROVING AND ADOPTING AN UPDATE TO THE 2009 COMPREHENSIVE PLAN FOR THE CITY OF BELLAIRE, TEXAS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:

THAT the City Council of the City of Bellaire, Texas does hereby approve and adopt an update to the Comprehensive Plan for the City of Bellaire, Texas, originally approved and adopted by City Council on the 16th day of November, 2009, in a form as attached hereto and marked Exhibit "A".

PASSED, APPROVED, and ADOPTED this 21ST day of September, 2015.

(SEAL)

ATTEST:

Tracy L. Dutton, TRMC
City Clerk

SIGNED:

Philip L. Nauert
Mayor

APPROVED AS TO FORM:

Alan P. Petrov
City Attorney

Attachment: ORD - Comp Plan Update (1607 : Consideration of Comprehensive Plan)

EXHIBIT “A”

INTRODUCTION

Why this Comprehensive Plan chapter is Important for Bellaire:

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

CHAPTER 1

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

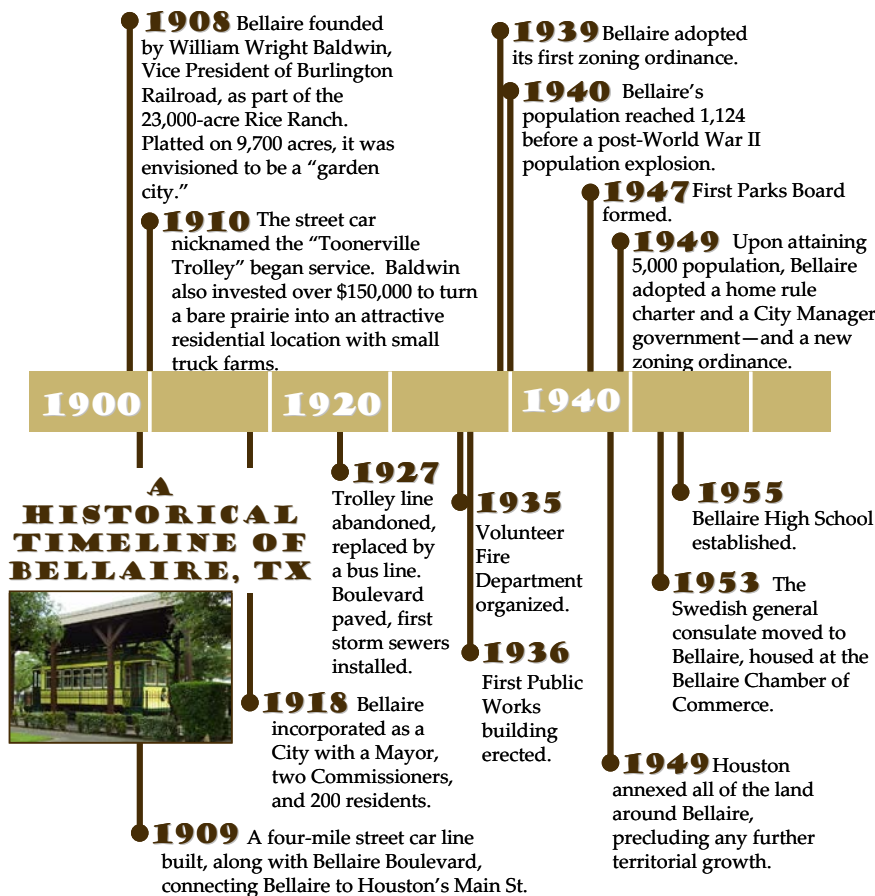
In geographic terms, this Comprehensive Plan addresses the 3.6 square miles within the City limits of Bellaire. Bellaire's location seven miles southwest of downtown Houston makes it an "enclave" city, completely surrounded by Houston with West University Place to the east. Bellaire has been nicknamed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



ADOPTED NOVEMBER 16, 2009

1.1

BELLAIRE COMPREHENSIVE PLAN



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

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

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

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

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



PURPOSE OF THE COMPREHENSIVE PLAN

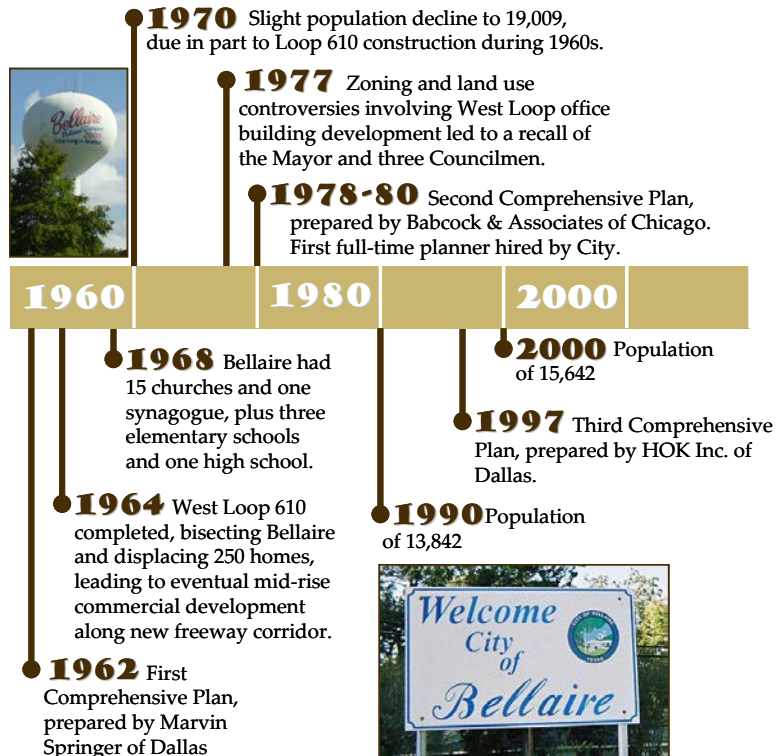
A comprehensive plan is usually the most important policy document a municipal government prepares and maintains. This is because the plan:

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

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

USE OF THIS PLAN

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



PLANNING is ...

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



Local Government Planning

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

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

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

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

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

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



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

PLANNING AUTHORITY

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

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

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

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

WHY PLAN?

Planning & Zoning Commission

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

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

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

Planning Charge

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



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

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

CHOICES and PRIORITIES

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

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

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

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

Getting to ACTION

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

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

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



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

COMMUNITY OVERVIEW

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

KEY SOCIOECONOMIC TRENDS AND FACTORS

A History of Uneven Growth – Until the 1990s

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

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

Data Availability

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

TABLE 1.1, Population History of Bellaire and Harris County

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

SOURCE: U.S. Census Bureau (2010~~00~~)

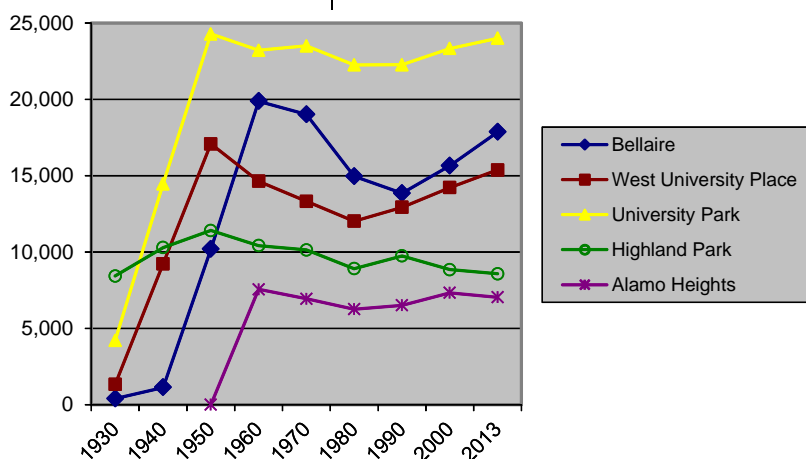


year, expanding its population steadily while Bellaire was becoming a greater proportion of the County—although always a very minor share (less than two percent).

After 1960, the City began losing residents and Bellaire's population fell from 19,872 to 13,842 in 1990. This loss was partly due to the removal of housing for the construction of Loop 610 and the office and commercial developments that followed along some of the new freeway frontage. An aging population with fewer children also contributed to a reduced population count. Harris County's population growth rate also slowed from the 1970s onward as the sheer size of the countywide population grew so large, surpassing three million during the 1990s. Compared to the pre-1960 average annual growth rate of 5.1 percent, the rate per year from 1960 to 2000 was just over three percent. Census 2010 data shows that Harris County nearly matched its 1990s growth rate (just over 20 percent) during the 2000s while From 1990 to 2000, Bellaire's population increased by 7.843 percent from 2000 to 2010 compared to 13 percent during the 1990s while Harris County's increased by 20.7 percent.

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

FIGURE 1.1, Population Growth Comparison



SOURCE: U.S. Census Bureau (2013)

Further Growth Outlook Through 2040—or Not?

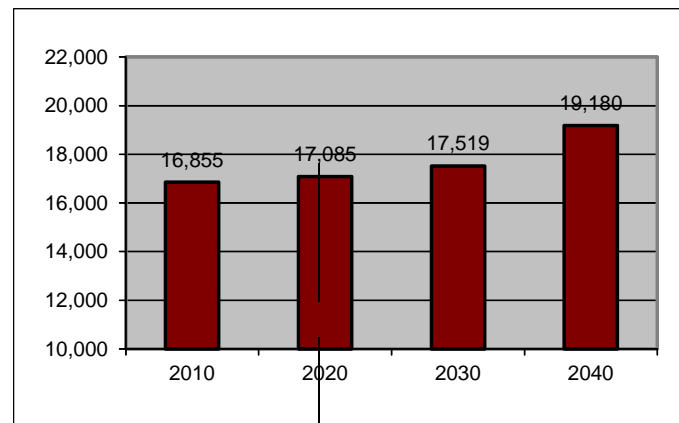
Displayed in Figure 1.1, Population Growth Comparison, is the historical growth of the City of Bellaire compared to the enclave cities of West University Place, University Park and Highland Park in the Dallas area, and Alamo Heights in the San Antonio area. Between 1930 and 1960, West University Place,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



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

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

FIGURE 1.2, Bellaire Population Projection



SOURCE: Houston-Galveston Area Council (2014)

Household Size

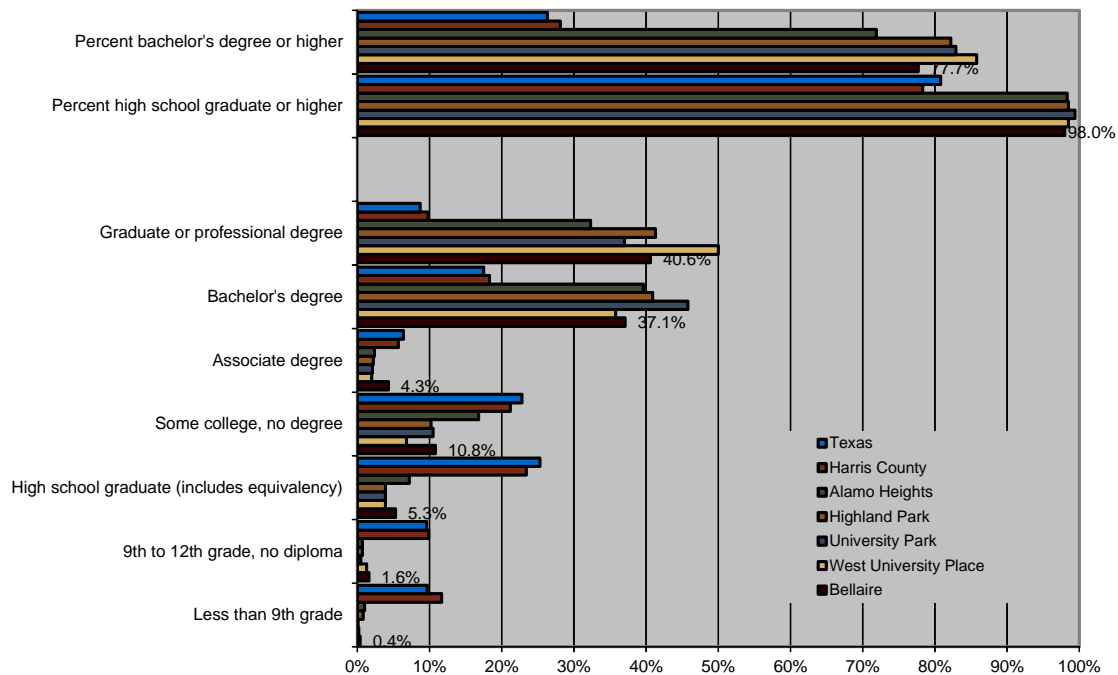
As of Census 2010, the average household size in Bellaire was 2.359 persons, which compared to 2.8279 for all of Harris County, 2.7569 statewide, and 2.58 nationally, and 2.79 statewide.

Factors in Employability and Income Potential

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

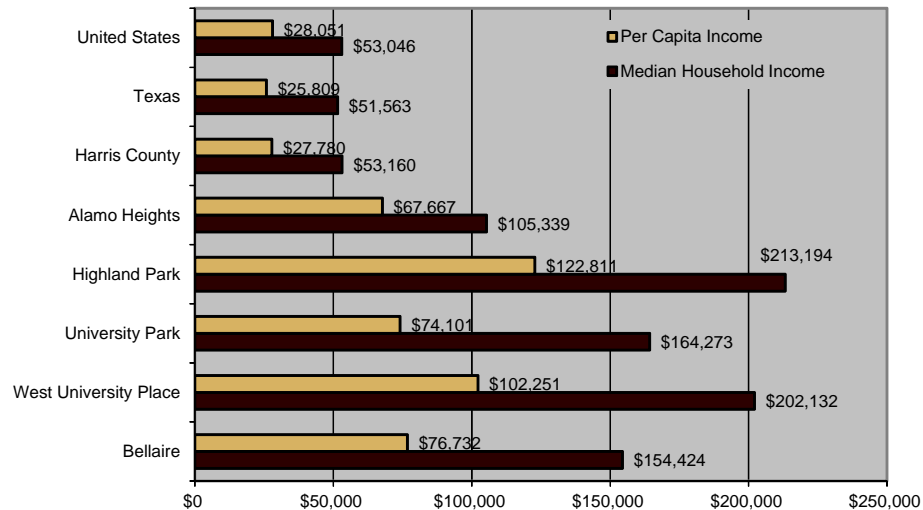


FIGURE 1.3, Educational Attainment Comparison



SOURCE: U.S. Census Bureau (201299)

FIGURE 1.4, Income Comparison



SOURCE: U.S. Census Bureau (201299)



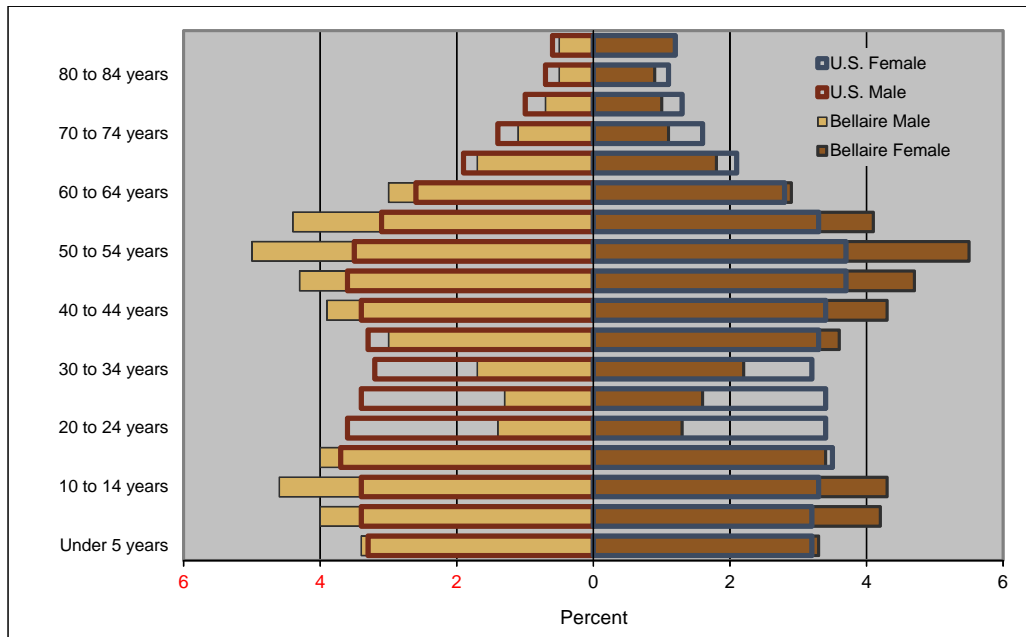
Level of education, skills, and transportation access all factor into the “employability” of individuals, which, in turn, determines one’s income earning potential. Displayed in **Figure 1.4, Income Comparison**, are the median household and per capita income levels of Bellaire residents based on U.S.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

The age distribution of the local population is another key factor that shapes an area’s labor force, as well as the particular outlook and service needs of residents. The age distribution in Bellaire as of Census 20~~1000~~ indicated a significantly older population (median age of ~~41.639.8~~ years) than the rest of Texas (~~33.632.3~~ years). Most evident from **Figure 1.5, Age and Gender Distribution**, are the relatively low percentages of individuals in the ~~teen through~~ young adult years from ages ~~2015~~ to 34 as well as those in the age ~~65-84 cohorts~~~~0-74 range~~. On the other hand, the proportion of Bellaire’s population in their prime earning years, including age cohorts between ~~4035~~ and ~~640~~ years, exceeded national rates as of Census 20~~1000~~. Similarly, the percentage of children in age cohorts 14 years and younger is also greater in Bellaire compared to national rates. With Bellaire’s ~~ongoing recent~~ residential redevelopment activity, ready access to professional employment, and quality of local schools, the community particularly draws families with young children. Shifting age patterns in Bellaire can raise certain concerns such as older residents possibly having to leave Bellaire due to a lack of appropriate and affordable housing options to suit their needs.

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



FIGURE 1.5, Age and Gender Distribution



SOURCE: U.S. Census Bureau (2010)

Employment Profile and Opportunities

The distribution displayed in Figure 1.6, **Employment of Bellaire Residents by Industry Type**, confirms that educational, health, and social services (28.3 percent); professional, scientific, management, and administrative and waste management services (23.9 percent); and finance and insurance, real estate, and rental and leasing services (11.6 percent) offered the most significant employment opportunities to local residents among all industry types based on U.S. Census Bureau estimates through 2012 as of the 2000 Census. Of the 13 industry sectors, these three constituted more than 62.7 percent of the total employment of the local population.

Other occupational data from the Census Bureau 2000 show that 72.6 percent of these positions were management, business, science and arts and professional occupations, while another 19.2 percent were sales and office. Taken together, these occupation types accounted for just over almost 90 percent of the workforce.

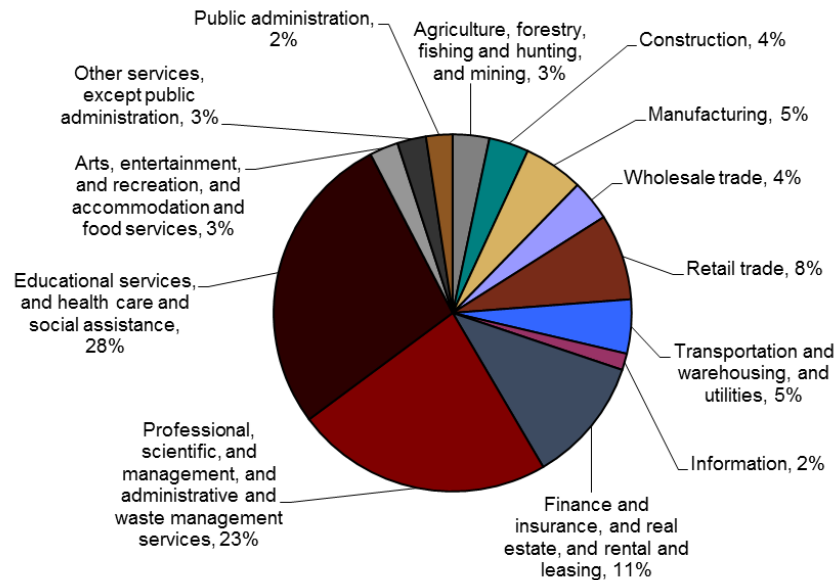
A Texas Workforce Commission analysis of the overall Gulf Coast region gives a detailed view of the area's diverse and changing employment opportunities between 1990 and 2007. A growing provider of jobs to the region is the company management industry, which has increased by 450 percent since 1990 to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



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

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

FIGURE 1.6, Employment of Bellaire Residents by Industry Type



SOURCE: U.S. Census Bureau (2012~~99~~)

Shorter Commutes, but Automobile Dependence like Much of the Region

When comparing the mean travel time to work of Bellaire residents with those in the comparison cities, based on U.S. Census Bureau estimates through 2012, the common denominator is that all are enclave cities in which most residents commute elsewhere in a larger metropolitan area for work. With 86 percent of its employed residents commuting outside the city, Bellaire has the highest mean travel time to work (18.621.7 minutes)—although this was down from 21.7 minutes in Census 2000, and only 5.5 percent of residents in 2012 reported commuting 35+ minutes. Adjacent West University Place has a mean travel time of 17.748.3 minutes. University Park residents in the Dallas area take an average of 17.15 minutes to reach their commuting destinations, and 18.24 minutes is the Highland Park average. Alamo Heights residents average 18.1 minutes within the San Antonio region. Likely given its central location and proximity to multiple major employment centers, Bellaire still has a shorter mean commute time compared to all of Harris County (27.428.4 minutes) and Texas (24.925.4 minutes), as well as the United States average (25.45 minutes).



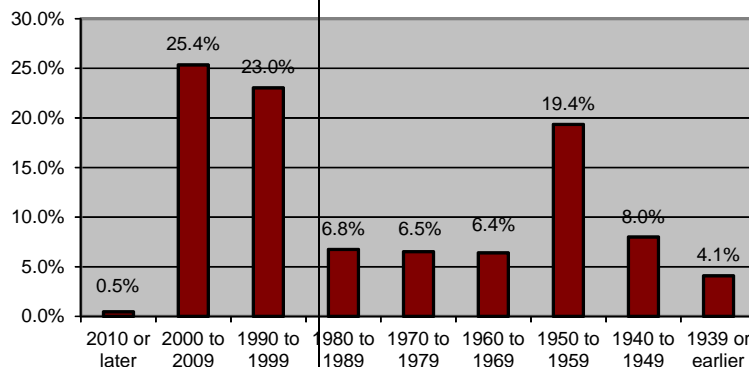
Related journey-to-work data ~~from Census 2000~~ show that the vast majority of ~~the Bellaire's working~~ population (84.7 percent) traveled alone to work by automobile, while ~~7.9~~ percent carpooled. Not surprisingly, given the limited options, only 0.4 percent of Bellaire residents used public transportation (which ~~excludes~~ taxicabs). Another ~~5.13~~ percent of residents said they worked from home, while 0.9 percent reported that they walked to work. A METRO ~~bus transit center~~ light rail station is expected to be built in coming years adjacent to Bellaire on the north side along Westpark, which will provide another transportation link to Houston.

Housing Stock in Continuing Flux

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

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

FIGURE 1.7, Age of Housing Structures in Bellaire



SOURCE: U.S. Census Bureau (2012)

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



According to Census Bureau estimates through 2012, 95.59 percent of Bellaire's housing stock was single-family while only 4.41 percent was multi-family, including duplexes and apartments. This single-family proportion is much higher than state (70.27 percent) and U.S. (69.17 percent) averages. Harris County's overall housing stock consists of 64.66 percent single-family and 35.34 percent multi-family, which reflects the extent of urbanized area within the county. As of 2012, the Census Bureau estimated that 89.38 percent of dwelling units in Bellaire were owner occupied and 10.62 percent were renter occupied. It will be important to continue evaluating the proper quantity, quality, and variety of housing needed at appropriate price points for the existing and future demographics of Bellaire.

Another interesting data item from the Census Bureau decennial census involves the tenure and relative turnover of the local population, which is determined by asking where people lived one year earlier. In Bellaire's case, the Bureau estimated that 89.57 percent of residents in 2012 reported that they had lived in the same house one year earlier as in 1995. Of the nearly 11 percent who had lived elsewhere, eight percent were still in Harris County, 1.7 percent were elsewhere in Texas, and one percent lived in another state, while another 0.5 percent were living abroad one year earlier. Another 28.9 percent had lived elsewhere in Harris County, five percent had resided in other parts of Texas, and seven percent had lived outside of Texas (with 2.1 percent living abroad in 1995).



Community Engagement

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

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

PLAN DEVELOPMENT

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

Chapter 1, Introduction

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

Chapter 2, Land Use and Community Character

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

Chapter 3, Mobility

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



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

Chapter 4, Public Infrastructure and Services

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

Chapter 5, Commercial Area Development and Enhancement

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

Chapter 6, Implementation

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



ADDITIONAL INFORMATION

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

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

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Attachment: Chapter 1-Introduction REVISED 040715 (1607 : Consideration of Comprehensive Plan)



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 OutlookStability. 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 changeThis means that, the overall land use allocation, as well as mix and compatibility issues, will remain relatively similar to what they have beenare already fairly well known across most of the community, enabling a focus on those areas most likely to undergo redevelopment and reinvestmentchange as discussed within this plan.

Residential Demand. As discussed in Chapter 1, Introduction, it was anticipated in 2009 that no significant population growth wouldwill 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	Acre	% 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%
TOTAL	1,715	100%

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.



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.



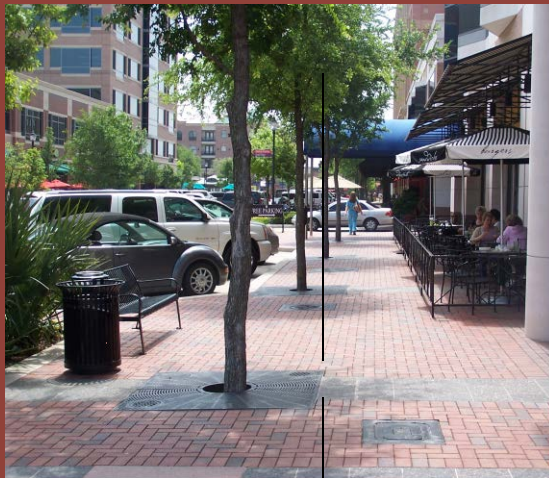
Where non-residential and mixed-use developments in Corridor Mixed Use areas are adjacent to residential neighborhoods, site and design standards involving building scale, placement and appearance should be triggered to ensure compatibility. ~~These include limitation of building scale through a maximum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

Urban Village

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

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

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



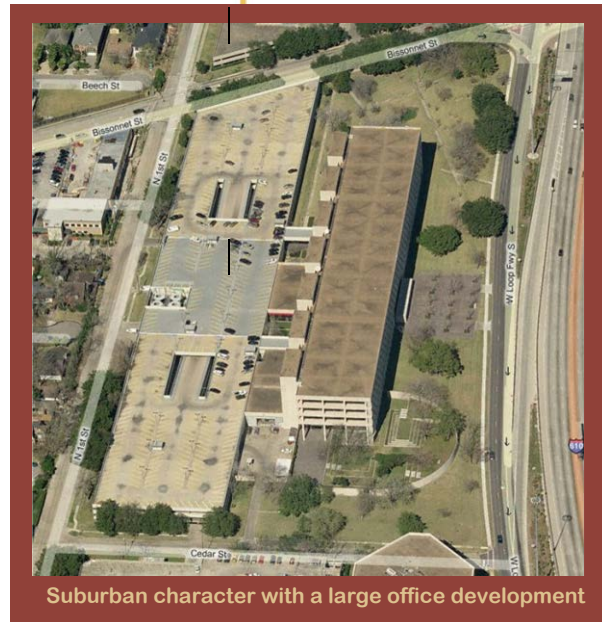
Urban character



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

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

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



Suburban Office

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



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

Business Park

This designation is for areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment. To create and maintain an attractive character, a minimum open space ratio of 30 percent is typically required, which still allows for a significant cumulative building footprint since most such developments involve large sites. The Chevron complex along Fournace in northwest Bellaire ~~and the CenterPoint location along Bissonnet in northeast Bellaire are~~ is included within this category based on the current use of ~~this/these~~ property/ies. It is recognized that should ~~this use/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

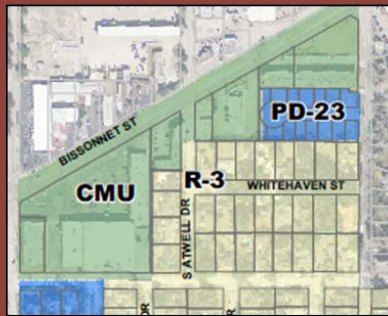
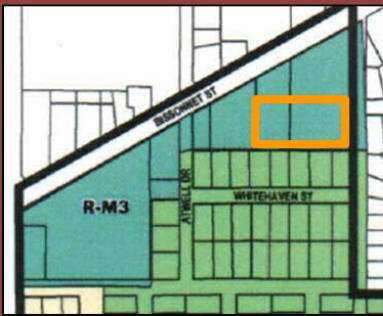
Redevelopment areas may be initiated by individual landowners or, in some instances and under certain circumstances, may be assisted by the City or another public agency.



Pathways to Additional Population in Bellaire

Bellaire appears relatively built out today, suggesting limited potential for added population. However, the demographic summary in Chapter 1 of this Comprehensive Plan indicates that Bellaire could have some 1,500 additional residents and be approaching 19,000 total by 2040. Infill development on small remaining sites, and the potential for turnover and redevelopment of some larger non-residential properties for residential use, are the main avenues by which Bellaire might see some net gain in population.

Alder Circle, an infill development on the west side (under construction at the time of this Comprehensive Plan update in 2015), offers an example of a Planned Development approval, PD-23, that enabled new single-family dwellings at a higher density than nearby homes. The Alder Circle site was previously in the former R-M3 zoning district as shown in the lower left clip from the City's 2006 zoning map. The lower right clip from the 2015 zoning map illustrates how the approved PD site plan will yield 13 lots (plus some reserve area) relative to the eight lots along the north side of Whitehaven Street that must be at least 7,400 square feet in the R-3 zoning district.



Another scenario for illustration purposes, even if unlikely for this particular property, is the prospect of the CenterPoint site in northeast Bellaire at some point becoming available and transitioning to residential use. The graphic below shows that if the existing density of single-family residential development to the west of Mulberry Lane were duplicated east of Mulberry, then the CenterPoint property north of Nancy could accommodate just under 100 homes. At Bellaire's average persons per household rate of 2.78 persons, that would equate to 267 added residents.

Potential redevelopment of the nearby Pont Alba Apartments property on the south side of Bissonnet – the sole site in the city currently zoned for multi-family use (R-MF) – could also affect overall population depending on the housing types and densities involved (e.g., small-lot detached homes as at Alder Circle, attached townhomes, a more contemporary multi-family design, etc.). Limited multi-family use is also possible within several mixed-use zoning districts in Bellaire.



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

Policy	n/a
Regulation	✓ [ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts] 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).
Capital Improvement	<ul style="list-style-type: none"> ▶ 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. ▶ Recognize screening and buffering between differing land use types/intensities as a key contribution and design consideration for pocket and linear parks.
Program/Initiative	<ul style="list-style-type: none"> ▶ 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.
Partnerships/Coordination	<ul style="list-style-type: none"> ▶ Pursue retroactive screening/buffering improvements in conjunction with private property owners in sensitive locations with long-standing compatibility issues.
Further Study/Planning	<ul style="list-style-type: none"> ▶ 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. ▶ 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.

Consideration 2: Compatibility at City Limits

Policy	<ul style="list-style-type: none"> ▶ 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.
Regulation	n/a
Capital Improvement	<ul style="list-style-type: none"> ▶ Monitor opportunities to include screening/buffering elements in capital improvement projects completed along the City limits.
Program/Initiative	n/a

Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Coordinate, as appropriate, with the City of Houston District “C” Council Member regarding land use compatibility issues near the Bellaire City limits. ▶ Communicate, as appropriate, with the City of Houston Planning Commission, and Planning & Development Department staff, regarding development applications of concern along the City limits.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ 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.
Consideration 3: Loss of Tree Canopy with Redevelopment	
Policy	<ul style="list-style-type: none"> ▶ 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.
Regulation	<ul style="list-style-type: none"> ▶ 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.
Capital Improvement	n/a
Program/ Initiative	<ul style="list-style-type: none"> ▶ 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. ▶ Highlight unique and innovative design practices used to preserve mature trees on development sites.
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ 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.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ Explore potential enhancements to City Code Chapter 9, Article XI, Trees, based on model code provisions in similar communities. ▶ Consider extending the Street Trees provisions in the existing code to residential as well as commercial properties—or at least to corner residential lots.
Consideration 4: Institutional Impacts	
Policy	n/a
Regulation	<ul style="list-style-type: none"> ▶ 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. ▶ Use maximum lot coverage standards to limit the extent of parking areas on non-residential sites within or adjacent to residential neighborhoods.
Capital Improvement	n/a
Program/ Initiative	<ul style="list-style-type: none"> ▶ 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. ▶ 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. ▶ Develop a plan for managing or regulating the routine or frequent use of neighborhood streets for overflow parking from nearby non-residential uses.

Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ 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. ▶ 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).
Further Study/ Planning	n/a
Consideration 5: Neighborhood Traffic	
Policy	n/a
Regulation	<ul style="list-style-type: none"> ▶ Maintain tree preservation and landscaping requirements, which help to slow traffic through the visual/psychological effect of street enclosure. ▶ Encourage use of on-street parking in appropriate areas as parked cars also help to slow traffic.
Capital Improvement	<ul style="list-style-type: none"> ▶ 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.). ▶ Install traffic diverter improvements in additional locations to eliminate through traffic and particular turning movements at the end of targeted streets.
Program/ Initiative	<ul style="list-style-type: none"> ▶ Continue routine police presence and traffic law enforcement on neighborhood streets. ▶ Continue to place driver awareness signs at key locations.
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Continue coordination with HISD and its police department to maintain and closely enforce school zone restrictions.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ 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.
Consideration 6: Neighborhood Security	
Policy	<ul style="list-style-type: none"> ▶ Continue strong budget support for a well-staffed and responsive Police Department.
Regulation	<ul style="list-style-type: none"> ▶ Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the City's development regulations.
Capital Improvement	<ul style="list-style-type: none"> ▶ Incorporate CPTED principles into capital project design and other public improvements.
Program/ Initiative	<ul style="list-style-type: none"> ▶ Continue Neighborhood Watch efforts City-wide. ▶ Monitor the latest technology applications for enhancing crime prevention and response capabilities. ▶ Continue routine reporting of crime incidents and statistics to City Council and residents.
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Continue strong partnerships with police departments in Houston, West University Place, Southside Place, Harris County, and other area law enforcement agencies. ▶ Continue to pursue grant funding opportunities that support enhanced staffing and facility/ equipment/technology upgrades.
Further Study/ Planning	n/a

GOAL 2.2:
**Greater housing choice in Bellaire to increase overall supply and
 accommodate “life cycle” needs for a more age-diverse community.**

Guiding Principles

- 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.).*
- B. *Emphasize diversified home ownership opportunities in Bellaire.*
- C. *Ensure compatibility of smaller-lot homes or attached dwelling types with the predominant single-family detached housing form in Bellaire.*
- D. *Promote mixed-use development as one avenue to achieving life-cycle housing objectives in Bellaire.*
- E. *Focus on quality design and sustainability in any future apartment construction or redevelopment.*
- F. *Spur redevelopment in under-utilized areas of the community through promotion of alternative housing types.*

Consideration 1: Active Promotion

Policy	<ul style="list-style-type: none"> ▶ Avoid re-zoning or non-residential use of properties currently zoned for residential use, especially where conducive for medium- and higher-density residential types. ▶ 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.
Regulation	<ul style="list-style-type: none"> ▶ 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.
Capital Improvement	n/a
Program/ Initiative	n/a
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ 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.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ 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.

Consideration 2: Mixed Use

Policy	<ul style="list-style-type: none"> ✓ <u>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</u> 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. ▶ 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.
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	<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>✓ [ACCOMPLISHED, in large part, through standards for the new CMU, UV-D and UV-T zoning districts] 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"> - allow private streets and drives (built to City standards); - permit lots to take access from private streets/drives; - reduce minimum size required for PD projects; - allow reduced lot sizes where appropriate; - allow flexibility with setbacks as appropriate; - step-back approach for increasing building height; - more flexible approach to accommodating parking; - raise site coverage limit, plus on-site detention; - open space tied to lot size; - sidewalk standards tied to project size/design.
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
Consideration 3: Key Redevelopment Areas (City Center and <u>UV-T</u>Bellaire Rail Station Area)	
Policy	<p>✓ [ACCOMPLISHED through standards for the new UV-D zoning district] 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> light rail station (and potential inter-modal center) along Westpark, plan for <u>the potential emergence of</u> a transit-oriented development—or “TOD”— scenario in the <u>UV-T</u> current RDD zoning district (TOD areas often attract a mix of retail, office, civic, and medium- to high-density residential uses).</p>
Regulation	<p>✓ [ACCOMPLISHED, in large part, through standards for the new UV-D zoning district] 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 and patio homes) away from major streets and subject to appropriate design and development standards to ensure quality and compatibility.</p> <p>✓ [ACCOMPLISHED, in large part, through standards for the new CMU and UV-D zoning districts] 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"> ✓ [ACCOMPLISHED, in large part, through standards for the new UV-T zoning district] 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. ✓ [ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts] 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.
Capital Improvement	<ul style="list-style-type: none"> ► Design street rehabilitation, sidewalk/crosswalk installation, park/plaza, and streetscape projects to complement the desired development character for the <u>City Center CCD</u> (small downtown) and <u>UV-T Bellaire Rail Station area</u> (transit-oriented development node), respectively.
Program/ Initiative	n/a
Partnerships/ Coordination	n/a
Further Study/ Planning	<ul style="list-style-type: none"> ► Explore whether Linden and Spruce are good candidate locations within <u>the City Center area CCD-1</u> for potential encouragement of medium-density residential development. <u>(With regard to Linden, this includes just one block between S. 5th Street and S. Rice Avenue.)</u> ✓ [ACCOMPLISHED through standards for the new CMU and UV-D zoning districts] 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.
Consideration 4: Quality and Sustainability of any Future Apartment Development or Redevelopment	
Policy	n/a
Regulation	<ul style="list-style-type: none"> ✓ [ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts] 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. ► Ensure that traffic impact analyses and parking studies are required and effectively utilized when assessing the compatibility of proposed new or redeveloping apartment projects.
Capital Improvement	n/a
Program/ Initiative	n/a
Partnerships/ Coordination	n/a
Further Study/ Planning	n/a
Consideration 5: Residential Redevelopment	
Policy	<ul style="list-style-type: none"> ► 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.

Regulation	<ul style="list-style-type: none"> ▶ 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). ▶ 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.
Capital Improvement	<ul style="list-style-type: none"> ▶ Determine the appropriateness of alleys in the Larch Lane (LLDD) district, and whether the City should construct these to spur residential redevelopment activity.
Program/ Initiative	n/a
Partnerships/ Coordination	n/a
Further Study/ Planning	<ul style="list-style-type: none"> ▶ Explore a potential expansion of the Larch Lane (LLDD) zoning district to make this area more viable for alternative housing forms.

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

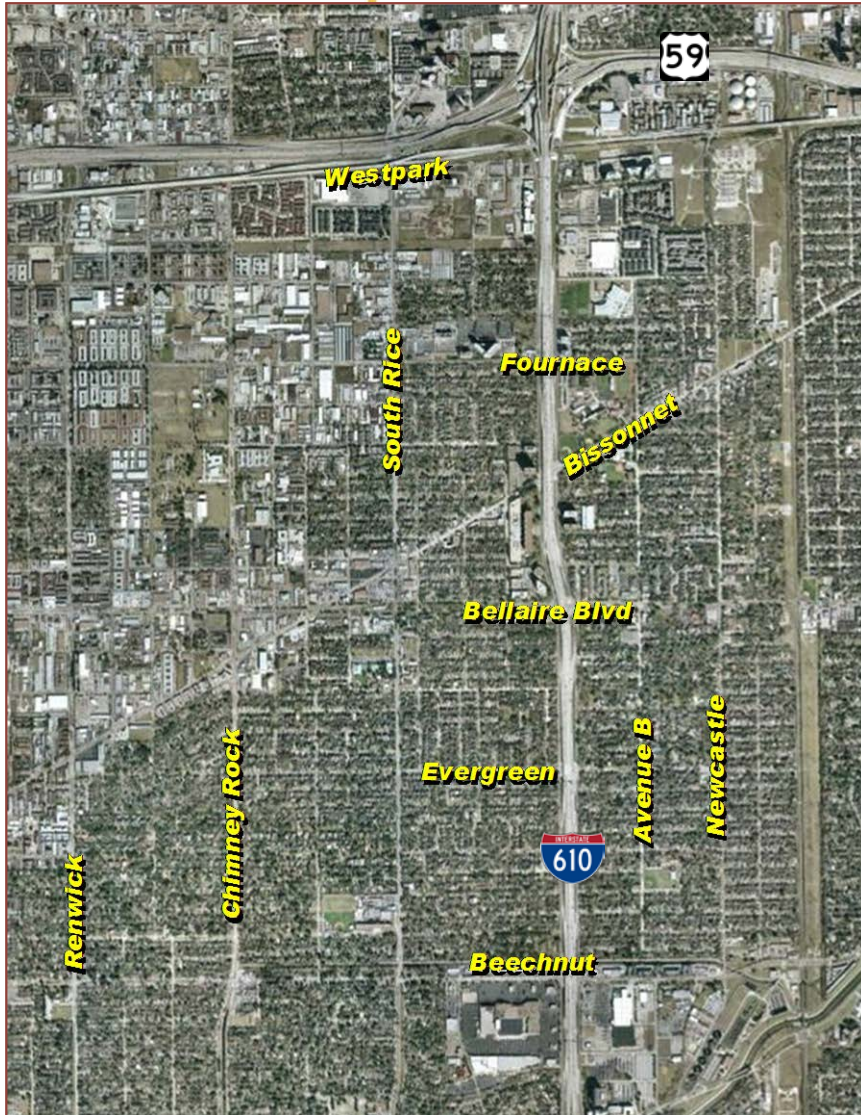
KEY PLANNING CONSIDERATIONS

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

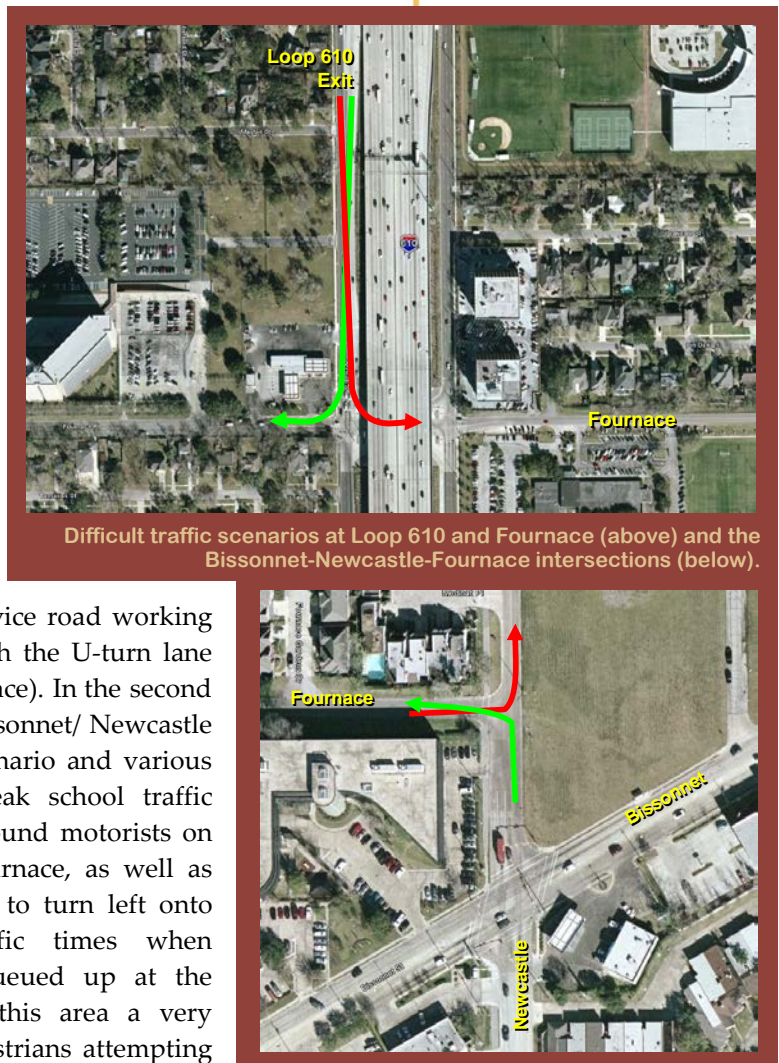


adjacent service roads, as well as the surface street network. This massive interchange ~~remains~~ is the most congested ~~busiest~~ crossroads in Texas according to the Texas A&M Transportation Institute and second nationally in traffic volume. It was also the scene of a 1970s ammonia truck accident 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~~ed 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 (with HISD intending to relocate the Mandarin school at the time this Comprehensive Plan was updated in 2015); 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 that this Comprehensive Plan was updated in 2015, HISD was considering options for its Bellaire High School Campus and may proceed with a plan to reconstruct the school starting as early as 2016. 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.

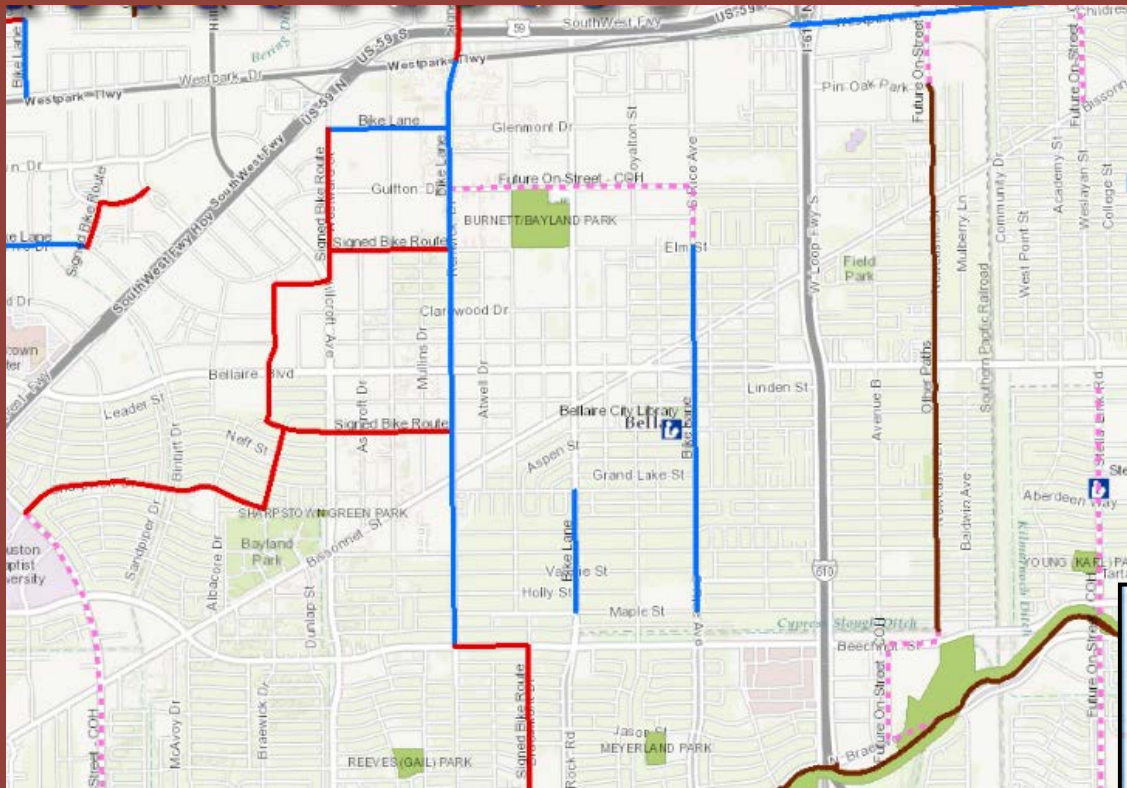
Sidewalks. Sidewalk-related issues and disagreements have been a lingering challenge for Bellaire. One particular aspect has involved implementation of a stated City policy, as part of the Rebuild Bellaire street rehabilitation program, that a sidewalk be incorporated on both sides of the street for 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.



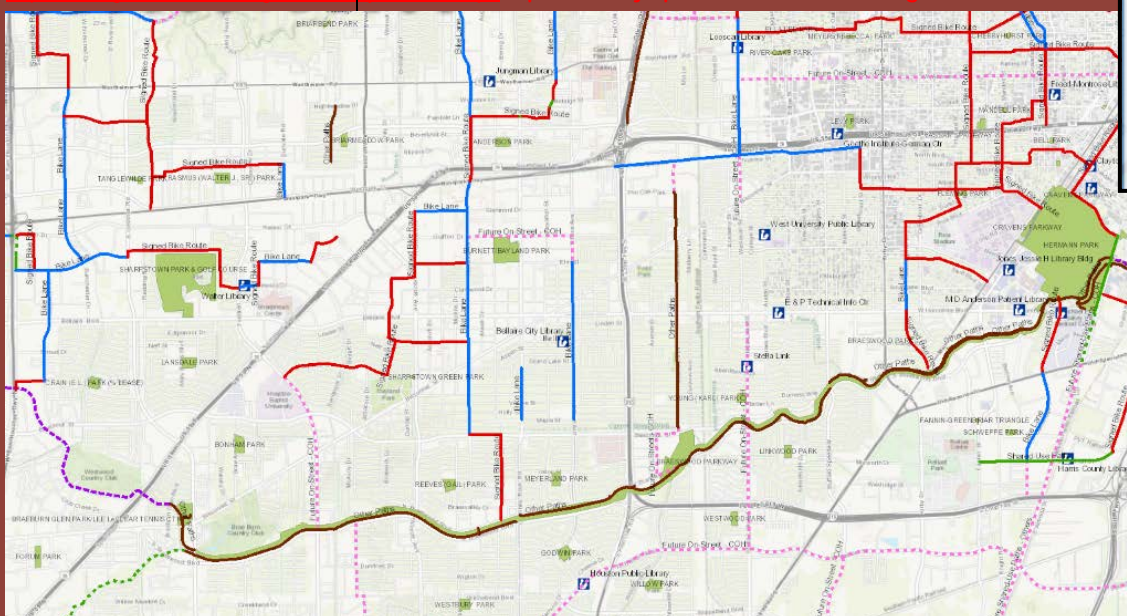
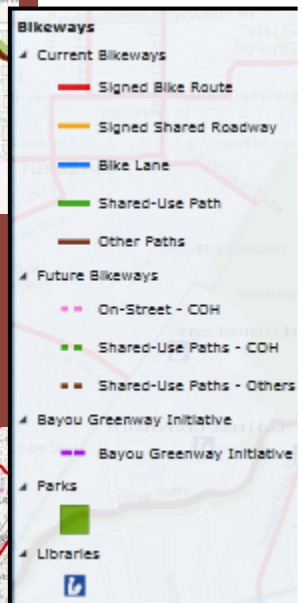
A common theme among~~Many~~ residents who provided input to this plan was expressed their dissatisfaction with the status and discontinuity of the sidewalk network in some areas of Bellaire, including the level of maintenance of older sidewalks. It was also pointed out that sidewalks should be promoted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



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

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



EXISTING TRAFFIC CONDITIONS

Primary Arterial

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

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

Secondary Arterial

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

-- Section 24-202(155)

Collector Street

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

-- Section 24-202(39)

Local Street

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

-- Section 24-202(99)

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

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

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

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



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

FUTURE OUTLOOK

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

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

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

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

GOALS AND ACTIONS

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



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



GOAL 3.1:

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

Guiding Principles

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

Consideration 1: Citizen Involvement in Planning

Policy	► 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.
Regulation	► 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.
Capital Improvement	n/a
Program/ Initiative	► 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.).
Partnerships/ Coordination	► 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.
Further Study/ Planning	<ul style="list-style-type: none"> ► Explore further specific criteria that would have to be addressed by citizen proposals for street closures or traffic calming measures on local neighborhood streets. ► 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.

Consideration 2: Pedestrian and Bicycle Network

Policy	► Pursue opportunities to upgrade certain streets to “exceptional pedestrian and bicycle environments” while still accommodating other transportation modes.
Regulation	n/a
Capital Improvement	<ul style="list-style-type: none"> ► 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. ► Install bicycle racks at key locations and buildings throughout the community.

	<ul style="list-style-type: none"> ► 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).
Program/ Initiative	<ul style="list-style-type: none"> ► 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. ► 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. ► Continue to enhance the City-wide sidewalk network through the City's ongoing street reconstruction program.
Partnerships/ Coordination	<ul style="list-style-type: none"> ► Continue to explore, with the City of Houston and Harris County, options for linking the Newcastle Trail to the Brays Bayou trail system. ► 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.
Further Study/ Planning	<ul style="list-style-type: none"> ► 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.
Consideration 3: School Area Safety	
Policy	n/a
Regulation	n/a
Capital Improvement	<ul style="list-style-type: none"> ► 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 (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.
Program/ Initiative	<ul style="list-style-type: none"> ► 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.
Partnerships/ Coordination	<ul style="list-style-type: none"> ► 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).
Further Study/ Planning	n/a
Consideration 4: Improvements to Key Corridors	
Policy	n/a
Regulation	<ul style="list-style-type: none"> ► 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. ► Correct the alignment of driveways with median openings as redevelopment of individual sites occurs.

Capital Improvement	<ul style="list-style-type: none"> ▶ 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.
Program/ Initiative	<ul style="list-style-type: none"> ▶ Evaluate traffic flow requirements for all modes and develop an implementation plan for improvements on: <ul style="list-style-type: none"> (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. (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.
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Coordinate with the City of Houston, METRO, and other entities as appropriate regarding the specific improvements cited under Program/Initiative. ▶ 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.
Further Study/ Planning	n/a
Consideration 5: Special Area Planning	
Policy	<ul style="list-style-type: none"> ▶ Promote the City Center and Bellaire-Uptown Transit Center-Rail Station areas as key destinations in Bellaire particularly suited for pedestrian, bicycle, and transit access.
Regulation	<ul style="list-style-type: none"> ▶ 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-Uptown Transit Center-Rail Station 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.
Capital Improvement	<ul style="list-style-type: none"> ▶ Pursue east-west street continuity through the <u>Urban Village-Transit Oriented Development (UV-T)</u>Bellaire Rail Station area, between the West Loop and South Rice, to improve access and circulation (especially if a METRO light rail station is sited nearby, as planned), support the area's redevelopment potential, and relieve traffic pressure on neighborhoods to the south.
Program/ Initiative	n/a
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Continue coordination with the City of Houston, METRO, <u>Uptown Houston</u>, and private property owners within the Houston portion of the Bellaire-Uptown Transit Center vicinity-Rail Station area regarding access and east-west street connectivity improvements recommended for the area. ▶ Investigate opportunities to relocate the Bellaire Transit Center from the City Center area to a more favorable location for both the City and METRO.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ 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. ▶ 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.

Consideration 6: Energy Savings and Pollution Reduction	
Policy	► Promote bicycling and walking in the design of all new transportation projects as these are the quietest, cleanest, and most energy efficient transportation modes.
Regulation	n/a
Capital Improvement	► 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.
Program/ Initiative	► 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.
Partnerships/ Coordination	► 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).
Further Study/ Planning	n/a
Consideration 7: Emergency Planning	
Policy	► Conduct emergency planning for the City—and encourage complementary private sector planning—to provide for movement to and from emergency and health care facilities.
Regulation	n/a
Capital Improvement	n/a
Program/ Initiative	► 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.
Partnerships/ Coordination	► 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.
Further Study/ Planning	n/a
Consideration 8: Coordination on Regional Projects	
Policy	► Establish formal agreements and ensure clear and concise processes to achieve successful outcomes on joint projects with other public agencies.
Regulation	n/a
Capital Improvement	n/a
Program/ Initiative	► 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.

Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ Review existing TxDOT maintenance agreements and propose revisions as necessary. ▶ 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 University Line light rail <u>or other enhanced transit construction</u> station along Westpark. ▶ Continue to explore, with the City of Houston and Harris County, options for linking the Newcastle Trail to the Brays Bayou trail system.
Further Study/ Planning	n/a

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 commercial/economic redevelopment 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 commercial revitalization. Based on that effort and as part of updating this Comprehensive Plan in 2015, this plan recognizes that the City Manager and the Director of Development Services are primarily responsible for commercial redevelopment efforts 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.



KEY PLANNING CONSIDERATIONS

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

Bellaire Urban Village at Westpark Rail Station Area

In the Comprehensive Plan adopted in November 2009, this section included extensive discussion on the potential for a

"transit-oriented development" (TOD) scenario near the north Bellaire City limits along Westpark, focused around an anticipated new Bellaire Rail Station. This was because it appeared, at the time, that METRO's east-west University light rail line and a complementary north-south Uptown light rail line were proceeding toward near-term construction, with necessary funding lined up and final regulatory approvals pending. Updates to this Comprehensive Plan during 2015 highlight that the City, in 2011, adopted a new zoning strategy for the TOD area by replacing the former Research, Development and Distribution (RDD) zoning district with a new Urban Village-Transit Oriented Development (UV-T) district.

In the interim between the City's 2009 and 2015 comprehensive planning efforts, METRO's University and Uptown light rail lines were postponed indefinitely. More recently, Uptown Houston chose to proceed with broader

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.



mobility improvements for its area that include implementation of Bus Rapid Transit (BRT) service along Post Oak Boulevard. The ultimate Uptown Houston vision, as presented to and discussed with City of Bellaire officials, is to tie the BRT service into a proposed Bellaire-Uptown Transit Center along Westpark. At the time of the 2015 update of this Comprehensive 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. It also appeared that Uptown Houston was pushing back the timeline for the Transit Center while focusing first on BRT design and construction.

The passage of time has also led to different market calculations and real estate decisions by owners of property within the City of Houston, just west of the UV-T area toward South Rice Avenue. Larger tracts on the Houston side that were once part of the TOD vision along Westpark have already developed in a more typical, auto-oriented fashion with large-footprint retail stores, associated pad sites along South Rice, and expansive areas devoted to parking. Properties conducive for redevelopment in Bellaire's UV-T district could still follow a different path, with a more mixed-use and walkable design. Developer inquiries to the City demonstrate this potential and also reflect build-out of the Uptown area and continued interest in strategic sites for upscale and mixed-use projects in areas west of River Oaks and Upper Kirby. As with the earlier RDD and TOD scenarios, the introduction of east-west traffic circulation across the UV-T district, all the way from Loop 610 to South Rice, could be an additional impetus to new real estate investment in the area. Uptown Houston has continued to recognize this critical element in its planning for the potential Transit Center, but recent development activity between South Rice and the Bellaire City limits impedes this connectivity.

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 related to the Bellaire Urban Village area near Westpark.

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 will be a stop on both the University and Uptown rail transit lines. Transit-oriented development potential is of interest to Bellaire since the station 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 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 calls 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.

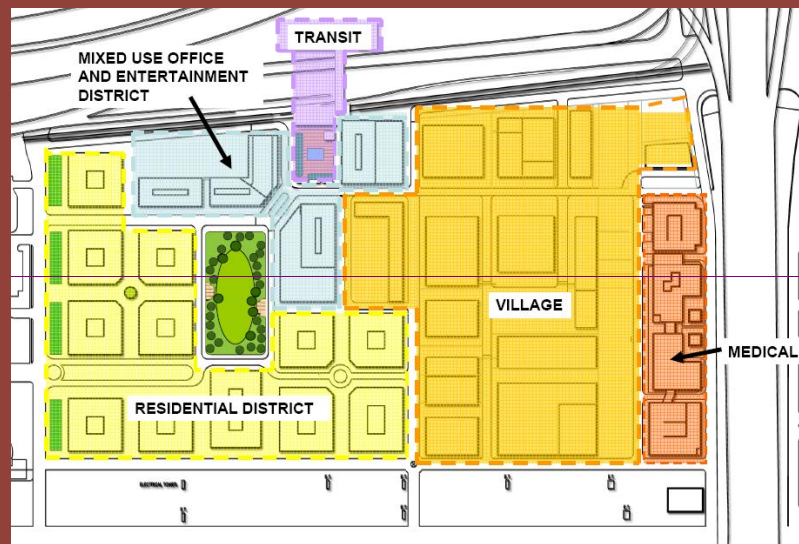
- ◆ The Bellaire area on the east is a small scaled urban district of streets and blocks.

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.



The development concept for the Bellaire Rail Station area shows the most intensive commercial and office development immediately adjacent to the station with primarily residential development on the balance of the property within the City of Houston, along with a major park feature. The eastern side within Bellaire was also envisioned as generally residential amid a "Village" setting, along with the existing medical-related uses along Loop 610.



- ◆ A 200 foot wide boulevard on South Rice (within Houston, north of the Bellaire portion of South Rice) will provide the new gateway to the community.
- ◆ Routes major vehicular traffic around—not through—the new neighborhoods.

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

Two particular design principles that underpin the concept plan are very much in line with the reactions of Bellaire residents who first learned of the station area planning through this Comprehensive Plan effort:

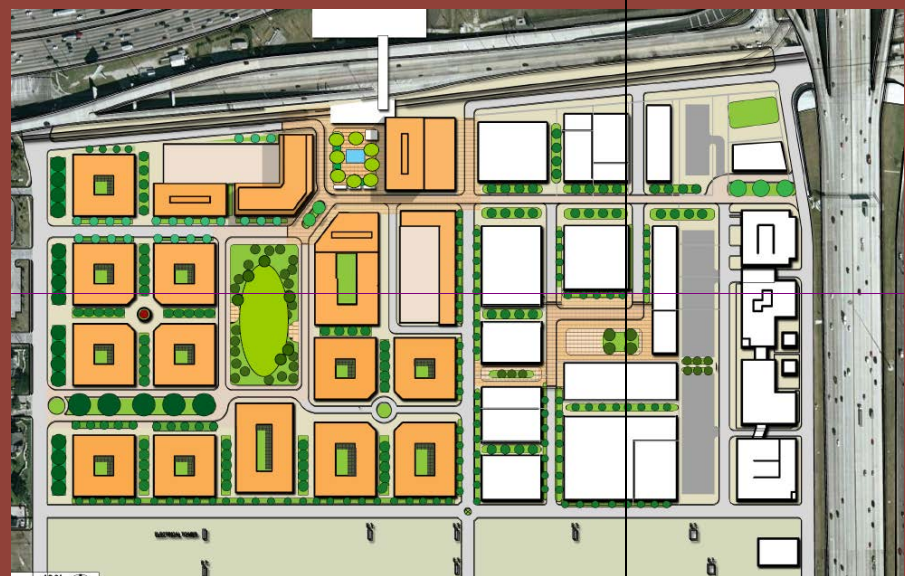
- ◆ *Principle:* Portions of the station area closest to transit should be the tallest and most intensive—"more like Uptown."
- ◆ *Principle:* The southern and western portions of the station area, closest to the park and South Rice parkway, should be smaller and quieter—"more like Bellaire."

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

- ◆ The approximately 29 acres on the Bellaire side of the station area is broken into smaller parcels and distributed among 14 owners compared to



This view of current property holdings at the time illustrated why a master-planned development approach was more likely on the Houston (west) side in the near term than in Bellaire.



The final Vision Plan graphic emphasizes 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.



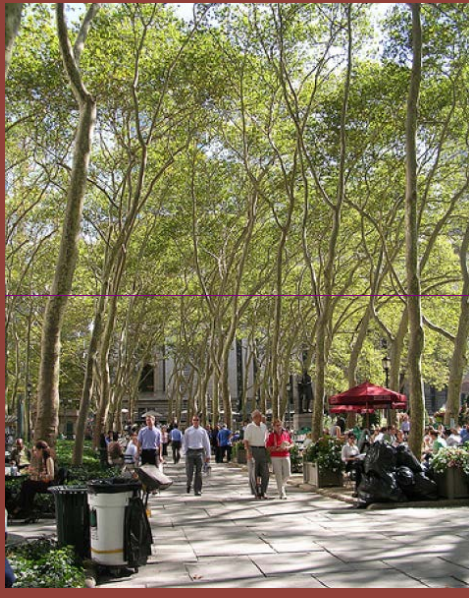
more consolidated property ownership between only two owners on the Houston side. This makes the Houston side more suitable for planned development while more gradual "organic development" is anticipated on the Bellaire side, where various existing buildings are also in the mix.

- ◆ Nearly the entire planning area on both the Bellaire and Houston sides is 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 are aimed at keeping the most intensive traffic at the north end of the station area, close to Westpark. This includes: (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 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 has 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



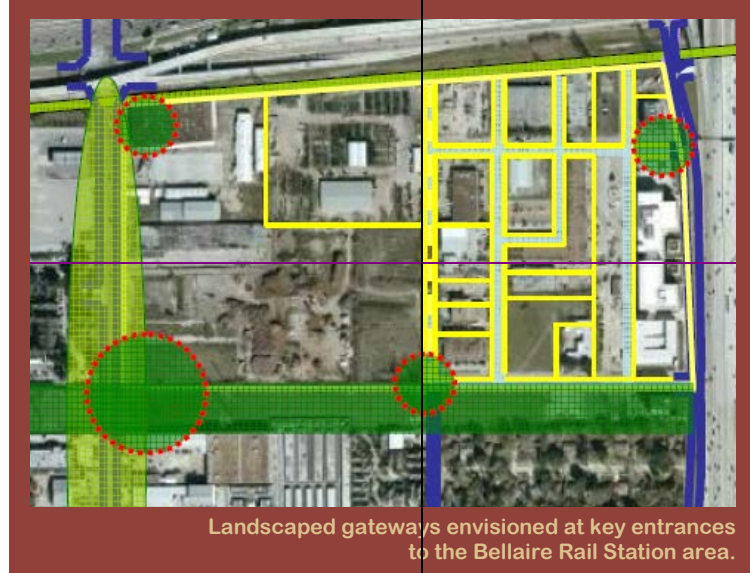
The EEK concept plan urges emphasis on the pedestrian environment throughout the station area, creating a center for the new Bellaire TOD neighborhood, and using multi-story buildings to frame the public realm.



vehicular circulation into the interior of the site while discouraging non-local through traffic.

- ◆ Landscaped gateways to the Bellaire Rail Station area 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). The 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 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 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) 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 are available in the full EEK report, *Bellaire Town Center Vision Plan* (July 2008).



Landscaped gateways envisioned at key entrances to the Bellaire Rail Station area.



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:

City Center Vision and Goals

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

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

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

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

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

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

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

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

- ◆ The degree of development interest in Bellaire's City Center, but with suggestions from local and regional development community representatives that the City of Bellaire needs to take a more active role to encourage significant reinvestment (e.g., by setting quality standards, establishing a more walkable setting, addressing area aesthetics in terms of streetscape and signage, providing public parking, and exploring public/private partnership opportunities).
- ◆ The economic and market reasons for limited property turnover or improvements in the area for an extended period.
- ◆ Receptiveness among Bellaire officials and residents to potential residential development in City Center (whether stand-alone or in mixed-use scenarios).
- ◆ The City's two current "CCD" zoning districts do not allow a stand-alone residential development in City Center.
- ◆ Scenarios under consideration (through a concurrent Bellaire Town Square facilities study) in which some City facilities might be relocated to City Center.
- ◆ The fundamental desire to achieve some tangible improvement of the area and ensure that any revitalization



effort enhances residents' quality of life (versus a typical economic development focus on expanding commercial tax base and associated revenue).



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

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

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



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

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

2. **Difficult Building Sites:**

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

3. **Parking Arrangements:**

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

4. **Marginal Conditions:**

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

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.



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

This situation was addressed through a key implementation initiative resulting from this chapter within the 2009 Comprehensive Plan update—the adoption by City Council, in 2014, of two new zoning districts, the Corridor Mixed Use (CMU) and Urban Village-Downtown (UV-D) districts. These districts encompass much of the Bissonnet corridor within Bellaire and, along with the new UV-T district in north Bellaire, are the mechanism for applying new site and building design standards in these areas (as codified in Section 24-513a., Design Standards in Commercial and Mixed-Use Districts, within the City’s Code of Ordinances). As stated at the beginning of the new City Code section, “The purpose of this Section is to establish reasonable design standards and related guidance to address community desire for visually appealing non-residential and mixed-use development that enhances the overall quality and character of the City, while balancing the legitimate development and commercial needs of property owners.”





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



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



Houston Urban Corridor Planning

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

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

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

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





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. 3rd 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

Policy	► Focus on attracting retail establishments, restaurants, and services desired by Bellaire residents and intended to serve local needs, but also appealing to rail patrons and other visitors to Bellaire.
Regulation	✓ <u>[ACCOMPLISHED, in large part, through standards for the new UV-T zoning district]</u> 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.
Capital Improvement	<ul style="list-style-type: none"> ► Pursue access and circulation improvements described in Chapter 3-Mobility, to open up east-west traffic movement across the <u>UV-T</u> Bellaire transit station area and support its redevelopment. ► 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> Bellaire transit station area. Also provide wide sidewalks and other pedestrian amenities throughout the district.
Program/ Initiative	► 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> Bellaire Rail Station area to ensure that, over time, it achieves a distinct image and unique appeal that is recognized across the Houston metropolitan area.
Partnerships/ Coordination	► Continue coordination with METRO, the City of Houston, Uptown Houston, the Harris County Toll Road Authority, private development interests, and others involved in station area planning for <u>a Bellaire-Uptown Transit Center along Westpark</u> the Bellaire station associated with METRO’s Uptown and University light rail lines.

	<ul style="list-style-type: none"> ▶ 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 & Kuhn Architects, July 2008). ▶ 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.
Further Study/ Planning	<ul style="list-style-type: none"> ▶ Complete a special strategic planning and market study of the <u>UV-T area</u>Bellaire Station Area 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>transit station vicinity and expand upon the initial concept plan completed in 2008 (<i>Bellaire Town Center Vision Plan</i>, Ehrenkrantz Eckstut & Kuhn Architects). ▶ <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).

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

Policy	<ul style="list-style-type: none"> ► Focus on recruiting lifestyle amenities desired by Bellaire residents (e.g., “boutique”/niche retailers, quality restaurants, community theatre, etc.).
Regulation	<ul style="list-style-type: none"> ✓ [ACCOMPLISHED, in large part, through standards for the new CMU and UV-D zoning districts] Rework the City Center zoning strategy, as discussed in Chapter 2-Land Use & 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 and patio homes) 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. ► Incorporate into the <u>City Center</u>CCD 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. ✓ [ACCOMPLISHED through standards for the new CMU and UV-D zoning districts] Add shared parking provisions within the CCD zoning framework to enable reduction of land-wasting surface parking, which detracts from a desired urban character.
Capital Improvement	<ul style="list-style-type: none"> ► 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 (e.g., permitting, library). ► 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.

	<ul style="list-style-type: none"> ► 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).
Program/ Initiative	<ul style="list-style-type: none"> ► 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. ► 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.
Partnerships/ Coordination	<ul style="list-style-type: none"> ► 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.
Further Study/ Planning	<ul style="list-style-type: none"> ► 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. ✓ [ACCOMPLISHED through standards for the new CMU and UV-D zoning districts] 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). ► 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. ► Study the feasibility of structured parking as part of redevelopment efforts in the City Center area, including possibilities in conjunction with METRO related to the Transit Center and/or to serve a CCD municipal facility.

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**

Policy	<ul style="list-style-type: none"> ► 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.
Regulation	<ul style="list-style-type: none"> ✓ <u>[ACCOMPLISHED, in large part, through standards for the new CMU, UV-D and UV-T zoning districts]</u> 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). ► <u>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. 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.</u>

Capital Improvement	<ul style="list-style-type: none"> ▶ 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). ▶ 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.
Program/ Initiative	<ul style="list-style-type: none"> ▶ 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. ▶ 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.
Partnerships/ Coordination	<ul style="list-style-type: none"> ▶ 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. ✓ <u>[ACCOMPLISHED through successful formation and ongoing networking through the Bellaire Business Association (BBA)]</u> Under the auspices of the Greater Southwest Houston Chamber of Commerce, establish a Bellaire-specific business network, especially as a forum for greater public/private interaction on issues of particular concern in Bellaire (recognizing that many area business owners do not live in the community). Also maintain connections through other local networks (e.g., Rotary Club).
Further Study/ Planning	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
A. City Center Revitalization [Goal 2.2, Considerations 2-3; Goal 3.1, Considerations 2 and 5; Goal 5.2] <ul style="list-style-type: none"> - Ongoing economic development efforts - Public realm and aesthetic enhancements - Evaluation of UV-D and CMU zoning districts implementation 								
Capital Projects Program / Initiative Partnerships	City Manager Development Services Public Works Parks, Recreation & Facilities P & Z Commission	METRO Houston-Galveston Area Council	Development community Bellaire Business Association Property owners Current businesses	✓	✓	✓	✓	✓
City Center Accomplishments since 2009 Comprehensive Plan <ul style="list-style-type: none"> ✓ Zoning ordinance amendments (more development options by right, mixed-use parameters, design standards, shared parking) ✓ Pending H-E-B reconstruction (catalyst redevelopment project) 								
B. UV-T District Development [Goal 2.2, Considerations 2-3; Goal 3.1, Considerations 2 and 5; Goal 5.1] <ul style="list-style-type: none"> - Ongoing economic development efforts - Street and drainage upgrades - METRO Bellaire-Uptown Transit Center construction - Public realm and aesthetic enhancements - Evaluation of UV-T zoning district implementation 								
Capital Projects Program / Initiative Partnerships	City Manager 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	✓	✓	✓	✓	✓
UV-T Accomplishments since 2009 Comprehensive Plan <ul style="list-style-type: none"> ✓ Zoning ordinance amendments (more development options by right, mixed-use parameters, design standards, shared parking) ✓ Ongoing coordination with METRO and Uptown Houston on area improvements without light rail transit along Westpark 								



TABLE 6.1
Priority Action Agenda *(continued)*

	Implementation and Coordination Roles			Funding Sources				
Action Type	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Gov'ts	Grants	Private/ Other
C. Life-Cycle Housing Initiatives (Goal 2.2; Goals 5.1, 5.2 and 5.3) <ul style="list-style-type: none">- 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	Development Services City Attorney P & Z Commission		Development community Property owners	✓				✓
Life-Cycle Housing Accomplishments since 2009 Comprehensive Plan ✓ Ownership housing options in new UV-D zoning district								
D. Municipal Facilities Reconstruction / Upgrades (Chapter 4, Public Infrastructure & Services) <ul style="list-style-type: none">- Associated Town Square and South Rice Boulevard enhancements								
Capital Projects Planning / Study	Parks, Recreation & Facilities Public Works Police Department Municipal Courts Library Ad Hoc Municipal Facilities Committee		PATRONS for Bellaire Parks	✓	✓			✓
Municipal Facilities Accomplishments since 2009 Comprehensive Plan ✓ New Fire Station ✓ Facilities and financial planning for Town Square redevelopment								
E. Parks Master Plan Implementation (Goal 3.1, Consideration 2; Goals 5.1, 5.2 and 5.3; Parks Master Plan appendix) <ul style="list-style-type: none">- 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	Parks, Recreation & Facilities 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	✓	✓	✓	✓	✓
Parks Accomplishments since 2009 Comprehensive Plan ✓ 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



DRAFT

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 Mey
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

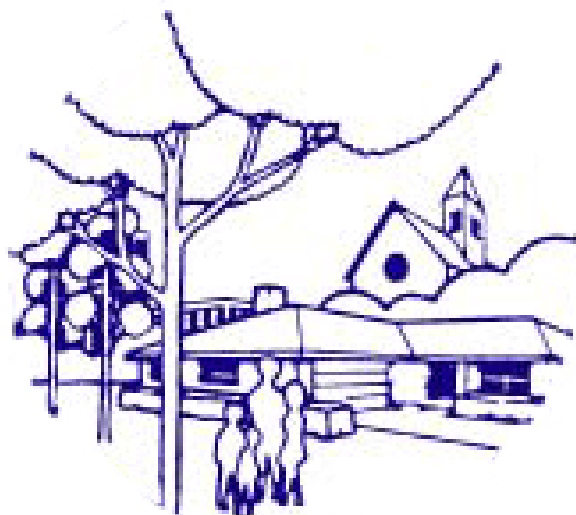




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EXECUTIVE SUMMARY

The City of Bellaire is a historic community established in 1908, 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 16,855 residents. In 2009 approximately 20% of residences had been redeveloped at the time the Comprehensive Plan Update was adopted; in 2015 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 greater lot coverage and smaller yards. 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 (NPRA, 2012). 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 in 1990 was 13,842 and increased in 2000 to 16,855. 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 60% of the City's homes have been rebuilt to date. 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 along with 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 and two and one-half 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, Winter 2007).

Existing Parks: The ratio of existing Bellaire parkland (51 acres) to Bellaire's 2010 Census population (16,855) equates to a 0.302 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

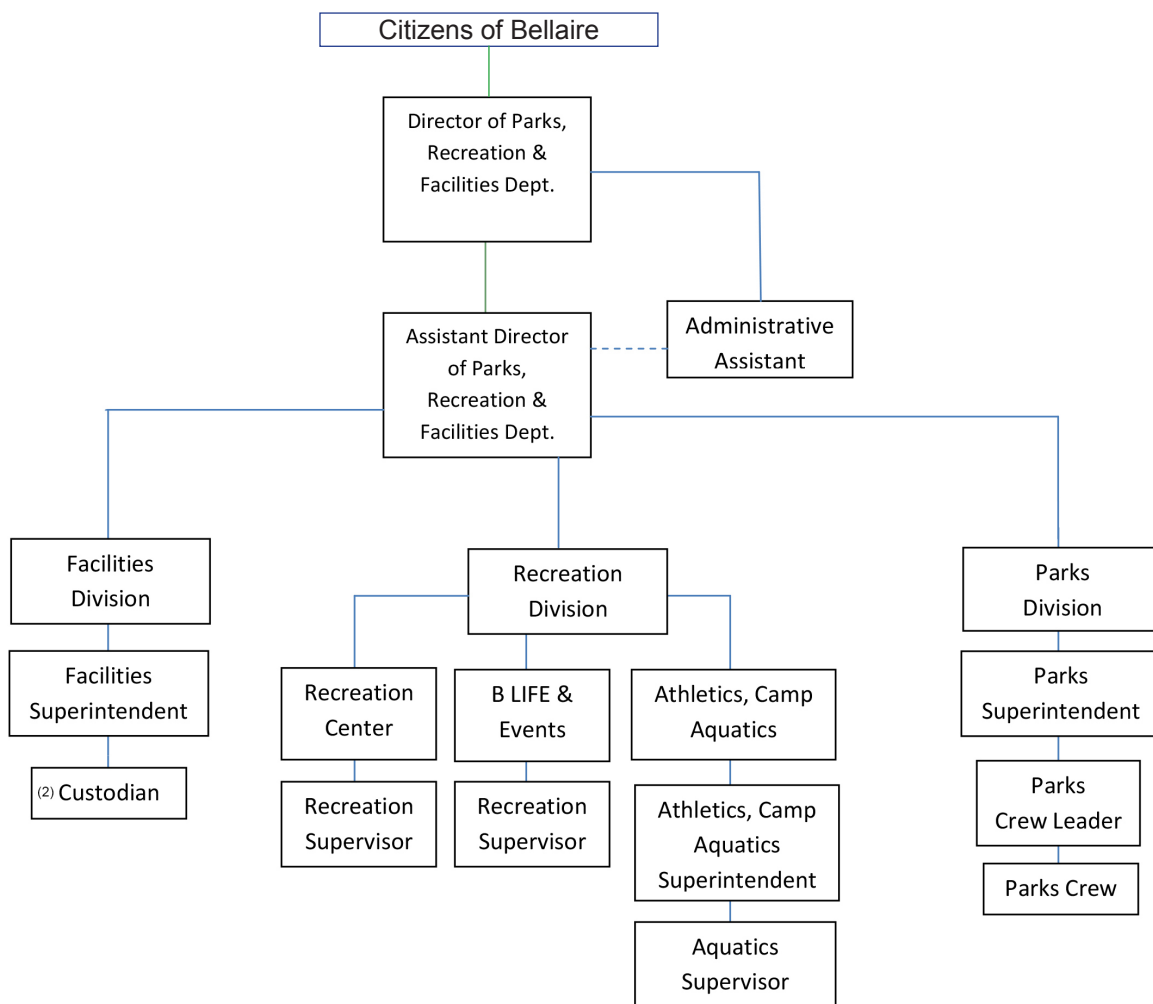
Safety – Commitment to provide programming, facilities and services with environments that are

- Safe
- Secure



INTRODUCTION *continued*

DEPARTMENT OF PARKS, RECREATION AND FACILITIES





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.
- Winter 2012, Parks & Recreation staff had several meetings to discuss needs and goals and to create a citizen survey.
- 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.
- 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 2015, the Bellaire Park Board completed their review of the Master Plan.
- Spring 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 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 Pitman 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 versus Bellaire Boulevard and Bissonnet as they are higher traffic streets and for north south uses, S. Rice Avenue versus 610 Highway. The bike route should be marked with bike route 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 may also provide one or two way directional traffic flows.



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 are 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 the 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. Signs will adhere to the overall city signage programs and standards. Additional street signage will be used for directional purposes. The materials used for both types of signage will be based on form, function and will blend with the architectural styling of the park and city. Identification signs will be replaced as needed with new standardized signs.

6. Restroom Facilities: Permanent restrooms shall be in the following parks: Bellaire Town Square, Evergreen, Evelyn's, Feld, Horn Field, Lafayette, Mulberry and Russ Pitman.



PARK CLASSIFICATION & STANDARDS *continued*

7. Lighting:

- Athletic Lighting: Sports field lighting with either concrete or steel poles and computerized controls
- Park Lighting Standard: Decorative lighting for ambiance and safety of users – turns off at a set time. Metal posts with a decorative light fixture are desired at all parks and shall compliment with other site amenities of each individual park.
- Security Lighting: Lighting that is on from dusk to dawn to allow areas to be visible from the street for security, especially for police officers to view inside the park. Specific plans will be approved by the Bellaire Police Department.

8. Playground Fall Surface: All playgrounds shall meet the standards from the Consumer Product Safety Commission (CPSC) Guidelines. Current fall surface is engineered wood fiber, which is fire resistant and doesn't splinter. Alternative surfacing would be poured in place rubberized material or artificial turf.



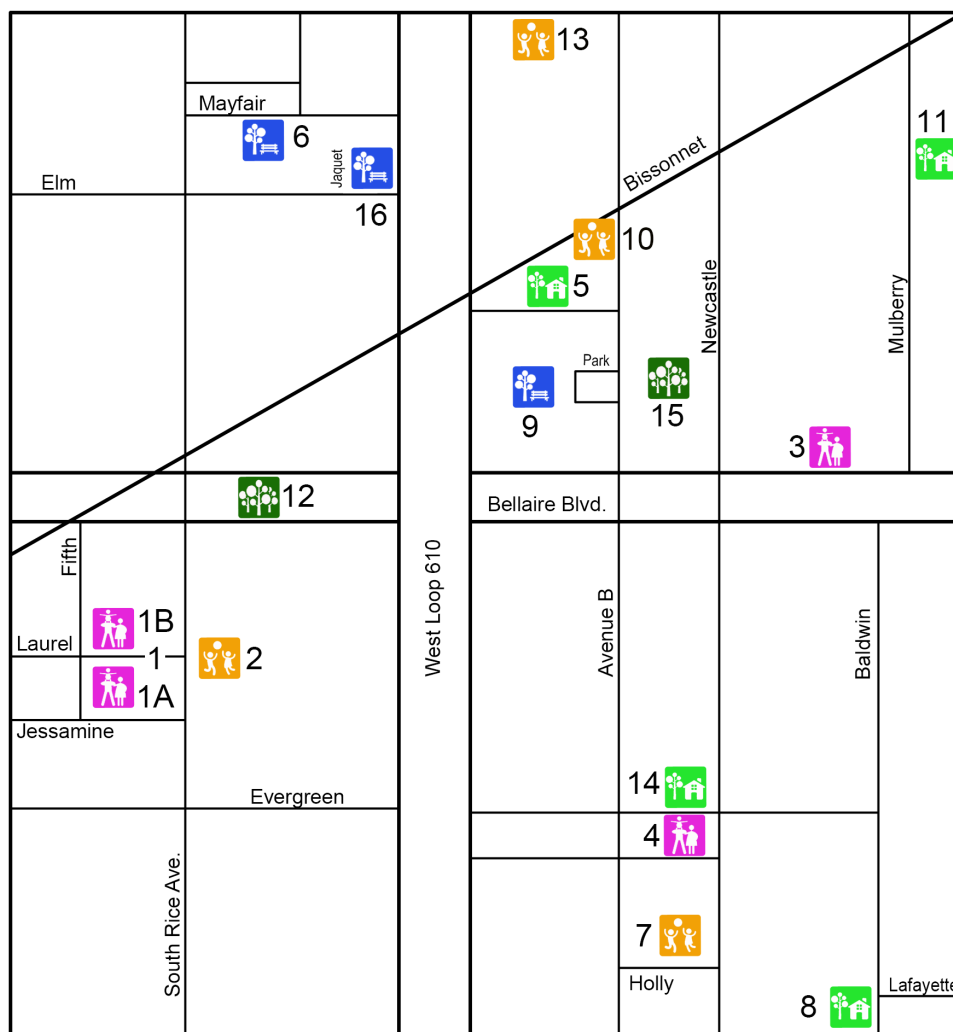
9. Shade Covers: Shade for the park and facility users has become a high priority when choosing where to visit and participate. Every effort will be made to include shade structures at the parks and pools. The structures shall coordinate and/or compliment with the site amenities.





KEY MAP TABLE

City of Bellaire- Park Key



* This map is not to scale.

- | | |
|-------------------------|----------------------------------|
| 1. Bellaire Town Square | 8. Lafayette Park |
| 1.A Zindler Park | 9. Locust Park |
| 1.B Loftin Park | 10. Mandarin Chinese School Park |
| 2. Condit School Field | 11. Mulberry Park |
| 3. Evelyn's Park | 12. Paseo Park |
| 4. Evergreen Park | 13. Pin Oak Field |
| 5. Feld Park | 14. Russ Pitman Park |
| 6. Joe Gaither Park | 15. Vic Driscoll Park |
| 7. Horn School Field | 16. Ware Family Park |



Mini Park



Neighborhood Park



Trails / Green Space



HISD School Park/Field



Community Park



PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS

BELLAIRE TOWN SQUARE: BELLAIRE ZINDLER PARK



Bellaire Zindler Park encompasses a city block anchored by a campus of City buildings: City Hall/Civic Center, Recreation Center, Bellaire Family Aquatics Center and Police Department and Loftin Park. A park area connecting the facilities features two tennis courts, a Little League baseball field, and a handball/racquetball court. Nestled close to mature oaks and numerous plantings is the Multipurpose Great Lawn with a gazebo, donor wall plaza, entertainment pavilion, lighted 6-8 foot sidewalk system, benches, and picnic tables.

The Recreation Center is the hub of the park activities, housing programs such as youth and adult basketball leagues, Camp Paseo summer camp, specialty camps, aerobic/fitness classes, music and dance classes and many more. The Recreation Center features staff offices, a gymnasium, four multi-purpose rooms, a fitness room, a stage, a kitchen and locker rooms.

The City Hall / Civic Center includes an auditorium and meeting rooms used for a variety of activities including: City Administrative offices, city meetings, exercise classes, special events like the popular Daddy-Daughter Dance and BLIFE special luncheons and programs; and rentals.

The heart of summer activities is Bellaire Family Aquatics Center, which opened in 2008. Pools are used by residents and non-residents alike, summer campers, day care centers, churches, party rentals as well as City programs: Swim team, water exercise classes, scuba classes and swim lessons.



PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

Bellaire Town Square is well-known in the community as the Flagship Park that is the host site for various special events, such as: 4th of July Parade and 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:

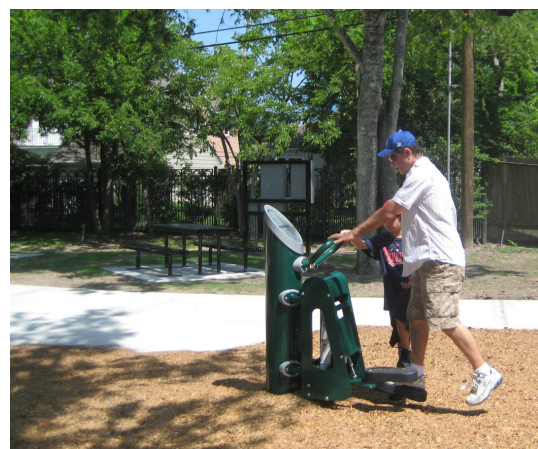
- Implement Municipal Facilities Plan which includes park improvements
- Upgrade ball field poles and lights
- Upgrade tennis court poles and lights
- Add tall netting system to right field at Jessamine Field
- South deck improvements to Bellaire Family Aquatic Center (BFAC) - concrete
- North deck improvements 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
- A community building

Phase 2: Start date to be determined later

- An open "travillion" structure
- A stream garden
- A lake
- 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 park 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 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 2 youth baseball fields, 1 t-ball field, 2 batting cages and a concession/restroom facility. Electricity is provided by the City of Bellaire. The Bellaire Little League Organization maintains the fields as part of the agreement with the city.

Park Inventory:

- Two lighted youth baseball fields with fence, covered dugouts, water fountain and bleachers
- One lighted t-ball field with dugouts
- Restroom/concession facility
- Two batting cages
- Covered hardtop
- Children's playground equipment
- Benches
- Trash receptacles

Needs Assessment:

- Field signage
- No other improvements recommended at this time





PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

LAFAYETTE PARK



Lafayette Park is located in the extreme southeastern corner of the City, this park consists of play area and a long, narrow open space, separated by a 7' high brick wall. The open space area in question is the section of the park that runs from Baldwin to the railroad track. It currently has one swing set installed at the west end near Baldwin and one small soccer field. It is bordered by the Public Works driveway on the south and fence on the residential border on the north. The park is bounded by Edith Street on the south, Lafayette Street on the north, Baldwin Avenue on the west and residences along the northeast side of the site. Play opportunities exist for all ages with a variety of brightly colored equipment. An arbor serves to shade benches and picnic tables adjacent to the play equipment. The park has a variety of trees which include pines, water oaks, red oaks and elms. On-site parking for 15 cars is shared with the Public Works Department, located adjacent to the park.



Park Inventory:

- Two Play Structures
- Two sets of swings: Toddler (2) and regular (2)
- Youth soccer fields – ages 5-7
- Officer Lucy Dog Park
- Picnic tables
- Benches
- Trash receptacles
- Temporary restroom (seasonal)

Needs Assessment:

- Replace playground equipment
- Replace fence, and extend fencing to approved areas, with new standard fence
- Re-grade youth soccer field and improve irrigation
- Improve drainage at Officer Lucy Dog Park
- Add site amenities to park
- Replace park sign with standard park sign
- Restrooms
- Dog park amenities
- Sign
- Improved landscaping



PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

LOCUST PARK



Locust Park is a small linear shaded park at the end of two streets adjoining the back of a multistory office building located on the access road to Highway 610. Locust Street and Park Street dead end at Locust Park. This is considered a pocket park, providing the community with quiet green space. It is lined on both sides with pecan trees, creating a shaded tree archway.

Park Inventory:

- Picnic tables
- Benches
- Trash receptacles

Needs Assessment:

- Landscape improvements at the end of the cul-de-sac of Locust Street
- Replace park sign with standard park sign





PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

MULBERRY PARK



Mulberry Park is carved out of a quiet neighborhood on the eastern boundary of Bellaire. Mulberry Park serves residents with picnicking, tennis, youth baseball/softball, and play opportunities for younger children. A driveway segregates the picnic area from the rest of the site, with parking provided on an NRG easement at the back of the park. Approximately one half of the site is shaded with elm, pine and live oaks, while the remainder is utilized for tennis and sports fields.

Park Inventory:

- Play area – includes swing set
- Tennis courts – 3 lighted
- Sports Field – lighted and irrigated for youth baseball and girls softball
- Parking area with 57 spaces
- Portable restroom facility
- Picnic tables
- Benches
- Expanded parking
- Trash receptacles

Needs Assessment:

- Upgrade tennis court lights
- Replace tennis fence
- Replace playground equipment
- Shade cover over playground equipment
- Upgrade ball field poles and system
- Replace park sign with standard park sign
- Restroom





PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

PASEO PARK



Paseo Park consists of a wide, beautifully landscaped boulevard median, lined with mature live oak trees with various improvements, including: pedestrian lighting, an attractive system of winding, 10-foot sidewalks, and a historical trolley exhibit. Second and Third Streets divide the park into three sections, with the two areas between Second and First Streets having extensive landscaping for a more naturalized appearance. Bellaire's first Official Texas 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 Official Texas Historical Markers
- Bellaire historical trail marker
- Irrigation
- Benches
- Town center clock donated by Rotary Club of Bellaire/Southwest Houston
- Two time capsules
- "Medsu" art bench
- Art piece
- Trash receptacles

Needs Assessment:

- Implement Parks Master 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 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, residences 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 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	Officers Lucy 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: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)

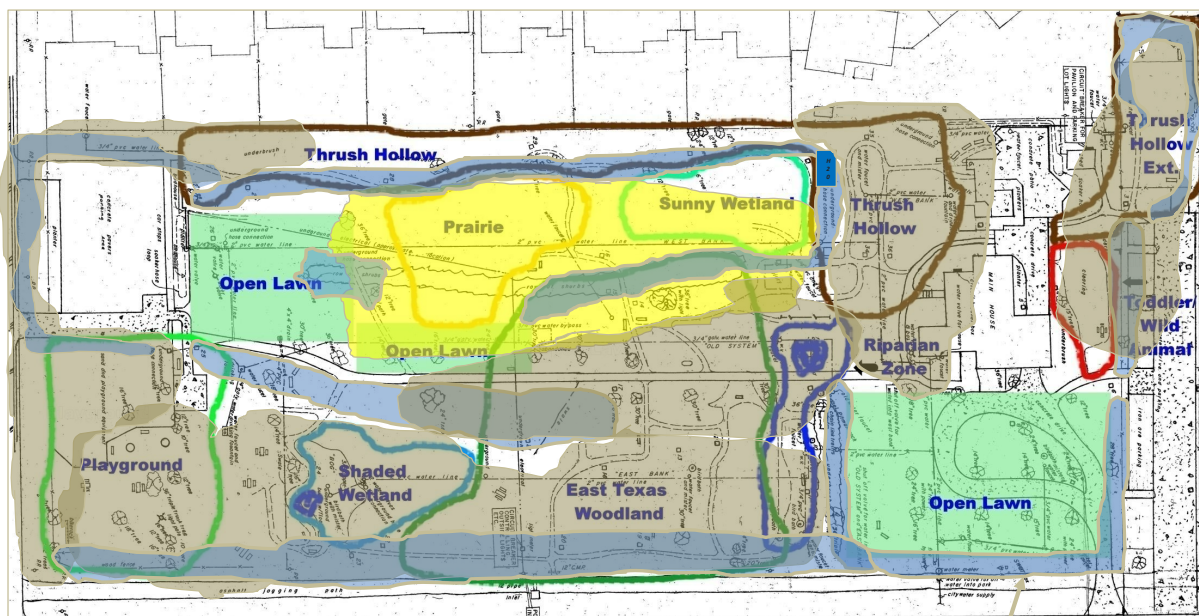


PATHWAYS

EXISTING PATHWAYS

The City of Bellaire has a sampling of recreational and transportation pathways, but no planned system to connect them. Most popular are Newcastle Trail, a concrete, shared-use trail popular with dog walkers, cyclists, stroller-pushers and roller skaters. Holly Street Trail has a crushed granite gravel trail on the esplanade both on the south and north sides and is 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 Pitman 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 Thrush Hollow, with other unique areas 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 completed.

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.

In 1976 a Final Report of the Bellaire Bicycle Advisory Committee was presented to the City Council containing bicycling information, survey results and recommendations. First priority was an Inner-City Routes including along Newcastle from Evergreen - Fournace). Subsequently this trail became the reality that is today a multi-use, separated concrete trail.

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 include: Irrigation, additional trees, landscaping and amenities approved by City Council in 2015





PATHWAYS *continued*

PROPOSED PATHWAYS

The City of Bellaire has planned for many years – most recently in the 2009 Comprehensive Plan – to create a pedestrian and bicycle friendly system to connect all four quadrants of the City with each other and with major community and commercial destinations. Additionally, pedestrian and bike trails/paths were listed as the top need by Bellaire citizens in the 1999 and 2013 surveys.

While agreeing with the goal of linking the entire City, this proposed pathways plan equally emphasizes the need to create pedestrian/bikeway loops within neighborhoods. Focus group discussions have confirmed that residents are more likely to use trails/routes if they can access them easily from their own home and use them for recreation, fitness and transportation within their own immediate neighborhood.

PROPOSED PATHWAY GRIDS

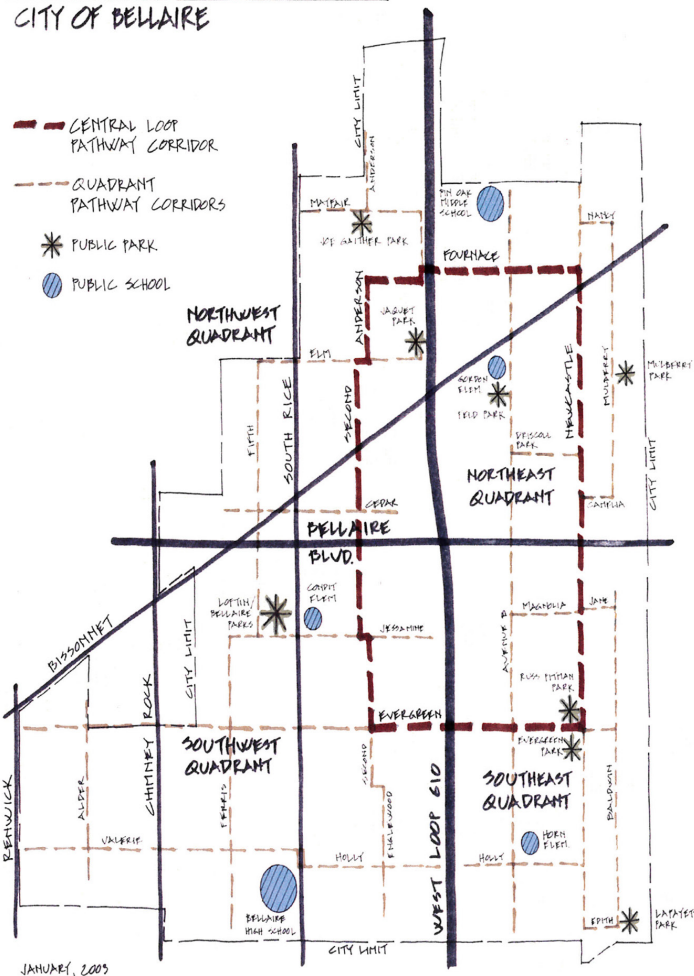
This proposal divides the City into a series of grids. These grids represent a network for all users, from pedestrians and skaters to recreational cyclists and joggers. In most cases, the pathways stretch through the center of a neighborhood, instead of a long stretch on the one busy edge of the neighborhood. These streets generally are quieter, more pleasant and safer for recreational use. Stretching through the neighborhood should attract residents from both sides of the City. (See Addendum).

Options to Consider:

Install trails or sidewalks, 4-6 feet wide, on both sides of the street. Put a bike route or, in some cases, a bike lane along the street. (Most practical option for streets in good repair, especially those with partial sidewalks already.

1. Install trails or sidewalks, 4-6 feet wide, on both sides of the street. Put a bike route or, in some cases, a bike lane along the street. (Most practical option for streets in good repair, especially those with partial sidewalks already. Follow P&Z recommendations for width and construction options.)
2. Rebuild the street off-center to allow for an 8-foot shared – use trail on one side of the street. (This is the best option for streets in need of rebuilding. It provides for minimal incursion into lawns and landscaping.) No need for bike route or bike lane in street.
3. Restrict parking to one side and narrow the street pavement width to make room for an 8-foot shared-use trail on the narrowed side. (Option for streets in good repair with lots siding on one or both sides of the street, thus reducing the need for on-street parking.) No need for bike route or bike lane in street.

PATHWAYS PLAN CITY OF BELLAIRE





PATHWAYS *continued*

Note: A professionally designed trail / pathway master plan should be designed that would include citizens input, identification of user groups, organizations or businesses impacted, structural and safety concerns and partnership opportunities.

PUBLIC EDUCATION & AWARENESS

As focus group interviews have pointed out, education and easy-access information will be key in spreading news of these new pathways and in encouraging their use. Suggestions:

1. Maps, for pedestrians and cyclists, with fixed-length routes delineated by colors or names. This would allow residents, for instance, to choose the “Blue” trail to go 1 mile, the “Red” trail to go 3 miles or “Trolley Run” trail to go 5 kilometers, the “Safe School Route” to reach elementary schools, and so on. These routes should include at least one child’s pathway that is safe and accessible by small bikes and skates and, ideally, would feature objects of interest along the way (bridges, art, nature education, treasure hunt, historical homes, and the like). These maps should be distributed at City events and be available at the Recreation Center, Library, City Hall and on-line.
2. Safety education, to promote safety (bikes, jogging, skates, street crossing, trail-driveway awareness) with programs held in partnership with police and/or fire department.





PARK ACQUISITION

As the City of Bellaire continues to redevelop, the City should remain aware as to the future recreational needs of its citizens. While it is difficult to predict what the city's space requirements will be in ten years, as old houses and buildings are torn down for new development, acquisition opportunities may arise from time to time. Such acquisitions could include additional land and even structures of historic value which the Parks, Recreation and Facilities Department could convert to additional recreation and/or meeting space for the community. For this reason the Mayor, City Council, Parks and Recreation Advisory Board and the PATRONS for Bellaire Parks remain vigilant 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 whose sole purpose is to help fund Bellaire park projects. So far, they have donated 1.6 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



- ★ BELLAIRE CENTENNIAL HISTORY MARKERS
- H TEXAS HISTORICAL MARKERS



© BELLAIRE CULTURAL ARTS COMMISSION, 2010

- ★ **Bellaire Trolley Station and Pavilion, 1911**
Folks would wait for or disembark from the trolley at the Trolley Pavilion, but they also gathered there for picnics, Church school, and all sorts of community activities. A replica of the Pavilion, constructed by the Bellaire Historical Society, was located at S. Rice & Bellaire from 2000 to 2008.

- ★ **Rosner's General Store and US Post Office, 1929**
The "main" street of Bellaire was Cedar, and the chief center of commerce was Rosner's General Store. Rosner's faced south on the northwest corner of South Rice and Cedar. In 1929, Rosner's built the store shown in this drawing to replace Munger's general store.

- ★ **"The Little Brown" Bellaire's First One-room School**
In 1910, A. J. Condit prevailed upon the Harris County School Board to provide one teacher for Bellaire's twenty students. The house, second from the corner was "The Little Brown." There was room for 36 desks. The building also served as town meeting hall, and the Union Sunday School.

H4 - Bellaire Bicentennial Veterans Memorial

H5 - Texas Historical Commission Marker Texas Capture of Mexican Dispatchers

- ★ **Alfred J. Condit House, Damaged in 1915 Hurricane**
The home of Mr. and Mrs. A.J. Condit still stands on the northwest corner of Bellaire Blvd. and First Street. During the hurricane this house lost its roof and second floor, and the City lost a third of its buildings. After the hurricane everyone gathered at Condit School bringing food to share.

- ★ **Convent of the Incarnate Word, 1931**
In 1927 Rev. Mother M. Scholastica bought 40 acres at Post Oak Road and Bissonnet to build a boarding school and convent. Ground was broken in 1931 for the four-story building. The property was sold in 1976, and today is home to The Episcopal High School.

H6 - Texas Historical Commission Marker Teas Nursery, Bellaire's First Business

- ★ **Home of Frank S. Henshaw, Jr., Mayor, 1933-1937**
Built by Earl E. Edwards in 1925, this house served for 54 years as the homestead of Frank Henshaw. In 1983, the Friends of Bellaire Parks purchased the estate and began a six-year renovation effort. Today the Nature Discovery Center inspires us to be responsible caretakers of the earth.

Production Credits:
Bellaire Cultural Arts Commission
Bellaire Historical Society
2005-2010 Bellaire City Council, Cindy Siegel, Mayor

Research, Design, Editorial: Kathryn Hardin, Kay Hieronymus, Lynn McBee
Illustrations: Jim Arp
Centennial Logo Art: Don Goodell
Publication Date: March 2010
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BELLAIRE CULTURAL
ARTS COMMISSION

City of Bellaire CENTENNIAL HISTORY WALK

Bellaire, Texas



Welcome to the City of Bellaire, Texas, Centennial History Walk. This walking tour was designed to enrich our community through a recognition of how we have grown over the last 100 years. You may begin your walk at any place along the route. This walk is a joint effort of the Bellaire Cultural Arts Commission, Bellaire Historical Society and the Bellaire Centennial Committee in honor of our City Centennial Celebration 1908-2008 and the City of Bellaire.



- ★ **City Hall, Community Center and Library**
This building was erected in 1949. Prior to that, taxes were paid at the home or business of the city secretary. The 1949 building was replaced in 1981 by the current Bellaire Civic Center, the hub of Bellaire Town Square. In 1947, Mayor Madison Rayburn named Bellaire "The City of Homes."

H1 - Texas Historical Commission Marker Bellaire City Hall Site

- ★ **Original Bellaire School Building, 1914**
Bellaire School on Laurel Street stood on pilings that lifted the classrooms and auditorium above the occasional flood and shaded student activities. In 1928 Bellaire joined H.I.S.D. and built an addition facing Third Street. In 1959 the school was greatly expanded, and the Laurel building was torn down. The school was renamed for A. J. Condit.

- ★ **Bellaire Mission Presbyterian Church, 1919**
With the help of First Presbyterian Church of Houston, Bellaire Mission Presbyterian built a white frame sanctuary on the southwest corner of Bellaire and Third, facing the esplanade. In 1931, a larger building replaced the original church, then, as the congregation grew, was replaced again in 1957.

H2 - Texas Historical Commission Marker Bellaire Presbyterian Church

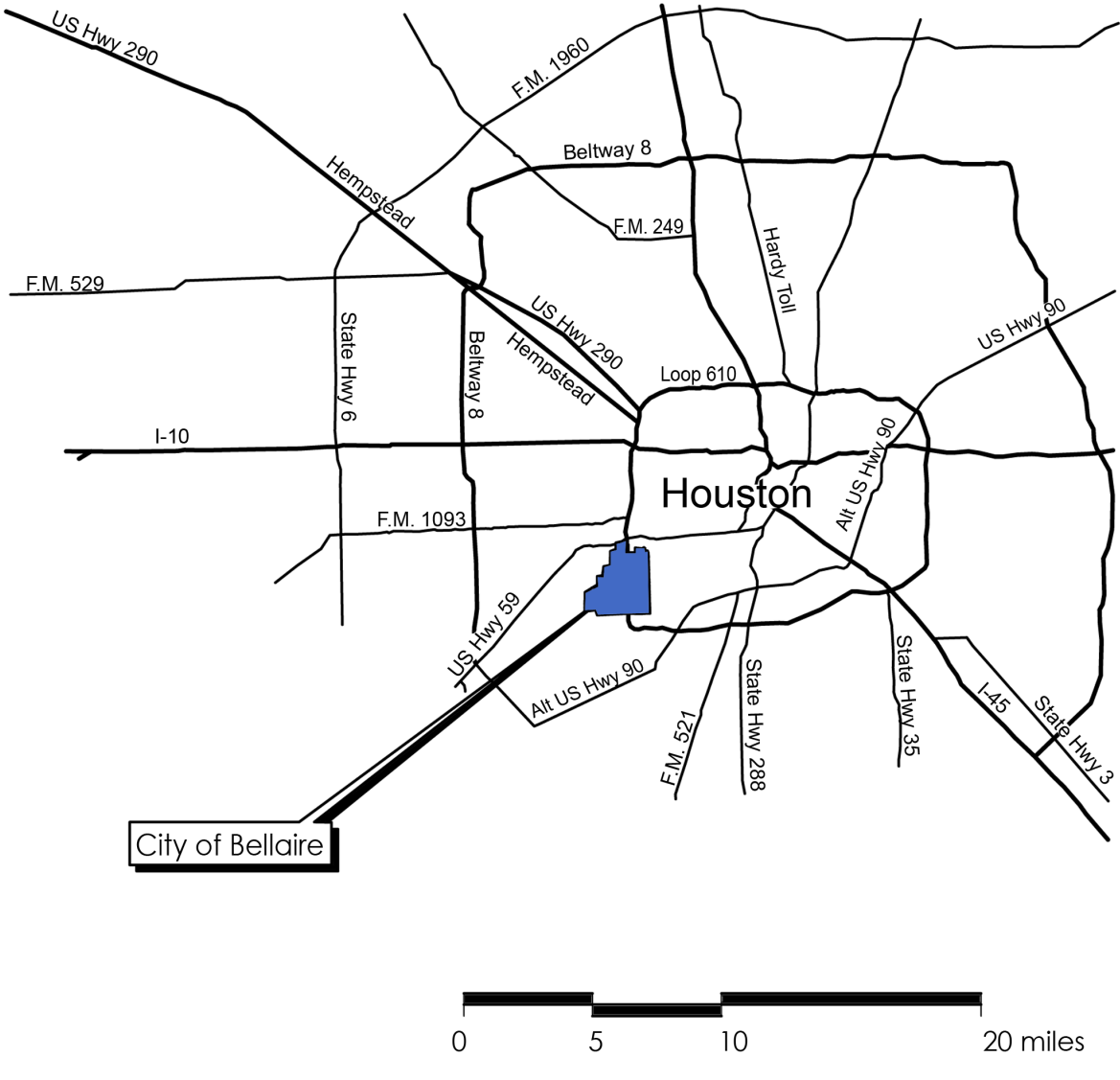
- ★ **Trolley Dedication Day, 1910**
The Trolley has become the unofficial symbol of Bellaire. Dubbed the "Toonerville Trolley" after a popular newspaper cartoon, it traveled across six miles of prairie bringing residents to high school, work, and the shopping mecca of Downtown Houston. The trolley ran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

H3 - Texas Historical Commission Marker Bellaire Streetcar Line



MAPS & ILLUSTRATIONS *continued*

City of Bellaire

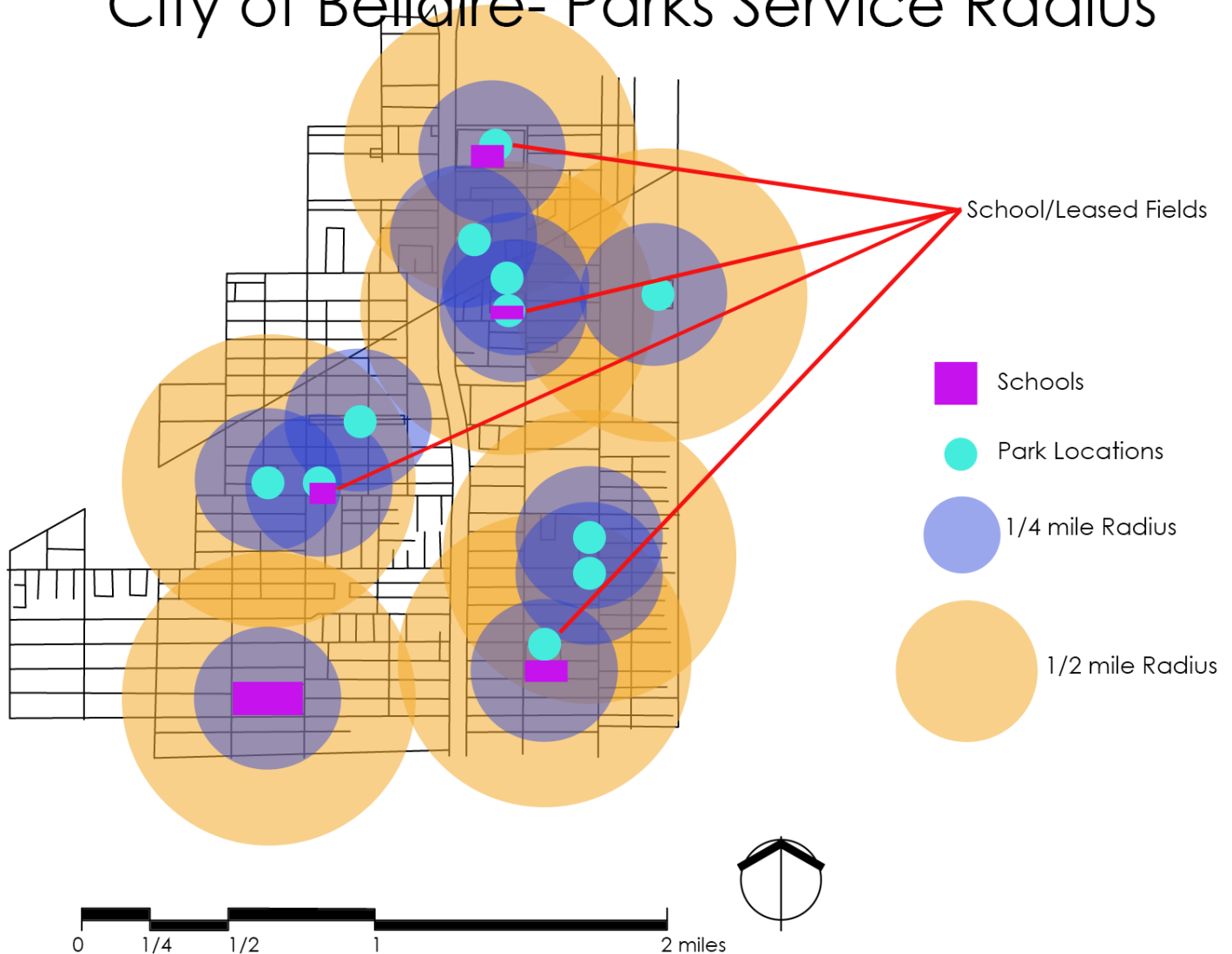


Attachment: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)

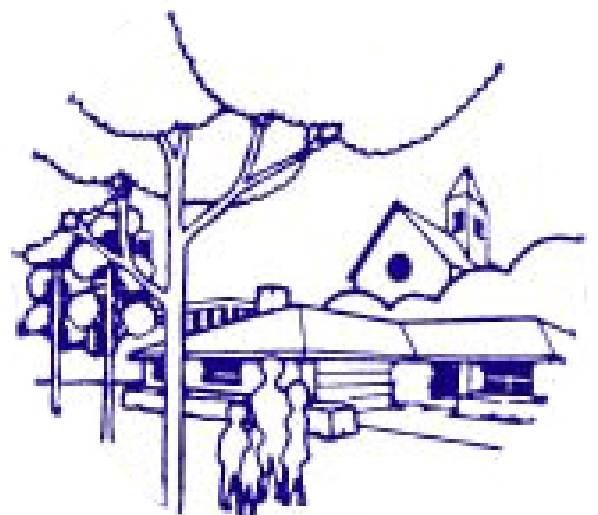


MAPS & ILLUSTRATIONS *continued*

City of Bellaire- Parks Service Radius



APPENDIX





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 to 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 million dollar donation in 2007.
- Loftin Park Improvements – playground, sidewalk system, lighting and site amenities. PATRONS donated \$350,000 towards the construction costs in 2008 and 2009.
- 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 with a \$150,000 donation in 2011 and 2012. 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 with partial funding of \$100,000 from PATRONS in 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

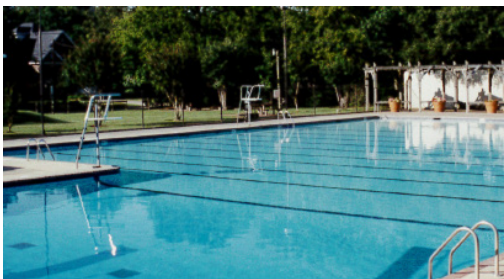
5 Acres

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.



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

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 *continued*

- Redeveloped playground and replaced old equipment - 1994
- Pool facelift - 1996
- Therapy pool and storage building - 2000
- Shade structures, wind walls, new lighting, pool house roof and pool blankets - 2001-02
- Playground Equipment replaced - 2006
- Pool house reconstructed after a fire - 2013
- Water tank removal, irrigation added, landscaping planted and hydro-mulched - 2014

FELD PARK

6406 Avenue B

4.7 Acres

In April 1951, the City purchased land from Mrs. W. J. Jameson to be used for a water well site and a park. On September 5th the same year, M. M. Feld, President of the Lone Star Bag and Bagging Company, donated the remaining acreage and an additional \$5000 was raised by the citizens and local businesses to build the athletic fields, tennis courts, playground and parking lot. The HISD Mandarin School is adjacent to the park and uses the city parking lot and park. The Optimist Club of Bellaire runs the adult softball leagues and maintains the fields. Bellaire Parks & Recreation and the Express Soccer Club use the outfield for the youth soccer program.

The following additions have been made:

- The Scout house served the scouts, Optimist Club, summer day camps and rentals since the 50's, but was demolished in 2002, since it was beyond its' useful life. Constructing a new facility for the community has been discussed.
- Wooden deck built and funded by Optimist Club of Bellaire - 1997
- Backfield netting, 45 feet high, erected in 2001, to help softballs from hitting the neighbor's houses. Partially paid for by the Optimist Club of Bellaire.
- Tennis Courts reconstructed with post tension concrete base in 1997, resurfaced in 2014.
- Art bench installed - 2007
- Concession Stand demolished - 2010
- Free standing restroom with storage - 2010
- Replaced split rail fence with a 4 ft. black decorative aluminum fence - 2011





HORN FIELD

4535 Pine

3.1 Acres

The City of Bellaire, Operator, entered into a lease agreement with Houston Independent School District, Owner, in 1985 and was effective through 2005, then renewed until June 2021. The lease allows the City to utilize the fields for youth sports. Effective through 2021, the City has an agreement with



Bellaire Little League, for them to run their program in exchange for Little League to maintain the fields. Horn School was rebuilt in 2011, where the school and fields were flipped from their original sites. Bellaire Little League raised over \$600,000 along with \$45,000 from the City, and had the ball fields completely constructed.

The following additions were made:

- 2 lighted youth baseball fields, 1 lighted tee ball field, both with backstops, dugouts and bleachers
- 2 batting cages
- Concession stand with restroom facilities and storage
- Horn School has a large pavilion and playground area

HOUSTON HILLS PARK

9720 Ruffino Road

Houston, Texas

75 Acres

In the past, this property was used as the City's landfill and adjacent to the West University's landfill. The property was dedicated as permanent public parkland and named "Houston Hills Park" on February 22, 1988. For many years, the property was leased out to a company and used as the Houston Hills Golf Course until the owner defaulted on payments and the City cancelled the lease. In 2001, of the 75 acres, 14 acres were leased to a company to be used as a trash transfer station and is still being run as such. The remaining acreage is green space, not used by the public.



JOE GAITHER PARK

4901 Anderson Street

3.1 Acres

Texaco Park land was acquired through a fee simple deed from neighboring Texaco Inc. in October 1994. Since that time, the property was purchased by Chevron and the deed remains in effect. In November 1996, the park was officially dedicated as Joe Gaither Park in memory of Joe Gaither, a long-time Bellaire High School teacher and Bellaire resident.

The following additions were made:

- Playground equipment – partially paid for by Precinct 3 and installed by Boy Scouts and other Bellaire resident volunteers and P&R staff – 1996 – play structure & swings
- Wood fence, landscaping and playground border constructed by Eagle Scouts - 1996

LAFAYETTE PARK

4337 Lafayette Street

1.5 Acres

The City of Bellaire purchased thirteen (13) residential lots in this city block from six separate owners from 1965-66. The northwest corner was established as a park and the remaining land was designated for future use as a solid waste transfer station. The Bellaire Civic Club convinced the city to drop those plans on March 20, 1978 and an additional acre of land was added to the park, designating all of it as a public park. The following additions have been made:

- Wood play structure - 1985
- Metal and plastic play structure replaced the wood - 1994
- Fencing and soccer field for 5 to 7 year-olds built with funds from the Bellaire Optimist Club - 1997
- Off-leash dog facility (3/4 of an acre) in Lafayette Park permanently named and forever known as the “Officer Lucy Dog Park” on September 20, 2004.
- Scout projects completed: two shade structures for the dog park; trees, bushes and benches added to the park
- Replacement of site amenities were made throughout the years



LOCUST PARK

4600 Locust

.5 Acre

On May 18, 1979 the City and F.R. McCord of Jacinto Development Company, created the park through a cooperative agreement. The land was originally part of a homestead with a large pecan grove. The city abandoned and relocated public street right-of-way and the Jacinto conveyed the land to serve as a park and green space buffer for the neighbors. Due to the close proximity of Feld and Vic Driscoll parks, no major site amenities have been added, only benches and picnic tables.



MULBERRY PARK

700 Mulberry Lane

3.2 Acres

The City of Bellaire purchased residential lots from the Shields and Richardson families that were contiguous with city-owned land in three separate years - 1955, 1964 and 1973. The park was dedicated in 1977 and funded by General Obligation Bonds. A grant was also administered by the Texas Parks and Wildlife Dept. for the National Park Service. The athletic field is named in memory of Elizabeth Furler, a former Bellaire resident, Little League volunteer and Optimist Club member. The parking lot is on the CenterPoint Energy right of way and the City pays \$50/year for the right to use the land. The following improvements have been made:

- Parking lot - 1987
- Play area and four foot fencing - 1988
- Six foot fencing funded by Optimist club - 1998
- Concession stand and batting cage - 1998
- Walking trail constructed & donated by Eagle Scouts - 2001 Tennis courts re-constructed with post-tension concrete – 2001, resurfaced in 2013
- Playground equipment replaced in 2006



PASEO PARK

Esplanade located along Bellaire Boulevard between Loop 610 and South Rice Avenue

6.6 Acres



The portion of the Bellaire Boulevard esplanade west of Highway 610 was dedicated as a park in 1986. The Bellaire Boulevard Beautification Committee had a master plan designed for this area including Bellaire Blvd. east of Highway 610. In 1997, a \$160,000 grant was awarded from Texas Dept. of Transportation and was used for overall improvements. The following improvements have since been made:

- Sidewalk system, lighting, irrigation, site amenities and memorial marker donor area – 1997/8
- Historical Marker dedicated, at Second Street – 1989
- Historical Marker dedicated, near trolley car - 1993
- Scout House replaced by a pavilion replicating the old Trolley Car Station, paid for by the Bellaire Historical Society – 2000. Due to untreated wood beams, that deteriorated, the Trolley Pavilion had to be demolished - 2009
- Art – 1 bench and art piece erected - 2007
- Master site plan for the area between Rice and Third Streets by Clark Condon Associates – 2010



PIN OAK FIELD

At 610 Loop & Glenmont St.

7 Acres

In 1993, the Houston Independent School District (HISD), purchased 18 acres of land to build Pin Oak Middle School. In June of 2001, the City and HISD entered into a 10 year lease agreement and then extended again until 2020. The agreement gives the City the right to use 7 acres of field space for baseball and soccer activities as well as any special event outside of school hours. The Bellaire Little League and Bellaire Soccer Club organizations jointly raised funds to enhance the fields with high quality turf, irrigation, soccer goals, fencing, batting cages, lighting and bleachers. The fields officially opened in 2001 for fall soccer and the baseball fields in 2002. The City also has permission to use indoor facilities if needed.

RUSS PITMAN PARK

7112 Newcastle Drive

.5 Acre

Formerly known as Henshaw Estate Park and dedicated for public outdoor recreational purposes on July 11, 1983; a "Certificate for Land Dedication for Park Use" was completed on January 16, 1984, identifying the name of the park as Bellaire Henshaw Park; renamed Russ Pitman Park on February 20, 1984. This property was acquired by the City as a gift from the Friends of Bellaire Parks and the Texas Parks and Wildlife Department.



The recorded history of the land goes back to 1841, when it became part of a land grant to John Belden. Upon Belden's death, the land was deeded to E. A. Patterson. In 1892, it became part of the 23,000 acre Rice Estate. The land was deeded in 1901 to Rice University, and in 1909 it was deeded to the South End Land Company, which divided the property into lots and blocks that exist today. W.W. Baldwin, the principal stockholder in the Land Company, developed Westmoreland Farms. In those years, it was an experimental farm established by the developers to show prospective buyers what could be grown on the one to three acre lots intended for residential farm gardens.

Mr. E.E. Edward, President of the Sealy Mattress Company, subsequently bought the property and in 1925, he and his wife, Grace, built a one story brick veneered house on the land. In 1929, Frank S. Henshaw, Jr., Mayor from 1936-37, bought the estate. In 1939, he added a second story to the brick house. The estate passed to Henshaw's children, Betty, Frank and Jack, upon his death in 1968.

On April 4, 1981, the property was advertised for sale and the residents petitioned Bellaire City Council to buy the property for park land. Funds were not available at the time, but the project was endorsed by the Council. An application was filed with the Texas Parks and Wildlife Department to obtain the tract of land for park use.

The Friends of Bellaire Parks, (Friends), began a fund drive to raise half the funds for the purchase. In February 1983, the land was purchased by the Friends, represented by the Trust for Public Land. The land was cleared of underbrush, trees were pruned and the property was maintained by the Friends. Restoration of the house began in August 1983. In February of 1984, 60% (2.2 acres) of the Estate was deeded to the City. This was made possible by funding from the Friends (almost 60%) and the Texas Parks and Wildlife Department. In January of 1985, the additional 1.5 acres were deeded to the City with the Friends providing over 60% of the funding and the Texas Parks and Wildlife providing the balance.

RUSS PITMAN PARK *continued*

In February 1984, the Bellaire City Council named the park after Russ Pitman, a co-donor of \$100,000 for the purchase of the second phase (1.5 acres) of the 3.75 acre property. The Park was dedicated on March 31, 1985. In July 1986, additional land was acquired for a parking lot on the north side of the Park. A bas relief of Mr. Pitman on a monument of granite was added to the Park. The Henshaw House was completely restored and furnished by the Friends. On April 17, 1989, the Bellaire City Council adopted policies and procedures for the use of the house. The Friends were given a lease to occupy the second floor, to be used for their Nature Discovery Center. The downstairs is designated as a community center available for meetings, special events and Nature Discovery classes.

Russ Pitman Park and its Nature center is one of the jewels of Bellaire and is treasured and protected. The Park is on the Great Texas Birding Trail and attracts many bird watchers. This unique environment is a sanctuary to animals and people alike. On weekend mornings someone is on just about every park bench – reading, talking, gazing at birds, or lost in thought. The Center is busy on Saturdays with scout troops working on badges in the Henshaw House or identifying plants and wildlife in the park. In addition to the families who routinely walk the park's paths, the park is visited almost every school day by groups on field trips.

Many additions have made throughout the years, thanks to hundreds of volunteers, scouts, business sponsors and staff members.

- Park amenities such as benches, picnic tables and fencing
- Trails, landscaping, gardens and specific wildlife areas: East Texas Woodland, Prairie Wetland, Pocket Prairie and Thrush Hollow
- Playground equipment has been replaced three times
- Henshaw House renovation in 2013

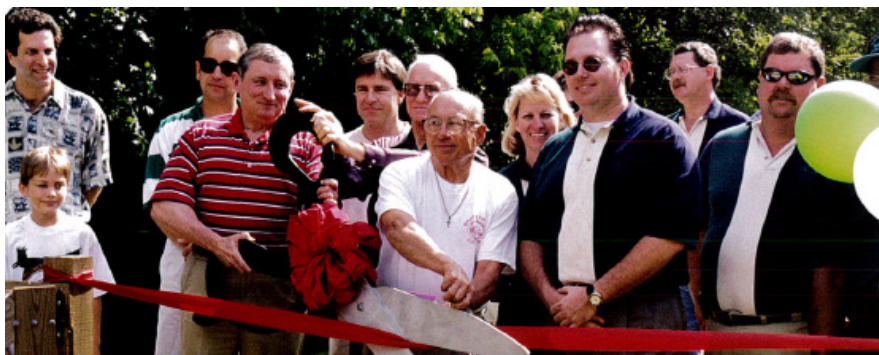


VIC DRISCOLL PARK

4500 Locust Street

.5 Acre

Consisted of the undeveloped portion of the Locust Street right-of-way between Newcastle Drive and Avenue B; designated as a city park on May 5, 1997; named Vic Driscoll Park on July 21, 1997, dedicated on April 25, 1998. Vic Driscoll was a longtime resident, teacher, principal, volunteer and friend of Bellaire.



- Two Eagle Scout projects consisted of planting trees, constructing a crushed-granite gravel trail, adding benches and trash cans
- Trail was re-constructed with a concrete base - 2008

WARE FAMILY PARK

6200 Jaquet Street

1 Acre



Formerly known as Jaquet Park, was dedicated as a city park on July 3, 1995 and officially deeded to the City of Bellaire by the state of Texas on August 15, 1996. It was created as a result of the condemnation of homes on the east side of Jaquet street during the construction of Highway 610. The park was renamed Ware Family Park on August 3, 2009, after former Mayor Louise Ware and her family, who volunteered hundreds of hours to the City.

The following additions have been made:

- Wood play equipment replaced with metal and plastic structure, added swings - 1994
- Playground equipment replaced - 2006
- Replacement of wood fencing with decorative aluminum fencing and sidewalk added - 2014

The following additions have been made:

- Wood play equipment replaced with metal and plastic structure in 1994

APPENDIX B: SURVEY RESULTS

Bellaire Parks and Recreation Survey

This survey is being conducted by the Bellaire Parks Advisory Board and Bellaire Parks & Recreation. The intent of this study is to understand the parks and recreational needs of the community.

A. General Parks and Recreation Questions

1. From the list provided, please rate what you feel are the top 10 facility needs of the City as a whole with #1 being the most needed.

- | | |
|--|--|
| <input type="checkbox"/> additional sports | <input type="checkbox"/> nature study area |
| <input type="checkbox"/> animals | <input type="checkbox"/> open fields |
| <input type="checkbox"/> amphitheater | <input type="checkbox"/> outdoor basketball facilities |
| <input type="checkbox"/> art | <input type="checkbox"/> outdoor group exercise areas |
| <input type="checkbox"/> baseball fields | <input type="checkbox"/> picnic tables |
| <input type="checkbox"/> covered pavilions | <input type="checkbox"/> playgrounds, equipped |
| <input type="checkbox"/> fitness trail | <input type="checkbox"/> skate park |
| <input type="checkbox"/> food facilities | <input type="checkbox"/> soccer/football fields |
| <input type="checkbox"/> gardens (floral or produce) | <input type="checkbox"/> softball fields |
| <input type="checkbox"/> golf holes | <input type="checkbox"/> tennis courts |
| <input type="checkbox"/> handball, racquetball courts | <input type="checkbox"/> trail miles, multi-use |
| <input type="checkbox"/> indoor basketball facilities | <input type="checkbox"/> volleyball courts |
| <input type="checkbox"/> meditation areas | other: _____ |
| <input type="checkbox"/> natural water features/structures | |

2. The following is a list of the City parks and recreational facilities. Please check the parks or facilities that you have visited within the last 12 months.

- | | |
|--|---|
| <input type="checkbox"/> a. Bellaire Recreation Center | <input type="checkbox"/> q. Loftin Park |
| <input type="checkbox"/> b. Bellaire-Zindler Park | <input type="checkbox"/> r. Mulberry Park |
| <input type="checkbox"/> c. Bellaire Town Square Family Aquatic Center | |
| <input type="checkbox"/> d. Bellaire Tennis Courts | <input type="checkbox"/> s. Mulberry Athletic Field |
| <input type="checkbox"/> e. Elaine Wood Therapy Pool | <input type="checkbox"/> t. Mulberry Tennis Courts |
| <input type="checkbox"/> f. Evergreen Park | <input type="checkbox"/> u. Nature Discovery Center |
| <input type="checkbox"/> h. Evergreen Pool | <input type="checkbox"/> v. Newcastle Trail |
| <input type="checkbox"/> i. Feld Park | <input type="checkbox"/> w. Paseo Park |
| <input type="checkbox"/> j. Feld tennis Courts | <input type="checkbox"/> x. Russ Pitman Park |
| <input type="checkbox"/> k. Holly Street Trail | <input type="checkbox"/> y. Vic Driscoll Park |
| <input type="checkbox"/> l. Joe Gaither Park | <input type="checkbox"/> z. Ware Family Park |
| <input type="checkbox"/> m. Jessamine Field | <input type="checkbox"/> zz. Not familiar with any/
do not use |
| <input type="checkbox"/> n. Lafayette Park | |
| <input type="checkbox"/> o. Lafayette Athletic Field | |
| <input type="checkbox"/> p. Locust Park | |

3. From the list above, please rank the park/facilities that you use the most often by the corresponding letter.

#1 _____ #2 _____ #3 _____ #4 _____ #5 _____

4. Please check the level of priority which should be given by the City to the following projects. (1 being highest priority & 4 being lowest priority)

- | | | | | |
|---|---|---|---|---|
| a. Provide more lighted ball fields | 1 | 2 | 3 | 4 |
| b. Provide more trails (hiking, biking, jogging) | 1 | 2 | 3 | 4 |
| c. Develop more neighborhood parks | 1 | 2 | 3 | 4 |
| d. Develop larger park facilities | 1 | 2 | 3 | 4 |
| e. Spend more time/money beautifying the City | 1 | 2 | 3 | 4 |
| f. Acquire additional parkland for the City | 1 | 2 | 3 | 4 |
| g. Develop larger sports complexes for baseball, softball and soccer | 1 | 2 | 3 | 4 |
| h. Spend more time/money developing and maintaining existing facilities | 1 | 2 | 3 | 4 |

5. What would you like to see in Bellaire's newest park, Evelyn's Park, located at Bellaire & Newcastle?

B. Bellaire Recreation Center Use Questions

1. How often do you visit the Bellaire Recreation Center?

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> more than once per week | <input type="checkbox"/> monthly |
| <input type="checkbox"/> weekly | <input type="checkbox"/> seldom |
| <input type="checkbox"/> twice per week | <input type="checkbox"/> not at all |

If not at all, do you use another recreational facility? Yes No

Why: _____

2. What are the best ways for you to learn about Recreation programming and events? Please check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Leisure Activities Guide | <input type="checkbox"/> local newspapers |
| <input type="checkbox"/> recreation/city staff | <input type="checkbox"/> cable TV local access channel |
| <input type="checkbox"/> City of Bellaire website | <input type="checkbox"/> flyers at the Recreation Center |
| <input type="checkbox"/> flyers at schools, library, City Hall | |
| <input type="checkbox"/> Facebook | <input type="checkbox"/> City's online calendar |
| <input type="checkbox"/> Signs outside Recreation Center | <input type="checkbox"/> posters around town |
| <input type="checkbox"/> banners on the esplanade | <input type="checkbox"/> email notifications |
| <input type="checkbox"/> friends and neighbors | |
| <input type="checkbox"/> Other: _____ | |

3. If you have visited the Bellaire Recreation Center in the last six months, what were the main reasons for your visit(s)? Please check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> fitness room | <input type="checkbox"/> Jazzercise |
| <input type="checkbox"/> open gym | <input type="checkbox"/> attend a meeting |
| <input type="checkbox"/> reserve tennis court | <input type="checkbox"/> attend birthday party |
| <input type="checkbox"/> reserve facility rental | <input type="checkbox"/> children's class/program |
| <input type="checkbox"/> reserve pool party | <input type="checkbox"/> adult class/program |
| <input type="checkbox"/> adult basketball league | <input type="checkbox"/> get specific questions answered |
| <input type="checkbox"/> attend an event | <input type="checkbox"/> register program/membership |
| <input type="checkbox"/> other (please specify) | |

4. Please rate your overall satisfaction in each of the following areas: (very satisfied, 2 satisfied, 3 unsatisfied, 4 very unsatisfied, 5 don't know)

- | | | | | | |
|--------------------------------------|---|---|---|---|---|
| a. Helpfulness of front desk staff | 1 | 2 | 3 | 4 | 5 |
| b. Knowledge of front desk staff | 1 | 2 | 3 | 4 | 5 |
| c. Courteousness of front desk staff | 1 | 2 | 3 | 4 | 5 |
| d. Overall service | 1 | 2 | 3 | 4 | 5 |
| e. Hours of Recreation Center | 1 | 2 | 3 | 4 | 5 |
| f. Upkeep of Recreation Center | 1 | 2 | 3 | 4 | 5 |
| g. Other comments: | 1 | 2 | 3 | 4 | 5 |

5. What is your level of desire for the current programs/features we offer at the Bellaire Recreation Center: (1 just right, 2 need broader selection, 3 don't use, 4 didn't know you had this)

a. Adult exercise class	1	2	3	4
b. Adult informational classes	1	2	3	4
c. Fitness room	1	2	3	4
d. Open gym	1	2	3	4
e. Adult athletic leagues	1	2	3	4
f. Youth athletic leagues/programs	1	2	3	4
g. Youth informational classes	1	2	3	4
h. Youth dance	1	2	3	4
i. Youth gymnastics	1	2	3	4
j. Special events i.e. July 4th Parade & Festival	1	2	3	4
k. Senior adult exercise classes	1	2	3	4
l. Senior adult informational classes	1	2	3	4
m. Cultural activities	1	2	3	4
n. Free activities i.e. The Great Pumpkin Hunt	1	2	3	4
o. Music classes	1	2	3	4
p. Tennis court rentals	1	2	3	4
q. Facility/Pool rentals	1	2	3	4
r. Camp Paseo/Winter Day Camp	1	2	3	4
s. Specialty camps i.e. Camp Tie Dye	1	2	3	4
t. Online registration	1	2	3	4
u. Current registration process	1	2	3	4
v. After school programs	1	2	3	4
w. Other (please clarify)				

6. This question will help us learn what services you are accessing from your home or office: Have you:

a. Used bellairereg.com to register for a class/program/camp	Yes	No
b. Used bellairereg.com to reserve a tennis court	Yes	No
c. Registered for a class/or program by phone	Yes	No
d. Reserved a tennis court by phone	Yes	No

7. Overall, how important is the Bellaire Recreation Center to you?

Very Important Somewhat important

Not very important Not important

8. What do you believe are the three most important services, products or programming that the Bellaire Recreation Center currently offers?

1st Choice

2nd Choice

3rd 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.

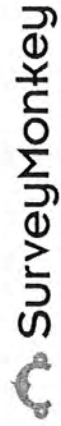
Please return the completed survey to:

Bellaire Parks and Recreation
 7008 South Rice Ave
 Bellaire, TX 77401
 Fax: 713-662-8295

Survey deadline is March 31, 2012.

Thank you for taking part in this survey.

Bellaire Parks and Recreation Survey



1. From the list provided please choose what you feel are the top 10 facility/park needs of the City as a whole. Please rate your 10 choices in order of 1 to 10, with 1 being the most needed.












	1 Most Needed	2	3	4	5	6	7	8	9	10	N/A	Rating Average	Response Count
Additional sports	19.2% (10)	7.7% (4)	3.8% (2)	11.5% (6)	9.6% (5)	1.9% (1)	3.8% (2)	9.6% (5)	11.5% (6)	17.3% (9)	3.8% (2)	5.54	52
Animals	11.1% (5)	8.9% (4)	6.7% (3)	8.9% (4)	17.8% (8)	0.0% (0)	6.7% (3)	6.7% (3)	8.9% (4)	17.8% (8)	6.7% (3)	5.69	45
Amphitheater	11.8% (9)	13.2% (10)	7.9% (6)	14.5% (11)	9.2% (7)	7.9% (6)	9.2% (7)	7.9% (6)	10.5% (8)	5.3% (4)	2.6% (2)	5.01	76
Art	4.1% (3)	2.7% (2)	6.8% (5)	9.6% (7)	16.4% (12)	13.7% (10)	12.3% (9)	4.1% (3)	12.3% (9)	13.7% (10)	4.1% (3)	6.26	73
Baseball fields	21.4% (12)	7.1% (4)	10.7% (6)	8.9% (5)	8.9% (5)	10.7% (6)	7.1% (4)	7.1% (4)	5.4% (3)	12.5% (7)	0.0% (0)	4.93	56
Covered pavilions	21.6% (25)	17.2% (20)	6.9% (8)	10.3% (12)	9.5% (11)	4.3% (5)	6.0% (7)	6.0% (7)	10.3% (12)	6.9% (8)	0.9% (1)	4.48	116
Fitness trail	23.4% (40)	19.9% (34)	14.0% (24)	9.4% (16)	10.5% (18)	4.7% (8)	5.8% (10)	4.1% (7)	6.4% (11)	1.2% (2)	0.6% (1)	3.69	171
Food facilities	7.8% (5)	14.1% (9)	12.5% (8)	12.5% (8)	10.9% (7)	10.9% (7)	4.7% (3)	4.7% (3)	3.1% (2)	14.1% (9)	4.7% (3)	5.07	64
Gardens (floral or produce)	15.9% (23)	14.5% (21)	19.3% (28)	13.1% (19)	2.8% (4)	11.7% (17)	6.9% (10)	9.0% (13)	3.4% (5)	3.4% (5)	0.0% (0)	4.25	145

Golf holes	7.9% (3)	5.3% (2)	10.5% (4)	10.5% (4)	5.3% (2)	15.8% (6)	7.9% (3)	7.9% (3)	15.8% (6)	5.3% (2)	5.92	38
Handball, racquetball courts	2.8% (1)	5.6% (2)	5.6% (2)	13.9% (5)	8.3% (3)	11.1% (4)	19.4% (7)	8.3% (3)	19.4% (7)	2.8% (1)	6.17	36
Indoor basketball facilities	7.9% (3)	5.3% (2)	10.5% (4)	10.5% (4)	10.5% (4)	10.5% (4)	10.5% (4)	15.8% (6)	7.9% (3)	7.9% (3)	5.73	38
Meditation areas	2.5% (2)	14.8% (12)	13.6% (11)	7.4% (6)	18.5% (15)	7.4% (6)	7.4% (6)	11.1% (9)	8.6% (7)	4.9% (4)	5.27	81
Natural water features/structures	4.0% (5)	11.2% (14)	11.2% (14)	19.2% (24)	16.0% (20)	7.2% (9)	7.2% (9)	5.6% (7)	8.0% (10)	8.8% (11)	5.24	125
Nature study area	10.8% (9)	8.4% (7)	10.8% (9)	6.0% (5)	13.3% (11)	15.7% (13)	8.4% (7)	15.7% (13)	6.0% (5)	2.4% (2)	5.20	83
Open fields	8.6% (9)	12.4% (13)	9.5% (10)	10.5% (11)	8.6% (9)	13.3% (14)	13.3% (14)	9.5% (10)	6.7% (7)	6.7% (7)	5.28	105
Outdoor basketball facilities	0.0% (0)	10.9% (5)	10.9% (5)	2.2% (1)	13.0% (6)	13.0% (6)	17.4% (8)	6.5% (3)	8.7% (4)	17.4% (8)	6.33	46
Outdoor group exercise areas	2.3% (2)	8.1% (7)	7.0% (6)	12.8% (11)	10.5% (9)	10.5% (9)	16.3% (14)	7.0% (6)	11.6% (10)	10.5% (9)	6.06	86
Picnic tables	1.9% (2)	9.3% (10)	9.3% (10)	9.3% (10)	9.3% (10)	14.8% (16)	9.3% (10)	11.1% (12)	12.0% (13)	13.0% (14)	6.18	108
Playgrounds, equipped	13.2% (14)	9.4% (10)	12.3% (13)	10.4% (11)	15.1% (16)	9.4% (10)	11.3% (12)	9.4% (10)	4.7% (5)	3.8% (4)	4.82	106
Skate park	8.7% (4)	8.7% (4)	13.0% (6)	8.7% (4)	8.7% (4)	10.9% (5)	2.2% (1)	13.0% (6)	8.7% (4)	13.0% (6)	5.61	46
Soccer/football fields	7.7% (5)	7.7% (5)	9.2% (6)	6.2% (4)	4.6% (3)	9.2% (6)	13.8% (9)	15.4% (10)	16.9% (11)	9.2% (6)	6.18	65






Softball fields	2.8% (1)	13.9% (5)	13.9% (5)	2.8% (1)	13.9% (5)	8.3% (3)	13.9% (5)	11.1% (4)	2.8% (1)	2.8% (1)	5.37	36
Tennis courts	3.3% (2)	6.7% (4)	8.3% (5)	10.0% (6)	6.7% (4)	11.7% (7)	11.7% (7)	11.7% (7)	13.3% (8)	1.7% (1)	6.39	60
Trail miles/multi-use	21.1% (39)	13.5% (25)	15.7% (29)	9.7% (18)	9.7% (18)	7.6% (14)	7.0% (13)	5.4% (10)	4.3% (8)	5.4% (10)	4.16	185
Volleyball courts	4.0% (2)	6.0% (3)	8.0% (4)	6.0% (3)	8.0% (4)	12.0% (6)	12.0% (6)	14.0% (7)	12.0% (6)	18.0% (9)	6.60	50
Other (please specify)												41
answered question												254
skipped question												47

2. The following is a list of the City parks and recreational facilities. Please check the parks or facilities that you have visited within the last 12 months.

	Response Percent	Response Count
Bellaire Recreation Center <input type="checkbox"/>	79.2%	229
Bellaire-Zindler Park <input type="checkbox"/>	23.5%	68
Bellaire Town Square Family Aquatic Center <input type="checkbox"/>	59.2%	171
Bellaire Tennis Courts <input type="checkbox"/>	17.6%	51
Elaine Wood Therapy Pool <input type="checkbox"/>	13.8%	40
Evergreen Park <input type="checkbox"/>	54.0%	156
Evergreen Pool <input type="checkbox"/>	38.4%	111
Feld Park <input type="checkbox"/>	22.5%	65
Feld Tennis Courts <input type="checkbox"/>	4.8%	14
Holly Street Trail <input type="checkbox"/>	10.7%	31
Joe Gaither Park <input type="checkbox"/>	2.8%	8
Jessamine Field <input type="checkbox"/>	23.9%	69
Lafayette Park <input type="checkbox"/>	17.0%	49
Lafayette Athletic Field <input type="checkbox"/>	6.9%	20
Locust Park <input type="checkbox"/>	4.8%	14

Loftin Park		21.8%	63
Mulberry Park		16.6%	48
Mulberry Athletic Field		6.6%	19
Mulberry Tennis Courts		8.0%	23
Nature Discovery Center		48.8%	141
Newcastle Trail		36.7%	106
Paseo Park		19.4%	56
Russ Pitman Park		36.3%	105
Vic Driscoll Park		2.8%	8
Ware Family Park		4.5%	13
Not familiar with any/do not use		1.4%	4
answered question		answered question	289
skipped question		skipped question	12

3. From the previous question, please list the top five park/facilities that you use most often in order from 1 to 5.

		Response Percent	Response Count
1		100.0%	255
2		87.8%	224
3		76.1%	194
4		63.9%	163
5		50.6%	129
	answered question		255
	skipped question		46

4. Please check the level of priority which should be given by the City to the following projects. (1 being highest priority and 4 being lowest priority)

	1	2	3	4	Rating Average	Response Count
Provide more lighted ball fields	12.8% (24)	18.6% (35)	28.2% (53)	40.4% (76)	2.96	188
Provide more trails (hiking, biking, jogging)	55.6% (139)	24.0% (60)	9.2% (23)	11.2% (28)	1.76	250
Develop more neighborhood parks	23.9% (53)	20.3% (45)	30.6% (68)	25.2% (56)	2.57	222
Develop larger park facilities	15.3% (30)	23.0% (45)	32.1% (63)	29.6% (58)	2.76	196
Spend more time/money beautifying the City	35.5% (77)	25.8% (56)	25.8% (56)	12.9% (28)	2.16	217
Acquire additional parkland for the City	20.6% (44)	24.8% (53)	26.6% (57)	28.0% (60)	2.62	214
Develop larger sports complexes for baseball, softball and soccer	18.2% (35)	14.6% (28)	26.0% (50)	41.1% (79)	2.90	192
Spend more time/money developing and maintaining existing facilities	51.0% (127)	26.5% (66)	15.3% (38)	7.2% (18)	1.79	249
				answered question		280
				skipped question		21

5. What would you like to see in Bellaire's newest park, Evelyn's Park, located at Bellaire Blvd. & Newcastle?

	Response Count
	221
answered question	221
skipped question	80

6. How often do you visit the Bellaire Recreation Center?

	Response Percent	Response Count
More than once per week	27.9%	81
Weekly	8.3%	24
Twice per week	7.9%	23
Monthly	17.9%	52
Seldom	30.3%	88
Not at all	11.4%	33
answered question		290
skipped question		11

7. If not at all, do you use another recreational facility?

		Response Percent	Response Count
Yes	<input type="checkbox"/>	42.3%	55
No	<input type="checkbox"/>	58.5%	76
		Why?	71
		answered question	130
		skipped question	171

8. What are the best ways for you to learn about Recreation programming and events? Please check all that apply.

	Response Percent	Response Count
Leisure Activities Guide	73.9%	209
Recreation/City staff	19.8%	56
City of Bellaire website	45.6%	129
Flyers at schools/library/City Hall	16.6%	47
Facebook	11.3%	32
Signs outside Recreation Center	22.3%	63
Banners on the esplanade	24.4%	69
Friends and neighbors	25.8%	73
Local newspapers	31.8%	90
Cable TV local access channel	2.8%	8
Flyers at the Recreation Center	16.6%	47
City's on line calendar	15.2%	43
Posters around town	15.5%	44
Email notifications	40.6%	115
Other (please specify)		19
answered question		283

9. If you have visited the Bellaire Recreation Center in the last six months, what were the main reasons for your visit(s)?
Check all that apply.

	Response Percent	Response Count
Fitness room <input type="checkbox"/>	27.7%	64
Open Gym <input type="checkbox"/>	7.4%	17
Reserve tennis court <input type="checkbox"/>	5.2%	12
Reserve facility rental <input type="checkbox"/>	1.3%	3
Reserve pool party <input type="checkbox"/>	4.3%	10
Adult basketball league <input type="checkbox"/>	1.7%	4
Attend an event <input type="checkbox"/>	22.1%	51
Jazzercise <input type="checkbox"/>	9.5%	22
Attend a meeting <input type="checkbox"/>	12.6%	29
Attend birthday party <input type="checkbox"/>	7.8%	18
Children's class/program <input type="checkbox"/>	22.9%	53
Adult class/program <input type="checkbox"/>	17.3%	40
Get specific questions answered <input type="checkbox"/>	16.0%	37
Register program/membership <input type="checkbox"/>	29.9%	69

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 	4.5%	12
No 	95.5%	257
answered question		269
skipped question		32





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

	Response Percent	Response Count
Yes 	19.9%	54
No 	80.1%	217
answered question		271
skipped question		30

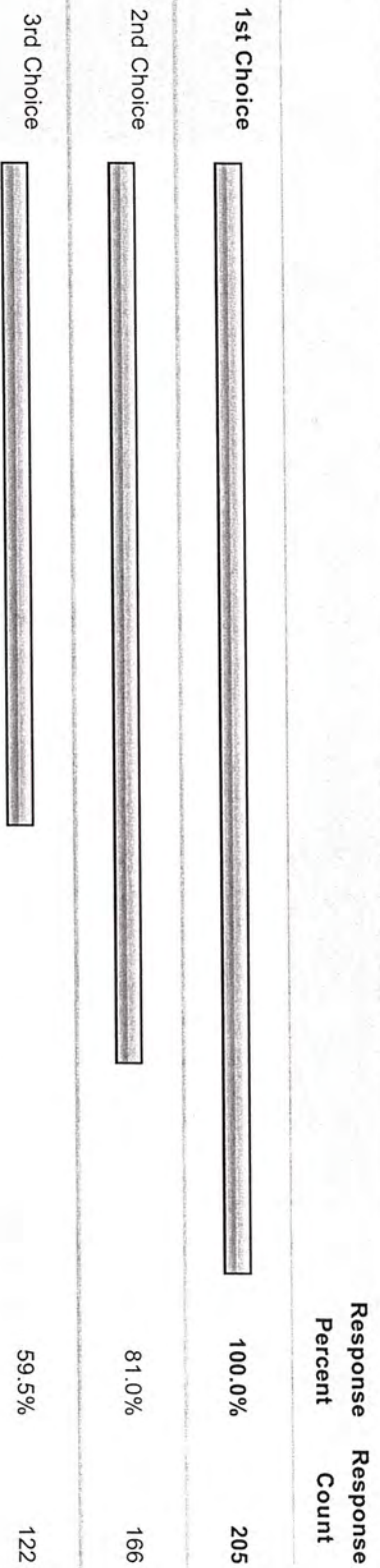
15. Have you reserved a tennis court by phone?

	Response Percent	Response Count
Yes 	7.5%	20
No 	92.5%	245
answered question		265
skipped question		36

16. Overall, how important is the Bellaire Recreation Center to you?

	Response Percent	Response Count
Very Important 	50.0%	142
Somewhat Important 	32.7%	93
Not Very Important 	10.9%	31
Not Important 	6.3%	18
answered question		284
skipped question		17

17. What do you believe are the three most important services, products or programming that the Bellaire Recreation Center currently offers?



answered question 205

skipped question. 96

18. What recreational programs or facilities would you like the City to offer that is not currently offered?

	Response Count
answered question	113
skipped question	188

19. What suggestions do you have for improving Bellaire Recreation Center services?

Response Count	
129	
answered question	129
skipped question	172

20. Are you male or female?

Response Percent		Response Count	
Male		27.1%	77
Female		72.9%	207
answered question			284
skipped question			17

21. Which category below includes your age?

	Response Percent	Response Count
6 & under	0.0%	0
7-12	0.3%	1
13-15	0.0%	0
16-18	1.4%	4
19-24	1.7%	5
25-34	6.2%	18
35-64	72.9%	212
64 & older	17.5%	51
answered question		291
skipped question		10

22. How many children are living in your household?

	Response Percent	Response Count
Ages 3 & Under	21.1%	59
Ages 4-6	16.8%	47
Ages 7-12	26.9%	75
Ages 13-15	9.3%	26
Ages 16-18	11.8%	33
No children in household	44.4%	124
answered question		279
skipped question		22

23. Are there other adults living in your household?

		Response Percent	Response Count
Yes		85.3%	237
No		14.7%	41
If yes, how many?			113
answered question			278
skipped question			23

24. Please check the category(ies) which best describe(s) you. Check all that apply.

	Response Percent	Response Count
Full time student <input type="checkbox"/>	4.5%	13
Part time student <input type="checkbox"/>	0.7%	2
Work full time <input type="checkbox"/>	40.8%	118
Work part time <input type="checkbox"/>	17.3%	50
At home parent <input type="checkbox"/>	19.7%	57
Currently unemployed <input type="checkbox"/>	3.1%	9
Retired <input type="checkbox"/>	22.5%	65
Caretaker <input type="checkbox"/>	1.7%	5
answered question		289
skipped question		12

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

23 of 24

27. How long have you been using the Bellaire Recreation Center?

	Response Percent	Response Count
Never	8.8%	25
1-5 years	27.1%	77
6-10 years	21.8%	62
Less than 1 year	4.2%	12
More than 10 years	38.0%	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 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. All comments are due by noon on June 5, 2013.

Bellaire Parks and Recreation
713-662-8280
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: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)

Bellaire Parks and Recreation Master Plan Update – Focus Meeting**TABLE OF CONTENTS**

- I. Summary
- II. Analysis
- III. Notes
- IV. Sign in Sheet

Bellaire Parks and Recreation Master Plan Update – Focus Group Summary

The City of Bellaire held a Parks and Recreation focus group meeting June 5, 2013. The intent of the meeting was to encourage the community to voice their opinions and ideas for the future of the Bellaire Parks Master Plan Update. The discussion generated was both exciting and thoughtful.

Clark Condon Associates has categorized the many ideas generated and further summarized the wants and needs the community has identified for the City of Bellaire. The findings are as outlined below.

The topic of **Community Activities and Events** was the most discussed, mentioned a total of 21 times. The general consensus from the group was the desire to provide more multi-generational and multi-cultural activities and events that would foster a sense of community. Ideas ranged from food trucks in parks to block parties and community-wide festivals. Festivals, in particular, were highly discussed. Comparisons were made to the well-known Houston International Festival encouraging the idea for international, cultural, art and historical festivals. Bellaire, specifically, could be highlighted through the implementation of a Trolley Festival honoring the city's historical past.

Teen Age Group Activities and Programming was the second most talked about topic of the evening, mentioned 12 times. The public felt that young children and senior programming and recreation was well accounted for and very popular. Teens, however, fall in a middle ground that is often difficult to program effectively. When asked what type of recreation and programs they would like to have available to teens, ideas such as WiFi in parks, Frisbee golf, and concerts were mentioned. As an alternative to recreational and park activities, service and community programming was offered as a possibility in generating programs such as "Teens for Service" to get teens more active in the community and provide educational opportunities as well.

Recreational Facilities were mentioned 10 times and was both discussed and debated. Evergreen Park was praised for its successful mix of child play equipment and safety in the form of fencing; it was noted that this park is so successful that it is often over crowded. The community discussed the need for more open green space that could serve a multitude of

sports, competitive games, and general recreation. On the other hand, some participants voiced the need for more passive, quiet, calming spaces to escape the hectic sports lifestyle.

Many community members recognized the opportunity for Bellaire to expand their **public education programs and educational partnerships**. Nature and wildlife centers offer a nice way to create an educational outdoor environment. The existing City Library was mentioned as having the possibility of transforming into an “educational center” for the public. Beyond creating educational facilities, the idea of partnering with existing schools and colleges was discussed as a way of providing continuing education for adults and seniors alike.

Trails and Connectivity, previously named the number one need in Bellaire, was not forgotten at the June 5th meeting. Mentioned 8 times, the public repeated the need for more trail connectivity between parks, better accommodations for bike riders, and the possibility of connecting to Braes Bayou as well and the greater Houston area beyond.

Adult Age Group Programming was mentioned seven times. Activity suggestions such as tennis, dance, and fitness classes were brought up as ways to involve the adult community. It was also felt that adults would like the opportunity for a mix of sun and shade areas in parks for passive activities.

Community Identity was an important topic of the evening. The attendees felt that the parks and the City itself need a better sense of place which could be created with community gateways, standardized park signage, and wayfinding signage in the community.

Another topic that was mentioned repeatedly was **Public Relations and Marketing**. Not only can the City promote itself through the parks system, but there is an opportunity for community outreach. Some of the attendees were surprised to learn of certain programs and activities that the Parks Department has in place and it was felt that a greater effort at marketing the programs and activities to the community could promote usership.

Water in parks was also discussed. Ideas included passive and educational activities promoted by ponds or lakes, Splash Pads for active play and extension of the pool season, and basic comforts such as hydration stations.

And finally, **General Safety** was a topic of concern. This extended from safer trail connections to fencing at playgrounds. While not mentioned extensively, this was a topic that the attendees agreed were of utmost importance.

At the conclusion of the meeting it was mentioned that there was the opportunity for additional park space at Evergreen Park with the removal of City utility facilities. As the City moves forward, they should look at other areas where park space could be made available especially in the Southwest quadrant of the city which was noted as being underserved by parks. There are also many opportunities for partnership with local schools and recreation businesses that may be considered in meeting the future Parks and Recreation needs of the community.

Bellaire Parks and Recreation Mater Plan Update – Focus Group Analysis

I. Promote Sense of Community: Through Multigenerational Activities and Events

- A. Mentioned **21** times
- B. Topics of discussion (in no particular order)
 - Contests and Events
 - Block Parties
 - Opportunities for all age groups
 - Multi-generational Recreation
 - Food – Cafes in Parks
 - Food Trucks
 - Cupcake Truck
 - Gathering Spaces
 - Skills tournament recreation
 - Welcome feeling
 - Sense of community
 - Family programs
 - Holiday events – Halloween
 - Farmer’s Market
 - Community garden
 - Houston International Festival
 - Trolley festival
 - Art festival
 - Cultural programming – international festivals
 - Festivals
 - Contests

II. Teen Age Group Programming and Recreation

- A. Mentioned **12** times
- B. Topics of discussion (in no particular order)
 - Older children/teen programming
 - Frisbee golf
 - Mobile hot spots
 - Teens

- Recreation center
- WiFi
- Picnic in the park
- Service programs
- “Teens for Service”
- Community service
- Music/concerts
- Frisbee golf

III. Recreational Facilities

- A. Mentioned **10** times
- B. Topics of discussion (in no particular order)
 - Evergreen play equipment
 - Outdoor board games
 - Sports Fields
 - Regional facilities
 - Open fields – multi-use
 - Basketball courts
 - Passive recreation – cool, quiet, relaxing
 - Competitive sports fields
 - Green space – open space
 - City facilities

IV. Education and Educational Partnerships

- A. Mentioned **8** times
- B. Topics of discussion (in no particular order)
 - Wildlife habitat and education
 - Native plant education
 - Library as education center
 - Discovery Center
 - Education
 - Education partnerships
 - Continuing education
 - Partnerships with school programs

V. Trails and Connectivity

- A. Mentioned **8** times
- B. Topics of discussion (in no particular order)
 - Trail study
 - Bike trails - #1 need
 - Connectivity
 - Connectivity to the Bayou
 - Bike share program
 - Sidewalks
 - Dog walking
 - Trail connections to existing parks

VI. Adult Age Group Programming and Recreation

- A. Mentioned **7** times
- B. Topics of discussion (in no particular order)
 - Adults
 - Tennis
 - Dance
 - Exercise
 - Fitness classes
 - Adult programming
 - Mix of sun and shade

VII. Community Identity and Wayfinding

- A. Mentioned **6** times
- B. Topics of discussion (in no particular order)
 - Identity
 - Sense of Place
 - Example: Museum District
 - Signage
 - Gateways
 - Redesign of current wayfinding

VIII. Public Relations and Marketing

- A. Mentioned **4** times
- B. Topics of discussion (in no particular order)
 - City promotion through park systems
 - Regional promotion
 - Public relations
 - Community outreach

IX. Water

- A. Mentioned **4** times
- B. Topics of discussion (in no particular order)
 - Passive and Active uses for water
 - Ponds and fountains
 - Spray grounds
 - “Hydration Station”

X. General Safety

- A. Mentioned **3** times
- B. Topics of discussion (in no particular order)
 - Fencing at areas dedicated to young children
 - Safety for children
 - Walkability - safety



CLARK CONDON
ASSOCIATES
LANDSCAPE ARCHITECTURE

MEETING NOTES

MEETING DATE: June 5, 2013

ISSUE DATE: June 7, 2013

PROJECT: Bellaire Parks MP Update Focus Group

CCA PROJECT No: 113-028

ATTENDEES: See attached Sign In Sheet

DISTRIBUTION: City of Bellaire, file

Outreach Meeting

Pre-K fencing
Safety for young kids
Evergreen play equipment
Wildlife
Native plants
Library as education center
Quality of life
Water - passive and active - ponds, fountains
Spraygrounds
Hydration station
Outdoor board games
Contests, events, skills tournaments - Bocce ball
Block parties
Senior group - continuing programs
Multigenerational
Walkability - safety
Therapy pool
Fields
Regional facilities
Open fields - multi-use
Basketball courts
City promotion through parks
Older children/teens
Parking
Meditation
Discovery center
Education
Adults - tennis, dance
Education partnerships
All age groups
Food - cafe
Foot trucks
Cupcake truck



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LANDSCAPE ARCHITECTURE

Cool, quiet, relax, art, passive
Seniors
Trail study
Bike trails - #1 need
Connectivity
Bayou
Adult programming
Frisbee golf
Mobile hot spots
Mix of shade and sun
Teens - rec center, wifi, picnic in the park
Service programs
Teens for service
Community service
Music - concerts
Gathering spaces
Public forum
Movie night
Frisbee golf
Welcome feeling
Bike share
Western side of city
Northwest side in need
Sidewalks
Dog walking
Trails connection parks
Sense of community
Family programs
Holiday events - Halloween
Competitive field sports
Green space
Continuing educational
Regional promotion
PR
Community outreach
Farmer's market
Community garden
Partnership with schools programs
Adults - basketball, exercise, classes, fitness
Identity
Sense of place
Museum district
Houston Festival - themes, international
Trolley festival
Art festival
Pedestrian safety

10401 Stella Link Road Houston, Texas 77025
TEL 713.871.1414 FAX 713.871.0888
www.clarkcondon.com

Attachment: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)



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: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)

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: Bellaire MP Final Draft 090215 (1607 : Consideration of Comprehensive Plan)

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 maximum well capacity is approximately 7.04-8 million gallons per day (MGD). Average water demand is approximately 3.0 MGD, meaning that the difference is with any differences 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 2005-2014 plan identified current per capita water use in Bellaire of 173-180 gallons per day and set a target of 155-171 gallons per capita per day by 2010/2019, 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 identified current water system improvements through the City's Water/Wastewater Revitalization Program. This involves improvements at the Central and Feld Park water plants.

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/>





- Another \$2.35 million of Additional projected capital improvement needs for the City's water system have been identified for the next three-five to 10 fiscal 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

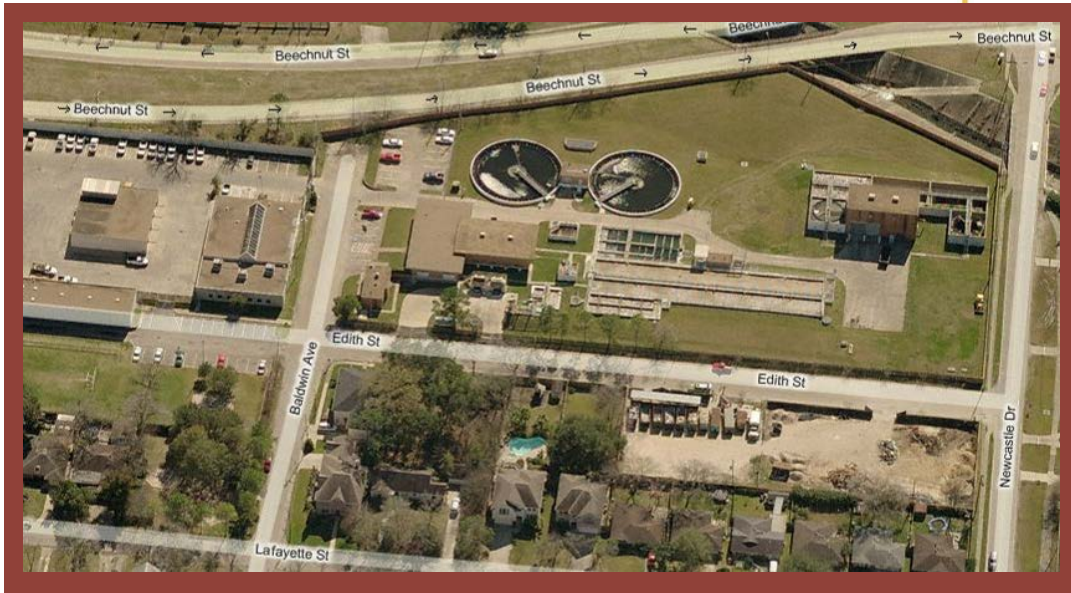
of Houston having control of much of the area's surface water supply, it effectively acts as a water utility and has control over price.

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 identified 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 Additional projected capital improvement needs for the City's wastewater system have been identified for the next three-five to 10 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 on the City websiteonline—at <http://www.ci.bellaire.tx.us/>.

STREETS

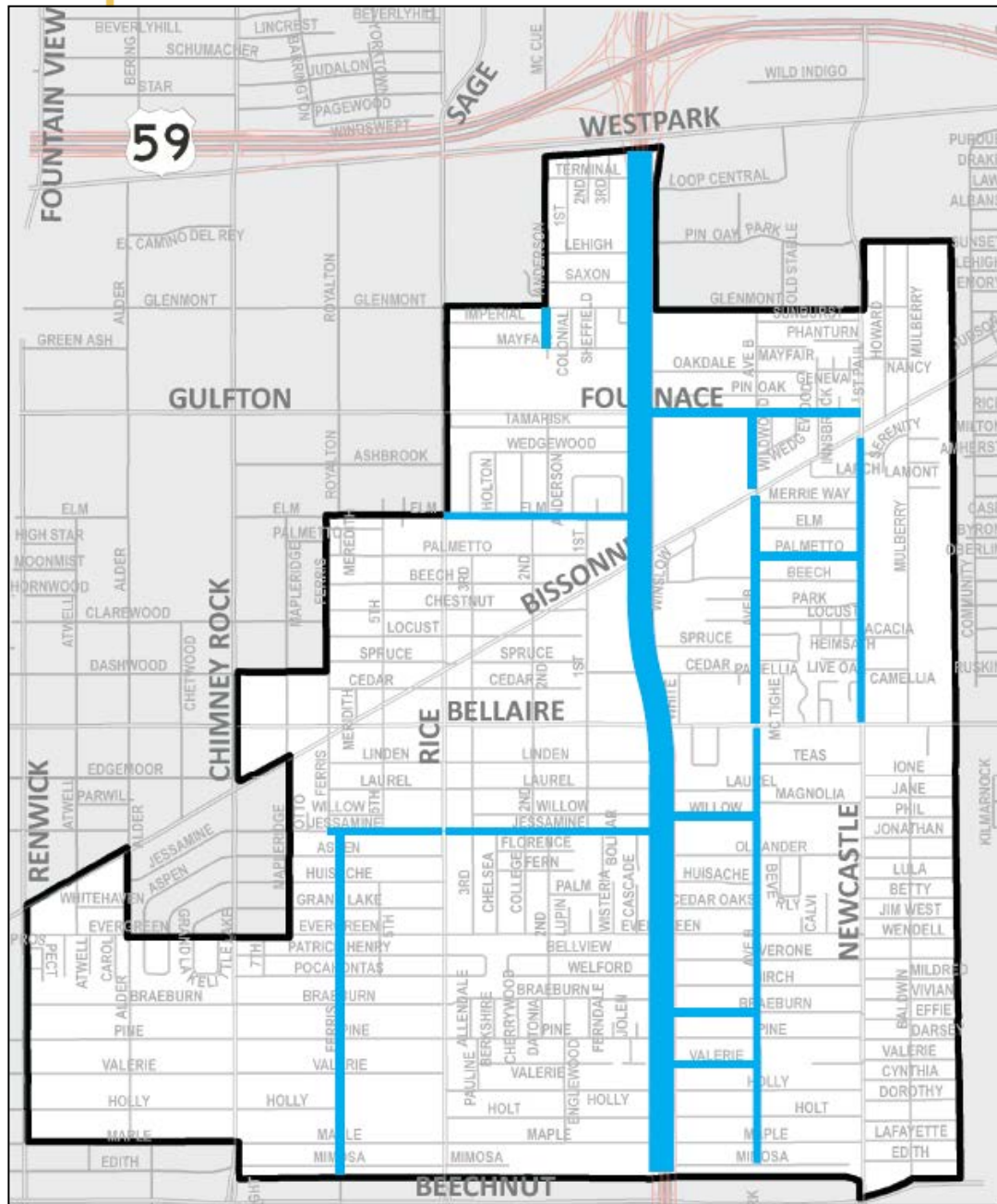
As part of a general focus on improving infrastructure throughout the City, Bellaire has seen improvements in its street system in the past decade. Through the Bellaire Millennium Renewal Project, approved by voters in 2000 and completed in 2008, approximately six miles of streets were totally reconstructed 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 4.23**. 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
TOTAL	\$43.5 million

Source: HDR-Claunch & Miller

FIGURE 4.2,
Streets Reconstructed during Rebuild Bellaire

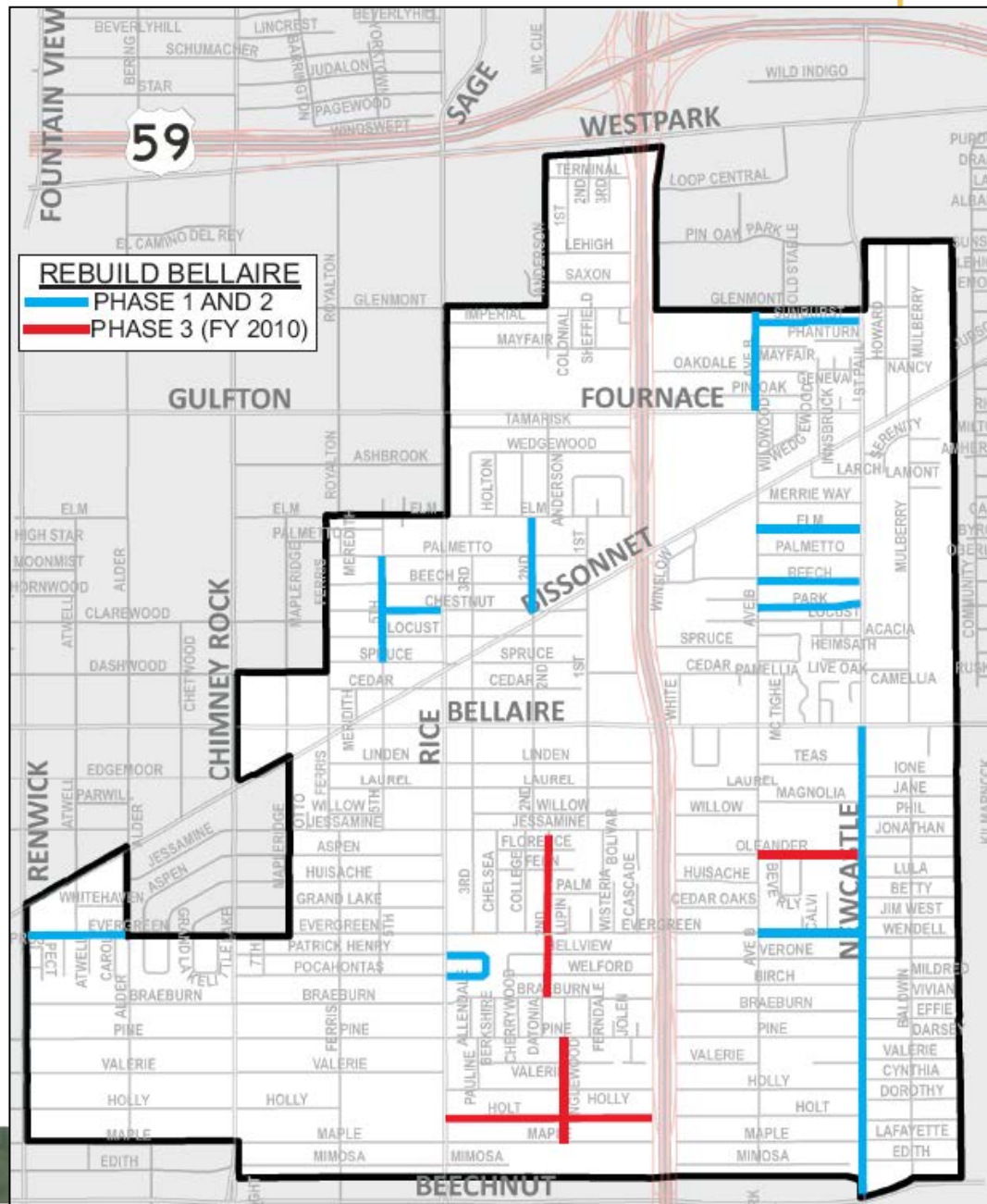
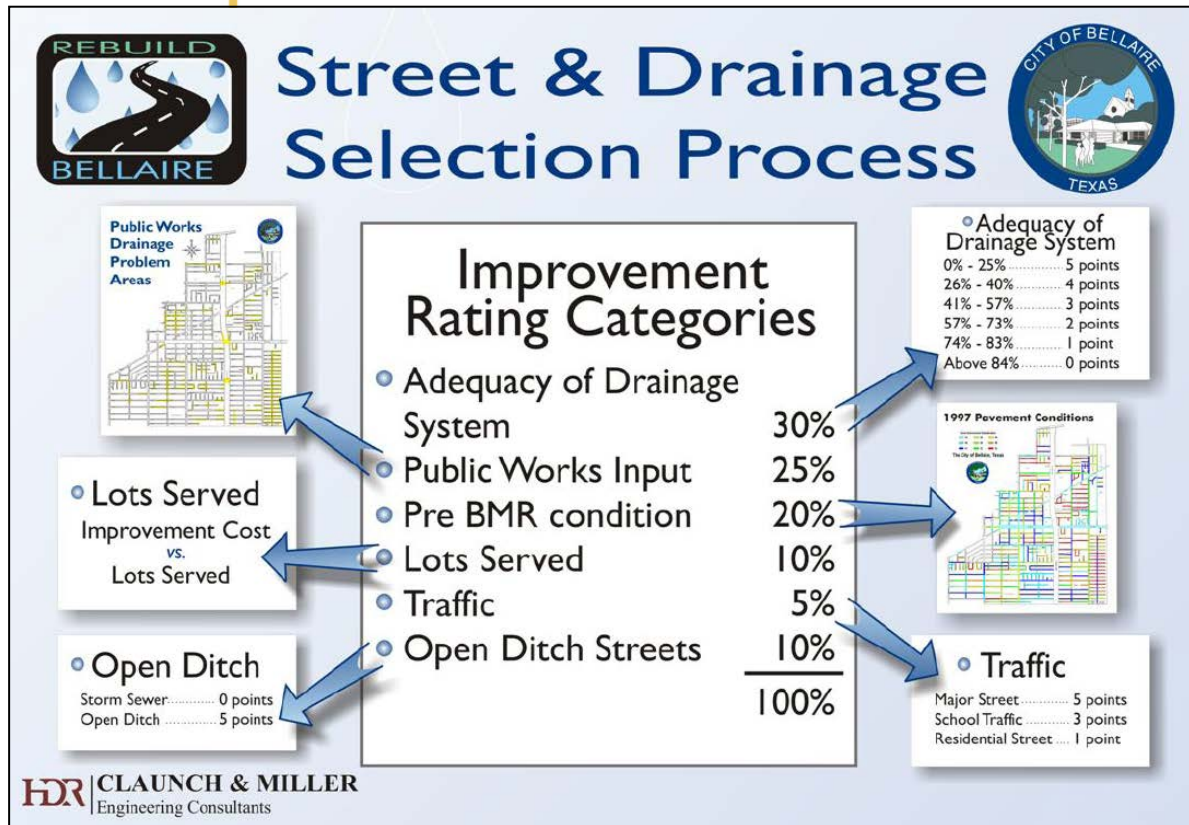


FIGURE 4.23,
Criteria for Rebuild Bellaire Priority Projects



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.

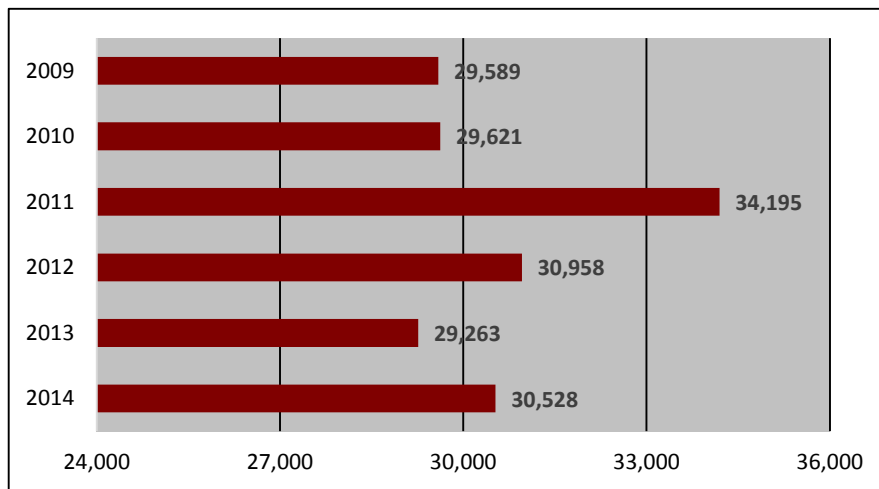
Police staffing is assessed and allocated based on a number of factors including service demands, community expectations, and incidence of crime. BPD uses the statewide average ratio of police officers per 1,000 residents as one way to evaluate its staffing. The current State of



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, 2004-20082009-2014**, which shows ~~a decline in overall call volume the last several years after~~ a peak of more than 4434,000 calls in ~~20052011~~. The Department has an emergency response-time target of five minutes and ~~is currently averaging 3.4 averaged 4.10 in 2014 minutes in such situations.~~

FIGURE 4.4, Police Service Call Trend, 2004-20082009-2014

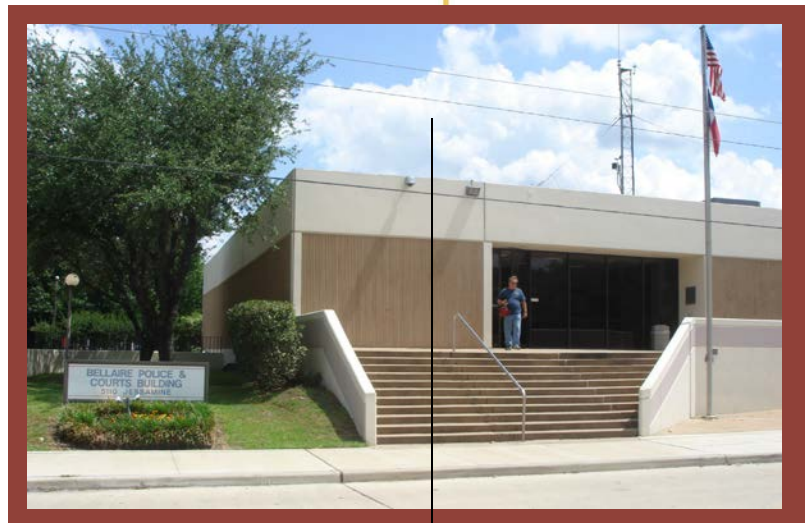


SOURCE: Bellaire Police Department (~~September 2015~~May 2009)

- ♦ **Current Issues:**

Space

- BPD currently operates with insufficient space for programmed functions. ~~As a result of a successful bond election in November 2013, the Bellaire Police Station and Municipal Courts will be rebuilt. Once these new facilities are designed this project will move forward. The new facilities are intended to meet community needs for approximately 50 years. 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~~



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.

~~alleviate a portion, but not all, of the department's space deficiencies for the next three to five years.~~

◆ **Future Needs:**

Staffing

- ~~BPD needs to increase its police officer staffing to meet demands for expanded police services in light of increases in criminal activity and traffic congestion.~~

Vehicles

- No change in future anticipated needs ~~beyond~~except for scheduled replacements due to end of useful life of vehicles, or in case of future expansion of services.
- ~~Need to for continued monitoring and assessment of fuel cost, as well as implementation of strategies for minimizing the associated budgetary impact 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

- Continued improvements in technology to comply with legislative mandates and Criminal Justice Information Systems system security requirements. ~~Scheduled replacement of technology due to end of useful life span and changes in technology.~~
- BPD manages radio communications for police, fire and EMS. Like most area agencies, BPD has fully transitioned to the City of Houston 700 MHz Public Safety Radio system. BPD next needs to implement microwave transmission capabilities to ensure radio communications is maintained in emergency conditions. Microwave transmission is planned in the new facilities. ~~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 on the City website online at 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.

**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.



- ♦ **Staffing.** BFD currently has 21 full-time sworn firefighters, and two sworn administrative officers, and one civilian staff person and they work in three shifts throughout the day at seven persons per shift. 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.

- ♦ **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. The next ISO review for the Bellaire Fire Department is set to occur in 2016-17.

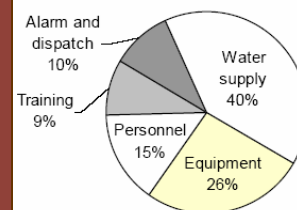
With the adoption of Ordinance 99-043 in August 1999, the City of Bellaire amended the community's building standards to require residential fire sprinkler systems in any new dwelling "with occupiable space (space capable of being made into a room) above the second floor," as well as in any remodeled 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 NFPA standards. With the extent of new

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



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~~The City's pending Fire Station reconstruction at 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~~ has transitioning ~~has transitioned~~ to a digital format for radios based on the City of Houston making the same change. Technology changes will were also ~~be accommodated through factored into~~ 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.

◆ **Future Needs:**

- Evaluate fire safety needs as future development plans are implemented.
- New frontline fire apparatus.
- Continued replacement of firefighting protective equipment.
- Advanced training for paramedics to keep up with EMS trends.
- Potential increase in staffing for increased needs.
- Consideration of a more encompassing residential and commercial building sprinkler ordinance.

More information on the department and its services is available on the City website 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 of the new Fire Station was completed in 2010 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. Planning for these new facilities was under way at the time this Comprehensive Plan was updated in 2015, and 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 ~~were should be completed since the 2009 Comprehensive Plan 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.
- Repairs to address All damage to City buildings resulting from Hurricane Ike have been completed since the (Summer 2008) should be completed in fall 2009 Comprehensive Plan.

♦ **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~~ seven employees—three professional librarians (Director, Reference Librarian, ~~—Children’s Librarian~~), one Library Support Technician (computer support), ~~three~~ Library Assistants, ~~and two plus one 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 the October through March period as the summer months are the Library’s busiest time.
- ◆ **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.~~

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.



TABLE 4.1, Bellaire Library Circulation and Utilization

Annual Activity		
Indicator	Fiscal Year 20072013	Fiscal Year 20082014
Circulation	169,083214,566	177,711202,783
Number of Programs	198517	339310
Total Attendance	5,31814,392	11,46216,168
Gate Count	109,687112,992	112,125114,815
October through March Activity		
Indicator	First Half FY 20142008	First Half FY 20152009
Circulation	70,71791,112	77,45082,038
Number of Programs	84233	106141
Total Attendance	44,9436,479	53,6668,384
Gate Count (est. per week)	44,943 (1,729)102,752 (1,976)	53,666 (2,064)108,732 (2,091)
Internet Use (est. per week)	18,400 (708)27,612 (531)	20,200 (778)34,060 (655)

SOURCE: City of Bellaire Public Library (September 2015May 2009)

~~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. This work was complete at the time this Comprehensive Plan was updated in 2015.

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 was acquired in May 2012 and 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 on the City website online at <http://www.ci.bellaire.tx.us/>.

