



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
JUNE 22, 2016

Council Chamber

Regular Session

7:00 PM

**7008 S. RICE AVENUE
BELLAIRE, TX 77401**

I. REGULAR SESSION

A. Call to Order

Chairman Thurmond called the meeting to order at 7:02 PM.

B. Announcement of Quorum

Chairman Thurmond announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Present	
Mike Baker	Commissioner	Present	
Danny Spencer	Vice Chairman	Present	
Lee Hampton	Commissioner	Present	
Charles Formica	Commissioner	Present	
John McDonald	Director	Present	
Ashley Parcus	Secretary	Present	
David R. Montague	Council Member	Present	

C. Rules for Public Comment

Chairman Thurmond mentioned that the Rules for Public Comment were listed on the agenda.

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**

4. **All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**
5. **Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.**

D. Approval or Correction of the Minutes

1. Building and Standards Commission - Regular Session - Apr 27, 2016 7:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Formica, Commissioner
SECONDER:	Mike Baker, Commissioner
AYES:	Thurmond, Katz, Martin, Baker, Spencer, Hampton, Formica

E. Public Comment

There was no public comment.

F. Report from Building Official

Mr. McDonald introduced William Davidson as the City's new Building Official. He explained that Mr. Davidson began working for the City of Bellaire about 4 years ago as a Permit Technician, and with some background in construction was promoted to Building Inspector 2 years ago under former Building Official, Lee Cabello. Mr. McDonald added that Mr. Davidson was named Interim Building Official once Mr. Cabello retired in September of 2015, and was officially named Building Inspector in April of this year.

Mr. Davidson mentioned that the Commission had previously asked about flood damage to properties within the City during the Tax Day Flood event. He informed them that there had been no change in the numbers that were given to them from the last meeting, 20 residential and 2 commercial properties, and that no one has applied for a permit as of yet.

Mr. McDonald informed the Commission that the City did apply for a grant for FEMA through the Texas Water Development Board. He stated that five properties were submitted that staff felt might have a good chance of meeting the requirements, however, the official decision has not yet been made. Mr. McDonald added that staff does believe that without the financial aid, there will be a couple of homes that will fall under the 50% rule. He stated those will be dealt with once the final outcome of the grant is known.

Chairman Thurmond asked how the homeowner would go about procuring the services if they did receive grant money.

Mr. McDonald explained that the homeowner would hire the workers themselves, but the City would monitor the process and complete the necessary paperwork. He also pointed out that staff would go out and do frequent inspections of the job sites in order to ensure that the work was being completed as approved. Mr. McDonald stated that there is a 5% surcharge that the City is allowed to include in the application in order to handle those costs.

Commissioner Formica asked if the full cost of raising the property included in the grant.

Mr. McDonald explained that the grant is a 75% contribution, with a required match of the remaining 25%.

Vice Chairman Spencer mentioned the fact that no flood damage permits had been applied for and asked for clarification on what that means with regard to the level of damage to the homes.

Mr. Davidson explained that there could have simply been damage to the paint or carpet, which are two things that are allowed to be repaired without a permit.

Mr. McDonald reiterated that the two homes that are potentially "total losses" are waiting to see the outcome of the grant prior to applying for permits.

G. Reports of Committees and Communications

1. Communications to Commission members outside of posted meetings

There were no communications to report.

2. Committee Reports

There were no committee reports.

3. Reports from Staff other than the Building Official

Mr. McDonald informed the Commission that there are a couple of properties at Newcastle and Bissonnet, one that was approved for a planned development and the other for a commercial medical office building, that are now tied up in a legal challenge. He added that it has gone all the way to the Texas Supreme Court and that staff is continuing to stay updated on the status of the case.

Mr. McDonald also explained that the City Council had recently approved an ordinance that will require builders to install sidewalks on all new construction, including residential, effective July 1st. He added that the builders have been notified about that requirement. Mr. McDonald then informed the Commission that the City Council has also directed the City Manager to come up with an interim sidewalk plan until implementation of the Community Pathways Plan has begun. He stated that the City Manager will be working with the City Engineer, the Public Works Director, and himself to identify routes and possible funding mechanisms to begin filling in the gaps in areas where sidewalks have begun through the years, but have never been connected all the way through. Mr. McDonald mentioned that it will be going back to Council in early August for further consideration.

Council Member Montague felt that the direction from Council was to essentially come up with a comprehensive plan through the filling in of sidewalks in the areas not included in the 2013 sidewalk study, as well as the implementation of the requirement for sidewalks at all new construction sites. He stated that Council was direct in asking for what the total scope of the program would be in order to get sidewalks installed throughout Bellaire. He cautioned staff not to bring Council half a plan.

Chairman Thurmond mentioned that it seems as though the plan has been to install a sidewalk on one side of the street and asked if the City was moving towards the idea of installing sidewalks on both sides.

Mr. McDonald stated that the current programs would not accomplish that. He explained that right now the idea is to start making connections and focusing on getting a sidewalk on one side of all of the streets throughout the City.

Chairman Thurmond mentioned that her street currently has a new, complete sidewalk on the south side of the street and no sidewalks on the north side. She was concerned that the newly adopted ordinance for new construction would create inconsistencies on the north side of the street by requiring that a sidewalk be installed where there are no others.

Mr. McDonald explained that although it may not happen in the next couple years, at some point all of the sidewalks will be connected. He added that any sidewalks that are already installed will save the City a significant amount of money.

H. Old Business

1. Discussion on drainage issues within the City of Bellaire, to include the use of pervious concrete and paver systems as an alternate method of addressing lot coverage requirements.

Mr. McDonald informed the Commission that he has been working on getting someone in the related field to come and speak to the Commission. He added that he believes that he has finally gotten through to some people, it just was not in time for this meeting. Mr. McDonald stated that he knew the Commission was hoping to stay away from individuals within the industry, but he felt that it was inevitable. He stated that he spoke with a representative from a company that focuses more on sustainable design and development and that they are preparing some information for him to review. Mr. McDonald added that he has also spoken with someone from Texas Bomanite who seemed in favor of the idea of coming in to speak to the Commission. He stated that he reached out to the Texas Masonry Council, as well as other local green design groups that have not followed up with him. Mr. McDonald mentioned that staff usually tries to keep the July agendas light due to the change over of the Commission, but asked if they would like for him to see what he could do about scheduling a speaker for that night.

The Commission agreed that scheduling a speaker for the July meeting would be a good idea.

Mr. McDonald reiterated that staff is asking the Commission to look into this due to the fact that the City of Bellaire currently gives no credit for the use of pervious concrete or pavers, where as the City of Houston and some other surrounding cities do. He added that in most residential areas within the City of Bellaire there is a maximum lot coverage of 55%, which takes into consideration drainage protection, aesthetics, and controlling the density of the site. Mr. McDonald added that the issue has been with the fact that Bellaire has clay soil and poor drainage. He added that the thought is that after a couple of years these systems get filled with silt and increase the amount of runoff. Mr. McDonald explained that staff isn't sure yet how the credit would be given, if it could possibly be tied to the residential drainage plan, or if it would be implemented in a different way. He stated that James Andrews, the City Engineer, is currently conducting a drainage study that will be presented to Council at the end of July, or early August. Mr. McDonald stated that the study takes a look at where the trouble areas are, and the relationship with the bayou, etc. Mr. McDonald mentioned that he would like to get Mr. Andrews to come and speak to the Commission after his presentation to City Council. He added that ultimately this will feed into the update of the City's Floodplain Management Plan, which gets submitted to FEMA. Mr. McDonald felt that there should be a place for a representative of the

Commission to be on that team. He explained that the idea is to come up with a plan moving forward that would help to reduce the flooding potential in Bellaire, as well as potentially improve the City's CRS rating.

I. New Business

- 1. The Chair 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 on a future agenda of the Commission or referral to Staff for investigation.**

No new business was brought to the attention of the Commission.

J. Public Hearings

There were no public hearings.

K. Announcements & Comments by Commissioners

Mr. McDonald informed the Commission that the City will be holding a Board and Commission Training Session on Thursday, July 28th, at 6:30pm. He explained that although everyone is encouraged to attend, it is only required for new members and members who are being re-appointed. Mr. McDonald added that there will be Commission specific training on an agenda in the near future.

Chairman Thurmond asked how the no net fill ordinance applies to Evelyn's Park.

Mr. Davidson explained that the no net fill ordinance mainly applies to residential.

Mr. McDonald agreed and added that it has been allowed some in-house waivers due to the fact that it is a City park and that the no net fill ordinance does not necessarily apply. He and Mr. Davidson also mentioned that there will be built-in detention and that the grading plan was reviewed by the City Engineer. Mr. McDonald assured the Commission that it has still gone through the appropriate review process.

L. Adjournment

Motion: a motion was made by Commissioner Formica and seconded by Commissioner Martin to adjourn the regular meeting.

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

The meeting was adjourned at 7:39 PM.