



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

I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Frazier called the meeting to order at 6:04 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	Absent	
Winfred Frazier	Chairman	Present	
Bill Thorogood	Commissioner	Present	
Marc Steinberg	Commissioner	Present	
Dirk Stiggins	Vice Chairman	Present	
S. Lynne Skinner	Commissioner	Present	
John McDonald	Director	Present	
Zachary Petrov	Assistant 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 - Regular Session - Dec 13, 2016 6:00 PM

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

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded the public who wished to address the Commission to fill out a sign in sheet.

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

Mr. McDonald informed the public of the public hearing process that would be followed. He explained that the applicant in this situation is the City, and therefore, the staff findings would be included in the presentation by the applicant.

B. Presentation by the Applicant

Mr. McDonald introduced Gary Mitchell of Kendig Keast Collaborative, who has been working with the Commission on the proposed changes to the Comprehensive Plan.

Mr. Mitchell reviewed the purpose for the proposed changes, stating that with the removal of Chevron, the City has been given a great opportunity to better define what it would like to see for that area of Bellaire. He explained that on the City's current Future Land Use Map, this property is shown as Business Park. He added that the proposed action is to change that, as well as the text associated with it in an effort to open it up to some other opportunities. He also added that there are many concerns and expectations that go along with the zoning of that property, including residential protection, scale, height, maintenance of green space and the tree canopy in that area, as well as tax base. Mr. Mitchell explained that currently Chevron is bringing in a significant amount of money in taxes, and that the financial aspects also need to be taken into consideration with the zoning of this property. He added that the goal is to add some flexibility in the uses, while also applying parameters that will address the sensitivities of the area. Mr. Mitchell stated that if this text, or further revisions of it, were to be adopted, the Future Land Use Map designation would be changed to North Bellaire Special Development Area. He added that he was present to help with the discussion and answer any questions that the Commission and public might have.

C. Staff Findings

Please see "Presentation by the Applicant."

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.**

Richard Franke-Mr. Franke stated that residential development should be promoted and that multi-story town homes would not be a good idea. He also mentioned that Council recently had a conversation regarding the requirement of elevators within multi-story residential developments, and pointed out that it might need to be addressed. Mr. Franke then mentioned that he lives on a street with a lot of congestion and speeding, so he understands why the residents are concerned. Mr. Franke was not in favor of changing the access points to South Rice and 610, and felt that it needs to remain off of Fournace. He reiterated that he is hopeful that residential development will be promoted, and stated that he doesn't understand why it can't just be two-story single-family homes.

Catherine Lewis-Ms. Lewis stated that the idea of a multi-family development on that property is scary, and she feels as though the City is doing an experiment at the residents' expense. She stated that town homes sound really nice, but she was concerned with fire hazards in those types of developments. In her opinion, high-rises would destroy the character of the neighborhood, and she also asked that

restaurants not be allowed as it could increase the population of feral dogs in the area. She added that retail would cause a significant increase in the amount of traffic, and asked that it not be put all on South Rice.

Jim Balogh-Mr. Balogh informed the Commission that he owns a house at the corner of this property and is concerned about utilities in the area. He added that all of the electricity currently comes through the five service poles that are on his property. Mr. Balogh stated that the service poles are taking up a significant amount of his 2/10 of an acre lot, and that his trees keep getting topped out because of the utility poles. He then provided the Commissioners with a picture of his lot.

Youli Zu-Mr. Zu stated that this property is in the middle of a residential area in a City that is viewed as a safe, family-friendly neighborhood. He asked that the Commission please keep the image of the "City of Homes." He felt as though the City no longer needs a business park designation on this site due to everything that is going in within neighboring Houston. He stated that there is already a significant amount of traffic due to the Walmart, and asked that it be a single-family designation.

Pamela Wogenstahl-Ms. Wogenstahl asked if anyone on the Commission had personal ties to the purchase or sale of the property in question. She added that traffic is already awful, and that she witnessed a burglary in the area. She pointed out that creating a thoroughfare in the neighborhood is a bad idea, and just results in easier access for theft. Mrs. Wogenstahl stated that she wants to see more trees and a more family oriented community. She stated that she feels as though this part of the City is viewed as the "red-haired adopted kid."

Terisa Wilson-Ms. Wilson agreed that she felt as though this area of the City is the "red-headed step-child" that does not get the same respect as other areas of the City. She added that they have not even been able to get speed bumps on the street. Ms. Wilson stated that it used to be a quiet community and lately that has significantly changed. She added that the residents in this area have been enveloped in a situation where they had no say in the developments going in around them. Ms. Wilson mentioned that Bellaire is the City of beautiful homes and community, and to please leave it that way.

Thomas Reed-Mr. Reed informed the Commission that he is concerned with the idea of creating a thoroughfare, due to his two young children. He added that if a thoroughfare is created the neighborhood aspect would be destroyed. He asked the Commission to "think of the children." Mr. Reed added that the job of the City is to enhance the residents' quality of life and provide safety and protection to the citizens, and creating a thoroughfare would be inconsistent with that.

Jennifer Hawes-Ms. Hawes stated that she felt encouraged by the terms that Mr. Mitchell used, such as, "creative site planning," "quality development," "residential protection," and "extension of tree canopy," and hopes it is the goal of the City and future developers to maintain the character of the residential neighborhood and the "City of Homes." She asked the Commission to strike multi-family from the proposal, as it would have a very negative impact on the surrounding neighborhoods, and added that single-family residential would be a benefit and an asset to the City. Ms. Hawes also asked that the Commission impose a height restriction of no more than four stories in keeping with the residential character of the neighborhood, and not to create a connection through the neighborhood as it would increase the traffic on the north and south sides of Chevron. She mentioned that she would like to see the majority of the traffic on South Rice and 610, so as not to increase the traffic on the

residential streets. Ms. Hawes stated that she would love to see a master planned community go in, with some type of single-family residential homes.

Bryan Wogenstahl-Mr. Wogenstahl stated that he hoped as though the comments being made by the public would have an impact on the decisions made by the Commission, as the people present are the ones being impacted by these changes. He stated that he and many other residents in this area feel separated from the rest of the City by the Chevron property, and suggested that this be used as an opportunity to create more of a connection to the rest of the community with the addition of single-family residences.

Debra Sokol-Ms. Sokol agreed that the residents in the room are the ones who will be directly affected by the decisions made on this property. She added that the addition of certain developments could devastate property values in that area. Ms. Sokol felt that using Anderson Street as a thoroughfare would also be devastating to the neighborhood. She added that currently there are no speed bumps, and no policing. Ms. Sokol felt that four-story town homes are not a favorable option, and agreed that a master planned, single-family residential community would be a way to make the tax base work for the City and would be the best choice for the residents.

John Monday-Mr. Monday admitted that he does not live in this area of the City, but agreed with the idea of developing this property as residential in an effort to create residential continuity. He also suggested that this would be a great opportunity to offer alternative, smaller housing choices.

Nancy Zu-Ms. Zu asked that the Commission strike multi-family as an allowable use. She stated that Bellaire High School is already overly crowded and the addition of a multi-family development would only increase the enrollment at the local schools. Ms. Zu also mentioned that the traffic on South Rice is already bad and anything besides single-family homes would only make it worse.

Brian Taylor-Mr. Taylor asked why the proposal is such a broad classification. He stated that the Commission/City should put together a specific plan for what they would like to see for this property. Mr. Taylor mentioned that it looks as though the City is attempting to facilitate a special development to make it marketable to just about anybody. He suggested that the City put together specific zoning regulations for the property first. Mr. Taylor stated that he understands that Chevron brings in a significant amount in taxes, but that is just something that the City is going to have to deal with. He agreed that it is isolating that part of the community from the rest of Bellaire.

Lynn McBee-Ms. McBee stated that the Commissioners had a great discussion and asked really hard questions at the last meeting while reviewing the draft language prepared by Mr. Mitchell of Kendig Keast. She added that the questions asked were representative of both the developer and the homeowner's perspective. She stated that threaded throughout the conversation were comments on the tax base, and that is not the purpose of zoning. Ms. McBee stated, "if you can't make the money you need to make then you do without." She suggested that signage be put at every point along the boundaries of Bellaire stating that it is a zoned city, and that the zoning code should be put into place prior to getting input from the market.

Connor McBride-Mr. McBride stated that he currently rents in Houston, but that he is a potential Bellaire homeowner. He added that Bellaire feels like a town rather than a city and he would like to see it stay that way. Mr. McBride pointed out that

there is obviously a strong consensus that single-family would be the most beneficial.

Giles Dunn-Mr. Dunn stated that he is shocked by the proposal. He added that history is a great indicator of the future and in looking through the aerial photos from many years ago this area was mostly single-family homes. He asked that the City stick with that, as there is already enough retail in the surrounding areas to support this area of the City. Mr. Dunn mentioned that he is concerned with the safety of his two year old, as well as the rest of the residents in that area. He did acknowledge that tax neutrality would be important, as the last thing that he wants to see is an increase in his taxes.

Karen Reichel-Ms. Reichel informed the Commission that she is very opposed to the allowance of apartments within the City of Bellaire, as Bellaire is the "City of Homes." She added that it is a family community, and she wants to keep it that way. Ms. Reichel stated that single-family is the only way to go with this property, and agreed that zoning should be put into place first.

Michael Tweedy-Mr. Tweedy stated that the rest of Houston can meet the multi-family needs, and agreed that Bellaire does not have a great track record of protecting the residents in this area. He added that there should be no thoroughfare. Mr. Tweedy stated that Bellaire is the "City of homes," and is what people aspire to have. He added that single-family homes are the best option for this property, and asked that the City continue to provide a safe community for families. Mr. Tweedy agreed that zoning needs to be put in place prior to getting input from developers.

Antonio Fernandez-Mr. Fernandez felt that the concerns regarding the tax base were unwarranted. He stated that Chevron is only paying \$47 million in taxes, which is an undervalued tax base. He added that any transaction that is made will cause the City of Bellaire to come out ahead. Mr. Fernandez also asked the City/Commission not to get greedy and decide to allow for higher density or high-rise developments to try and boost revenue. He added that whatever is gained there will be lost in the neighborhoods and with the residents. He asked that the Commission please put the community in the strongest position possible.

The following residents provided written comment:

Dr. & Mrs. Stanley Hamilton-"Believe we need, as a City, a revenue generating plan for the Chevron property. The loss of the revenue from Chevron leaving could be a burden for the Bellaire tax payers, if a gated community of high priced homes could be established, the help by the tax revenue for Bellaire could be granted. We have enough green spaces, such as the Teas development. Also, traffic on Fournace and Anderson should be considered in any plans."

Seth & Andrea Boots-"I understand Chevron owns a number of residential lots on Mayfair; does the City know what they plan on doing with them?"

E. Questions from the Commission

Commissioner Steinberg mentioned the residents' concerns regarding making this area a thoroughfare and asked for confirmation that doing so is not part of the language that is currently being taken into consideration.

Mr. McDonald confirmed that infrastructure is currently not being addressed at all. He added that this is simply a revision of the language within the Comprehensive Plan,

which will then help to guide the City and the Commission in the re-zoning of the property.

Commissioner Steinberg asked if he was correct in saying that currently the land is available for a manufacturing use and not for residential housing, and that the proposed changes will open the property up for the allowance of residential development.

Mr. McDonald agreed that it is currently zoned "Technical Research Park", which allows for technical, industrial, telecommunications, etc. He confirmed that the proposed changes are opening it up to residential allowances.

Commissioner Steinberg mentioned that the buyer will also have the option to continue with the same use that is there now.

Mr. McDonald confirmed this, and stated that the buyer would also be able to expand based on the use that is currently allowed.

Commissioner Steinberg mentioned that he is not aware of anyone on the Commission that has personal ties to this property.

Commissioner Skinner asked Mr. McDonald to explain the process of how all of this will work with regard to the proposed changes being implemented and the sale of the property in question.

Mr. McDonald explained that the property should be on the market by late January, early February. He added that if the property is purchased prior to the re-zoning of the land then the only allowed-by-right use would be what is currently there today. Mr. McDonald stated that any other uses would have to go through the public hearing process before the Commission and City Council.

Commissioner Thorogood started by mentioning that each of the members on the Commission are required to take an oath of office prior to their appointment. He then asked Attorney Petrov to explain to the public what the Commissioners must do if they did have any interest in the property.

Attorney Petrov explained that any Commissioner with a conflict of interest must recuse himself/herself from the proceedings.

Commissioner Thorogood stated that he appreciated the concern, but felt that it was important for the public to understand the responsibilities of the members of the Commission and the oath that each of them took.

Commissioner Thorogood then explained that he used HCAD to calculate the valuation of the property, and felt that it would be in the neighborhood of \$128 million. He stated that tax revenues paid directly to the City of Bellaire were about \$250,000.

Mr. McDonald stated that the most recent was actually just over \$300,000. He also pointed out that he has a hard time believing that any home in Bellaire is paying \$20,000 to the City of Bellaire for their taxes.

Commissioner Thorogood agreed that the amount going directly to the City of Bellaire is less than \$20,000. He then pointed out that the City of Bellaire's tax rate is actually lower than the City of Houston's by almost 40%, however, there are higher property values within the City of Bellaire. Commissioner Thorogood mentioned that the

Commissioners' job isn't so much to support the City's tax base as it is to do the best thing for the community.

Vice Chairman Stiggins mentioned that there is some concern about the infrastructure in the area and asked if the City would work with the potential developer to determine the traffic patterns.

Mr. McDonald stated that it would depend on whether or not the installation of public streets would be necessary within the development. He added that if they are, the developer would pay, construct, and install those, and once they are finished and approved by the City then they would be dedicated to the City. He pointed out that traffic patterns would be looked at as the site is being developed, and would be adjusted as necessary. Mr. McDonald stated that any improvement to neighboring streets that would be required, based on the addition of new development, the developer would fund.

Commissioner Stiggins asked if there was any thought given to some of the comments from the beautification plan being included in this language to emphasize the use of new signage, street lights, etc. He asked if the developer would be in charge of funding those things as well.

Mr. McDonald explained that the developer would have to pay for anything interior to the project, as well as any requirement for new facilities directly associated to it.

Commissioner Thorogood mentioned the power transmission lines that are on the north side of the City. He stated that there are new poles going in there, and that they are increasing the capacity on those lines. He added that the property is owned by CenterPoint for those lines, and represents a buffer between the Urban Village Transit District and the north side of this section of the community.

Mr. McDonald also mentioned that all new utility developments within this property would have to be underground.

Commissioner Thorogood then asked if the developer or CenterPoint would provide the electricity and gas to this property.

Mr. McDonald explained that it would be provided by CenterPoint, through utility easements on the property that will be created by the developer.

Commissioner Saikin asked if the City was aware of any additional multi-family developments being built in Houston, which would be adjacent to Bellaire.

Mr. McDonald stated that the City is not aware of any future multi-family developments that would be directly adjacent to the City of Bellaire.

Chairman Frazier reiterated to the public that none of the Commissioners would be at the dais if there was a conflict of interest at hand. He then asked what would happen if a school purchased the property.

Mr. McDonald explained that the current code would allow for a school to be built on the property, however, they would have to go before the Commission and City Council for a specific use permit.

Chairman Frazier mentioned the residential lots on Mayfair that are also owned by Chevron, but are separate from the rest of the property. He asked Mr. McDonald if he knew what Chevron was planning to do with those parcels.

Mr. McDonald stated that representatives of Chevron have informed him that the goal is to sell those lots off separately from the commercial property. He added that there has never been any plan by the Commission or City staff to recommend the re-zoning of those properties, and that those lots would maintain their current R-3 designation.

Chairman Frazier also mentioned the comments regarding the infrastructure in that area of the City. He pointed out that the part of South Rice Avenue that is adjacent to the Chevron property is maintained by the City of Houston.

Mr. McDonald confirmed this and added that there has been talk with the City of Houston about widening the right-of-way, but nothing is currently set in stone.

F. Response of Applicant

Mr. Mitchell stated that he felt as though the public hearing was a microcosm of the Commission's previous discussions in trying to find a middle ground that everyone can agree on. He mentioned that ultimately it is impossible to make everyone happy, and it will be a challenge all the way up to Council. Mr. Mitchell pointed out that the starting point of these discussions goes all the way back to the 2009 Comprehensive Plan, where the Commission began asking if there was an opportunity to offer down-sized and more affordable housing within this area of the City. He stated that ultimately lines will have to be drawn, and that the Commission will need to decide at the February meeting if it would like to revisit some of the language, or if it is comfortable with the current proposed text. Mr. Mitchell stated that the attempt was to cover a lot of bases and see how the market responds, however, if it is the desire of the Commission, the property could be zoned single-family and then revisited in the future depending on the response. He added that he is concerned with the economics of the development of single-family on that site. Mr. Mitchell stated that ideally a developer would bring forward a master planned development, and that the proposed text would serve as a parameter to protect the neighbors adjacent to the property.

G. Invitation for Written Comments, if applicable

Mr. McDonald stated that written comments will be accepted through February 8th, at 5:00 PM.

H. Closure of the Public Hearing

Motion: a motion was made by Commissioner Skinner and seconded by Commissioner Steinberg to close the public hearing.

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

The public hearing was closed at 7:45 PM.

The Commission then took at short recess.

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.

Lynn McBee-Ms. McBee stated that the Commission is not prohibited from responding to questions of a factual nature. She asked that it be corrected on the agenda. She also asked that the Commission and staff urge the City Council members to watch the video of the hearing, as they are concerned about making sure that audience participation increases. She added that she feels as though it is time for Council Members to become more involved, and hearing the public comments is much more meaningful than reading it in the minutes. Ms. McBee mentioned that there are ways, legally, for the City to implement a moratorium. She urged the Commission to ask the city attorney for a legal opinion concerning both past use and current requirements to enable a moratorium to halt development, and any activity on this tract until a zoning code amendment is adopted for it.

John Monday-Mr. Monday stated that he had put a few pages together on information that might be beneficial to the Commission regarding the Beautification Master Plan, however, he was still awaiting comments from the Mayor and Council Member Pollard. He added that he was present to help answer any questions that the Commission had.

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.

Mr. McDonald and Attorney Petrov went through the proposed language with the Commission regarding the regulations on pawn shops, head shops (smoke shops), and sexually oriented businesses (SOBs). They explained that the term "head shop" was being used in place of "smoke shop" in an effort to ensure that certain types of businesses, i.e. gas stations that sell cigarettes, are not impacted by this ordinance. They stated that the definition of "head shop" will need to be added to the code. Mr. McDonald added that the City Attorney has, as previously discussed, recommended against any changes to the regulations regarding the governing of credit access businesses, as the state legislature will be addressing those this year. He stated that once the ruling on that is complete, the City will take another look to see if there are still areas where the regulations could be tighter.

Mr. McDonald informed the Commission that if they are comfortable with the language that has been presented then staff will call a public hearing for the February meeting to begin the process of amending the code.

Commissioner Stiggins mentioned the proposed language regarding pawnshops that states that "a pawnshop shall not be located within 100 feet of any residential structure." He then asked how many people are limited to a residential setting.

Mr. McDonald stated that the regulations only allow for two unrelated persons to live in a residence, however, that is not a factor in this situation. He added that this is simply saying that a pawnshop cannot go in at any location within the City that is within 100 feet of a property that is defined as residential.

Commissioner Saikin asked what the reasoning was behind the 100 foot limitation.

Mr. McDonald explained that it was simply a standard that the attorney and City staff had come up with that will still allow them in certain locations, but greatly restricts them in most areas of the City. Attorney Petrov and Mr. McDonald reminded the Commission that legally they cannot be prohibited.

Commissioner Saikin stated that he would be in favor of an even more restrictive distance, if possible. He also questioned the rationale behind the allowance for any type of retail establishment exception within a SOB.

Mr. McDonald explained that if that distinction was not made, then certain party shops or other types of retail businesses (e.g Spencer's) would fall into the category of a sexually oriented business. He added that the proposed language follows the City of Houston and Harris County's definition of a SOB.

Commissioner Saikin asked if a store such as Spencer's would be able to come to the City and ask for permission to open a location within Bellaire.

Mr. McDonald stated that there is currently no variance allowance for use. He added that language would have to be added to this section that would allow someone to apply for a variance in this situation. Mr. McDonald also reiterated that by law SOBs cannot be prohibited within the City.

Commissioner Saikin mentioned that he would advocate for the strictest regulations that are permitted under the law.

Commissioner Thorogood asked if it would be more appropriate to say "any property zoned for residential use."

Mr. McDonald pointed out that in saying "zoned for residential use" it would exclude certain zoning districts within the City that are not zoned as residential, but residential is allowed within them, such as the mixed-use and downtown areas.

Commissioner Thorogood mentioned that he thought that the current pawn shop on Bissonnet is within 100 feet of a residential property.

Mr. McDonald agreed. He added that it is currently non-conforming, but if it were ever to close for a period of 6 months or more it would not be allowed to reopen.

Commissioner Thorogood asked if the property owner would be notified if these regulations were passed.

Mr. McDonald stated that the City has never notified businesses of this before, but it could be done.

Chairman Frazier felt that the current language was appropriate and asked the Commission if everyone was comfortable with calling the public hearing for February.

The Commission agreed to move forward.

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

A minor change in wording was made by Vice Chairman Stiggins.

The Commission thanked Chairman Frazier for his preparation of the annual report.

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

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.

Mr. McDonald informed the Commission that Terrain Studios has completed the City's Urban Design and Beautification Conceptual Master Plan, and that City Council has voted to send it to the Commission for review and approval. He also mentioned that the Commission's review of the Capital Improvement Plan (CIP) is quickly approaching and that it would be appropriate for the Commission to compare the projects listed within the CIP to the projects that are suggested within the Beautification Master Plan, as well as the Comprehensive Plan, to determine if there is anything that they feel should be added. Mr. McDonald stated that Cheryl Bright, Assistant Director of Parks, Recreation, and Facilities was present to give the Commission some background information and to answer any questions that they may have.

Ms. Bright then briefly explained the process that the City has gone through to prepare this plan with the help of Terrain Studios. She mentioned that there were members of the City's boards and commissions that chose to be a part of the Community Advisory Group, however the Planning and Zoning Commission chose not be represented during that time.

Commissioner Stiggins asked if the City had thought about implementing some of the ideas brought forward within the Beautification Plan in the new City facilities.

Mr. McDonald explained that the facilities projects have already been funded and designed.

John Monday-Mr. Monday stated that the information is extensive and somewhat challenging to follow. He suggested that the Commissioners go through the material once or twice and then do a compatibilities list, specifically to the goals and the narratives of the Comprehensive Plan, to establish the projects that would be good for Bellaire from the Commission's perspective.

Mr. McDonald mentioned that the CIP will be presented to the Commission at the February 14th meeting, and suggested that a workshop be held at some point following that presentation to provide the Commission with an opportunity to further discuss the projects related to the CIP and Beautification Master Plan. Mr. McDonald also pointed out that no business owners within the City were involved in the creation of the Beautification Master Plan and suggested that this could be a good opportunity to get their thoughts and concerns.

City Staff and the Commission decided on February 21st for the workshop.

The Commission felt that James Andrews, the City Engineer, should be involved in the process as well.

Mr. McDonald informed the Commission that he would invite Mr. Andrews to that workshop.

VII. COMMITTEE REPORTS

There were no committee reports.

VIII. CORRESPONDENCE

There was no 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.

Mr. McDonald informed the Commission that H-E-B is looking to start demolition around the end of February. He added that City Council had held a public hearing the previous night on the proposed amendments to the R-MF Zoning District, and will be considering that item at their next meeting. Mr. McDonald mentioned that there have not been any new developments on Bellaire High School. He also stated that the Newcastle/Howard Lane property is still tied up in Supreme Court legislation, but that they are looking at selling half of the lots off to a different builder to get some diversification.

Commissioner Steinberg asked if there had been any more movement with the old church property on Bellaire Boulevard.

Mr. McDonald stated that staff has spoken with a couple people interested in developing residential on that property, but that it will need to go through several amendments, which will come before the Commission.

1. Update on the 2018-2022 Capital Improvement Plan

Mr. McDonald stated that he had already given his information on the CIP within the agenda item on the Beautification Master 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.

No new business was brought forward.

X. ADJOURNMENT

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

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

The meeting was adjourned at 9:24 PM.