

CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

MARCH 8, 2016

Council Chamber and Council Conference Room
6:00 PM

Regular Session and Workshop

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairman

Mr. Winfred Frazier

Commissioner

Christopher Butler

Commissioner

Paul Simmons

Vice Chairman

Dirk Stiggins

Commissioner

Bill Thorogood

Commissioner

Marc Steinberg

Commissioner

S. Lynne Skinner

Mission Statement:

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

A. REGULAR SESSION-COUNCIL CHAMBERS**I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM****II. APPROVAL OF MINUTES FROM PAST MEETINGS**

1. Planning and Zoning Commission - Regular Session - Feb 9, 2016 6:00 PM

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

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

V. PUBLIC HEARINGS

Docket # SUP-2016-01-Request by Veritas Christian Academy of Houston, for a Specific Use Permit, as required by Chapter 24, Planning and Zoning, Section 24-533 B. (2) a), to allow for the operation of a school, at a location previously used as a church, within a residential district. The property is located in the R-4 Zoning District.

- a. **Presentation of Public Hearing Process**
- b. **Presentation by the Applicant**
- c. **Staff Findings**
- d. **Public Comments**
- e. **Response of Applicant**
- f. **Questions from the Commission**
- g. **Invitation of Written Comments, if applicable**
- h. **Closure of the Public Hearing**

VI. COMMITTEE REPORTS**VII. 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.**
- 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

IX. ADJOURNMENT

B. WORKSHOP SESSION-COUNCIL CONFERENCE ROOM

I. CALL TO ORDER

II. CAPITAL IMPROVEMENT PLAN

1. Presentation of the City of Bellaire's DRAFT Five Year Capital Improvement Plan (CIP), presented by Michelle Jordan, Project Manager.

III. GENERAL PUBLIC COMMENTS

IV. ADJOURNMENT



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.

Minutes Acceptance: Minutes of Feb 9, 2016 6:00 PM (Approval of Minutes from Past Meetings)

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 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 |
|----------------|------------------|

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.

**Planning and Zoning
Commission**

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



Meeting: 03/08/16 06:00 PM
Department: Development Services
Category: Public Hearing
Department Head: John McDonald
DOC ID: 1828

**SCHEDULED
PUBLIC HEARING (ID #
1828)**

Item Title:

Docket # SUP-2016-01-Request by Veritas Christian Academy of Houston, for a Specific Use Permit, as required by Chapter 24, Planning and Zoning, Section 24-533 B. (2) a), to allow for the operation of a school, at a location previously used as a church, within a residential district. The property is located in the R-4 Zoning District.

Background/Summary:

Address: 7000 Ferris Street
West side of Ferris, between Laurel and Willow
Applicant: Veritas Christian Academy
Property Owner: Houston Baptist University
Zoning: R-4
Proposed Use: Private School
Comprehensive Plan: Proposed use is consistent with the Comprehensive Plan Future Land Use map
Application Date: January 28, 2016
Legal Notice published: February 16, 2016
Notification letters mailed: February 15, 2016
(119 notices mailed to addresses or property owners of property within 500 feet)

Request:

The applicant requests approval of an application for a Specific Use Permit for the operation of a private school at the property located at 7000 Ferris Street. The site has historically been the home of the Bellaire Central Baptist Church with the applicant holding a long-term lease for the operation of a school. The Church is no longer active and donated the property to Houston Baptist University. The applicant is in the process of purchasing the site from the university and operating the school on the grounds as the sole tenant.

Adjacent Land Use/Zoning

| | Existing Land Use | Existing Zoning |
|--------------|-------------------|-----------------|
| North | Commercial | CMU |
| South | Residential | R-4 |
| East | Residential | R-4 |
| West | Commercial | Houston |

Staff Review

Staff has conducted a review of the application and material submitted by the applicant in support of the request for a Specific Use Permit (SUP).

General Requirements:

Sec. 24-533, B(2)a) specifically allows the inclusion of an SUP as an acceptable specific use

within the R-4, Residential district.

Sec. 24-615, Standards Applicable to All Planned Development Amendments and Specific Use Permits sets forth the minimum requirements for PD's. All requirements are addressed within the applicant's submittal or were provided for under the original application. As the northern edge of this development abuts residential property zoned R-4, the height-setback plane comes into play. The proposed location of the homes on the northern lots will meet this criterion.

Traffic:

A traffic impact analysis was not submitted with the application.

In 2012, the VCA applied for a specific use permit to allow the placement of two portable buildings on the site. There was significant comment from neighbors regarding traffic issues. Conditions were placed on the SUP to control the traffic pattern. We have not received any complaints regarding this issue since.

If the school proposes to increase the student population, then traffic may become a concern again.

Drainage:

Increase in detention is only required with a decrease in impervious coverage. No new buildings are currently planned.

Utilities:

Current utilities are sufficient to service the site.

Public Comment:

No public comment has been received to date.

Recommendation:

Public Hearing: No action necessary

ATTACHMENTS:

- SUP Application Packet (PDF)
- VCA Aerial (PDF)

Application for Special Use Permit For Veritas Christian Academy With No Change to Existing Facilities
1/26/16

Following is the relevant section of the City Ordinance dealing with Special Use Permits.
Following each section is our application response.

Sec. 24-605. - Application for Specific Use Permit.

Any person desiring to petition for a specific use permit to this chapter shall be required to file an application in writing with the Planning and Zoning Official, accompanied by a nonrefundable application fee, in an amount established by the City Council or the City Manager, to defray the actual cost of processing the application. The application shall include the following information:

Attached is a check in the amount of \$1,055.00 for this application.

- (1) *The name and address of the applicant; and in the event that the applicant is a partnership, the full name and address of the general partner, and in the event that the applicant is a corporation, the full names and addresses of all officers, a statement as to the state of incorporation, the name and address of the registered agent and the address of the registered office of the corporation;*

Name: Veritas Christian Academy of Houston

Address: 7000 Ferris Street, Bellaire TX 77401

Texas Taxpayer Number: 1148542129 - Non-profit 501c(3)

Texas Corporate File Number: 0800139752

Date of Incorporation: Nov 4, 2002 with the State of Texas

Registered Agent: Marilyn Hughes

Address of Registered Agent: 7000 Ferris Street, Bellaire TX 77401

Full Names and addresses of all officers:

| | | |
|-------------------|------------------------|--------------------|
| Boucher, Marc | 4130 Ruskin St | Houston, TX 77005 |
| Droog, Dan | 1545 Althea Drive | Houston, TX 77018 |
| Grieb, Don | 2050 McClendon St | Houston, TX 77030 |
| Hafemeister, Lisa | 4419 Meyerwood Dr. | Houston, TX 77096 |
| Hanchard, Neil | 2834 Bellefontaine St | Houston, TX 77025 |
| Ipe, Tina | 400 South 2nd Street | Bellaire, TX 77401 |
| Johnson, Lanette | 17 Annapolis Ct | Houston, TX 77005 |
| Marks, Brad | 2336 Suffolk | Houston, TX 77027 |
| Mueller, Elise | 5002 Braeburn Dr. | Bellaire, TX 77401 |
| Nicholas, Ollieta | 10006 Murray Brook Dr. | Houston, TX 77071 |

- (2) *The Section or Sections of this chapter authorizing a specific use permit:*
Since the zoning of this parcel is R-4, the relevant section of the ordinance dealing with

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specific use permits is, Sec. 24-533 – R-4. – Residential District: Specific Uses uses include churches and schools in Sec. 24-533 B(2). (Ord. No 81-067, § 1,3-6-1989)

- (3) *A legal description and street address of the property, which is the subject of the application;*
Street Address: 7000 Ferris Street, Bellaire, TX 77401
Legal Description: A 3.7006 acre tract of land being Lots 1-3 and 5-9 of Luhning subdivision (vol 1397. PG. 165; H.C.D.R.) and lots 13-16 of Whitehead Subdivision (vol. 11 PG. 18 H.C.M.R) City of Bellaire, Harris County Texas.
- (4) *A statement of ownership accompanied by a certificate from a title insurance company certifying ownership;*
Veritas Christian Academy has a long-term lease for the use of the property owned by Houston Baptist University. Veritas is purchasing the property from Houston Baptist University. Deed attached.
- (5) *A written description of the proposed specific use as provided for in this Code:*
The proposed specific use is for school classrooms. Veritas Christian Academy has been operating a school on the property since July 1, 2004. No changes to the site improvements are being requested as a part of this application.
- (6) *A written environmental assessment statement describing in general terms the impact of the development for which approval is sought and providing any specific information that the Planning and Zoning Official shall deem necessary:*
Since no changes are being made to the site, there should not be any adverse environmental impact to the site.
- (7) *Such other information or documentation as the Planning and Zoning Official, the Planning and Zoning Commission or the City Council may from time to time designate or which may be deemed necessary and appropriate to a full and proper consideration and disposition of the particular application:*
(Ord. No. 10-057, § 1(App. A), 8-2-2010)

Thank you in advance for your assistance with this application. Please let me know if you need any additional information.

Best regards,



Donald Grieb, Jr.

713-854-0742
DLGrieb@comcast.net

Attachment

HBU

HOUSTON BAPTIST
UNIVERSITY

Sandra N. Mooney, CPA
Vice President for Financial Operations
Phone: 281-649-3202
Fax: 281-649-3012
E-mail: smooney@hbu.edu

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January 27, 2016

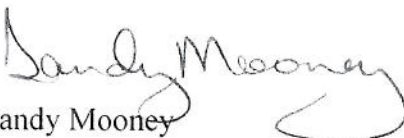
John McDonald, MPA
Development Services Director
City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401

RE: SUP

Please accept this letter as granting permission to Veritas Christian Academy of Houston to apply for the SUP.

If I may be of further assistance please contact me by phone (281-649-3202) or email (smooney@hbu.edu).

Sincerely,


Sandy Mooney

Cc: Donald Grieb
Lamia Raad



Gail Kohl
Commercial Unit Supervisor,
VP, Commercial EO

Stewart Title Guaranty Company -
Commercial Services
1980 Post Oak Boulevard, Suite 110
Houston, TX 77056
(713) 232-4326 Phone
(713) 629-2255 Fax
gail.kohl@stewart.com

January 27, 2016

City Planning Commission

File No.: 16000330002CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 21st day of January, 2016, the last Deed that we find, of record, reflects the record owner to be:

HOUSTON BAPTIST UNIVERSITY, a Texas nonprofit corporation

Legal Description:

ALL of that certain 3.6987 acres (161,117 square feet) of land situated in the W. J. Brown Survey, Abstract 132, Harris County, Texas, being part of Lots 1, 2, & 3, and all of Lots 5 thru 9, of the Luhning Subdivision, as shown on plat of said subdivision recorded in Volume 1397, Page 165, Harris County Deed Records, (H.C.D.R.), also being all of Lots 13 thru 16, of the Whitehead Subdivision, as shown on plat of said subdivision recorded in Volume 11, Page 15, Harris County Map Records (H.C.M.R.) (all bearings are based on the called bearing of North 00°00'00" East, along the monumented easterly right-of-way of Mapleridge Street, as shown on plat of Norwood Subdivision, recorded in Volume 433, Page 111, H.C.M.R.):

BEGINNING at a 1 inch iron pipe found for the southwest corner of said Whitehead Subdivision, the southwest corner of Lot 13 of said subdivision, and being the intersection of the easterly right-of-way of Mapleridge Street (50 feet wide) with the northerly right-of-way of Jessamine Street (60 feet wide);

THENCE North 00°00'00" East, 570.00 feet, with the easterly right-of-way of said Mapleridge Street, the westerly line of Lots 13 thru 16, Whitehead Subdivision, Lots 5 thru 9, Luhning Subdivision, to a ¾ inch iron rod found for the northwest corner of Lot 9 of said Luhning Subdivision, from which a 5/8 inch iron rod with cap found bears S42°03'W, 1.42 feet, said point being the southwesterly corner of Amending Plat of Luhning Subdivision, as shown on plat of said subdivision recorded in Volume 556, Page 156, H.C.M.R.;

THENCE North 90°00'00" East, 365.50 feet, with the northerly line of said Lot 9, the southerly line of said Amending Plat of Luhning Subdivision, to "V" cut in concrete base of fence post set for the northeasterly corner of this tract, the southeasterly corner of said Amending Plat of Luhning Subdivision, said point being in the westerly line of Norwood Subdivision, as shown on plat of said subdivision recorded in Volume 433, Page 111, H.C.M.R.;

THENCE South 00°00'00" West, 180.00 feet, with the westerly line of said Norwood Subdivision, to southwesterly corner of Lot 4 of said subdivision, from which a 5/8 inch iron rod with cap found bears N00°00'E, 0.50 feet;

THENCE North 90°00'00" East, 110.00 feet, with the southerly line of said Lot 4, to the southeasterly corner of said Lot 4, from which a 5/8 inch iron rod found bears N17°07'E, 0.40 feet, said point being in the westerly right-of-way of Ferris Street, (60 feet wide), also being in the easterly line of Lot 2 of said Luhning Subdivision;

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THENCE South 00°00'00" West, 65.00 feet, with the easterly line of said Lot 2, the westerly right-of-way of said Ferris Street, to a ¾ inch iron rod found for the northeasterly corner of Lot 5 of said Norwood Subdivision;

THENCE South 90°00'00" West, 110.00 feet, with the northerly line of said Lot 5, to a 5/8 inch iron rod found for the northwesterly corner of said Lot 5;

THENCE South 00°00'00" West, 110.00 feet, with the westerly line of said Lot 5, the westerly line of Lot 6 of said Norwood Subdivision, to the southwesterly corner of said Lot 6, from which a 5/8 inch iron rod found bears N90°00'E, 0.37 feet, said point being in the southerly line of Lot 3 of said Luhring Subdivision, the northerly line of the Whitehead Subdivision, and Lot 8 of said subdivision;

THENCE South 90°00'00" West, with the south line of said Lot 3, Luhring Subdivision, the north line of said Lot 8, Whitehead Subdivision, at 90.50 feet, passing the southwesterly corner of said Lot 3, the most southerly southeast corner of Lot 1, of said Luhring Subdivision, from which a 1 inch iron pipe found bears S62°23'E, 0.68 feet, at 102.75 feet, passing the northwesterly corner of said Lot 8, Whitehead Subdivision, the north easterly corner of the right-of-way for Otto Street, (50 feet wide) as shown on said plat of Whitehead Subdivision, at 152.75 pass a 5/8 inch iron rod with cap found for the northwesterly corner of said right-of-way, the northeasterly corner of Lot 12 of said Whitehead Subdivision, continuing for a total distance of 252.88 feet, to a 5/8 inch iron rod with cap found for the northwesterly corner of said Lot 12, the northeasterly corner of Lot 16 of said Whitehead Subdivision, said point being in the southerly line of Lot 5 of said Luhring Subdivision;

THENCE South 00°00'00" West, 215.00 feet, with the easterly lines of Lots 16 thru 13, the westerly lines of Lots 12 thru 9, of said Whitehead Subdivision, to a 1 inch iron pipe found for the southeasterly corner of said Lot 13, the southwesterly corner of said Lot 9, said point being in the northerly right-of-way of said Jessamine Street;

THENCE South 90°00'00" West, 112.62 feet, with the southerly line of said Lot 13, the northerly right-of-way of said Jessamine Street, to the POINT OF BEGINNING, and containing 3.6987 acres (161,117 square feet) of land, more or less.

Subject to the following:

1. Restrictions:

No restrictions filed of record.

2. Easements/Other Exceptions:

A) Easement 10 feet in width as reflected by the plat of Luhring Subdivision recorded in/under Volume 1397, Page 165 of the Deed Records of Harris County, Texas.

A portion of said easement has been abandoned as to the interest of the City of Bellaire, Texas and conveyed to Richmond Plaza Baptist Church by instrument recorded under Clerk's File No. E540407 of the Real Property Records of Harris County, Texas.

A portion of said easement has been released as to the interest of Reliant Energy HL&P, a division of Reliant Energy Incorporated and Reliant Energy Entex, a division of Reliant Energy Resources Corporation, by instrument recorded under Clerk's File No. U583612 of the Real Property Records of Harris County, Texas.

B) Terms, conditions, and provisions as set forth and more fully described in that certain Encroachment Agreement for 7002 Ferris, recorded in/under Clerk's File No. U826916 of the Real Property Records of Harris County, Texas.

C) Terms, conditions, and provisions as set forth and more fully described in that certain Encroachment Agreement for 6914 Ferris, recorded in/under Clerk's File No. U849472 of the Real Property Records of Harris County, Texas.

D) Lease Agreement dated April 18, 2005, with Veritas Christian Academy of Houston, as Tenant, as evidenced by memorandum recorded in/under Clerk's File No. 20130618411 of the Real Property Records of Harris County, Texas.

3. Liens/Misc:

No liens filed of record.

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

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

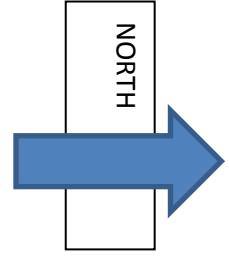
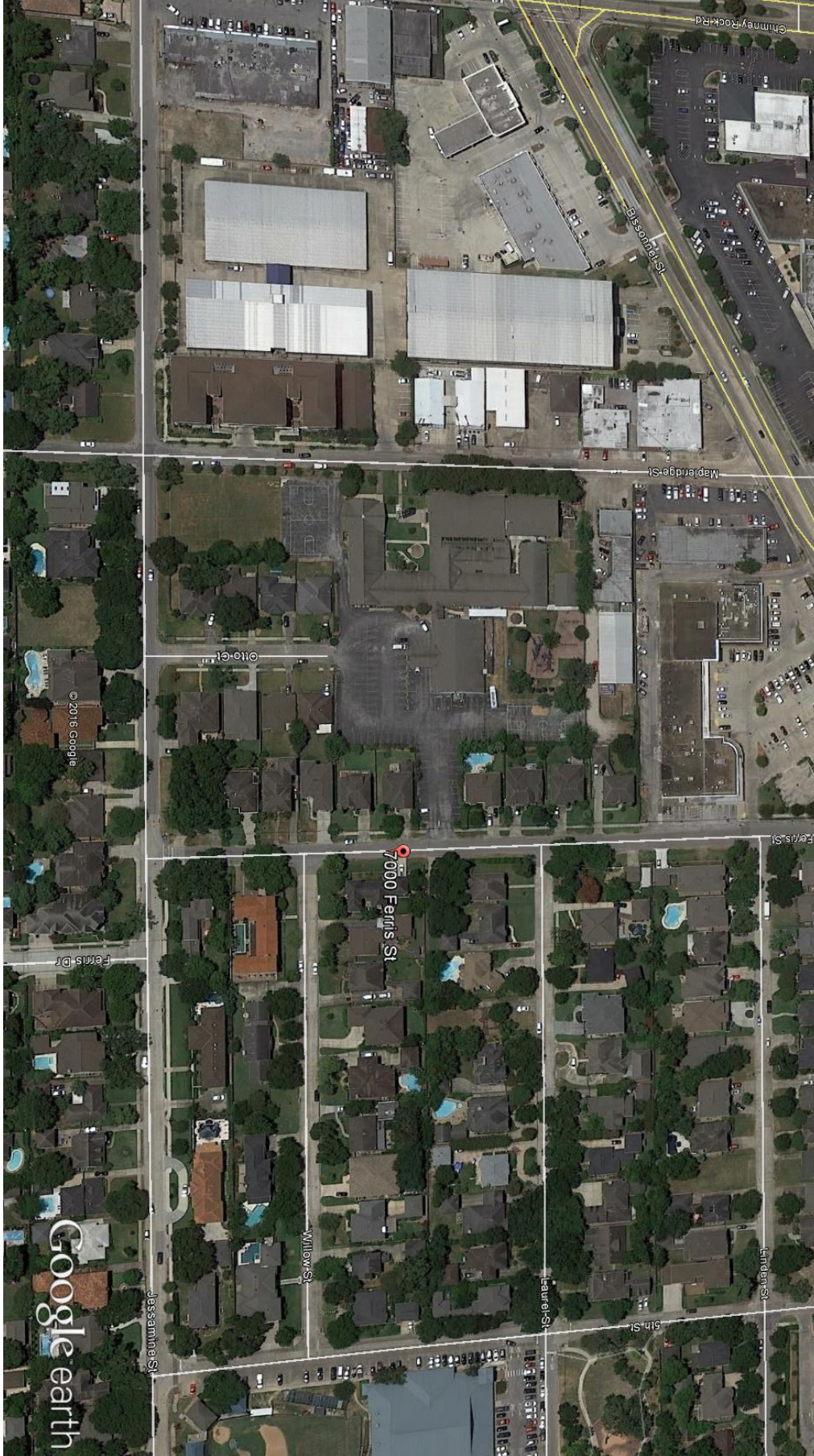
The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company



Al Stewart
Title Examiner Senior



Planning and Zoning Commission

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



Meeting: 03/08/16 06:00 PM
Department: Development Services
Category: Budget
Department Head: John McDonald
DOC ID: 1834

SCHEDULED INFORMATION ITEM (ID # 1834)

Item Title:

Presentation of the City of Bellaire's DRAFT Five Year Capital Improvement Plan (CIP), presented by Michelle Jordan, Project Manager.

Background/Summary:

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

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

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

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

- Water Line Study performed by ARKK Engineers
- Pavement Maintenance Assessment performed by ARKK Engineers
- SCADA Assessment performed by ARKK Engineers and Klotz Associates
- Parks Master Plan developed by the Bellaire Parks Advisory Board and Clark Condon Associates
- Comprehensive Plan developed by the Planning and Zoning Commission and Kendig Keast
- City's CIP Team – Michelle Jordan, Brant Gary, Diane White, Karl Miller, John McDonald, Paul Hofmann, and James Andrews
- Municipal Facilities Assessment & Design performed by PGAL
- Public Works Facility Assessment performed by PGAL
- Mobility Study performed by Epic Transportation Group, LP
- Evergreen Park Master Plan developed by the Bellaire Parks Advisory Board and Clark Condon Associates

The CIP Team developed the following purpose of a City Capital Improvement Program:

Focus Attention of Community Goals & Needs - Capital projects can be brought into line with the city's objectives, allowing projects to be prioritized based on need. Furthermore, the CIP can be used as an effective tool for achieving the goals set forth in the city's Comprehensive Plan.

Allow for an Informed Public - The CIP keeps the public informed about the future capital investment plans of the city and allows them to play a more active role in the process.

Encourages More Efficient Program Administration - By enhancing the level of communication among the various departments implementing capital improvement projects, the city is able to better coordinate efforts, avoiding redundancy and potential conflicts. Work can be more effectively scheduled and available personnel and equipment can be better utilized when it is known in advance what, when, and where projects will be undertaken.

Identify the Most Economically Sound Means of Funding Projects - Through proper planning, the need for bond issues or other revenue production measures can be foreseen and action can be taken before the need becomes so critical that emergency financing measures are required. By fiscally constraining all five-years of the CIP, the city is able to identify projects without a viable funding source and work to put in place sources of funding.

Enhance the City's Credit Rating - Dramatic changes in the tax structure and bonded indebtedness can be avoided with proper planning that allows the city to minimize the impact of capital improvement projects. By keeping planned projects within the financial capabilities of the city, we are able to preserve our credit rating and make the city more attractive to business and industry.

Help to Plan for Future Debt Issues - The city last held a general obligation bond election in November 2013. At that time the voters approved a \$16.5 million bond package. The City's next bond election is planned for November 2016 or FY2017.

Define the Impact of Master Plans & Studies - Based on history, the master plans conducted by the city help to identify the path forward and define the direction for each particular discipline, whether it is thoroughfare planning, facility planning or water & wastewater planning. Through proper coordination the necessary planning will lead to successful endeavors as the city grows and the improvements identified become a necessity.

The DRAFT Capital Improvement Plan (CIP) is a comprehensive program that projects

the capital needs of a community. It is a cyclical process that estimates the needs for a set number of years. The CIP beyond the year adopted (FY2016) does not appropriate any funds for the projects listed; it is just a guideline for planning and each year is reviewed and modified where needed. In some cases projects can be completely removed and/or revised from the plan.

When: The DRAFT CIP is submitted to the City Council with the submission of the annual budget. The Planning & Zoning Commissions comments will be transmitted to City Council as part of this process. This year the City Manager will present the FY2017 budget on July 18, 2016. The City Council will consider approval of the FY2017 proposed projects during the September 19, 2016 budget adoption. The future year projects are developed and are subject to change. The CIP is a fluid document as we gather information on affordability of projects. The City's CIP Team continues to plan the future outlook of CIP projects and works towards an implementation plan to be considered by City Council each year.

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

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

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

New Bond Authority - Requires a new bond referendum.

CIP Fund Balance - The Enterprise and General Operating Funds provide the resources for the CIP to fund identified projects. These funds are carryover from the previous fiscal year.

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

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

Enterprise Current Revenues - The City uses the Enterprise Operating Fund to resource capital improvement projects where it is affordable.

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

ATTACHMENTS:

- P&Z Memo (PDF)
- DRAFT CIP FOR P&Z (PDF)
- DRAFT CIP FOR P&Z Summary Sheet (PDF)



CITY OF

Bellaire

City Manager's Office • 7008 S. Rice Ave. • Bellaire, TX 77401 • 713-662-8222

TO: Planning and Zoning Commission

FROM: Michelle Jordan

DATE: March 3, 2016

SUBJECT: Summary of changes to Draft five year CIP

Over the course of the year since the Commission reviewed the Draft 2016-2020 CIP, several changes to proposed projects have occurred. Below is a summary of the significant changes:

1. Several projects have been removed from the list because they have been or will be completed in Fiscal Year 2016, or where no additional funding is requested. These projects include: BFAC Security Cameras, Library Foundation Project, Evelyn's Park, Evergreen Park Master Plan, Fencing in Various Parks, Holly Street Esplanade, Park Improvements, Nature Discovery Center, Russ Pittman Park Electrical Improvements, Mobility Study, Rebuild Bellaire Phase 5A and 5B.
2. Several new projects have been identified and added to the five year CIP. These projects include: New Public Works Facility Building, Additional Funds for the Municipal Facilities Project, a project to include multiple improvements to various parks, Permanent Restroom at Mulberry Park, Parking Lot Replacement at Mulberry Park, Decorative Standards for Major Streets, and a Citywide Signage Enhancement Project.
3. Additional changes have been made based upon feedback from the Parks Advisory Board regarding the specific year that several projects have been proposed for. This includes moving projects at Bellaire Zindler Park back to FY 2019 due to the Municipal Facilities Project, pushing improvements to Paseo Park out to future years, and requesting additional funds for the Playground and Shade Structures project to allow inclusion of site amenities into the project.

Thank you for taking the time to review and provide comments on this Draft Capital Improvement Program for fiscal years 2017 - 2021.

Attachment: P&Z Memo (1834 : CIP Presentation)

| CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN | | | | | | | | | | | | |
|---|-------------------------|--------------------------------|--|-----------------|-----------------|------------------|------------------|-----------|-----------|------------------|-----------|-------------------|
| Category | Funding Source | Location | Project Description | Comp Plan Goals | FY 2016 Adopted | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | Future | Totals |
| Facilities | Current Revenues | Bellaire Town Square | Impound Lot Relocation and Build Out - Relocate current police department impound lot to public works service center. | 4 | | | 100,000 | | | | | 100,000 |
| Facilities | New Bond Authority | Public Works Service Center | Public Works Building - Funding for land acquisition, design, and construction of a new Public Works Building. | 4 | | 1,000,000 | 3,000,000 | | | | | 4,000,000 |
| Facilities | Existing Bond Authority | Bellaire Town Square | Bellaire Town Square Municipal Buildings - Includes Design and Construction of new police station, new City Hall/Courts and new Civic Center in a campus setting and conceptual design of library and signature corner. | 4 | 12,560,000 | | | | | | | - |
| Facilities | New Bond Authority | Bellaire Town Square | Bellaire Town Square Municipal Buildings - Additional funding for construction of the project. | 4 | | 5,000,000 | | | | | | 5,000,000 |
| Facilities | New Bond Authority | Bellaire Town Square | Design and Construction of the new Library Building | 4 | | | | | | 4,500,000 | | 4,500,000 |
| Total Facilities | | | | | | 6,000,000 | 3,100,000 | 0 | 0 | 4,500,000 | 0 | 13,600,000 |
| Parks & Open Space | Current Revenues | Bellaire Town Square | Park Upgrades after Municipal Facilities Project - Once facilities are completed landscaping and trails will be addressed within the Bellaire Town Square footprint that was impacted by the construction of the new facilities. | 2.2.3 | | | | 100,000 | | | | 100,000 |
| Parks & Open Space | CIP Fund Balance | Bellaire Town Square | Signature Corner Design - Conceptual Designs have been provided for the corner of S. Rice Avenue and Jessamine. Construction would fall under new bond authority funding. | 2.2.3 | | | | 750,000 | | | | 750,000 |
| Parks & Open Space | New Bond Authority | Bellaire Town Square | Signature Corner Construction - Conceptual Designs have been provided for the corner of S. Rice Avenue and Jessamine. | 2.2.3 | | | | | | | 3,000,000 | 3,000,000 |
| Parks & Open Space | Current Revenues | Bellaire Family Aquatic Center | Bellaire Family Aquatic Center Pool Area Improvements to include pool decking upgrades and shade structures. | 2.2.3 | | 150,000 | | | | | | 150,000 |
| Parks & Open Space | Current Revenues | City Wide | Community Pathways Master Plan for the City of Bellaire, focusing on connections and nodes within Bellaire, and also showing links and relationship to surrounding areas. | 2.2.3 | | 75,000 | | | | | | 75,000 |
| Parks & Open Space | New Bond Authority | City Wide | Community Pathways Master Plan Implementation - Initial funding to implement the infrastructure improvements derived from the Master Plan. | 2.2.3 | | | | 1,500,000 | | | | 1,500,000 |
| Parks & Open Space | Current Revenues | City Wide | Playgrounds, Shade Structures - Provide annual funding to address replacement and/or purchase of new playground, shade structures, benches, picnic tables, trash cans, and other site amenities. | 2.2.3 | 70,000 | 100,000 | 100,000 | 100,000 | 100,000 | | | 400,000 |
| Parks & Open Space | New Bond Authority | City Wide | Other Parks - Additional needs at other parks in the COB system, including lighting, parking lots, and various other amenities. | 2.2.3 | | | | | 1,000,000 | | | 1,000,000 |
| Parks & Open Space | Current Revenues | Holly Street Trail | Holly Street Esplanade Phase 2 Improvements - Design and construction of additional improvements and amenities along the Holly Street Esplanade. | 2.2.3 | | | | | | | 250,000 | 250,000 |
| Parks & Open Space | Current Revenues | Lafayette Park | Permanent Restroom Design and Construction for patrons of Lafayette Park. | 2.2.3 | | | | 200,000 | | | | 200,000 |
| Parks & Open Space | Current Revenues | Loftin Park | Irrigation System design and installation within the park. | 2.2.3 | | | | 90,000 | | | | 90,000 |
| Parks & Open Space | Current Revenues | Signage | Park Signage Master Plan and Design Guidelines Program Development | 2.2.3 | | 50,000 | | | | | | 50,000 |
| Parks & Open Space | Current Revenues | Signage | Park Signage Master Plan Implementation | 2.2.3 | | | 100,000 | 100,000 | 100,000 | | | 300,000 |
| Parks & Open Space | Current Revenues | Ware Park | Picnic Pavilion Design and Construction | 2.2.3 | | | | | 50,000 | | | 50,000 |
| Parks & Open Space | New Bond Authority | Bellaire Zindler Park | Bellaire Zindler Park - Upgrade / Automate Ball Field Lights & Netting | 2.2.3 | | | | | | | 500,000 | 500,000 |
| Parks & Open Space | New Bond Authority | Bellaire Zindler Park | Bellaire Zindler Park - Upgrade / Automate Tennis Court Lighting | 2.2.3 | | | | | | | 400,000 | 400,000 |
| Parks & Open Space | Current Revenues | Bellaire Zindler Park | Bellaire Zindler Park - Rec. Center Renovation Design - Programming and design of key improvements to the Bellaire Recreation Center Building | 4 | | | | | 120,000 | | | 120,000 |

| Category | Funding Source | Location | Project Description | Comp Plan Goals | FY 2016 Adopted | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | Future | Totals |
|----------------------------|--------------------------|-----------------------|--|-----------------|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Parks & Open Space | New Bond Authority | Bellaire | Bellaire Zindler Park - Rec. Center Renovation Construction | 4 | | | | | | 800,000 | | 800,000 |
| Parks & Open Space | Current Revenues | Bellaire Zindler Park | Concession Stand Renovation | 2.2.3 | | | | 50,000 | | | | 50,000 |
| Parks & Open Space | Current Revenues | Vic Driscoll Park | Pathway Lighting along the existing trail. | 2.2.3 | | | | | | | 50,000 | 50,000 |
| Parks & Open Space | New Bond Authority | Evergreen Park | Park Renovation - Per Master Plan, including playground, pool and pool house, pathways, parking lot, and site amenities. | 2.2.3 | | | | | | 4,500,000 | | 4,500,000 |
| Parks & Open Space | Current Revenues | Feld Park | Park Renovation Design - Park improvements including parking lot, sidewalks and paths, fencing and sports fields/courts. | 2.2.3 | | | | | 150,000 | | | 150,000 |
| Parks & Open Space | New Bond Authority | Feld Park | Park Renovation Construction - Park improvements including parking lot, sidewalks and paths, fencing and sports fields/courts. | 2.2.3 | | | | | | 900,000 | | 900,000 |
| Parks & Open Space | New Bond Authority | Mulberry Park | Replace Tennis Fencing, Upgrade / Automate Lighting | 2.2.3 | | | | | | 400,000 | | 400,000 |
| Parks & Open Space | New Bond Authority | Mulberry Park | Upgrade / Automate Ball Field Lighting | 2.2.3 | | | | | | 500,000 | | 500,000 |
| Parks & Open Space | Current Revenues | Mulberry Park | Permanent Restroom Design and Construction for patrons of Mulberry Park. | 2.2.3 | | | 200,000 | | | | | 200,000 |
| Parks & Open Space | New Bond Authority | Mulberry Park | Parking Lot Replacement - Improvements to the asphalt and gravel parking areas in the park. | 2.2.3 | | | | | | | 450,000 | 450,000 |
| Parks & Open Space | New Bond Authority | Paseo Park | Trolley Esplanade Renovation - Improvements to include general and specialized lighting, sidewalks and paths, drainage, signage and interpretive graphics, and trolley area improvements. | 2.2.3 | | | | | | | 1,000,000 | 1,000,000 |
| Parks & Open Space | New Bond Authority | Signage | Wayfinding and Entryway Markers - Provide physical improvement intended to provide visual definition including wayfinding singage. Including a possible new logo and design color scheme. Allowing both commerical and City service connection. | 5.2.1 | | | | | | | 300,000 | 300,000 |
| Parks & Open Space | Other | Paseo Park | Paseo Park West Expansion once future relocation of transit center has been completed. | 2.2.3 | | | | | | | 351,000 | 351,000 |
| Total Parks and Open Space | | | | | | 375,000 | 400,000 | 2,890,000 | 1,520,000 | 7,100,000 | 6,301,000 | 18,586,000 |
| Streets | Metro / Current Revenues | City Wide | Pavement Maintenance Program The City of Bellaire's Pavement Maintenance Program is geared toward improving the overall quality of the roadway systems by repairing pavement failures and distresses. The City's goal is to bring the streets maintained by the City up to an acceptable level of service and keep them there through an aggressive and comprehensive maintenance program. | 4 | 2,030,618 | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 | | 10,000,000 |
| Streets & Drainage | Current Revenues | City Wide | Decorative Standard for Major Streets (FY17 Newcastle St. Pilot Project) - This project will look to combine goals of better street lighting, additional trail lighting, use of LED lighting options, and a decorative standard for major streets throughout the City. The initial project will focus on Newcastle St. Future phases may focus on other major streets and high-traffic areas. A different decorative standard for lower-traffic/residential streets may be chosen to follow this project with common design considerations in mind. An element of customization will be explored to potentially tie in with other City projects. This project is in collaboration with Centerpoint Energy. | 5.2.1 | | 75,000 | 75,000 | | | | | 150,000 |
| Streets & Drainage | Current Revenues | City Wide | Citywide Signage Enhancements Project - This project will authorize a new standard for City signage with the use of a black powder-coated pole and cap. Decorative options for major streets and high-profile areas may be examined for implementation as well. The estimated budget assumes 4,000 poles will be replaced over the course of 4 years with some use of a contractor for large installations. City crews will maintain signs and replace with the new standard as needed for maintenance and asisst with large installations when possible. | 5.2.1 | | | 50,000 | 50,000 | 50,000 | 50,000 | | 200,000 |

| Category | Funding Source | Location | Project Description | Comp Plan Goals | FY 2016 Adopted | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | Future | Totals |
|----------------------------|-----------------------------|----------------------|---|-----------------|-----------------|------------|------------|------------|------------|------------|------------|-------------|
| Streets & Drainage | New Bond Authority | City Wide | Street Reconstruction -New Streets and Drainage Program (follow on project to Rebuild Bellaire) would improve street and sidewalk conditions, improve drainage, and would require New Bond Authority. | 4 | | 7,000,000 | 6,000,000 | 7,000,000 | 6,000,000 | 6,000,000 | 8,000,000 | 40,000,000 |
| Infrastructure | Other | UVT | UVT Infrastructure - Replacement and improvement streets & drainage. Continue transformation of the district. | 5 | | | 5,000,000 | | | | | 5,000,000 |
| Total Streets and Drainage | | | | | | 9,075,000 | 13,125,000 | 9,050,000 | 8,050,000 | 8,050,000 | 8,000,000 | 55,350,000 |
| Wastewater | Enterprise Current Revenues | City Wide | The Wendell Lift Station and Bellaire Lift Stations - have been evaluated and inspected for possible rehabilitation efforts. Phase I in FY 2015 involves pump and controller upgrades at the Bellaire and Wendell Lift Station. Phase II in FY 2016 involves the rehabilitation of the Wendell Lift Station's wet well basin. Phase III in FY 2020 involves the rehabilitation of the Bellaire Lift Station's wet well. | 4 | 55,000 | | | | 60,000 | | | 60,000 |
| Wastewater & Water | Enterprise Current Revenues | City Wide | City Wide SCADA - With the completion of Phase I, the City will have completed a Needs Assessment, some minor upgrades and repairs, and a SCADA System Master Plan. This Master Plan will outline the next phases of the SCADA System Upgrades Project. Phase II is scheduled to begin in FY16 and end in FY17. This phase will address SCADA connections to the 3 City water plants, the 3 remote lift stations, and the City wastewater treatment plant. Phase III is tentatively scheduled for FY20 and will see further upgrades to the City's SCADA System such as connectivity to other City infrastructure, and performing equipment upgrades. No further phases of this project are planned for at this time. | 4 | 150,000 | 150,000 | | | 250,000 | | | 400,000 |
| Wastewater | Enterprise Current Revenues | City Wide | Wastewater Collection Line Replacement - Includes approximately 4,500 linear feet of wastewater line replacement spread over a five year period. This effort is currently proposed to occur over the next five years in four equally distributed projects. The planned approach will be to design a project in one year and construct it the next. The annual projects will be developed using a proritization derived from the most recent condition assessment as well as operational issues along the way. No further phases are being assumed at this time. | 4 | 20,000 | 150,000 | 150,000 | 150,000 | 130,000 | | | 580,000 |
| Water | New Bond Authority | City Wide | Water Line Replacement Project - Includes approximately 55,000 linear feet of water line replacement. This phase is currently proposed to occur over the next five years in four equally distributed projects. The planned approach will be to design a project in one year and construct it the next. The annual projects will be developed using a proritization derived from the most recent condition assessment as well as operational issues along the way. FY2016 includes Design and construction. | 4 | | 3,500,000 | 3,000,000 | 4,500,000 | | | | 11,000,000 |
| Water | Enterprise Current Revenues | Bellaire Town Square | Central Water Plant Electrical Upgrades - This project will address some remaining electrical equipment items at the Central Plant that are in need of replacement. The main components involved include the electrical bus and motor starters for the booster pumps. | 4 | | | | 135,000 | 500,000 | | | 635,000 |
| Water | Enterprise Current Revenues | Renwick | Rehabilitation of the Renwick Ground Storage Tank - This project involves the blasting and recoating of the 1,000,000 gallon water storage tank on Renwick. A recent inspection indicated that this tank is in need of this rehabilitation work in order to preserve the functionality of the tank. Design and preliminary work will take place in the first year followed by implementation the next | 4 | 55,000 | 400,000 | | | | | | 400,000 |
| Total Water and Wastewater | | | | | | 4,200,000 | 3,150,000 | 4,785,000 | 940,000 | - | - | 13,075,000 |
| TOTAL DRAFT CIP | | | | | | 19,650,000 | 19,775,000 | 16,725,000 | 10,510,000 | 19,650,000 | 14,301,000 | 100,611,000 |

CAPITAL IMPROVEMENT PLAN SUMMARY

FY2017-FY2021

City of Bellaire, Texas

| By Category | 2017 | 2018 | 2019 | 2020 | 2021 | Future | TOTAL | % of Total |
|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|------------|
| Facilities | \$6,000,000 | \$3,100,000 | \$0 | \$0 | \$4,500,000 | \$0 | \$13,600,000 | 14% |
| Parks & Open Space | \$375,000 | \$400,000 | \$2,890,000 | \$1,520,000 | \$7,100,000 | \$6,301,000 | \$18,586,000 | 18% |
| Streets & Drainage | \$9,075,000 | \$13,125,000 | \$9,050,000 | \$8,050,000 | \$8,050,000 | \$8,000,000 | \$55,350,000 | 55% |
| Water & Wastewater | \$4,200,000 | \$3,150,000 | \$4,785,000 | \$940,000 | \$0 | \$0 | \$13,075,000 | 13% |
| TOTALS | \$19,650,000 | \$19,775,000 | \$16,725,000 | \$10,510,000 | \$19,650,000 | \$14,301,000 | \$100,611,000 | 100% |