



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

FEBRUARY 9, 2016

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Frazier called the meeting to order at 6:00 PM, and announced that a quorum was present consisting of the following members:

Attendee Name	Title	Status	Arrived
Christopher Butler	Commissioner	Present	
Winfred Frazier	Chairman	Present	
Bill Thorogood	Commissioner	Present	
Paul Simmons	Commissioner	Present	
Marc Steinberg	Commissioner	Present	
Dirk Stiggins	Vice Chairman	Present	
S. Lynne Skinner	Commissioner	Present	
Scott Eidman	Attorney	Present	
John McDonald	Director	Present	
Ashley Parcus	Secretary	Present	
Trisha S. Pollard	Council Member	Present	

II. APPROVAL OF MINUTES FROM PAST MEETINGS

1. Planning and Zoning Commission - Regular Session - Jan 12, 2016 6:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marc Steinberg, Commissioner
SECONDER:	Bill Thorogood, Commissioner
AYES:	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins, Skinner

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded any citizens who wished to address the Commission to fill out a sign in sheet.

IV. GENERAL PUBLIC COMMENTS

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

There were no general public comments.

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

1. 2016 Planning and Zoning Submittal Calendar and Deadlines.

Commissioners Skinner and Simmons made minor corrections with regard to dates.

RESULT:	ADOPTED AS CORRECTED [UNANIMOUS]
MOVER:	Dirk Stiggins, Vice Chairman
SECONDER:	Marc Steinberg, Commissioner
AYES:	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins, Skinner

2. Proposed amendments to the Code of Ordinances, Chapter 24, Planning and Zoning, Sec. 24-535, R-MF Residential Multi-Family District, and related Sections to bring the R-MF District more inline with the requirements and regulations of the Corridor Mixed-Use District.

Mr. McDonald explained that he had revised the language based on what the Commission said at the January meeting. He added that he had spoken to Gary Mitchell with Kendig Keast Collaborative and that Mr. Mitchell was in agreement with the language that was being proposed, as it relates to the Comprehensive Plan.

Commissioner Thorogood informed the Commission that everyone had been provided with a comparison chart that he had prepared. He explained that it details what is currently in the R-MF, what is currently allowed in the R-MF, and what would be allowed in the proposed C-MF Zoning District. He also stated that he has compared the Allusion apartment complex on Law Street in Houston to what could be developed at the Pont Alba property under the proposed language. Commissioner Thorogood pointed out a couple things that were somewhat surprising to him, including the fact that the Pont Alba property is larger than the Allusion property and that the land market value per square foot for the property in Bellaire is lower than that of the Allusion property. He also mentioned that he was concerned with the fact that the Pont Alba property's appraisal value decreased 6% from 2014 to 2015. Commissioner Thorogood pointed out that the apartments are getting older and felt that if the Commission did not put something in writing the City would soon see developers coming in to propose 12 story apartment complexes.

Commissioner Butler felt that combining the amendment to the zoning district and the re-zoning of the Pont Alba property would lose feedback from residents. He suggested that it be done with two separate public hearings.

Mr. McDonald explained that the ordinance, as proposed, replaces the R-MF. Therefore, approval of this proposal would mean that the R-MF Zoning District would no longer exist. He added that in order to do it separately, the proposed C-MF district would need to be distinct from the R-MF. Mr. McDonald stated that he would not recommend doing it that way.

Commissioner Steinberg reiterated that he would like for City staff to go above and beyond for notification of the public hearing. He stated that the biggest concern should be the elimination of the residents' fears.

Commissioner Butler mentioned that the creation of this new district does not correspond with the language within the Comprehensive Plan. He also pointed out that the Future Land Use Map shows this property as Corridor Mixed-Use (CMU).

Commissioner Butler felt that the Commission would not be exercising their responsibility with regard to the Comprehensive Plan if they supported this proposal.

Mr. McDonald pointed out that he is not creating a new zoning district, just amending the language of the current district. He added that he has proposed a change in the name from "Residential-Multifamily" to "Corridor-Multifamily" in an effort to make reference to the fact that this zoning district is located on Bissonnet Street, one of the main corridors within the City, as well as to correlate with the CMU. Mr. McDonald also mentioned that the current zoning district is not in-line with the Comprehensive Plan at all, and these changes would bring it closer to what the Comprehensive Plan outlines for that area. He also pointed out that he is attempting to give developers more leeway without having to go through all of the hoops of the Planned Development (PD) process.

Commissioner Simmons stated that he feels like the PD process is very important and doesn't understand why everyone is acting like its a burden.

Mr. McDonald explained that the PD process takes 4-6 months to complete and costs developers a large amount of money that may or may not be a return on investment.

Commissioner Stiggins mentioned that a requirement for a Traffic Impact Analysis was discussed at the previous meeting, but was not included in the proposed language. He also pointed out that the proposal includes a section with regard to administrative approval. He stated that he would only be comfortable leaving that language in if it was strictly tied to the Pont Alba property. Commissioner Stiggins felt that any other area of the City should require a PD and go before the Commission.

A discussion then ensued between the Commission and Mr. McDonald regarding whether or not this proposal would be going against the Comprehensive Plan, and when a PD should be required.

Mr. McDonald withdrew his item. He informed the Commission that he would go a different route, and would bring another draft to them at a future meeting.

Chairman Frazier asked if it would be on the agenda for the March meeting.

Mr. McDonald stated that it would possibly be ready by then, but that a public hearing on a Specific Use permit and the presentation of the Capital Improvement Plan have already been scheduled for that meeting as well.

RESULT:	WITHDRAWN
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VI. COMMITTEE REPORTS

There were no committee reports.

VII. CORRESPONDENCE

There was no correspondence.

VIII. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS

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

Mr. McDonald had nothing to report.

B. The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion of a future Agenda of the Commission or for the referral to staff for investigation

Commissioner Skinner asked how the City was doing with regards to the issuance of building permits.

Mr. McDonald stated that it has been pretty steady. He added that 8 were issued in January, and about 27 had been issued so far this fiscal year.

Chairman Frazier asked if there had been any new developments with the old church property on Bellaire Boulevard.

Mr. McDonald explained that he had received a few calls shortly after the last round of public hearings for that property, but nothing had happened since. He added that the calls he had gotten were regarding commercial developments and he had informed those individuals that right now was not the right time to try and re-zone that property.

IX. ADJOURNMENT

Motion: a motion was made by Commissioner Thorogood and seconded by Commissioner Steinberg to adjourn the Regular Meeting.

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

The meeting was adjourned at 7:31 PM.