

# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

OCTOBER 18, 2016

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Council Chamber and Council Conference Room  
6:00 PM

Regular Session and Workshop

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7008 S. RICE AVENUE  
BELLAIRE, TX 77401



### Chairman

Mr. Winfred Frazier

### Commissioner

Jonathan Saikin

### Commissioner

Bill Thorogood

### Vice Chairman

Dirk Stiggins

### Commissioner

Mike Axelrad

### 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.*

**I. EXECUTIVE SESSION****A. Call to Order & Announcement of Quorum****B. Convene in Executive Session (Closed Session)**

**Convene in Executive Session (Closed Session to be held in the Council Conference Room) under the Texas Government Code, Chapter 551, Open Meetings Act, Section 551.071, Consultation with Attorney, regarding the City of Bellaire, Code of Ordinances, Chapter 24, Planning and Zoning, with regard to the permitted use or specific use of "schools."**

**C. Adjournment****II. REGULAR SESSION****A. Call to Order and Announcement of Quorum****B. Approval of Minutes from Past Meetings**

1. Planning and Zoning Commission - Regular Session - Sep 13, 2016 6:00 PM

**C. Reminder to Citizens Desiring to Address the Commission****D. General Public Comments**

1. **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.**

**E. Current Business ( Items for Discussion, Consideration, and/or Possible Action)**

1. Proposed amendments to the Code of Ordinances, Chapter 24, Planning and Zoning, Sec. 24-535, R-MF Residential-Multifamily District, and related sections, including Sec. 24-513 Landscaping, Screening and Buffering; and Sec. 24-513a, Design Standards in Commercial and Mixed-Use Districts; to ensure that future redevelopments are compatible with existing commercial regulations, and to establish improved buffering of existing adjacent single-family residential districts.
2. Approval of the Commission's Report and Recommendation to City Council regarding proposed amendments to the R-MF Zoning District.

**F. Committee Reports****G. Correspondence****H. Requests for New Business, Announcements, and Comments**

- 1. Staff liaison report on the status of projects previously addressed by the Commission, as well as projects for future meetings.**
- 2. 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 on a future Agenda of the Commission, or for the referral to staff for investigation.**

**I. Adjournment****III. WORKSHOP SESSION****1. Call to Order & Announcement of Quorum**

2. Discussion on amending the Comprehensive Plan and Future Land Use Map, with regard to the future re-development of the property currently zoned as Technical Research Park District (TRPD).

**3. Adjournment**



# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

SEPTEMBER 13, 2016

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE  
BELLAIRE, TX 77401

### I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Vice Chairman Stiggins called the meeting to order at 6:05 PM, and announced that a quorum was present.

Attendee Name	Title	Status	Arrived
Jonathan Saikin	Commissioner	Present	
Mike Axelrad	Commissioner	Present	
Winfred Frazier	Chairman	Absent	
Bill Thorogood	Commissioner	Present	
Marc Steinberg	Commissioner	Present	
Dirk Stiggins	Vice Chairman	Present	
S. Lynne Skinner	Commissioner	Present	
John McDonald	Director	Present	
Alan P. Petrov	City Attorney	Present	
Ashley Parcus	Secretary	Present	
Trisha S. Pollard	Council Member	Present	

### II. APPROVAL OF MINUTES FROM PAST MEETINGS

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

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Mike Axelrad, Commissioner  
**SECONDER:** Marc Steinberg, Commissioner  
**AYES:** Saikin, Axelrad, Thorogood, Steinberg, Stiggins, Skinner  
**ABSENT:** Frazier

### III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Vice Chairman Stiggins reminded the public to fill out a sign in sheet if they wished to address the Commission.

### IV. GENERAL PUBLIC COMMENTS

Minutes Acceptance: Minutes of Sep 13, 2016 6:00 PM (Approval of Minutes from Past Meetings)

**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.**

**Bryan Wogenstahl**-Mr. Wogenstahl stated that he lives on Mayfair Street. He added that he thought his street was on the project list for Rebuild Bellaire, but it has yet to be repaired. Mr. Wogenstahl was concerned with the fact that the City is asking for more money for additional projects when the previous ones haven't even been completed as they promised.

## **V. PUBLIC HEARINGS**

Public Hearing on proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-544, Technical Research Park District (TRPD), to reduce the number of permitted uses by right, to create a new subsection for specific uses, and to include a requirements for site plan reviews on all specific use permit applications.

### **1. Presentation of the Public Hearing Process**

Mr. McDonald reviewed the public hearing process with the Commission and the public. He stated that because this is a staff initiated request the presentation by the applicant and the staff findings would be one in the same. He also mentioned that because this item is on the agenda for consideration during the same meeting no additional written comments will be accepted.

### **2. Presentation by the Applicant**

Mr. McDonald informed the Commission that there was previously a discussion regarding the fact that the Chevron facility will be closing its Bellaire location at the beginning of 2017. He explained that this area is currently zoned as a Technical Research Park District (TRPD), and includes two properties, the Chevron facility that goes from Rice to the north side of Fournace, all the way to the frontage road, as well as the gas station at the corner of the frontage road at Fournace, which is not owned by Chevron. Mr. McDonald added that Chevron also owns 12-15 lots off of Mayfair Street, but that the proposed changes will not affect those, as they are zoned as residential-single family. He mentioned that as part of the preparation for what that site could become, two things need to be discussed, the current zoning and how it works on the site, and any future zoning for the site. Mr. McDonald added that the Comprehensive Plan also needs to be taken into account during this process. He explained that the changes he is proposing are the reclassification of a majority of the currently permitted uses to specific uses, as well as the requirement for site plan review on any specific use permit (SUP) applications. He stated that only parks, utilities, accessory uses, and City uses will remain as uses permitted by right. Mr. McDonald stated that the idea is to essentially put a "stop gap measure" on this zoning district until such time that the Comprehensive Plan can be updated to give better guidance to future development of the site. He informed the Commission that the City's intention is to gain more control over the area without negatively impacting the sale of the property. Mr. McDonald explained that the proposed changes will continue to permit development as allowed today, but will ensure that the City, through review at the staff, Commission, and City Council levels, has the opportunity to properly review any proposed development.

### 3. Staff Findings

See Presentation by the Applicant.

### 4. Public Comments

- a. Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. If a speaker wishes to yield their time to another speaker, a total of six (6) minutes will be allotted. If additional time is not yielded, the time limit may be extended to five (5) minutes at the discretion of the Chair, with the consent of the Commission.**

The following members of the public spoke during the public hearing:

Lynn McBee  
Catherine Lewis  
Benjamin Lavine  
Pamela Wogenstahl

Most comments were regarding concerns with the current list of uses, as well as the long term plans for the area. Ms. McBee questioned why city facilities were listed as a permitted use. She was also concerned that the City was proposing to allow 100% lot coverage.

### 5. Response of Applicant

Attorney Petrov explained that city uses are a standard part of the zoning code and that all cities list municipal facilities as permitted uses by right.

Mr. McDonald explained that every use listed in the proposal is a use that is currently allowed by right in that area. He added that these changes give the City and Commission more control over what goes in to that property with the requirement of a specific use permit. He also mentioned that the maximum lot coverage is 75%, and that any project that increases the lot coverage will be required to mitigate for that.

### 6. Questions from the Commission

Commissioner Thorogood stated that based on his research, the property is 30.5 acres, and has a property tax base of approximately \$77 million. He added that if the property was rezoned to residential-single family it would have a property tax base of approximately \$146 million, and that he liked the idea of linking it residentially to the rest of the neighborhood. Commissioner Thorogood mentioned the stop gap that was done for the UV-T Zoning District and asked if there was a requirement within that change which stated that everything must go through the SUP process. He then asked if the Commission could strike all permitted uses except for churches, meaning that all other uses would require a specific use permit.

Mr. McDonald and Attorney Petrov explained that the Comprehensive Plan was being updated at that time, and that they believe there was a short moratorium that was put into place for the UV-T until such time that the codes were adopted. Mr. McDonald stated that the Commission has the right to amend the proposal as it wishes, but then reiterated that the idea is not to interfere with the selling of the property, simply to gain more control through the requirement for a specific use permit and site plan approval.

Commissioner Skinner asked if the property could be subdivided into several different lots. She also questioned whether each property would be required to apply for a specific use permit.

Mr. McDonald confirmed that it could potentially be subdivided, but that the replats would have to come before the Commission for approval. He also stated that each use would need its own SUP.

Commissioner Skinner asked if each subdivided lot would have to meet the 75% maximum lot coverage requirement.

Mr. McDonald confirmed this.

Commissioner Skinner asked if a traffic study should be done for the area, and also stated that she was concerned about flooding.

Mr. McDonald explained that a mobility study was recently done for the City and that he would see if this area was included in that. He added that the City Engineer, James Andrews, has recently completed a drainage study that he will be presenting to the City Council this month, and that funds from the bond will go towards that.

Commissioner Skinner asked if there are specific streets listed in the bond package.

Mr. McDonald stated that he does not believe the streets have been identified yet.

Commissioner Saikin asked for clarification that the current use of the property is vested.

Mr. McDonald explained that the use is vested by state law except in the event that the use is discontinued for a time period of 6 months.

## **7. Invitation for Written Comments, if applicable**

Vice Chairman Stiggins reiterated that the Commission will be acting on this item during the same meeting, therefore, no written comments will be accepted.

## **8. Closure of the Public Hearing**

Vice Chairman Stiggins closed the public hearing at 7:02 PM.

## **VI. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)**

- 1. Consideration of proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-544, Technical Research Park District (TRPD), to reduce the number of permitted uses by right, to create a new subsection for specific uses, and to include a requirement for site plan review on all specific use permit applications.**

**Motion:** a motion was made by Commissioner Axelrad and seconded by Commissioner Steinberg to approve the proposed amendments to the TRPD.

Commissioner Thorogood stated that he understood the need to move forward quickly and that he felt strongly about the stop gap measure, however, he was concerned with the list of uses and the fact that the administrative official would have the ability to

approve the site plan.

Commissioner Saikin mentioned that the authorization of the administrative official to waive elements of the site plan requirements was also of some concern.

**Amended Motion:** An amended motion was made by Commissioner Thorogood and seconded by Commissioner Skinner to approve the proposed amendments to the TRPD with the deletion of all uses after C. 1), and to require an SUP for all others, as well as to remove section f) 1. a., the City administrative official's authority to approve the site plan.

Commissioner Axelrad asked if this amended motion would still allow for Chevron's use of the site.

Mr. McDonald confirmed that it would, but that they would not be allowed to expand.

Commissioner Steinberg stated that he was not in favor of the amendment to the motion, and that he felt the Commission would need more time to discuss the issue of the allowable uses.

Commissioners Saikin and Axelrad mentioned that they also were not in favor of the amended motion.

**Vote on amended motion:** the amended motion failed with a vote of 2-4.

Mr. McDonald suggested that the Commission strike sections f) 1.a, b, c, & e. from the proposed amendments if they were concerned with the administrative official's authority with regard to the site plan.

Chairman Stiggins then made a 2nd amendment to the motion:

**2nd Amended Motion:** To approve the proposed amendments to the TRPD with the deletion of sections f) 1. a, b, c,& e.

Commissioner Axelrad seconded the amendment.

**Vote on 2nd Amended Motion:** the amendment to the motion passed with a vote of 6-0.

Commissioner Steinberg suggested that the Commission hold a workshop prior to the next meeting in order to further discuss the concerns with the uses.

Commissioner Saikin asked for clarification that Chevron was notified that this was taking place, and asked how often the Commission votes to amend the zoning code once finding out that a property is up for sale.

Mr. McDonald confirmed that notice was sent to Chevron regarding the proposed changes. He added that this situation doesn't happen very often, however, several re-zonings have taken place in the City within the past few years where properties that are for sale were involved.

Commissioner Saikin asked if it was the size of this site or the current use that was an issue.

Mr. McDonald explained that it is a combination of the two. He stated that this is the



largest tract of potential new development that the City has seen in a long time, and therefore comes with many opportunities. He added that with the potential turnover of this use, it is a good time for the City and the Commission to determine what they would like to see for this property in the future.

**Vote on original motion to approve the proposed changes to the TRPD:** 6-0.

2. Presentation and discussion on the November 8, 2016 Bond Election.

-Mr. McDonald reviewed the three propositions included in the November 8, 2016 Bond Election. He explained that \$20 million from Proposition 1 will be devoted to street and drainage projects, which could also include the installations/reparation of sidewalks in some cases, while the other \$4 million will be strictly for the installation of sidewalks in areas where there currently are not any. Mr. McDonald then informed the Commission that Proposition 2 is for \$5.6 million for the construction of new municipal buildings. He took a few minutes to describe when construction will begin, where the new facilities will be located, and what the new facilities will offer. He then moved on to Proposition 3 and explained that the City is asking for \$24.38 million for water and wastewater improvements. Mr. McDonald stated that the difference between proposition 3 and the first two are the funding sources. He informed the Commission that whereas the first two propositions will be fully funded by tax supported debt, the 3rd proposition includes a contract for \$12.8 million to Siemens for the installation of digital water meters and improvements to the wastewater treatment plant. Mr. McDonald explained that an increase in efficiencies and cost savings through this performance based contract will create a return on investment over the life of the improvements, and therefore, will not impact Bellaire residents' tax rate.

The following questions were asked by the Commission:

**1. Is there a list of streets involved with Proposition 1 to determine what exactly makes up the \$24 million, or will it be decided after the bonds are purchased?**

-Mr. McDonald stated that streets for the project have not yet been identified.

**2. Was the improvement of Mayfair part of a previous project, and if so, why was it never completed?**

-Mr. McDonald stated that he would check with Public Works on the status of that project.

**3. Is the amount associated for Proposition 3 based on the replacement of all the water lines in Bellaire?**

-Mr. McDonald informed the Commission that it will not include all water lines in Bellaire, and that the lines that will be upgraded are the ones that are identified as the most critically in need of replacement.

**4. Do the engineering studies mentioned in Proposition 1 give suggestions on what to do in order to improve flooding within certain areas of the City?**

-Mr. McDonald explained that part of the issue with flooding in Bellaire is that we can only dump so much water into someone else's system. He added that there are long-term issues that need to be addressed. Mr. McDonald stated that the studies do look

at ways to move the water in a more efficient way.

**5. Has the City quantified the number of homes and businesses that were flooded in the previous two floods?**

-Mr. McDonald stated that James Andrews has put together a heat map of where the flooding has been prominent.

**6. What is the difference between the tax supported debt and enterprise debt listed in the proposal? Do both have the same credit rating?**

-Mr. McDonald explained that tax supported debt is funded solely from property tax revenues, whereas the enterprise fund is essentially the maintenance and care of the water and wastewater lines, as well as the employees hired to oversee that area. He stated that both are backed by the full faith and credit of the City, and therefore, have the same credit rating.

**7. How much improvement will be made to the water and wastewater program through Proposition 3?**

**8. What percentage has already been fixed, what does this fix, and what is left to be fixed for each of the issues listed in Propositions 1-3?**

**9. What were in the prior bond issues? Was the City successful, both financially, and in implementation?**

**10. Do the projects that didn't get built in previously approved programs for street work carry over into the new programs?**

-Mr. McDonald informed the Commission that he would pass these questions (#'s 7-10) on to the appropriate staff members and would get answers as soon as possible.

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

The Commission decided to postpone action on this item until the October meeting.

**VII. COMMITTEE REPORTS**

There were no committee reports.

**VIII. CORRESPONDENCE**

There was no correspondence.

**IX. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

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

**a. Update on the proposed amendments to the R-MF Zoning District**

Mr. McDonald informed the Commission that action on the proposed amendments to the R-MF had again been put off until the next meeting. He added that he had met with an apartment developer to get a better idea of how to make a multi-family development feasible for that property. He stated that the developer felt as though

the limit of approximately 125 units might be a little low, however, he mentioned that Bellaire could be an ideal location for "boutique" style apartments, in which 125 units would be appropriate. Mr. McDonald explained that there was also discussion of independent senior living, which would fall into the 125 unit range, and would be set up very similarly to a regular apartment complex. He informed the Commission that he would be bringing the proposal back for them to vote on at the October meeting with a couple of amendments that will include a PD option for multi-family, as well as independent senior living as a permitted use.

Mr. McDonald also explained that the public hearing before City Council for the HEB PD amendment had been the previous night, and that Council would be voting on that application at their next meeting. He also mentioned that the public hearing for the daycare SUP will be taking place the same night. Mr. McDonald informed the Commission that Bellaire High School is in the process of bringing their project advisory team back together.

The Commission asked that staff inform them of when the meetings will take place.

- 2. 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.**

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

#### **X. ADJOURNMENT**

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

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

**The meeting was adjourned at 8:00 PM.**

## Planning and Zoning Commission

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



Meeting: 10/18/16 06:00 PM  
Department: Development Services  
Category: Code Amendment  
Department Head: John McDonald  
DOC ID: 2051

### SCHEDULED ACTION ITEM (ID # 2051)

#### **Item Title:**

Proposed amendments to the Code of Ordinances, Chapter 24, Planning and Zoning, Sec. 24-535, R-MF Residential-Multifamily District, and related sections, including Sec. 24-513 Landscaping, Screening and Buffering; and Sec. 24-513a, Design Standards in Commercial and Mixed-Use Districts; to ensure that future redevelopments are compatible with existing commercial regulations, and to establish improved buffering of existing adjacent single-family residential districts.

#### **Background/Summary:**

Attached is the final draft containing proposed amendments to affect development within the multi-family residential zoning district. Sections 24-513, Landscaping, Screening, and Buffering, and 513a, Design Standards, remain the same as last presented during the public hearing. Changes have been made to Sec 24-535, R-MF, to take into account discussion by the Planning and Zoning Commission as well as continued research into ensuring the adoption of rules which would lead to effective regulation of the district.

Changes from the last draft are in blue, and include:

1. The allowance of independent senior living as an allowable use under multi-family dwellings;
2. The addition of a planned development option; and
3. The return of the maximum site area to what is currently in the code.

With planned developments, the only regulation that is open to modification is the maximum site area. If a developer wished to add more units than what is allowed today, they may seek permission through the planned development process.

Based on discussions with the City Attorney, the new changes do not require a new public hearing.

#### **Recommendation:**

The Director of Development Services recommends that the Commission vote to approve the proposed amendments and forward to Council for adoption.

#### **ATTACHMENTS:**

- RMF Multifamily 2016 October P&Z (PDF)
- Written Comments-R-MF (PDF)

**Sec. 24-513. Landscaping, Screening and Buffering.**

A. *Purpose.* The standards set out in this Section are intended to:

- (1) Protect and improve the appearance and character of the community, including its developed and open space areas, in accordance with the Comprehensive Plan;
- (2) Increase the compatibility of adjacent land uses;
- (3) Mitigate the effects of noise, dust, debris, artificial light intrusions and other externalities created by the use of land, and the “heat island” effect of paved surfaces in urban settings; and
- (4) Conserve water and promote the long-term viability of development landscaping by promoting the planting and maintenance of native and drought-resistant vegetation types.

B. *Applicability.* Standards described herein are minimum standards applicable to all new planned developments, mixed-use developments, multifamily and, non-residential structures and related parking that have, as a condition of approval, requirements for landscaping, screening or buffering and to all non-residential uses and related parking permitted.

- (1) The requirements of this Section shall also apply when:
  - a) There is an enlargement exceeding one thousand (1,000) square feet in area of the exterior dimensions of an existing non-residential, multifamily residential, mixed-use building, or of any existing building within a planned development, or more than one thousand (1,000) square feet cumulative among multiple buildings in all such cases; or
  - b) There is either a new parking lot for a non-residential or multifamily residential or mixed-use building, or for a planned development, or expansion of an existing parking lot in such cases to provide one or more additional parking spaces.
- (2) The requirements of this Section shall apply to the entirety of the development site if it is completely developed by the new construction of a building or buildings and associated off-street parking. If the entirety of the building site is only partially developed by new construction or enlargement (with the enlargement exceeding at least 1,000 square feet in area of the previous exterior dimensions of a building, or cumulative among multiple buildings, per subsection (1)b), above), the requirements of this Section shall be applied only in proportion to the area of the new or enlarged building and/or off-street parking area.
- (3) The requirements of this Section shall not apply when:
  - a) Reconstruction work on an existing building that was partially damaged or destroyed involves less than fifty (50) percent of the pre-existing area of the exterior dimensions of the building. This exemption shall apply only when the reconstruction will not result in an increase in the number of parking spaces.
- (4) Nothing in this Section shall be construed to require compliance with the requirements of this Section for finish or remodeling work to the interior or exterior of an existing building if such work does not result in an increase in the number of parking spaces or in an enlargement of the exterior dimensions of the building.

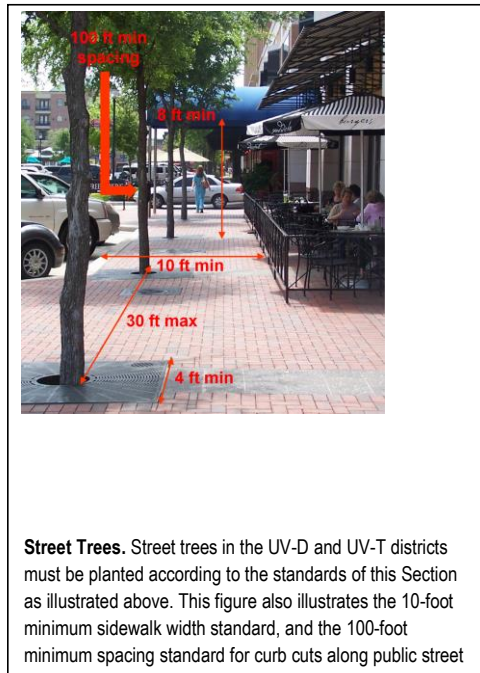
C. General requirements.

- (1) *Quantity of landscaping.* The minimum amount of landscaping required for a development site shall be based on the applicable factors in Table 24-513.A, Quantity of Landscaping.

Table 24-513.A Quantity of Landscaping	
Type	Required Quantity
Street Trees (for commercial, multifamily residential and mixed-use properties only)	Number of trees as specified in Section 9-355.1, based on the amount of street frontage (generally a minimum of one 45-gallon tree for every 40 feet of frontage).
Parking Lot Trees (for commercial, multifamily residential and mixed-use properties only)	Number of trees as specified in Section 9-355.2. (generally a minimum ratio of one 45-gallon tree per 10 parking spaces).
Site Trees	The minimum number of trees in the required front and back yards as specified in Section 9-354, based on the site width.
Shrubs	Number of shrubs necessary, based on five-gallon container size and maximum spacing between shrubs of four feet on center, to meet the screening requirements for off-street parking areas in Section 24-513.E.

- a) *Street trees in the UV-D and UV-T districts.* Street trees shall be planted at regular intervals along all street frontages in accordance with Section 9-355.1 in Chapter 9, Buildings, of the City Code, except that the minimum tree spacing in the UV-D and UV-T districts shall be 30 feet rather than 40 feet. Applicants may select any tree variety specified for the UV-D and UV-T districts, if any, in Section 9-355.1, and shall not plant specified undesirable trees. Such trees may be planted within the public street right-of-way as provided in Section 9-355.1, subject to the approval of the City's administrative official. As illustrated in **Figure 24-513.A**, the following specific provisions also apply in the UV-D and UV-T districts:
- 1) Minor variations from the regular 30-foot spacing are permitted to avoid conflicts with driveway locations and accommodate other design considerations.
  - 2) Trees shall be planted in at-grade tree wells with tree grates, a minimum of four feet square, within the sidewalk. Such street trees shall be maintained to provide a clear zone free of limbs, from ground level up to eight (8) feet above ground level, for visibility and to avoid potential hazards to pedestrians and vehicles. Each tree well shall have an irrigation system for the delivery of water to the wells.

**FIGURE 24-513.A**  
**Street Tree Planting in UV-D and UV-T Districts**



- (2) *General site landscaping.* Any portions of development sites not used for buildings, sidewalks, parking areas or other impervious surfaces that count toward site coverage shall be planted or covered, and so maintained by the owners. This treatment shall consist of any combination of such material as trees, hedges, shrubs, garden plants, vines, ground covers, grasses, and mulch. The use of planter boxes of any size shall not constitute compliance with this Section.
- Use of sod.* In non-residential and multifamily residential development and planned developments, not more than fifty (50) percent of the area devoted to general site landscaping as defined in this subsection may be planted with sod. Athletic fields shall not be counted in this calculation.
  - Use of mulch.* In non-residential and multifamily residential development and planned developments, not more than ten (10) percent of the area devoted to general site landscaping as defined in this subsection may involve the placement of mulch. Mulch used in landscaping areas may be organic, such as pine bark or shredded hardwoods, or inorganic, such as stone, gravel or commercially available recycled materials intended for such use. Materials that float shall be contained by edging.
  - Use of palm trees.* Palm trees may be used in site landscaping but shall not count toward compliance with the minimum tree requirements in Table 24-513.A.
  - Mitigation of building mass in the UV-D and UV-T districts.* Where a building is more than 60 feet in length, tree plantings other than required street trees shall be clustered to break up the



appearance of building mass so that the building is perceived to be divided into lengths of no greater than 50 feet when viewed from street-level vantage points.

- (3) *Credits against required landscaping.* For development sites in the UV-D district, landscaping, as herein required of a surface parking area adjacent to a street, may be counted toward meeting the general site landscaping requirements. The administrative official may, upon application of the property owner and/or developer, allow the use of the adjacent public street right-of-way for the perimeter landscaping and screening of the surface parking.
  - a) The administrative official shall permit the use of the public street right-of-way for landscaping and screening only when it is determined, in consultation with the Department of Public Works, that such use does not constitute an actual or potential hazard to the health, safety and well-being of the residents, citizens and inhabitants of the City of Bellaire.
- (4) *Planting standards.* All plantings in satisfaction of this Section shall comply with the standards of this subsection.
  - a) *Quality and viability of plantings.* All landscape material shall be in compliance with the standards of the American Nursery and Landscape Association. All plant material shall have a habit of growth that is normal for the species.
  - b) *Locally appropriate species.* At least seventy-five (75) percent of the proposed plantings shall be species native to Southeast Texas to promote reduced water use and increased drought resistance.
  - c) *Undesirable species.* No proposed landscape material shall appear on the Invasive and Noxious Weeds list for the State of Texas promulgated by the United States Department of Agriculture, nor on the Texas Noxious Weed List promulgated by the Texas Department of Agriculture.
    - 1) *Undesirable tree species.* No proposed new or replacement trees shall be among the undesirable tree species identified in Section 9-350.M.
  - d) *Species diversity.* To avoid large monocultures of trees and shrubs, and the risk of large-scale losses in the event of disease or blight, species used to meet the requirements of this Section shall be diversified as follows, with calculations rounded up to the nearest whole number:
    - 1) When ten (10) or more trees are required on a parcel proposed for development, no more than fifty (50) percent of each category of required trees (street trees, parking lot trees, site trees) on a site shall be of any one species.
- (5) *Installation.* All landscaping shall be installed in a sound workmanlike manner according to accepted commercial planting procedures, with the quality of plant materials as described in this Section and with a readily available water supply. All plant material shall be insect and disease-resistant and shall be of sound health and vigorous growth, clean and reasonably free of injuries, weeds, noxious pests and diseases when installed.
  - a) Sod shall be solid, and seeding of turf grasses is not permitted.
  - b) Ground cover shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting.
  - c) Shrubs used for screening shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height.
  - d) *Phased development.* The administrative official may allow installation of landscaping with each phase of a multi-phase development, provided that all landscaping required for each phase is installed concurrently with each phase. The City Attorney may require execution of a development agreement with the City to clarify phasing plans and timing, and to provide surety.
  - e) *Tree planting within City right-of-way.* Planting of trees and other vegetation within City rights-of-way shall meet any applicable Department of Public Works standards, to protect underground



and overhead utilities, streets and sidewalks, drainage improvements; street lighting, and sight distances, and the visibility of traffic control devices.

- (6) *Maintenance.* The owner and tenant of the landscaped premises and their agents, if any, shall be jointly and severally responsible for the continuing care and maintenance of all landscaping and preserved vegetation in a good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. This shall include any portions of abutting public right-of-way that the owner was permitted to landscape as part of complying with this Section.
  - a) All landscape areas shall be watered as needed to ensure continuous healthy growth and development.
  - b) Trees shall be pruned as needed to ensure healthy growth and development, and when planted near streets or sidewalks, to not interfere with vehicular or pedestrian traffic or parked vehicles.
    - 1) Topping, tipping, bark ripping, flush cutting, and stub cutting are prohibited for trees that are installed and maintained within a public street right-of-way or were planted or preserved on private property as part of complying with this Section.
  - c) Maintenance shall include the removal and replacement of dead, dying or diseased plant material.
    - 1) Replacement of required landscaping that is dead or otherwise no longer meets the standards of this Section shall occur within sixty (60) days of notification by the City. Replacement material shall be of similar character and quality as the dead or removed landscaping, and in the case of trees, shall meet and be completed in accordance with applicable provisions of Article XI, Trees, in Chapter 9, Buildings, of the City Code of Ordinances. Failure to replace in a timely manner in accordance with this subsection shall constitute a violation of these regulations.

D. *Screening and buffering.*

- (1) *Between non-residential or multifamily and residential uses.* Where the rear or side of a non-residential or multifamily building is exposed to a residence or to a residential district boundary line, and where such building is closer than fifty (50) feet to the residence or to the boundary line, a screening wall of at least eight (8) feet in height shall be erected separating the rear or side from the adjacent residence or residential district, unless a planned development has been approved specifically authorizing an alternate solution for screening and/or buffering, which is not in conflict with the purposes of this Section and which is justified based upon architectural, aesthetic and landscaping considerations peculiar to the specific development, in which case the requirements of the planned development approval shall prevail.
  - a) *City Council waiver of non-residential screening requirement.* The provisions of this subsection as to screening and buffering between non-residential or multifamily and residential uses may be waived by the City Council upon recommendation by the Planning and Zoning Commission in the following cases:
    - 1) When a property line abuts a dedicated alley, except where the property line is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district; or
    - 2) When a rear or service side abuts an existing wall or other durable landscaping or screening barrier on an abutting property if said existing barrier satisfies the requirements of this subsection.
  - b) *Automatic waiver in UV-D and UV-T districts.* The provisions of this subsection as to screening and buffering between non-residential or multifamily and residential uses are waived in the UV-D and UV-T districts, except that the provisions still apply in the UV-D district when the non-residential property is at a boundary of the district and the abutting residential property is in an R-1, R-3, R-4 or R-5 district.

- 1) *Parking area distance in UV-T district.* Off-street parking areas in the UV-T district shall not be located within 50 feet of a residential zoned neighborhood.
- (2) *Between residential planned developments and other residential property.* Where a residential use requires a planned development amendment to proceed, there shall be at least a six (6) foot screening wall or fence between the property that is the subject of the planned development and any abutting residential property that conforms to regulations for permitted uses within the district in which it is located. A planned development may be approved specifically authorizing an alternate solution for screening and/or buffering, which is not in conflict with the purposes of this Section and which is justified based upon architectural, aesthetic and landscaping considerations peculiar to the specific development, in which case the requirements of the planned development approval shall prevail.
  - a) *Automatic waiver in UV-D and UV-T districts.* The provisions of this subsection as to screening and buffering between residential planned developments and other residential uses are waived in the UV-D and UV-T districts, except that the provisions still apply in the UV-D district when the residential planned development is at a boundary of the district and the abutting residential property is in an R-1, R-3, R-4 or R-5 district.
  - 1) *Parking area distance in UV-T district.* Off-street parking areas in the UV-T district shall not be located within 50 feet of a residential zoned neighborhood.
- (3) *Standards for screening walls and fences.* A screening wall or fence shall be of wood or masonry construction as provided herein. However, only masonry construction is permitted for required screening walls between non-residential and residential uses, in which case the masonry material and construction shall be consistent for the entire length of the wall erected to screen a particular use.
  - a) A screening wall or fence of wooden construction shall be a permanent wooden fence constructed of cedar or redwood and with capped galvanized iron posts set in concrete. The wall or fence must not be less than the height specified for each of the types of screening addressed in subsections D.(1) and D.(2), above. The wall or fence shall not contain openings of more than forty (40) square inches in each one (1) square foot of surface of such wall or fence, and such wall or fence surface shall constitute a visual barrier.
  - b) A screening wall or fence may be constructed, which shall be of masonry construction on a concrete beam or foundation or a metal frame or base, which supports a permanent type wall material, the surface of which does not contain openings of more than forty (40) square inches in each one (1) square foot of surface of such wall or fence, and which fence or wall surface shall constitute a visual barrier.
  - c) In either permanent wooden or masonry constructed walls or fences, no opening shall be permitted for access unless a solid gate, equaling the height of the wall or fence, is provided. Such gate shall remain closed at all times except when in actual use.
- (4) *Screening of trash receptacles.* All trash receptacles upon property adjacent to single-family residential use shall be located at least ten (10) feet from any and all points upon any lot in single-family residential use. Further, all such trash receptacles shall be visually screened by means of a fence or a wall.
  - a) *Limited application in UV-T district.* The screening requirement for trash receptacles applies in the UV-T district only with regard to visual screening from an abutting public street right-of-way and not from adjacent residential property.
  - b) *Additional provisions in UV-D and UV-T districts.*
    - 1) Dumpsters and garbage bins shall be located behind principal buildings relative to public street frontage whenever practical, and such trash receptacles shall also be accessible from alleys or vehicular access easements where available and practical.

- 2) Such solid waste facilities shall be fully enclosed as specified by this subsection, except that an opaque wall shall be provided in all cases in the UV-D and UV-T districts rather than a wood fence alternative.
- (5) *Screening of outside storage.* All outside storage areas, including waste material storage facilities, in planned development, non-residential, and multifamily districts shall be screened from adjacent residential uses and public street rights-of-way. No other outside storage besides trash receptacles is permitted in the UV-D and UV-T districts. Screening may be as follows:
  - a) A screening wall or fence which shall be of wood or masonry construction of sufficient height to screen that which is being stored; or
  - b) A hedge which shall be of sufficient height and density to screen that which is being stored.
- E. *Screening of off-street parking.* Landscaping shall be provided along the edge of any off-street parking area for five (5) vehicles or more that is not visually screened by an intervening building or structure from an abutting public right-of-way or adjacent residential property.
  - (1) The perimeter landscaping shall involve shrubs of five (5)-gallon container size, spaced a maximum of four (4) feet on center, to form a continuous and solid visual screen, within one (1) year of planting, exclusive of driveways, pedestrian walkways and visibility triangles. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height.
  - (2) *Special provisions for UV-D and UV-T districts.* Requirements in this subsection for screening of off-street parking areas apply in the UV-D and UV-T districts only with regard to visual screening from an abutting public street right-of-way and not from adjacent residential property, and are illustrated in **Figure 24-513.B**. In the UV-D district, the screening requirement applies when the adjacent residential property is outside the UV-D district and in an R-1, R-3, R-4 or R-5 district.
    - a) *Openings for circulation.* Openings through the perimeter landscaping, for pedestrian and bicycle circulation to and from public sidewalks or other circulation routes, shall be provided approximately every fifty (50) linear feet, with each opening no more than five (5) feet wide.
    - b) *Utility company screening policies in UV-T.* Screening of parking areas which utility companies allow on their properties within the UV-T district shall be subject to the policies of such companies with regard to allowable screening methods and the location and height of screening.

**FIGURE 24-513.B**  
**Screening of Off-Street Parking in UV-D and UV-T Districts**



**F. Landscaping of off-street parking.**

- (1) Parking lot trees shall be provided for any off-street parking area for ten (10) vehicles or more for a commercial, multifamily residential or mixed-use development, with a minimum of one 45-gallon tree for every ten (10) parking spaces, in accordance with Section 9-355.2.
- a) Parking lot trees shall be planted so that each parking space is within fifty (50) feet of at least one (1) such tree as measured from the center of the tree trunk to some point on the marked parking space. Depending on the size and shape of smaller parking areas, this may mean that the required tree(s) may be planted adjacent to rather than within the interior of the parking area. The required tree(s) also may be planted within an abutting public street right-of-way subject to the approval requirements of this Section.
- b) When trees must be planted within the interior of a parking area to comply with the requirements of this subsection, or are otherwise incorporated within the interior, the following standards shall apply:
  - 1) The planting area for each tree, whether located at an edge of the parking area or designed as an interior island or median between parking modules, shall be no less than six (6) feet across in any horizontal direction.
  - 2) All planting areas shall have permeable surfaces and be planted with locally appropriate species as defined in this Section, which may include shrubs, groundcovers or grasses. If a planting area is used as part of a biological stormwater treatment system, pursuant to an approved drainage plan, groundcovers shall be selected that are appropriate to that function.

- 3) Where required or otherwise incorporated, planting areas and landscaping islands shall be integrated into the overall design of the surface parking area in accordance with this chapter in such a manner that they may assist in defining parking slots, pedestrian paths, driveways, and internal collector lanes, in limiting points of ingress and egress, and in separating parking pavement from street alignments.
- (2) Where applicable, landscaped areas and walkways abutting parking spaces shall be protected by a wheel stop or six (6) inch curb that is at least three (3) feet from any landscaping except grass or ground cover. Curb lines may be interrupted to allow for stormwater flows into biological treatment areas pursuant to an approved drainage plan, provided that the curb openings do not interfere with the curb's protective function.
- (3) All parking lot landscaping shall be located and maintained so as not to interfere with the act of parking or with parking area maintenance and so as not to create a traffic hazard by obscuring driver or pedestrian vision within the parking lot interior or at the intersections of walkways, driveways, collector lanes and streets, or any combination thereof.
- (4) Interior landscaping of parking areas may be included as a condition of planned development approval for the purpose of providing trees and massed plantings.
- (5) *Waiver of interior landscaping in UV-D and UV-T districts.* Off-street surface parking areas in the UV-D and UV-T districts shall be exempt from any required planting of trees within the interior of such parking areas given the limited developable area within these districts. Instead, the requirement in Section 9-355.1 of one (1) tree for every ten (10) parking spaces shall be satisfied by planting such trees within or near the perimeter screening area required by this Section for off-street surface parking areas.
  - a) Any such trees planted within or near a perimeter screening area shall be maintained to provide a clear zone free of limbs, from ground level up to eight feet above ground level, for visibility and to avoid potential hazards to pedestrians and vehicles.

G. *Screening of parking structures and drive-under parking.* The ground level of a parking structure or ground-level parking located under an elevated building shall be screened from public street rights-of-way and/or any abutting residential use or zoning district through the installation of vegetative screening, except at points of ingress and egress. Such screening shall involve shrubs of five-gallon container size, spaced a maximum of four feet on center, to form a continuous and solid visual screen, within one year of planting, exclusive of driveways, pedestrian walkways and visibility triangles. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height. Such screening shall not be required where a parking structure is wrapped with liner buildings that accommodate active uses other than parking, or where buildings are otherwise situated that obstruct views of the garage or of the drive-under parking.


- (1) *Screening of upper levels of parking structures.* Each level of a parking structure above the ground level shall be designed to include screening along any façade that is not visually screened by an intervening building or structure from public view or abutting residential use or zoning district. Such screening shall consist of architectural and/or landscape elements that are at least three (3) feet and six (6) inches in height, as measured from the floor of the level, to provide a continuous and solid visual screen that blocks headlight glare from vehicles parked within the structure.

H. *Special provisions.*


- (1) *Parking lot tree planting waiver in CMU/R-MF districts.* The requirements of this Section and of Section 9-355.2 related to parking lot tree planting shall not apply to off-street parking areas in the CMU and R-MF districts when the parking area is located behind a building on a development site or is otherwise not visible from abutting public street rights-of-way.
- (2) *Relief on constrained sites in the UV-D and UV-T districts.* Upon the recommendation of the City's administrative official, the Planning and Zoning Commission may modify or reduce landscaping requirements, to the minimum extent necessary, to provide relief for constrained and/or redeveloping sites in the UV-D and UV-T districts where full compliance would be impractical and adjacent properties would not be unreasonably impacted.

**Sec. 24-513a. Design Standards in Commercial, Multifamily, and Mixed-Use Districts.**




- A. *Purpose.* 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.
- (1) *Urban Village districts.* For the Urban Village-Downtown (UV-D) and Urban Village-Transit-Oriented Development (UV-T) districts, certain standards within this Section, together with the use regulations and physical development standards for each district, are especially intended to promote and maintain an Urban development character as described in the respective district purpose statements.
  - (2) *Security emphasis.* All design processes within the CMU, R-MF, UV-D and UV-T districts shall also consider Crime Prevention Through Environmental Design (CPTED) principles to enhance the security of residents, workers and visitors.
- B. *Applicability.* The design standards established in this Section apply to any new non-residential, multifamily, or mixed-use development in the Corridor Mixed Use (CMU), Residential - Multifamily (R-MF), Urban Village-Downtown (UV-D), and Urban Village-Transit-Oriented Development (UV-T) districts, and to any non-residential, multifamily, or mixed-use redevelopment in these districts that follows the removal of all pre-existing buildings on the site.
- (1) The requirements of this Section regarding building materials, canopies and awnings, colors, and visual interest and anti-monotony shall also apply to the enlarged portion of an existing non-residential, multifamily residential or mixed-use building when the enlargement exceeds one thousand (1,000) square feet or twenty-five (25) percent in area, whichever is less, of the exterior dimensions of the building.
  - (2) The requirements of this Section shall not apply to the reconstructed portion of an existing building that was partially damaged or destroyed if the reconstruction involves less than fifty (50) percent of the pre-existing area of the exterior dimensions of the building.
  - (3) Nothing in this Section shall be construed to require compliance with the requirements of this Section for finish or remodeling work to the interior of an existing building if such work does not result in an enlargement of the exterior dimensions of the building.
- C. *Standards.* The specific standards are provided in **Table 24-513a.A**, below. The table is arranged in alphabetical order by the type of standard.




Table 24-513a.A Design Standards for CMU, R-MF, UV-D and UV-T Districts		
Applicable District(s)	Standards	Illustrations
CMU R-MF (only for Unified Design) UV-D UV-T	<b>Arrangement and Design for Multiple Buildings</b> <u>Unified Design</u> Developments with multiple structures on a single property shall reflect a coordinated design and include unifying elements such as common building forms, materials, textures, architectural detailing and colors. <u>Massing Through Grouping</u> (Not for CMU/R-MF) Individual buildings on a development site or on	






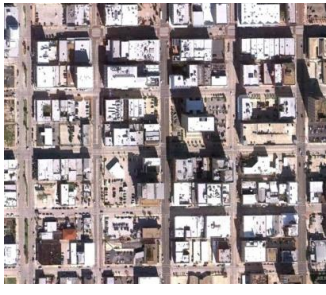


	<p>adjacent sites, if not attached, shall be arranged and designed to appear as a group of attached buildings to the extent practical.</p> <p><u>Clustering for Pedestrian Focus</u> (Not for CMU/R-MF)</p> <p>Individual buildings on a development site or on adjacent sites shall be clustered, whenever possible, to create pedestrian-oriented precincts and walkable connections.</p>	
CMU R-MF UV-D UV-T	<p><b>Building Materials</b></p> <p>The standards below are intended to ensure the use of building materials that convey an appearance of quality and durability. The standards shall apply to all exterior elevations of structures, excluding doors and windows.</p> <p><u>Permitted Principal Materials</u></p> <p>For exterior building elevations these include:</p> <ul style="list-style-type: none"> <li>▪ Brick or similar masonry materials, including <b>cast stone</b>.</li> <li>▪ Limestone and other natural stone.</li> <li>▪ Any concrete product (architectural pre-cast concrete; concrete masonry unit, CMU; etc.) that has an integrated color and is textured or patterned to look like brick, stone, marble, granite or tile.</li> <li>▪ Glass. (Not for UV-D)</li> <li>▪ Other materials where it is demonstrated that they have comparable durability, impact resistance and aesthetic quality as those listed above; and/or they are part of a building that is designed to achieve a green building certification such as Leadership in Energy and Environmental Design (LEED) or Energy Star.</li> <li>▪ Building integrated photovoltaics.</li> </ul> <p><u>Permitted Accent Materials</u></p> <p>The following materials are permitted, but only as accents rather than a predominant exterior material. Accent materials shall comprise no more than 25 percent of any building façade in the CMU and R-MF districts, and no more than 15 percent in the UV-D and UV-T districts, excluding doors and windows.</p> <ul style="list-style-type: none"> <li>▪ Exterior Insulation and Finish Systems (EIFS). [EIFS may be installed only above the floor level of the second story, or no less than 12 feet above the grade for one-story buildings. EIFS shall not be installed in any pedestrian contact areas.]</li> <li>▪ Stucco. [Both EIFS and stucco shall incorporate detailing to look like traditional wall cornices, soffits, window trim and similar features.]</li> <li>▪ Architectural metal, including aluminum composite panel (ACP) treatments.</li> </ul>	


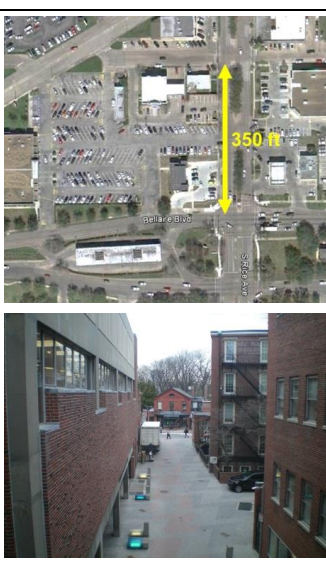



	<ul style="list-style-type: none"> <li>▪ Fiber cement siding. (Not for UV-T).</li> <li>▪ Wood or composite wood. (Not for UV-T)</li> <li>▪ Tile.</li> <li>▪ Glass. (Only for UV-D)</li> <li>▪ Stainless steel.</li> <li>▪ Chrome.</li> </ul> <p><u>Prohibited Materials</u> For exterior building elevations these include:</p> <ul style="list-style-type: none"> <li>▪ Pre-fabricated or corrugated metal wall panels.</li> <li>▪ Smooth-faced concrete block.</li> <li>▪ Vinyl, wood, plywood, cedar shingle, composite or metal siding. (Fiber cement siding not for UV-T).</li> <li>▪ Plastic.</li> <li>▪ Crushed rock or crushed tumbled glass.</li> <li>▪ Mirrored glass in ground floor windows.</li> </ul> <p><u>Privacy Glass</u> Frosted glass or other treatment is permitted for bathrooms and in other doors and windows where privacy is needed.</p> <p><u>Roofing</u> Steel, standing seam metal and/or architectural metal may be used on a sloped roof.</p> <p><u>Service Doors</u> Galvanized steel and painted steel are permitted only for use on doors and roll-up doors that provide access to loading areas and/or face toward alleys or vehicular access easements.</p> <p><u>Awnings and Canopies</u> Awnings and canopies shall be made of durable, easily maintained or replaced materials, which may include canvas, fabric, steel or architectural metal, including aluminum composite panel (ACP) treatments.</p> <p><u>Parking Structures</u> The exterior facades of parking structures shall utilize the permitted building materials and accent materials specified in this subsection for exterior building elevations, except that precast concrete may also be used on the facades of parking structures. Steel, standing seam metal and/or architectural metal may be used on any sloped roof of a parking structure.</p>	 
CMU R-MF UV-D UV-T	<p><b>Canopies and Awnings</b> Use of canopies and awnings on building and parking structure facades adjacent to and above public sidewalks and other public spaces is encouraged to provide shade and weather protection and to add visual interest to structures, provided the placement and design of such canopies and awnings is consistent with the building architecture, and they are maintained in sound condition at all times.</p> <p><u>Projection</u> Canopies and awnings shall project no more</p>	

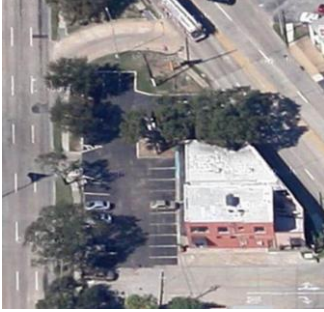



	<p>than six feet from the façade of a building or parking structure.</p> <p><u>Lighting</u> Canopies and awnings shall not be backlit or internally lit.</p>	
UV-D UV-T	<p><b>Clear Building Entries</b> The primary building entry shall be easily identifiable for visitors. The building architecture should reinforce the visual importance of the entry, and the entry design should be pedestrian-scale and transparent.</p>	 <p>Credit: Chipotle</p>
CMU R-MF UV-D UV-T	<p><b>Colors</b> Use of overly iridescent or fluorescent colors on any building façade or roof is prohibited, as determined by the City's administrative official, taking into consideration the existing range and use of color in architecture, signs and other physical improvements within the district and its vicinity.</p>	
UV-D UV-T	<p><b>Curb Cut Limits for Vehicular Access</b> Such limits are intended to minimize vehicle-pedestrian conflict points at mid-block locations along public sidewalks, enhance the pedestrian environment within the district, and preserve the extent of curb space for on-street parking.</p> <ul style="list-style-type: none"> <li>▪ A maximum of one curb cut shall be permitted for every 100 feet of public street frontage.</li> <li>▪ All driveways shall be limited to two lanes, and in no case shall a driveway or associated curb cut exceed 30 feet in width.</li> <li>▪ Upon recommendation of the City's administrative official, the Planning and Zoning Commission may increase the maximum number or decrease the minimum spacing of curb cuts per segment of street frontage, as specified above, where warranted based on site-specific or emergency access considerations.</li> </ul> <p><u>Pedestrian Safety</u> Wherever an access driveway, alley, vehicular access easement or other vehicular circulation path crosses a public sidewalk or other</p>	



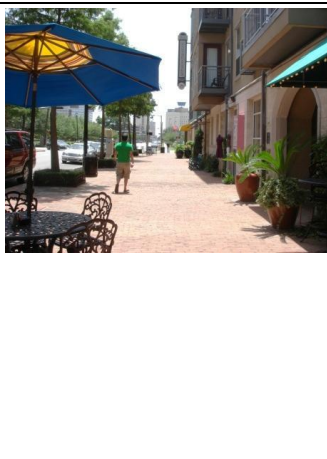
	<p>pedestrian path, a crosswalk treatment shall be installed consisting of a material that contrasts with the adjacent pavement in both texture and color (e.g., brick pavers, patterned concrete, etc.).</p> <ul style="list-style-type: none"> <li>Access points for off-street parking areas and parking structures, where vehicles cross a public sidewalk or other pedestrian path, shall be well lit to ensure visibility of pedestrians and bicyclists.</li> </ul>	
UV-D UV-T	<p><b>Framing of and Relationship to Public Spaces</b></p> <p>Individual buildings or groups of buildings on a development site or adjacent sites shall be arranged and designed, whenever possible, to form pedestrian-friendly outdoor plaza areas, courtyards and open spaces that are focal points for surrounding and nearby development and which encourage street activity, public gathering, outdoor dining, recreation, etc. Landscaping, street furniture, water features, public art, active play areas for children and/or other amenities should be incorporated to enhance the appeal of such spaces for pedestrians and users of the space. Such spaces should be adjacent to and easily accessible from a public street whenever possible.</p> <p><u>Private-Public Design Compatibility</u></p> <p>Where a development fronts on a public plaza, pocket park or other public space, the building architecture and other on-site elements shall be designed for compatibility with the existing or planned adjacent public space.</p> <p><u>Lighting</u></p> <p>Where a development fronts on public street rights-of-way and/or public plazas/spaces, exterior lighting shall be located and directed to provide adequate pedestrian-level illumination of public sidewalks and other immediately adjacent public ways and/or seating areas.</p>	 <p>Credit: Sugar Land Town Square</p>
CMU R-MF	<p><b>Freestanding Canopies</b></p> <p>The design of freestanding or semi-freestanding canopies, such as those used as shelters for pump islands at auto service stations, and for port-cocheres, shall be consistent with the architectural style, predominant and accent materials, color, and lighting of the principal building on the development site.</p>	



		
UV-D UV-T	<p><b>Grid Street Pattern</b> Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, blocks shall be arranged in an approximate grid-like fashion to ensure connectivity and alternate circulation routes within the district. Variation from the grid pattern should occur only to avoid constraints or accommodate other desirable design elements.</p>	
UV-D UV-T	<p><b>Ground-Level Uses</b> Development projects shall locate off-street parking and/or garage parking within the interior of blocks and away from public street frontages whenever practical so that such ground-level parking does not directly abut a public sidewalk. Instead, the ground level of structures that front on public sidewalks should be occupied by active retail, service, office, residential or other uses permitted in the district. "Wrap-around" design of active uses around parking garages is strongly encouraged.</p> <p><u>Parking Structures</u> Where active uses along the ground-level street frontages of a parking structure are not practical, the parking structure and its vehicle entrances shall be designed to minimize views into the garage interior from adjacent streets through installation of decorative grilles or screens, additional landscaping, or other effective screening method.</p>	 <p>Credit: Sugar Land Town Square</p> 

UV-D UV-T	<p><b>Lighting of Buildings and Sites</b> Lighting of building exteriors and parking areas shall be designed to match the architectural character of the site and its vicinity in terms of fixtures and illumination.</p>	 <p>Credit: Sugar Land Town Square</p>
UV-D UV-T	<p><b>Maximum Block Length</b> Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, the length of a block, on any side, generally shall not exceed 400 feet. This distance is measured between streets that frame and define a block; however, a public access way or easement shall also be considered to define a block when, in the same manner as a vehicular through street, such access way or easement creates a break between private development sites that provides continuous non-vehicular circulation between streets on either side of the development sites.</p>	
CMU R-MF UV-D UV-T	<p><b>Multi-Family Development</b></p> <p><u>Internalized Design</u> Ingress to and egress from all dwelling units shall be made through the interior of the building rather than from direct outside entrances to each unit.</p> <p><u>Balconies</u> At least 50% of the units shall be provided with a functional or faux balcony. All such balconies shall be located on side or rear building elevations to avoid projection of balconies over the front building line and into public right-of-way, when the front setback is less than five feet</p> <p><u>Mechanical Equipment</u> No window or wall-mounted air conditioning units are permitted.</p>	



UV-T	<p><b>Off-Street Parking Limits*</b></p> <p><u>Off-Street Parking Dispersion</u> Off-street surface parking is permitted in the district, but concentrations of such parking shall be avoided to promote the desired Urban character and prevent disruption of non-vehicular circulation within the area.</p> <p><u>Maximum Parking Area Dimension</u> No edge of an off-street surface parking area shall exceed 150 feet in length, and the entire parking area shall not exceed 21,780 square feet (½ acre).</p> <p>* Drive-under parking is excluded from these provisions.</p>	
UV-D UV-T	<p><b>Orientation of Residential Garages</b></p> <p>All garage doors associated with any residential development in the district shall be oriented away from, and not be visible from, any public street right-of-way inside or outside the zoning district.</p>	 <p>NOT DESIRABLE (garages oriented to street)</p>  <p>DESIRABLE (garages not visible from street)</p>
UV-D UV-T	<p><b>Parking Structures</b></p> <p>Such structures shall be designed for architectural consistency with the primary building served or other nearby buildings in terms of facade design, articulation, finish materials and/or shielding of unfinished structural elements and mechanical equipment.</p> <p><u>Special Design Elements</u> Parking structures shall include architectural and/or landscape elements which enhance the garage appearance and help to screen parked vehicles and interior lighting from external view (e.g., decorative screens, trellises with or without associated vegetation, facade and roofline variation).</p>	

CMU R-MF UV-D UV-T	<p><b>Screening of Mechanical/Service Equipment</b></p> <p><u>Rooftop Mechanical Equipment</u> Such equipment shall be completely screened from ground-level public view through design and materials consistent with the overall building design and colors, including potential use of sloped roofs or other architectural elements (e.g., parapet walls) that conceal flat roof areas where mechanical equipment is mounted.</p> <ul style="list-style-type: none"> <li>Where a green roof system is installed and maintained on a rooftop, dense vegetative screening may be used to satisfy the screening requirement for mechanical equipment. (Only for UV-T)</li> </ul> <p><u>Ground-Level or Building-Mounted Service Equipment</u> Such exterior equipment (e.g., mechanical components, electrical drops, utility meter banks, heating/cooling controls) shall be completely screened from ground-level public view through design, materials and/or painting consistent with the overall building design and colors. The required screening may also be accomplished through installation of dense, year-round vegetation as shown on the site landscape plan.</p>	
CMU	<p><b>Service Bays</b> Uses with overhead doors providing access to service bays (e.g., auto service/repair) shall, wherever the site size, shape and orientation allows, place any building wall with overhead doors perpendicular to public street frontage. Where such building orientation is not practical, the overhead doors shall be of similar color to the building façade or roof material.</p>	
UV-D UV-T	<p><b>Sidewalks</b> Sidewalks with a minimum width of 10 feet shall be provided along each side of a site that abuts a public street. Such sidewalks shall be designed and constructed according to City standards. Applicants may use any alternative design treatments for public sidewalks which are specified for the district, if any, in Section 23.5-21(d) in Chapter 23.5, Land Subdivision Regulations, of the City Code.</p> <p><i>Relief on constrained sites in UV-D.</i> Upon the recommendation of the City's administrative official, the Planning and Zoning Commission may reduce the sidewalk width standard to the minimum extent necessary, and in no case to less than 6 feet of sidewalk width, to provide relief for constrained and/or redeveloping sites where full compliance would be impractical.</p> <p><u>Public Access Easement</u></p>	

	<p>Where a sidewalk or portion of the sidewalk required by this Section is situated outside the City street right-of-way, the property owner shall establish a public access easement so that such sidewalk area is continuously available for public use.</p> <p><u>Arcade Treatment</u> Arcades may be constructed along building facades to provide shelter and shade, but shall be located entirely outside the public right-of-way. The arcade design shall also incorporate adequate pedestrian-level lighting under the arcade for visibility and security.</p>	
UV-D UV-T	<p><b>Transparency of Non-Residential Uses at Street Level</b> Building facades associated with non-residential uses that face public street rights-of-way, public plazas/spaces shall have windows at the ground level, for product display or other active building uses, which, together with door openings, comprise at least 60 percent of the ground-level facade.</p> <ul style="list-style-type: none"> <li>Such ground-level windows and doors shall be non-mirrored, allowing views into and out of the interior of the building, to the extent practical given code requirements governing the selection of window glass. Frosted glass or other treatment is permitted for doors and windows where privacy is needed (e.g., bathrooms).</li> </ul>	 <p>Credit: Whole Foods</p>
UV-D UV-T	<p><b>Overhead Utility Lines</b> All local utility wires, not including high-capacity power transmission lines, shall be installed underground.</p>	
CMU R-MF UV-D UV-T	<p><b>Visual Interest and Anti-Monotony</b> The standards below shall apply to all exterior elevations of structures that are not visually screened by an intervening building or structure from public view.</p> <p><u>Building Articulation</u> Building facades to which these standards apply shall be articulated to reduce the apparent mass of the structure and to add visual appeal. This may be accomplished by stepping back a portion of the facade periodically relative to the building line, along with other design variations in the</p>	<p>See <i>Figure 24-513a.A</i>, below, for graphics illustrating building articulation and other techniques for adding architectural interest.</p>



	<p>façade as illustrated in <b>Figure 24-513a.A</b>, below.</p> <p><u><b>Roofline Articulation</b></u>  For flat roofs or facades with a horizontal eave, fascia or parapet, the roofline shall be varied vertically so that no unmodulated segment of roof exceeds 50 feet in horizontal dimension. This standard can also be satisfied by incorporating design elements such as functional or faux dormers, gables, towers, or chimneys.</p> <p><u><b>Avoidance of Blank Walls</b></u>  Any exterior building elevation that faces a public street right-of-way, public plaza/space, public parking area or area of residential use shall have no more than 16 feet of uninterrupted blank wall space in a horizontal or vertical direction. This standard can be satisfied by incorporating window openings, porches or balconies, articulation of the building facade, decorative cornices, material and color variations, or score lines.</p> <p><u><b>Landscape Treatment for Large Walls</b></u>  Where buildings are more than 60 feet in length or 35 feet in height, site trees required by the landscaping standards of this Chapter (and not required street trees) shall be arranged to break up the appearance of building mass so that the building is perceived to be divided into lengths of no greater than 50 feet when viewed from ground-level public vantage points.</p>	
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Sec. 24-535. - R-MF Residential Multi-Family District.

A. Purpose. The R-MF Residential Multi-Family District is a high density residential area characterized by the zoning requirements set forth in this Section.

B. Uses:

(1) Permitted uses:

- a) Multi-family dwellings with access from the interior of the building, including independent senior living;
- b) Public parks;
- c) Utilities:
  - 1) Local utility distribution lines;
  - 2) Telephone lines and related cross connecting points;
  - 3) Accessory uses, subject to the requirements of Section 24-510; and
  - 4) Home occupations, subject to the requirements of Section 24-517.
- d) Facilities owned and maintained by the City.
- e) Planned Development: Applicants may propose planned developments in this district under the amendatory procedures in Section 24-604. This procedure will enable consideration of development proposals involving uses or designs that might not strictly adhere to the standards within this Section but would meet the spirit and intent of the district.

C. Standard regulations:

(1) Residential structures:

- a) Size and area:
  - 1) Minimum lot area: 43,560 sf (1 acre);
  - 2) Minimum lot width: One hundred and fifty (150) feet;
  - 3) Minimum lot depth: One hundred (100) feet;
  - 4) Maximum building height: Fifty-three (53) feet, including drive under parking, except that cooling towers, roof gables, chimneys, radio and television antennas and vent stacks may extend for an additional height, the total not to exceed sixty-three (63) feet above the average level of the base of the foundation of the building.;
- 5) Minimum required yards:
  - a. Front yard: Ten (10) feet;
  - b. Side yard: No side yard is specified except that when a side yard abuts a lot which is in residential use, the minimum side yard shall be ten (10) feet, and on a corner lot, both street exposures shall be treated as front yards.

- c. Architectural features: the outermost point of architectural features (roof eaves, fireplaces and/or chimneys or bay windows, excluding fireplaces which are attached to the ground) projecting from the side building line shall be a minimum of seven (7) feet from the side property line when a side yard is required.

No other projection from the side building line shall be permitted.

- d. Rear yard: fifteen (15) feet
- 6) Maximum lot coverage: 75 percent of lot area.
- b) Height-Setback plane for side and rear yards: Where a property is at a boundary of the R-MF district and a residential property in a R-1, R-3, R-4, or R-5 district either abuts or is directly across an alley from the subject property in the R-MF district, any portion of the principal building(s) that exceeds twenty-seven (27) feet in height, shall be set back an additional amount, computed as two (2) feet from the rear set back line for each one (1) foot of additional building height above twenty-seven (27) feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.
  - 1) Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting a row of trees along the side or rear property line toward the abutting residential property or alley. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.
  - 2) Planting of trees within any utility easements along the property line shall meet any applicable City standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process to seek an alternate solution which is not in conflict with the purposes of this subsection.
  - 3) On properties subject to the height-setback plane, no accessory structure shall be located within the rear yard area toward the abutting residential property or alley. Any accessory structure on the subject property shall comply with the height-setback requirements as applied to the principal structure(s), in addition to the requirements of Section 24-510.

- c) Maximum ~~density~~ site area per dwelling unit: Thirty five (35) units per acre ~~1,200 square feet.~~

1) The maximum site area per dwelling unit may be reduced through an approved planned development.

- d) Site plan review required: All development applications in this district require site plan review and approval to ensure conformance with the substantive standards for this district and other applicable provisions of the City Code.

1) Required approvals

- a. Administrative approval. The City's administrative official is authorized to approve site plans for all development applications, except planned developments, provided

that the site plan complies with the standards for this district and other applicable provisions of the City Code, or will comply if conditions specified by the official are met. The administrative official, at their sole discretion, may also refer any such site plan to the Planning and Zoning Commission for review and decision.

b. Required referral to Commission.

i. The administrative official is not authorized to disapprove a site plan. The official shall refer a site plan to the Planning and Zoning Commission for review and decision if the official finds reasons for potential disapproval, including when a site plan does not strictly conform to all standards for this district or other applicable provisions of the City Code. If the official does not approve the site plan, they shall place the site plan on the agenda of the Commission so that it may be considered for approval, approval with conditions, or disapproval.

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ii. All planned development applications must be referred to the Planning and Zoning Commission for review and consideration.

c. Applicant request for Commission review. The administrative official shall refer a site plan to the Planning and Zoning Commission for review and decision if the applicant disagrees with a condition of approval specified by the official, or otherwise requests Commission involvement in the site plan review.

2) Application requirements. Applicants shall satisfy all application and submittal requirements for the site plan review itemized in Section 24-524.

a. Waiver authority. The administrative official is authorized to waive elements of the site plan submittal requirements in Section 24-524 if they find that the specified information relates to a site development standard that does not apply to a proposed project. This waiver authority does not apply to planned developments.

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**From:** Poirot, Karl (KPoiret) [REDACTED]  
**Sent:** Thursday, July 07, 2016 4:57 PM  
**To:** Tracy Dutton  
**Subject:** P&Z Waiver for Pont Alba Apartments

Mrs. Dutton,

Please accept the below as my comments regarding the P&Z waiver request by Pont Alba.

Bellaire P&Z Commission and City Council,

I am opposed to the waiver requested by Pont Alba to change the current height and street set-back restrictions associated with the property located at 4301 Bissonnet. I do not feel that the 'City of Homes' would be improved by allowing a multi-dwelling residence to encroach on the Bellaire sky-line or roadways. A 10 ft set-back would most likely bring with it the removal of about a dozen well established oak trees. I do not oppose redevelopment, but feel that allowing the waiver would be an injustice to the nearby residents and open the door for incremental requests from the commercial property owners to the north. Will one of these properties become the next 'Ashby High-rise'?

As a major entry point into Bellaire, I do not feel that a 4 story apartment complex is representative example of a 'City of Homes'. I oppose the waiver and request that P&Z along with City Council does the same.

Karl Poirot  
[REDACTED]

## Ashley Parcus

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**From:** Conchi Barquin [REDACTED]  
**Sent:** Sunday, July 17, 2016 12:01 PM  
**To:** Ashley Parcus  
**Subject:** proposed changes to building on site of Pont Alba Apartments

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

I feel building high density apartments in our City will be detrimental to our city, overcrowding our schools, creating traffic problems, on street parking issues, and possible flooding issues.  
We pride our City as being a City of Homes. I hope we can keep it this way!

## Ashley Parcus

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**From:** Karen [REDACTED]  
**Sent:** Friday, July 29, 2016 12:31 AM  
**To:** Ashley Parcus  
**Subject:** letter to Planning and Zoning regarding the Pont Alba Apartment site

Dear Planning and Zoning Commissioners:

I am opposed to the proposal made by the Director of Development, John McDonald, at the June P & Z meeting regarding the amendments to the building requirements on the Pont Alba Apartment site. I feel the idea of making the property more desirable to help the current owner make the site more desirable for future development is not the role of the Director. The new proposed changes would allow increases in the allowable "build by right" regulations. The "build by right" means any site plans would only need to be approved by "staff." The current height regulations for that site are a 3 story building. The Director proposes raising it to 4 stories, plus an additional 10' for chimney's, etc. The setback from the street (Bissonnet) would change from the current setback of 25' to 10'. The side setback, because it is a corner lot, would also only require 10' setback. I feel these changes would have a negative impact on our City. The current apartments are nicely setback way off the street with beautiful trees in front. The look of a huge apartment complex sitting on a major street in Bellaire would be most unattractive. I feel this will affect property values in the area. This will affect our overcrowded schools. Horn Elementary, which this site is zoned to, is already beyond it's capacity to accept new students in many of the grade levels. Having this type of high density apartment would negatively impact our traffic, cause on street parking issues, and negatively affect our drainage issues and could cause more flooding problems. You don't see big apartment complexes in West University Place or the Villages in Memorial. That is because they have zoning ordinances. We do too. Let's enforce it!

I think ALL of the P & Z commissioners need to be totally informed as to the above issues before voting on these amendments. One of the existing commissioners was absent at the June P & Z meeting and two are brand new. Please consider the points I have made.

Respectfully,

Karen Reichek  
[REDACTED]

**Planning and Zoning  
Commission**

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



Meeting: 10/18/16 06:00 PM  
Department: Development Services  
Category: Report  
Department Head: John McDonald  
DOC ID: 2053

**SCHEDULED  
ACTION ITEM (ID # 2053)**

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**Item Title:**

Approval of the Commission's Report and Recommendation to City Council regarding proposed amendments to the R-MF Zoning District.

**Background/Summary:**

Attached is a draft report as a starting point for the Commission to finalize their recommendations to City Council regarding the proposed amendments to the R-MF Zoning District.

**ATTACHMENTS:**

- R-MF Report & Recommendation (PDF)





## CITY OF BELLAIRE

### Planning and Zoning Commission

October 12, 2016

To: Mayor and City Council  
 From: Win Frazier, Chairman, Planning & Zoning Commission  
 CC: John McDonald, Director of Community Development  
 Subject: Report and Recommendation on proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 27-535, Residential-Multifamily District (R-MF).

On June 14, 2016, the Planning & Zoning Commission held a public hearing on the proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-535, Residential-Multifamily District, and related sections, including Sec. 24-513, Landscaping, Screening and Buffering; and Sec. 24-513a, Design Standards in Commercial and Mixed-Use Districts; to ensure that future redevelopments are compatible with existing commercial regulations, and to establish improved buffering of existing adjacent single-family residential districts. The amendment was requested by the Director of Development Services.

Notifications regarding the public hearing were mailed out to all addresses within 500 feet of the property. Any and all persons desiring to be heard in connection with the proposed code amendments were invited to speak before the Commission. Two (2) residents spoke during the public hearing, as well as the owner of the property in question. The concerns posed by the residents were:

- The allowance of apartments within the City
- The height and setback proposals
- The impact on parking/traffic in the area
- The impact on flooding in the area

The owner of the property complemented the plan and stated that the proposed changes are very important in order to allow for the re-development of the site. However, he was concerned with the 35 units per acre limitation.

#### RECOMMENDATION

At the Commission's October 11, 2016 meeting, and after due consideration and discussion, the Commission found that \_\_\_\_\_ and voted \_\_\_\_\_ to recommend \_\_\_\_\_ of the code amendments to City Council.

#### VOTE OF THE COMMISSION

Members present and voting FOR this recommendation to City Council:

Members present and voting AGAINST this recommendation to City Council:

Members Absent:

**Planning and Zoning  
Commission**

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



Meeting: 10/18/16 06:00 PM  
Department: Development Services  
Category: Discussion  
Department Head: Ashley Parcus  
DOC ID: 2054

**SCHEDULED  
INFORMATION ITEM (ID  
# 2054)**

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**Item Title:**

Discussion on amending the Comprehensive Plan and Future Land Use Map, with regard to the future re-development of the property currently zoned as Technical Research Park District (TRPD).

**Background/Summary:**

Workshop to discuss possible amendments to the Comprehensive Plan and Future Land Use Map, in an effort to encourage future redevelopment of the property currently zoned as Technical Research Park District.

A property tax valuation analysis and a list of possible topics of discussion were prepared by Commissioner Thorogood, and are included in the packet.

**ATTACHMENTS:**

- TRPD Workshop Discussion Items (PDF)

		City of Bellaire Property tax - US\$ - Constant									
	Chevron	\$ 285,000	\$ 285,000	\$ 142,500	0	0	0	0	0	0	0
	Bellaire HS	0	0	0	0	0	0	0	0	0	0
(A)	Annual Property Tax	\$ 285,000	\$ 142,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 336,960

<b>Property Tax loss by City of Bellaire - US\$ - Constant</b>					
\$	-	\$	107,500	\$	350,000
		\$	400,000	\$	580,320
		\$	580,320	\$	580,320
		\$	580,320	\$	505,320
		\$	3,576,600	\$	243,360
			loss during 9 year change		+ thereafter loss every yr

		Calcs	
		estimated lot & improvements value	Total value
Chevron			
	acres		
	31		
	4	\$ 1,500,000	\$ 186,000,000
	20% homeowner's exemption		80%
	taxable value		\$ 148,800,000
	Bellaire tax rate/\$100		0.39
	Bellaire tax recovery		\$ 580,320
Bellaire HS			
	18		
	4	\$ 1,500,000	\$ 108,000,000
	20% homeowner's exemption		80%
	taxable value		\$ 86,400,000
	Bellaire tax rate/\$100		0.39
	Bellaire tax recovery		\$ 336,960
Permanent Loss			
	13		
	4	\$ 1,500,000	\$ 78,000,000
	20% homeowner's exemption		80%
	taxable value		\$ 62,400,000
	Bellaire tax rate/\$100		0.39
Bellaire taxes lost annually and permanently			\$ 243,360

## Some Topics for discussion

what is the best option for all Belliare citizens ?

- next 5 years
- next years
- next 25 years

What is best option for both neighborhoods?

- Current BHS neighborhood
- Chevron site
- today and over time

what are the considerations for HISD

- increased debt for additional land purchase
- school population

What are the critical components of the decision?

- financial
- taxation
- services
- education
- retail
- residential
- other

what is the site condition for significantly increased density?

- residential
- institutional
- commercial
- other

Other considerations ????