

CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

AUGUST 24, 2016

Council Chamber	Regular Session	7:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairman

Laura Thurmond

Commissioner

Mike Baker

Commissioner

Paul Katz

Vice Chairman

Danny Spencer

Commissioner

Charles Formica

Commissioner

Burt Martin

Commissioner

Lee Hampton

Mission Statement:

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

I. REGULAR SESSION**A. Call to Order****B. Announcement of Quorum****C. Rules for Public Comment**

- 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 - Jul 27, 2016 7:00 PM**

E. Public Comment**F. Report from Building Official**

- 1. Substandard Housing Process**

G. Reports of Committees and Communications

- 1. Communications to Commission members outside of posted meetings**
- 2. Committee Reports**
- 3. Reports from Staff other than the Building Official**

H. Old Business**I. New Business**

- 1. Appointment of a member(s) to represent the Commission on the Community Advisory Group, assisting in the development of a Bellaire Beautification vision.**
- 2. 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.**

J. Public Hearings**K. Announcements & Comments by Commissioners****L. Adjournment**



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
JULY 27, 2016

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

A. CALL TO ORDER

Vice Chairman Spencer called the meeting to order at 7:00 PM.

B. ANNOUNCEMENT OF QUORUM

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

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Absent	
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

Vice Chairman Spencer reviewed the rules for public comment.

Minutes Acceptance: Minutes of Jul 27, 2016 7:00 PM (Approval or Correction of the Minutes)

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5. **Public Comments 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 - Jun 22, 2016 7:00 PM

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

E. PUBLIC COMMENT

Johanna Moran-Ms. Moran informed the Commission that she was recently educated on the tree ordinances relating to residential new construction, specifically with regards to canopy. She added that it has come to her attention that some of the trees that are being saved are not desirable, and stated that the City should not be retaining these invasive species. Ms. Moran mentioned that she would like to see if the ordinance can be changed so that invasive plants are not propagated. She explained that she has had a conversation with Mr. McDonald, the Director of Development Services, and has provided him with a list of native trees and shrubs that can be substituted for some of the common, invasive plants that people now use. She informed the Commission that she would love to help in any way that she can.

Commissioner Baker asked for clarification on which type of tree she is specifically speaking of, and what she would like to see in place of it.

Ms. Moran explained that it is called a Golden Raintree, and that some examples of a desirable tree that could replace it would be a Southern Red Cedar or a Drummond Red Maple.

F. UNFINISHED BUSINESS, COMMUNICATIONS, AND REPORTS

There was no unfinished business, communications, or reports.

G. SWEARING IN OF NEW COMMISSIONERS

Staff swore in re-appointed Commission members, Danny Spencer, Paul Katz, Lee Hampton, and Charles Formica.

H. INCOMING COMMISSION**1. Introduction of Incoming Commissioners**

No new Commission members were appointed.

2. Election of Chair and Vice Chair

Nominations: a motion was made by Commissioner Formica and seconded by Commissioner Katz to appoint Laura Thurmond as Chairman of the Commission and Danny Spencer as Vice Chairman.

Vote: the motion passed with a vote of 6-0.

Laura Thurmond and Danny Spencer were elected Chairman and Vice Chairman, respectively.

3. Adoption of the Rules of Procedure

a. Rules of Procedure

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Burt Martin, Commissioner
SECONDER:	Charles Formica, Commissioner
AYES:	Katz, Martin, Baker, Spencer, Hampton, Formica
ABSENT:	Thurmond

I. REPORT FROM THE BUILDING OFFICIAL

Mr. Davidson informed the Commission that the City is currently experiencing some slow down in new construction compared to this time last year. He stated that in this quarter of 2015 there were 29 new homes going up, whereas this year there are only 15. Mr. Davidson also mentioned that there is no additional news to report regarding the food damaged homes, and that the City is still waiting to hear back on the grant money. He also informed the Commission that there is a substandard structure that he has begun the process on. He added that he has reached out to the owner of record and is waiting on their response. Mr. Davidson stated that if there is no response and/or the City cannot reach an agreement with the owner then it will be brought before the Commission.

Commissioner Formica asked if the house was vacant.

Mr. Davidson stated that it is vacant, and is simply being used for storage.

Commissioner Baker asked what the address was.

Mr. Davidson informed the Commission that it is 5122 Patrick Henry.

Vice Chairman Spencer asked how the City was doing, commercially.

Mr. Davidson stated that Condit Elementary is on schedule to open for the first day of school. He added that Episcopal High School's project is coming along and that there is a middle school that is currently redoing their entry way. Mr. Davidson informed the Commission that lease space built outs are continuing like normal. He also mentioned that there are several businesses relocating from the HEB shopping center.

Commissioner Martin asked what the status is on construction of the new HEB.

Mr. Davidson explained that they changed some things with their site plan and therefore had to go back before the Planning and Zoning Commission to amend their Planned Development.

Commissioner Martin asked when they would begin demolition.

Mr. Davidson stated that an exact date has not been communicated, and that it will ultimately depend on the outcome of the requested amendment to the planned development.

Commissioner Baker provided Mr. Davidson with four more properties to look into possibly being substandard.

J. REPORTS OF COMMITTEES AND COMMUNICATIONS

1. Communications to Commission members outside of posted meetings.

There were no communications to report.

K. OLD BUSINESS

1. Presentation by David Batts, LEED AP & Director of Systems Solutions at Construction EcoServices, on low impact development as it relates to drainage and paving systems.

David Batts, Director of Systems Solutions at Construction EcoServices-Mr. Batts gave an overview of a few different options on how to implement low impact development, how the products work, and some advantages and disadvantages of each. He also provided several pictures and videos of previously completed projects to give a better idea of the end results. For the presentation materials and/or to watch the presentation please use the links below:

Materials:

<http://www.bellairetx.gov/DocumentCenter/View/18721>

Video:

<http://bellairecitytx.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1533&Format=Agenda>

L. 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 for referral to Staff for investigation.**

No new business was brought forward.

M. ANNOUNCEMENTS AND COMMENTS BY COMMISSIONERS

Vice Chairman Spencer thanked Council Member Montague and Ms. Moran for their attendance at the meeting.

N. ADJOURNMENT

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

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

The meeting was adjourned at 8:03 PM.

Minutes Acceptance: Minutes of Jul 27, 2016 7:00 PM (Approval or Correction of the Minutes)