

CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

JANUARY 10, 2017

Council Chamber

Regular Session

6:00 PM

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. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM**II. APPROVAL OF MINUTES FROM PAST MEETINGS**

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

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

Public Hearing on proposed amendments to the City of Bellaire's Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property locally known as the Chevron property. This property is identified as "Business Park" within the Comprehensive Plan, and is currently zoned as Technical Research Park District (TRPD). The property is generally located north of Fournace Place, between South Rice Avenue and the West Loop.

A. Presentation of the Public Hearing Process**B. Presentation by the Applicant****C. Staff Findings****D. Public Comments**

1. **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. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission.**

E. Questions from the Commission**F. Response of Applicant****G. Invitation for Written Comments, if applicable****H. Closure of the Public Hearing****V. GENERAL PUBLIC COMMENTS**

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

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

1. Discussion on proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, with regard to the regulation and allowance of pawnshops, smoke shops, credit access businesses, and sexually oriented businesses within the City.
2. Approval of the Planning and Zoning Commission's 2016 Annual Report to City Council.
3. Discussion on the Commission's role in the review, consideration, and recommendation of Visioning Bellaire: Urban Design and Beautification Conceptual Master Plan, as prepared by Terrain Studios.

VII. COMMITTEE REPORTS

VIII. CORRESPONDENCE

IX. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS

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

1. Update on the 2018-2022 Capital Improvement Plan

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

X. ADJOURNMENT



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

DECEMBER 13, 2016

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

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

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

II. APPROVAL OF MINUTES FROM PAST MEETINGS

1. Planning and Zoning Commission - Regular Session and Workshop - Oct 18, 2016 6:00 PM

Commissioner Thorogood made three corrections to the minutes.

RESULT: **APPROVED AS AMENDED [UNANIMOUS]**
MOVER: Dirk Stiggins, Vice Chairman
SECONDER: Marc Steinberg, Commissioner
AYES: Saikin, Axelrad, Frazier, Thorogood, Steinberg, Stiggins, Skinner

2. Planning and Zoning Commission - Workshop Session - Nov 8, 2016 6:00 PM

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

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded any citizens who wished to speak to fill out a sign in sheet.

IV. GENERAL PUBLIC COMMENTS

Minutes Acceptance: Minutes of Dec 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.

There were no public comments.

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

1. Proposed amendments to the Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property currently zoned as Technical Research Park District (TRPD), as prepared by Gary Mitchell of Kendig Keast Collaborative.

Mr. McDonald explained that in the last couple months the Commission has been discussing the ability for the City to look at the long term planning for the current Chevron property. He added that based on comments made by the Commission at previous meetings, Mr. Mitchell has put together some draft language, which he was present to discuss.

Mr. Mitchell stated that he felt it appropriate to provide some history on the property in question, therefore, the text is a little longer than some of the other land use descriptions within the Comprehensive Plan. He added that he tried to strike a balance between allowing for some flexibility, providing some direction for potential zoning work that will follow, and also capturing the Bellaire values, priorities, and residential protection that is desired.

Vice Chairman Stiggins asked if a planned development (PD) would be the only way to build a multi unit residential development, due to the fact that there would need to be streets present for accessibility.

Mr. Mitchell stated that it would simply depend on how the property is sold and what type of project is proposed.

Mr. McDonald informed the Commission that Chevron is attempting to sell the commercial property as one parcel and the residential as a separate parcel. He added that potentially the land could be subdivided, which would require a replatting process that would be voted on by the Commission.

Vice Chairman Stiggins mentioned that at the last meeting Mr. McDonald talked about the fact that the City of Houston may be looking into widening South Rice Avenue and asked if he had any more information on that.

Mr. McDonald stated that he had a conversation with the our Public Works Director who stated that there have been discussions, but that the City of Houston has not yet funded that project.

Vice Chairman Stiggins then asked how the new 610/59 interchange would impact this property.

Mr. McDonald explained that it is still in design phase, however, the Fournace exit, which was originally proposed to be removed, will be left in.

Commissioner Skinner asked for clarification that the gas station next to the Chevron property is not owned by Chevron.

Mr. McDonald confirmed this and added that it has either been sold or is in the process of being sold. He added that this property could develop under the current rules, or the buyer could wait until zoning changes have been made and potentially join all of the land together. Mr. McDonald stated that based on conversations had recently, there is some interest in combining the whole site.

Commissioner Skinner asked if environmental studies will need to be done on the property.

Mr. McDonald stated that Chevron has already begun the studies, which is part of the reason why the property has not been listed yet.

Commissioner Axelrad pointed out that the language heavily references lifecycle housing and opportunities for downsizing. He asked what the buyer's options are if that is not their desired development.

Mr. Mitchell explained that the PD option is always there.

Mr. McDonald also mentioned that the zoning code is ultimately what sets the regulations for the property and that the Commission and staff can craft language that will make the investment worth it, while also requiring the services and uses that the City is looking for. He added that there are differing opinions on what downsizing is, and made reference to the Frank Liu development in Southside Place, stating that while they are smaller homes, they still may not be affordable for young families.

Chairman Frazier asked Mr. McDonald to explain the Frank Liu development that he made reference to.

Mr. McDonald explained that the old Shell property within the City of Southside Place was redeveloped by Mr. Lui into a higher density, single family residential site, which includes four-story townhomes. He added that they are selling for close to \$1 million.

Commissioner Axelrad pointed out that the only developer that could afford to do it was with that style of density. He added that it is a very nice product, however, it is very monotonous to look at. He then asked if they were far enough along in the process that developers are coming to the City to find out what is allowed for the Chevron site.

Mr. McDonald stated that no one has specifically come to talk to the City about what is allowed for this property. He added that a developer is not going to come in and invest a significant amount of money on something that they don't want to build, or isn't economically feasible to build. Mr. McDonald mentioned that the zoning code could contain built in incentives for certain uses.

Commissioner Steinberg was concerned that there is no encouragement to bring in new ideas that the Commission may have never thought of.

Mr. Mitchell stated that in his opinion the language is laying out parameters, while also leaving it open to different opportunities. He reiterated that the reference to a PD is also included to give developers that option.

Commissioner Steinberg explained that while he likes the idea of senior living, or a Frank Liu type of development, he is not sure that a development of that type would offset the amount of capital that would be put into this property.

Mr. McDonald agreed that the PD option takes care of those instances where a developer comes in with an idea that may not have been previously considered by staff or the Commission. He stated that it is essentially the "catch all."

Commissioner Saikin asked how often a new buyer applies for a PD, as opposed to an existing owner. He questioned if a sale would be negatively impacted in an instance where a potential buyer is unaware of his options.

Mr. McDonald agreed that this is of some concern, and that there is an uncertainty that goes along with a PD application. He added that normally it is the current property owner who is applying for the PD in an effort to redevelop their property. However, Mr. McDonald pointed out that it is not atypical to see a sale be contingent on certain zoning allowances. He stated that once the Comprehensive Plan has been amended, City Staff and the Commission are going to essentially sit back and wait on someone to come in and make a proposal for this property.

Commissioner Saikin mentioned that at that point, the language within the Comprehensive Plan will have been amended, however, the zoning code will still say that this property is located within the Technical Research Park District. He wondered if the conflicting language would be confusing and detract quality developers.

Mr. McDonald felt that large strides have been made in the relationship between the City and developers within recent years to show that the City is more open/flexible to project proposals than it has been in the past.

Commissioner Axelrad stated that he feels as though it would do the opposite. He added that, in his opinion, the uncertainty would weed out the inexperienced developers. Commissioner Axelrad also pointed out that where developers will normally take the path of least resistance and develop in the City of Houston, there are very few tracts of land that are this large and have this much potential for developers to take advantage of.

Chairman Frazier mentioned the infrastructure in the area and that Mr. McDonald had previously stated that he would talk to the City Engineer about any issues that could arise.

Mr. McDonald explained that he spoke with Brant Gary, the Public Works Director, who stated that there is no issue with water and wastewater, and that the site could handle any perceived future redevelopment in that area.

Chairman Frazier asked if a residential development that consists of homes in the million dollar range would be achieving the goal of lifecycle housing that is referenced in the Comprehensive Plan. He reiterated that the amount of money that the developer is going to spend on the purchase of this property may not allow for the development of homes at a significantly lower price range.

Mr. McDonald agreed that a million dollar townhome cluster is not necessarily aimed at young professionals/families. He added however that many seniors within Bellaire that are looking to downsize are not as concerned about the price of the home as much as the square footage. Mr. McDonald agreed that most likely a residential

development with a lower price point will not be feasible for this property, but that the idea is really more about diversification of the market. He also pointed out that although multi-family may not be the City or Commission's first choice, it should be considered if the economics call for it.

Commissioner Thorogood asked how large the Frank Liu development is.

Commissioner Axelrad stated that it is 7.1 acres and is split three different ways.

Commissioner Thorogood then mentioned that the language calls out vertical residential development, and posed the question about vertical versus horizontal residential development. He stated that horizontal development is becoming more and more popular in big cities, where each floor contains a flat with single ownership.

Mr. Mitchell explained that the reference to vertical housing is single family homes, a single owner of the entire structure.

Commissioner Thorogood stated that he wouldn't want to exclude horizontal residential developments as an option. He then asked Mr. McDonald if he felt as though this language, if the Commission goes no further, would give him the tools that he needs to be flexible with developers while also applying the constraints that the community essentially desires.

Mr. McDonald pointed out that "should" is used frequently, which gives a little more flexibility. He did suggest that there may need to be a stronger mention of purely commercial office.

Commissioner Thorogood asked for clarification on what the next step would be.

Mr. McDonald explained that Mr. Mitchell could tweak some of the language and bring another draft back to them in January, or if the Commission is comfortable enough with the current language then a public hearing could be called for the January meeting, with action to be taken in February. He added that it would then go to Council in March.

Commissioner Thorogood asked if the process needed to be accelerated.

Mr. McDonald stated that with a large rezoning such as this one, the City tries not to shrink it down too much in an effort to allow for more public involvement. He added that Chevron will not be completely out of the property until the end of 2017, and if a buyer is identified in the meantime they will have the ability to begin discussions with the City to determine what their options are. Mr. McDonald pointed out that joint workshops are also an option if need be.

Commissioner Thorogood asked if the current language gives citizens adequate information on what the Commission is considering in order to voice any concerns or hesitations that they may have.

Mr. McDonald explained that ultimately the Commissioners needs to ask themselves if they feel as though the current language prohibits the types of developments that they would like to see, or if they could work through this language to get to the desired outcome.

Commissioner Skinner mentioned that universities, places of worship, and medical facilities are not excluded from the allowable uses. She asked if the exclusion of those allowances is something that the Commission wants to look into.

Mr. McDonald stated that the City would most likely not be in favor of adding language that specifically excludes churches, although universities could technically be added as an excluded use. He explained that typically urgent cares or hospital are allowable uses, as they provide a service for the community. Mr. McDonald pointed out that those types of specifics would be taken into consideration at the codification phase.

Commissioner Thorogood mentioned that he would be in favor of excluding schools, generally due to a lack of tax base with that type of use.

Mr. McDonald informed the Commission that he and Attorney Petrov would look into the Commission's options.

Mr. Mitchell pointed out that there is a reference in the language to a "net tax base effect."

Commissioner Thorogood stated that if that covers all of the bases then he is comfortable with it.

Vice Chairman Stiggins pointed out that a use of that kind would have to be done as a planned development, which has to be voted on by the Commission.

Mr. McDonald explained that based on today's regulations a school or church would require a specific use permit (SUP), and although the Commission and City Council could ultimately reject it, SUPs are looked at as allowable uses that simply call for a greater sense of review. He added however that the current regulations would most likely have to be rewritten for a use of that nature to be feasible, and those amendments would also have to go before the Commission and City Council for approval.

Vice Chairman Stiggins asked Mr. McDonald if he felt as though there are enough regulations obstructing those types of uses.

Mr. McDonald confirmed that he didn't feel as though the Commission should be worried about this happening.

The consensus from the Commission was that they were comfortable moving forward with a public hearing in January.

2. Approval of the Planning and Zoning Commission's 2017 Submittal Deadline Calendar.

Commissioner Thorogood asked if all of the religious holidays have been taken into account.

Mr. McDonald stated that the schedule is based on days that the City offices are open for business, and that adjustments can be made if a conflict arises.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Saikin, Axelrad, Frazier, Thorogood, Steinberg, Stiggins, Skinner

VI. COMMITTEE REPORTS

There were no committee reports.

VII. CORRESPONDENCE

There was no correspondence.

VIII. 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. Visioning Bellaire: Urban Design and Beautification Conceptual Master Plan, as prepared by Terrain Studios.

Mr. McDonald informed the Commission that the City Council hired Terrain Studios to assist in the preparation of a beautification plan, which has since morphed into an urban design and beautification conceptual master plan. He added that the Commission originally chose not to be involved in that process, however, City Council has asked that the City Manager forward the plan to the Commission for review, consideration, and recommendation. Mr. McDonald explained that staff has not yet received the final document, but hopes to have it soon. He stated that it gets into urban design, land use, and subdivision, which are specifically listed under the purview of the Planning and Zoning Commission. Mr. McDonald mentioned that as part of the Capital Improvement Plan (CIP) process, which will be on the March meeting agenda, the Commission will be looking to see if there are any projects specifically called out within the Beautification Conceptual Master Plan and the Comprehensive Plan that need to be included in the CIP. He added that the Commission will also need to decide if they support the land use and zoning/subdivision recommendations and if public hearings will be desired to amend the ordinances to include those.

Chairman Frazier asked if this would be the type of document that would need to be rolled into the Comprehensive Plan, similar to how the Parks Master Plan was done this past year.

Mr. McDonald stated that he doesn't feel as though this would be a document that needs to be included with the Comprehensive Plan.

Commissioner Skinner mentioned that there was a lot of misunderstanding and lack of communication as to why this was being forwarded to the Commission. She asked if there would be better clarification of the process to the Bellaire residents.

Mr. McDonald stated that he was not aware of any issues regarding a misunderstanding about this being sent back to the Commission. He explained that the reasoning behind it is due to the fact that the Planning and Zoning Commission is charged with making recommendations on land use regulations and subdivisions and are the creators of the Comprehensive Plan, which directly relates to the Beautification Conceptual Master Plan.

b. H-E-B

Mr. McDonald informed the Commission that due to recent legislation passed by the State of Texas, H-E-B will not be installing travelators within their new building. He added that they will most likely replace them with 5-6 freight sized elevators, which will not have much of an impact on the layout of the development. Mr. McDonald explained that H-E-B will be holding a meeting at their corporate headquarters to finalize their plan and will be in contact with the City after those decisions have been made. He stated that their initial thoughts were that this change would only push the plans back a couple weeks.

Chairman Frazier asked what their projected ground breaking will be.

Mr. McDonald explained that they were originally thinking the end of January, but now it will most likely be mid February before they begin construction.

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

Commissioner Thorogood asked that staff do whatever they can to make residents aware of the public hearing regarding amendments to the Comprehensive Plan. He also mentioned that he had recently heard that the two funeral homes in the City have moved and are now located next to each other with one parking lot to share between the two. He asked if they are in compliance with the code in regards to parking requirements.

Mr. McDonald explained that both funeral homes are now owned by the same company, and their parking meets the code.

Commissioner Steinberg asked if the City confirmed with the new owner that the parking agreement with the next door neighbor is still in effect. He stated that he remembered voting on that when he was a member of the Board of Adjustment.

Mr. McDonald stated that there was a special exception for the parking requirements and that he would look into it.

Chairman Frazier asked what is going on with the property on Bellaire Boulevard next to the railroad tracks.

Mr. McDonald stated that there is someone that is interested in the property, and they are preparing to apply for some zoning amendments in order to develop it. He added that he has urged the potential buyer to communicate with the residents and get them on board with the project.

Commissioner Skinner asked if there had been any complaints regarding the parking at Condit Elementary.

Mr. McDonald stated that there have been no complaints thus far, however, there may be some parking issues when they break ground for the new City Hall.

IX. ADJOURNMENT

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

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

The meeting was adjourned at 7:26 PM.

**Planning and Zoning
Commission**

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



Meeting: 01/10/17 06:00 PM
Department: Development Services
Category: Public Hearing
Department Head: John McDonald
DOC ID: 2124

**SCHEDULED
PUBLIC HEARING (ID #
2124)**

Item Title:

Public Hearing on proposed amendments to the City of Bellaire's Comprehensive Plan and Future Land Use Map, with regard to the future redevelopment of the property locally known as the Chevron property. This property is identified as "Business Park" within the Comprehensive Plan, and is currently zoned as Technical Research Park District (TRPD). The property is generally located north of Fournace Place, between South Rice Avenue and the West Loop.

Background/Summary:

Attached is the final draft for the proposed amendment to the Comprehensive Plan to replace the section in Chapter 2, Land Use and Community Character currently labeled "Business Park", with a new section "North Bellaire Special Development Area". This land use designation affects the area more commonly known as the Chevron property.

Gary Mitchell has updated the last draft based on comments at the previous meeting. A redline is also attached for clarification. A proposed future land use map with the updated label has been included as well.

Mr. Mitchell will present the item during the public hearing with assistance from the Development Services Director.

Recommendation:

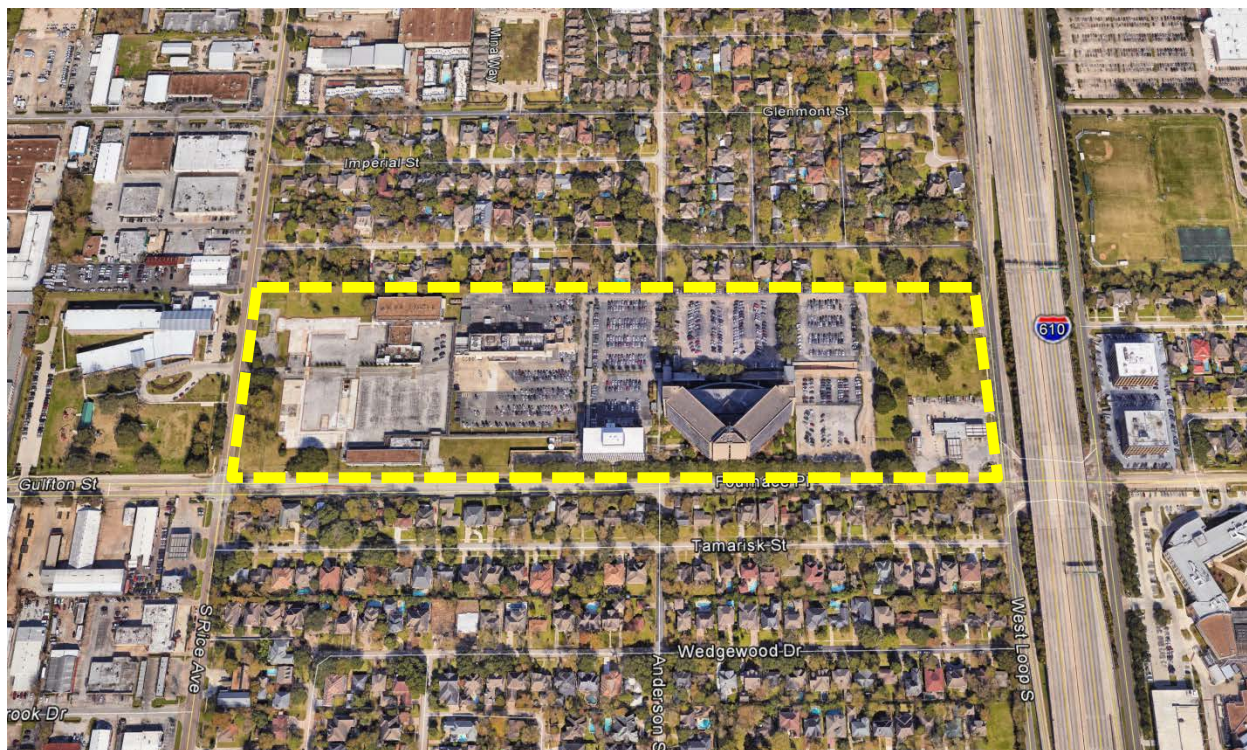
No action is required. This item is tentatively scheduled for consideration at the February Commission meeting.

ATTACHMENTS:

- Bellaire New Land Use Category Description DRAFT-EDITS 12 28 16 (PDF)
- Bellaire New Land Use Category Description DRAFT 12 28 16 (PDF)
- Proposed Future Land Use Map (PDF)

North Bellaire Special Development Area

Since the 1940s, the area just north of Fournace Place, between the present-day West Loop 610 on the east and South Rice Avenue on the west, has been devoted to technical/research functions and other office space, first by Texaco and in recent decades by Chevron Corporation. Through its zoning ordinance, the City of Bellaire applied a Technical Research Park (TRP) classification to the area, including several adjacent properties that front on Loop 610. One of these properties has long been in use as a gas station at the northwest corner of Fournace and the Loop. The zoning classification corresponded with a Business Park designation for this area on the Future Land Use and Character map within the City's Comprehensive Plan. This Land Use and Community Character section of the plan previously described the Business Park designation as appropriate for "areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment."



In summer 2016, Chevron announced its plans to remove all activities from this location by 2017 and sell the property. This turn of events opened up redevelopment possibilities for a contiguous, rectangular area of some 30 acres in north Bellaire, with the corner gas station property also going on the market. This is similar to significant property sales and land use transitions seen in nearby areas of central Houston, and particularly to the north around the West Loop 610 corridor through Uptown Houston. The difference is that Bellaire uses a Comprehensive Plan and zoning regulations to set parameters for land use and clarify desired community outcomes from new development and redevelopment activity. This is essential as the North Bellaire Special Development Area is bordered not only by busy arterial streets and a major freeway. Long-established neighborhoods of single-family detached homes are immediately north of the area and also to the south across Fournace Place.

Given this context, the area is envisioned as potentially accommodating a range of uses that would capitalize on this unique redevelopment opportunity, but with such uses located and designed to provide protection to adjacent residential areas. With an eye to the City's long-term financial outlook

and costs of public service provision, the development prospects for this area clearly must take into account the net tax base effect as the area transitions from its previous land uses. Along with creating value and quality for the community, residential options ~~and non-residential uses and amenities~~ developed in the area should help to satisfy ~~life-cycle~~ housing needs of current and prospective Bellaire residents at various stages of life (i.e., homes for young professionals and families, “downsizing” options for senior residents), to the extent that development economics allow. The predominant residential component should be single-family homes developed in a clustered fashion, on small lots and likely with a more vertical house profile (i.e., three-four stories) than seen previously in Bellaire but common in residential construction in the vicinity in recent years, including in redeveloping areas along Bellaire Boulevard in the City of Southside Place.

Multi-family development is provided for in several other areas of Bellaire, including within the Residential-Multifamily (R-MF) zoning district, as well as the more recently established Urban Village-Downtown (UV-D), Urban Village-Transit Oriented Development (UV-T) and Corridor Mixed Use (CMU) districts. For this reason, the North Bellaire Special Development Area is seen as more appropriate for other uses. However, if land costs and development economics make multi-family among the only viable residential options for the area, then limitations on the quantity and standards for the quality of such use should apply as in the UV-D, UV-T and CMU zoning districts. Likewise, any multi-family use in the Special Development Area should occur only as part of mixed-use development.

~~The~~Non-residential development outcomes and amenities should ~~also~~ contribute to residents’ quality of life through potential new retail and service uses, including restaurants. It is recognized that some portion of the area may still be attractive for office use, either as a stand-alone development or as part of a mixed-use scenario. Medical or other institutional uses are also possible, although tax-exempt uses, including public or faith-based educational campuses, are not desired given the fiscal considerations noted above.

~~The predominant residential component should be single family homes developed in a clustered fashion, on small lots and likely with a more vertical house profile (i.e., three four stories) than seen previously in Bellaire but common in residential construction in the vicinity in recent years, including in redeveloping areas along Bellaire Boulevard in the City of Southside Place.~~

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The most intensive uses in the Special Development Area, and their associated vehicular access points, should be located along or near the Loop 610 frontage. A next tier of use intensity could occur along the South Rice Avenue frontage and, secondarily, along the Fournace Place frontage. The lowest development intensities, together with adequate separation and buffering, should occur along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street. The current TRP district imposes a six-story building height limitation as was typical of various Bellaire zoning districts prior to more recently established districts that provide greater height flexibility. However, the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace, long ago set a precedent of 10 stories. As in the other Bellaire zoning districts that involve the interface between low-density residential and higher-intensity land uses, a “height-setback plane”



(greater setback of upper portions of buildings) should govern the allowable height of potential multi-story buildings near single-family homes to maintain openness and protect residential privacy.

Property owners and developers always have the option of pursuing a Planned Development (PD) zoning approval for proposed development of some portion or all of the North Bellaire Special Development Area. As in other areas of the community, a PD application provides the opportunity to put forward a master-planned development approach that may involve an alternate set of land uses and/or special site design elements. Any such proposal would be vetted through a site plan review process and associated public discussion and hearings as provided for in the City's development regulations and procedures.

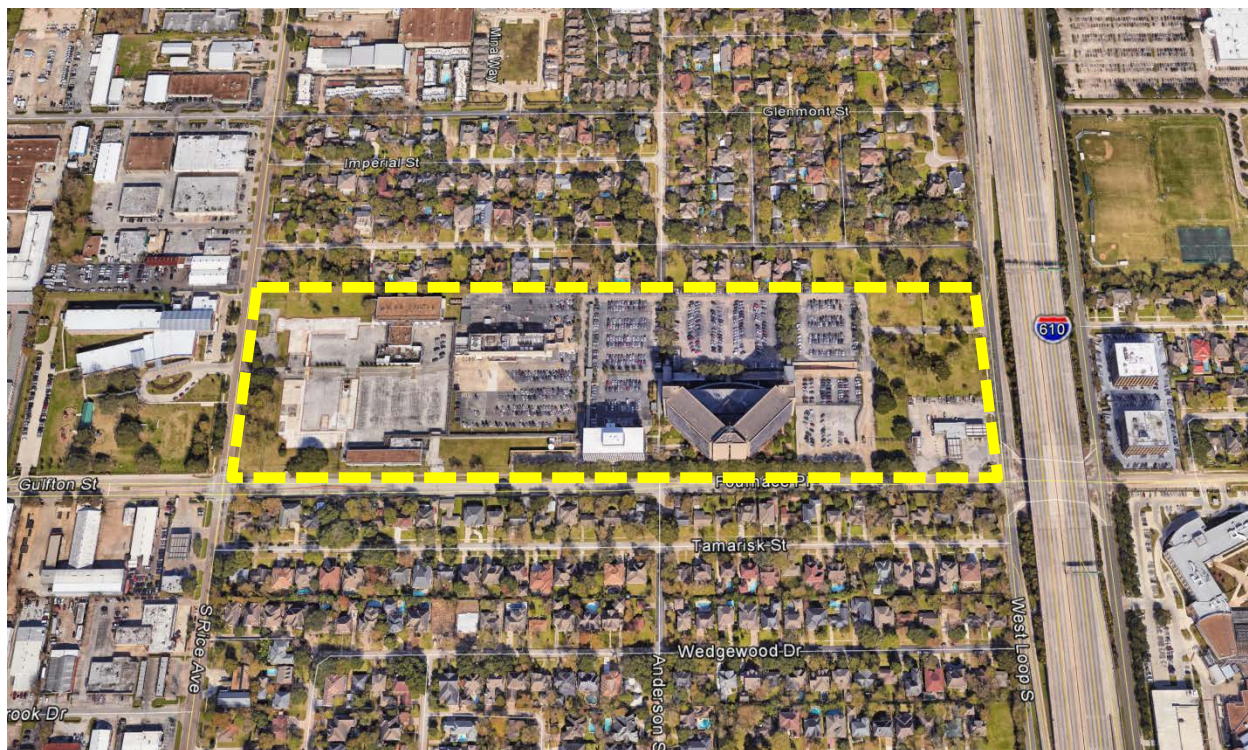
Whether pursued through conventional development proposals or PD applications, the "clean slate" redevelopment opportunity afforded by this significant land turnover in north Bellaire should also lead to creative site planning and design that incorporates green and open space areas into any proposed development. The tree-lined frontage and pathway along the north side of Fournace Place should also be maintained and extended all the way to South Rice Avenue. Residential areas could include orientation of homes toward landscaped mews (open space common areas), with rear



garage access, to yield a true sense of neighborhood for residents living in relatively close quarters compared to many other areas of Bellaire. In non-residential and mixed-used areas, pocket parks, landscaped plazas and seating areas, and generous plantings within street rights-of-way would provide the desired green amenities and area enhancement. Additionally, landscaping plans across the entire Special Development Area should have a core objective of extending the signature urban tree canopy of Bellaire into the interior of the area—including through targeted installation of mature oaks from off-site rather than only through smaller plantings for future growth.

North Bellaire Special Development Area

Since the 1940s, the area just north of Fournace Place, between the present-day West Loop 610 on the east and South Rice Avenue on the west, has been devoted to technical/research functions and other office space, first by Texaco and in recent decades by Chevron Corporation. Through its zoning ordinance, the City of Bellaire applied a Technical Research Park (TRP) classification to the area, including several adjacent properties that front on Loop 610. One of these properties has long been in use as a gas station at the northwest corner of Fournace and the Loop. The zoning classification corresponded with a Business Park designation for this area on the Future Land Use and Character map within the City's Comprehensive Plan. This Land Use and Community Character section of the plan previously described the Business Park designation as appropriate for "areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment."



In summer 2016, Chevron announced its plans to remove all activities from this location by 2017 and sell the property. This turn of events opened up redevelopment possibilities for a contiguous, rectangular area of some 30 acres in north Bellaire, with the corner gas station property also going on the market. This is similar to significant property sales and land use transitions seen in nearby areas of central Houston, and particularly to the north around the West Loop 610 corridor through Uptown Houston. The difference is that Bellaire uses a Comprehensive Plan and zoning regulations to set parameters for land use and clarify desired community outcomes from new development and redevelopment activity. This is essential as the North Bellaire Special Development Area is bordered not only by busy arterial streets and a major freeway. Long-established neighborhoods of single-family detached homes are immediately north of the area and also to the south across Fournace Place.

Given this context, the area is envisioned as potentially accommodating a range of uses that would capitalize on this unique redevelopment opportunity, but with such uses located and designed to provide protection to adjacent residential areas. With an eye to the City's long-term financial outlook

and costs of public service provision, the development prospects for this area clearly must take into account the net tax base effect as the area transitions from its previous land uses. Along with creating value and quality for the community, residential options developed in the area should help to satisfy housing needs of current and prospective Bellaire residents at various stages of life (i.e., homes for young professionals and families, “downsizing” options for senior residents), to the extent that development economics allow. The predominant residential component should be single-family homes developed in a clustered fashion, on small lots and likely with a more vertical house profile (i.e., three-four stories) than seen previously in Bellaire but common in residential construction in the vicinity in recent years, including in redeveloping areas along Bellaire Boulevard in the City of Southside Place.

Multi-family development is provided for in several other areas of Bellaire, including within the Residential-Multifamily (R-MF) zoning district, as well as the more recently established Urban Village-Downtown (UV-D), Urban Village-Transit Oriented Development (UV-T) and Corridor Mixed Use (CMU) districts. For this reason, the North Bellaire Special Development Area is seen as more appropriate for other uses. However, if land costs and development economics make multi-family among the only viable residential options for the area, then limitations on the quantity and standards for the quality of such use should apply as in the UV-D, UV-T and CMU zoning districts. Likewise, any multi-family use in the Special Development Area should occur only as part of mixed-use development.

Non-residential development outcomes and amenities should contribute to residents’ quality of life through potential new retail and service uses, including restaurants. It is recognized that some portion of the area may still be attractive for office use, either as a stand-alone development or as part of a mixed-use scenario. Medical or other institutional uses are also possible, although tax-exempt uses, including public or faith-based educational campuses, are not desired given the fiscal considerations noted above.

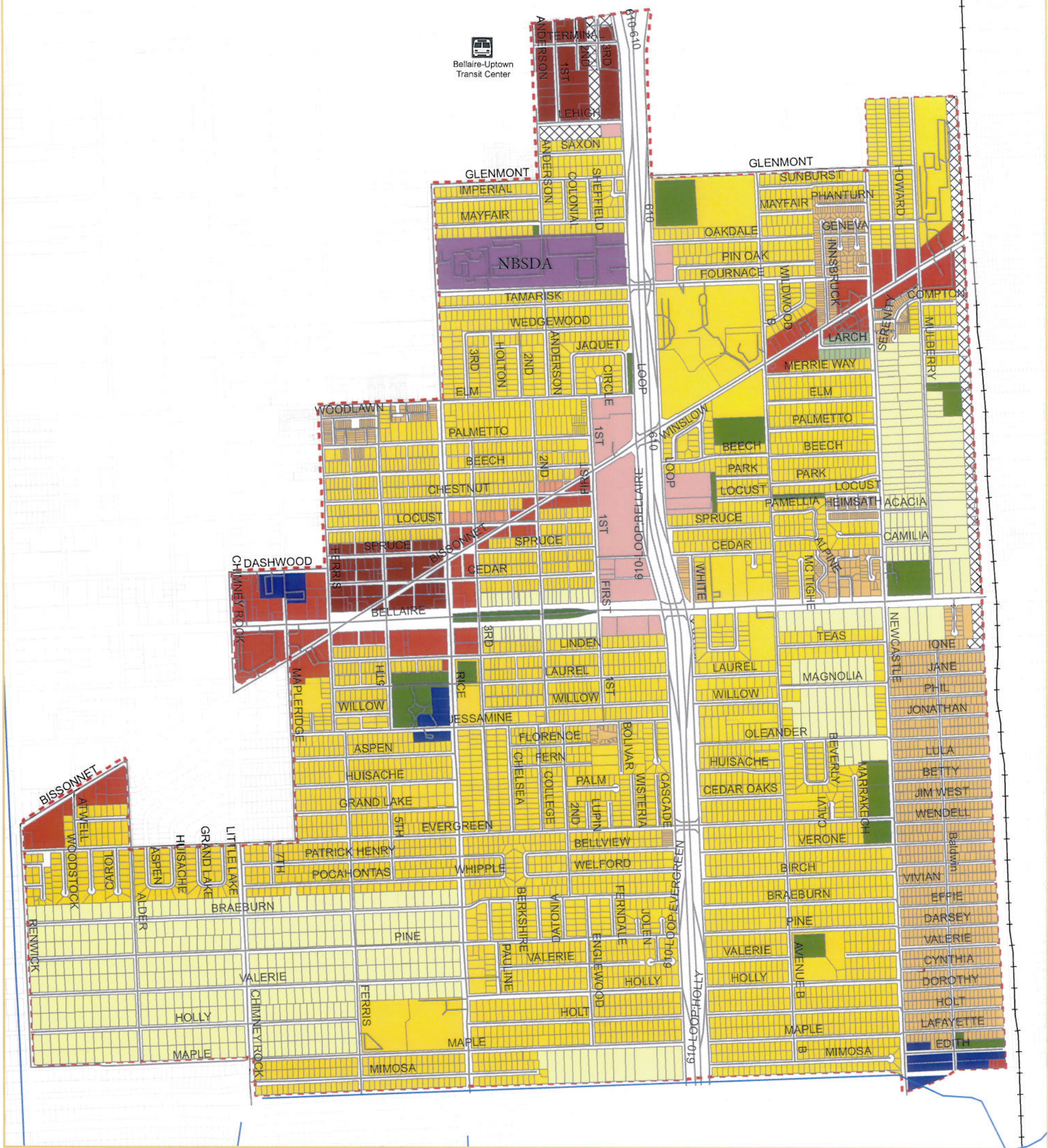
The most intensive uses in the Special Development Area, and their associated vehicular access points, should be located along or near the Loop 610 frontage. A next tier of use intensity could occur along the South Rice Avenue frontage and, secondarily, along the Fournace Place frontage. The lowest development intensities, together with adequate separation and buffering, should occur along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street. The current TRP district imposes a six-story building height limitation as was typical of various Bellaire zoning districts prior to more recently established districts that provide greater height flexibility. However, the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace, long ago set a precedent of 10 stories. As in the other Bellaire zoning districts that involve the interface between low-density residential and higher-intensity land uses, a “height-setback plane” (greater setback of upper portions of buildings) should govern the allowable height of potential multi-story buildings near single-family homes to maintain openness and protect residential privacy.

Property owners and developers always have the option of pursuing a Planned Development (PD) zoning approval for proposed development of some portion or all of the North Bellaire Special Development Area. As in other areas of the community, a PD application provides the opportunity to put forward a master-planned development approach that may involve an alternate set of land uses and/or special site design elements. Any such proposal would be vetted through a site plan review process and associated public discussion and hearings as provided for in the City’s development regulations and procedures.

Whether pursued through conventional development proposals or PD applications, the “clean slate” redevelopment opportunity afforded by this significant land turnover in north Bellaire should also lead to creative site planning and design that incorporates green and open space areas into any proposed development. The tree-lined frontage and pathway along the north side of Fournace Place should also be maintained and extended all the way to South Rice Avenue. Residential areas could include orientation of homes toward landscaped mews (open space common areas), with rear garage access, to yield a true sense of neighborhood for residents living in relatively close quarters compared to many other areas of Bellaire. In non-residential and mixed-used areas, pocket parks, landscaped plazas and seating areas, and generous plantings within street rights-of-way would provide the desired green amenities and area enhancement. Additionally, landscaping plans across the entire Special Development Area should have a core objective of extending the signature urban tree canopy of Bellaire into the interior of the area—including through targeted installation of mature oaks from off-site rather than only through smaller plantings for future growth.



Proposed Future Land Use Map



MAP 2.2: FUTURE LAND USE & CHARACTER

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning boundaries.

- Suburban Residential
- General Residential
- Small Lot Residential
- Residential-Office Mix
- Corridor Mixed Use
- Urban Village
- Suburban Office
- N.Bellaire Special Development Area(NBSDA)
- Government
- Redevelopment Area
- Parks
- Transmission Lines

- Water
- Railroad
- Streets
- Parcels
- City Limits

1 in = 1,250 ft



Planning and Zoning Commission

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



Meeting: 01/10/17 06:00 PM
Department: Development Services
Category: Amendment
Department Head: John McDonald
DOC ID: 2144

SCHEDULED ACTION ITEM (ID # 2144)

Item Title:

Discussion on proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, with regard to the regulation and allowance of pawnshops, smoke shops, credit access businesses, and sexually oriented businesses within the City.

Background/Summary:

On August 1, 2016, City Council requested the Planning and Zoning Commission to review regulations regarding pawnshops, smoke shops, and credit access businesses. As the Commission began their review, it was determined that it was appropriate to review the Sexually Oriented Business (SOB) section as well.

Attached are proposed amendments to the Code of Ordinances, Chapter 24, Planning and Zoning, to further regulate the use of "head shops", pawn shops, and SOB's as recommended by the City Attorney's office. The City Attorney has recommend that no changes be made to the City's current regulations governing credit access businesses as it appears the Texas State Legislature will address this industry during this upcoming session.

Pawnshops - a new regulation is proposed requiring a minimum distance of 100 feet between such a business and a residential property.

Head shops - a definition will be added and each commercial/mixed-use district will be amended to prohibit such use.

SOB's - Under the definition of Enterprise, the allowance of a retail establishment to be excluded from the SOB requirements will be better defined by replacing the term "primary business" with a minimum of 60% of gross sales.

If the Commission deems the proposals appropriate, then a Public Hearing will be set for the February meeting.

Recommendation:

The Development Services Director recommends that a Public Hearing on these proposed amendments be called for the February 14, 2017 Commission meeting.

ATTACHMENTS:

- Proposed Amendements, Zoning - Headshops, Pawnshops, SOB's (PDF)

Head Shops

Existing Section to be amended.

Section 24-202. - Definitions.

(83.5) *Head shops.* Any retail establishment open to the public that presents, displays, or offers for sale, distribution, or delivery, smoking paraphernalia items of any kind. "Smoking paraphernalia" shall mean paraphernalia, devices, or instruments, including but not limited to pipes, bongs, and hookahs, that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body "controlled substances" as defined by the Texas Controlled Substance Act, Health and Safety Code, ch. 481, as may be amended. "Smoking paraphernalia" shall also mean and include, in the broadest application possible, kits that are used, intended to be used, or commonly known to be used for the ingestion, inhalation, preparation, or injection of illegal substances, and include any device or instrument which has been fabricated, constructed, altered, adjusted, or marked especially for use in the smoking or ingestion of marijuana, hashish, cocaine, methamphetamine, any other "controlled substance," "controlled substance analogue," "synthetic controlled substance," or other substance or chemical that mimics the effect of THC such as synthetic cannabinoids or other controlled substances, or any other substance that violates local, state, or federal law, and is adapted for the purpose of smoking or ingesting by virtue of a distinctive feature or combination of features associated with drug paraphernalia, notwithstanding that it might also be possible to use the smoking paraphernalia for some other purpose. "Smoking paraphernalia" shall also mean and include, in the broadest application possible, kits that are used, intended for use, or designed for use in planting, propagating, cultivating, growing or harvesting any species of plant which is a controlled substance, or from which a controlled substance can be derived from the manufacturing, compounding, converting, producing, processing or preparing of a controlled substance. "Smoking paraphernalia" does not include lighters, matches, cigarette holders, and devices used to store or preserve tobacco, tobacco cigarettes, cigarette papers or cigars, nor does it include e-cigarette, e-pipe and e-cigar devices or their respective components including but not limited to the atomizer unit, liquid nicotine reservoir or nicotine cartridge tank, and cartomizer.

This use would be listed within each commercial or mixed-use district as a non-permitted use.

Pawnshops

Add a new Section.

Section 24-525. Pawnshop Regulations.

The following general conditions for pawnshops shall apply regardless of whether the pawnshop is to be construed as a permitted use or a specific use. A pawnshop shall not be located within one hundred (100) feet of any residential property, measured from the closest point on the property line of the residential property to the closest point of any property in use as a pawnshop or containing such use.

Sexually Oriented Business

Existing Section to be replaced.

Sec. 24-1101. - Definitions.

As used in this Article, the following words and terms shall have the meanings ascribed to them in this Section, unless the context of their usage clearly indicates another meaning:

- (a) *Achromatic*. Colorless, lacking in saturation or hue. Without limitation, gray shall be included, but white and black shall be excluded from the definition of achromatic.
- (b) *Adult bookstore*. An establishment whose primary business is the offering to customers of books, magazines, films or videotapes CDs, DVDs (whether for viewing off-premises or on-premises by use of electronic media image-producing devices), periodicals, or other printed or pictorial materials which are intended to provide sexual stimulation or sexual gratification to such customers, and which are distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.
- (c) *Adult cabaret*. An establishment whose primary business is the offering to customers of live entertainment which is intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.
- (d) *Adult encounter parlor*. An establishment whose primary business is the provision of premises where customers either congregate, associate, or consort with employees who engage in specified sexual activities with or in the presence of such customers, or who display specified anatomical areas in the presence of such customers, with the intent of providing sexual stimulation or sexual gratification to such customers.
- (e) *Adult lounge*. An adult cabaret, as defined above, which is a permitted or licensed premises, pursuant to the Texas Alcoholic Beverage Code, where alcoholic beverages may be served or sold.
- (f) *Adult modeling studio*. An establishment whose primary business is the provision to customers of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.
- (g) *Adult movie theater*. An establishment, containing a room with tiers or rows of seats facing a screen, or projection area, whose primary business is the exhibition to customers of electronic media which are intended to provide sexual stimulation or sexual gratification to such customers and which are distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- (h) *Applicant*. The applicant for a permit shall be the intended operator of the enterprise.
- (i) *Church*. A building, whether situated within the City or not, in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.
- (j) *Commercial multi-unit center*. A building or structure (including a shopping mall or strip shopping center) containing three (3) or more separate premises, each of which is offered by lease or otherwise for separate occupancy or control and each of which occupies an enclosed area having its own door or entrance way opening onto public property, a public way, or a common area.
- (k) *Conduct any business in an enterprise*. Any person who does any one (1) or more of the following shall be deemed to be conducting business in an enterprise:

- (1) Operates a cash register, cash drawer or other depository on the enterprise premises where cash funds or records of credit card or other credit transactions generated in any manner by the operation of the establishment or the activities conducted therein are kept;
 - (2) Displays or takes orders from any customer for any merchandise, goods, entertainment or other services offered on the enterprise premises;
 - (3) Delivers or provides to any customer any merchandise, goods, entertainment or other services offered on the enterprise premises;
 - (4) Acts as a door attendant to regulate entry of customers or other persons into the enterprise premises; or
 - (5) Supervises or manages other persons in the performance of any of the foregoing activities on the enterprise premises.
- (l) *Customer.* Any person who:
- (1) Is allowed to enter a regulated establishment in return for the payment of an admission fee or any other form of consideration or gratuity; or
 - (2) Enters a regulated establishment and purchases, rents or otherwise partakes of any merchandise, goods, entertainment or other services offered therein; or
 - (3) Is a member of and on the premises of a regulated establishment operating as a private club.
- (m) *Director.* The Chief of Police and such employee(s) of the police department as he may designate to perform the duties of the Director under this Article.
- (n) *Employee.* Any person who renders any service whatsoever to the customers of a regulated establishment or who works in or about a regulated establishment and who receives compensation for such service or work from the operator or owner of the regulated establishment or from the customers therein.
- (o) *Enterprise.* An adult cabaret, adult encounter parlor, adult lounge, adult modeling studio, or any establishment whose primary business is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas. The term "enterprise" shall not be construed to include:
- (1) Any business operated by or employing licensed psychologists, licensed physical therapists, licensed athletic trainers, licensed cosmetologists, or licensed barbers performing functions authorized under the licenses held;
 - (2) Any business operated by or employing licensed physicians or licensed chiropractors engaged in practicing the healing arts; or
 - (3) Any retail establishment ~~whose primary business~~ where a minimum of sixty (60) percent of gross revenues are generated from the sale of wearing apparel for sale to customers. Items generally considered to be shoes or accessories are specifically not apparel.
- (p) *Entertainment.* Any act or performance, such as a play, skit, reading, revue, pantomime, scene, song, dance, musical rendition or striptease, whether performed by employees, agents, contractors, or customers. The term "entertainment" shall also mean bartenders, waiters, waitresses, or other employees exposing specified anatomical areas or engaging in specified sexual activities in the presence of customers.
- (q) *Exterior portion.* Any part of the physical structure of a regulated establishment, including a wall, veneer, door, fence, roof, roof covering, or window, which is visible from any public way or public property.

- (r) *Licensed day-care center.* A facility licensed by the State of Texas, whether situated within the city or not, that provides care, training, education, custody, treatment or supervision for children under fourteen (14) years of age, where such children are not related by blood, marriage or adoption to the owner or operator of the facility, for less than twenty-four (24) hours a day, regardless of whether or not the facility is operated for a profit or charges for the services it offers.
- (s) *Operator.* The manager or other natural person principally in charge of a regulated establishment.
- (t) *Owner or owners.* Owner or owners shall mean the proprietor if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors, and persons holding ten percent or more of the outstanding shares of a corporation. The term "owner" shall not include any such person who has given to the operator a statement under oath that he does not desire to be listed on the permit application and that he waives any right to any notice that is required or permitted to be given under this Article.
- (u) *Permit.* A current, valid permit issued by the Director pursuant to the terms of this Article to an operator for an enterprise.
- (v) *Regulated establishment.* Any enterprise, adult bookstore, or adult movie theater, as defined herein.
- (w) *Residential.* Pertaining to the use of land, whether situated within the City or not, for premises such as homes, town homes, patio homes, mobile homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for non-transient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein. A premises which is designed primarily for living, sleeping, cooking and eating therein shall be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, motels, boardinghouses, nursing homes, hospitals, and nursery schools shall not be considered to be residential.
- (x) *School.* A building, whether situated within the City or not, where persons regularly assemble for the purpose of instruction or education together with the playgrounds, stadium and other structures or grounds used in conjunction therewith. The term is limited to:
 - (1) Public and private schools used for primary or secondary education, in which any regular kindergarten or grades one (1) through twelve (12) classes are taught; and
 - (2) Special educational facilities in which students who have physical or learning disabilities receive specialized education in lieu of attending regular classes in kindergarten or any of grades one (1) through twelve (12).

**Planning and Zoning
Commission**

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



Meeting: 01/10/17 06:00 PM
Department: Development Services
Category: Report
Department Head: John McDonald
DOC ID: 2123

**SCHEDULED
ACTION ITEM (ID # 2123)**

Item Title:

Approval of the Planning and Zoning Commission's 2016 Annual Report to City Council.

Background/Summary:

Chapter 2, Administration, Section 2-104, Annual or special reports to city council, of the Code of Ordinances, requires each board and commission to file a report with the City Council no later than the first Council meeting in February.

The report is to address the following:

1. Whether the board is serving the purpose for which it was created;
2. Whether the board is serving current community needs;
3. A list of the board's major accomplishments
4. Whether there is any other board, either public or private, which would better serve the function of the board; and
5. Other recommendations.

Attached is a draft report as prepared by Commission Chairman Win Frazier.

Recommendation:

Approval of the final report, amended as may be deemed necessary, to be forwarded to the City Council.

ATTACHMENTS:

- 2016 Annual Report (PDF)

January 6, 2017

Honorable Mayor and City Council
City of Bellaire, Texas
7008 South Rice Avenue
Bellaire, Texas 77401

Re: 2016 Planning & Zoning Commission Annual Report

Mayor Friedberg and City Council:

The Planning and Zoning Commission of the City of Bellaire, Texas (The Commission) is an advisory body to the City Council regarding Zoning and subdivision regulations. The Commission is also responsible for the review and approval/rejection of Plats and for making recommendations to the City Council regarding plans for the physical development of the City of Bellaire.

The existence of The Commission is governed by state and local laws. These include, but are limited to:

- Texas Local Government Code, Chapter 171, Regulation of Conflicts of Interest of Officers of Municipalities, Counties and Certain Other Governments.
- Texas Local Government Code, Chapter 211, Municipal Zoning Authority.
- Texas Local Government Code, Chapter 212, Municipal Regulation of Subdivisions and Property Development.
- Texas Government Code, Chapter 551, Open Meetings Law.
- Texas Government Code, Chapter 552 Open Meetings Law.
- Bellaire Code of Ordinances, Chapter 2, Article VI, Code of Ethics.
- Bellaire Code of Ordinances, Chapter 2, Article VII, Boards, Commissions and Committees.
- Bellaire Code of Ordinances, Chapter 23.5, Land Subdivision Regulations.
- Bellaire Code of Ordinances, Chapter 24, Planning and Zoning.

Actions taken by The Commission in its advisory role are in the form of recommendations to the City Council. Such actions include, but are not limited to:

- Responding to requests from the City Council, the staff Liaison, or City Manager.
- Reviewing The Comprehensive Plan and reporting on such review to the City Council.
- Recommending amendments to the Code of Ordinances concerning matters involving land use regulations and the future growth and regulation of the City of Bellaire.
- Considering applications brought before The Commission for planned developments, specific uses, permitted uses, or other amendments to zoning regulations or the official zoning district map as provided by the Code of Ordinances.
- Annually reporting to the City Council the Commission's needs, accomplishments, and recommendations.

The Commission performed in this capacity during the calendar year 2016 and will continue to serve the stated purpose for which it was created in the current year 2017.

Within the calendar year 2016, The Commission fulfilled its duties through the performance of the following tasks:

- Conducted eleven (11) Regular Sessions, which included five (5) Public Hearings
- Conducted five (5) Workshop Sessions
- Conducted one (1) Training Session
- Reviewed and acted upon two (2) Specific Use Permits (Southern Holding Group Investments, LLC & Veritas Christian Academy)
- Reviewed and acted upon one (1) Planned Development (HEB)
- Reviewed and acted upon two (2) Code Amendments to Chapter 24 (R-MF & TRPD)
- Reviewed and made recommendations to the 2017-2021 Capital Improvement Plan
- Began work on amendments to the Comprehensive Plan and Future Land Use Map for TRPD, with a Public Hearing to be called in January of 2017
- Began work on reviewing regulations placed on Pawn Shops, Credit Access Businesses, Smoke Shops, and Sexually Oriented Businesses

It is through these actions that The Commission also fulfills its duty to serve the Bellaire Community. The Commission's advisory and administrative duties were performed while keeping in mind The Commission's role to serve the needs of the Bellaire community as a whole and as guided by The Comprehensive Plan adopted in 2009. The Commission will continue to serve the community through further implementation of The Comprehensive Plan.

The Commission wishes to acknowledge the extensive work expended by all of its members along with the city's planning consultant, Gary Mitchell, of Kendig Keast Collaborative. Mr. Mitchell has been instrumental in the Comprehensive Plan Review and Future Land Use Map for TRPD.

The Commission is well positioned and suited to continue to carry out its duties moving forward in 2017. Commissioners currently serving their Bellaire community through active participation on The Commission include:

Mike Axelrad
Jonathan Saikin
Marc Steinberg
S. Lynne Skinner
Bill Thorogood
Dirk Stiggins, Vice Chairman
Winfred Frazier, Chairman

The Commissioners wish to express their gratitude to Mayor Attorney Andrew Friedberg and the City Council for supporting The Commission's efforts. We also want to thank City Manager Paul Hofmann; City Staff – specifically John McDonald, Director of Development Services, and Ashley Parcus, Administrative Assistant; and City Attorney Alan Petrov for their extensive and continual efforts to support The Planning and Zoning Commission.

A special thanks is being extended to the Commission's City Council Liaison Attorney Trisha Pollard for her support as a liaison to the Commission. She has worked very hard with the Commission to accomplish our goals and directed duties.

In summary, The Planning and Zoning Commission looks forward to continuing to serve the Bellaire community in 2017 and is most appreciative of the opportunity.

Respectfully,

Winfred C. Frazier
Chairman
Planning and Zoning Commission

Planning and Zoning Commission

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



Meeting: 01/10/17 06:00 PM
Department: Development Services
Category: Discussion
Department Head: John McDonald
DOC ID: 2145

SCHEDULED INFORMATION ITEM (ID # 2145)

Item Title:

Discussion on the Commission's role in the review, consideration, and recommendation of Visioning Bellaire: Urban Design and Beautification Conceptual Master Plan, as prepared by Terrain Studios.

Background/Summary:

As previously discussed, the City Council has asked that the Commission review and make recommendations on *Visioning Bellaire: Urban Design and Beautification Conceptual Master Plan*, as prepared and presented by Terrain Studios.

The task is to review the recommendations included in the plan as they relate to the Comprehensive Plan, the Capital Improvement Program, and the Code of Ordinances, Chapter 23.5, Subdivisions, and Chapter 24, Planning and Zoning, and make any recommendations that the Commission deems appropriate.

A hard copy of the is available to each of you. Please contact Ashley to arrange pick up. The plan can be found online through the following link:

<http://www.bellairetx.gov/DocumentCenter/View/19245>

Representatives of Terrain Studio presented an overview of the plan at a recent Council meeting in December. The presentation includes background on how the plan came together and the recommendations included. Please let Ashley know if you would like a hard copy. The presentation can be found online here:

<http://www.bellairetx.gov/DocumentCenter/View/19288>

While this meeting's discussion will be general in nature, it might be appropriate to schedule a workshop in the near future to allow a more in depth analysis, review, and discussion.

Recommendation:

Discussion item. The Director recommends holding a workshop in February to further delve into the plan.