



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

FEBRUARY 21, 2017

Senior Activities Room

Workshop Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

WORKSHOP SESSION-SENIOR ACTIVITIES ROOM

I. Call to Order & Announcement of Quorum

Chairman Frazier called the workshop 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	Absent	
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	
John McDonald	Director	Present	
Trisha S. Pollard	Council Member	Present	
Ashley Parcus	Secretary	Absent	

II. Review and discussion of Visioning Bellaire: Urban Design and Beautification Conceptual Master Plan.

The workshop began with a discussion on the direction that P&Z needed to go in order to appropriately review the Beautification Master Plan. This discussion included the following topics:

- The bond package and future improvements to the City
- The projects/goals that overlap between the Beautification Master Plan and the Comprehensive Plan
- Incorporating the design concepts into the rebuilding of the streets

Commissioner Thorogood mentioned that the last Comprehensive Plan focused more on commercial development, and not residential.

Commissioner Axelrad asked about the funding sources for the beautification efforts.

Mr. McDonald explained that other cities use Community Development Block Grants to help fund these types of projects. He also pointed out that the City has to be thinking about the life of the existing bonds, and at what point the tax base is overburdened. Mr. McDonald stated that he would reach out to the City's CFO again concerning the projections for debt/tax rate for the next five years.

Vice Chairman Stiggins suggested that the Commission figure out a way to fit the ideas and standards from the Beautification Master Plan into the CIP and incorporate it into a

forward thinking process.

The Commission had the following questions for the City Engineer:

- What is the bio swales retention when compared to the volume in flood?
- How much of an impact do the bio swales make?
- What is the capacity of a flood event?
- Civil engineering issue - bio detention panel?
- How much does it cost to maintain bio-swales?
- How much does it cost the homeowner? City?

Mr. McDonald informed the Commission that he would get those answers from James Andrews, the City Engineer.

Commissioner Thorogood asked what the responsibility is of the City to the commercial land owners. He mentioned that this might be a good topic of discussion for a City Council workshop.

Commissioner Steinberg suggested that the Commission work to include the concepts of the Beautification Master Plan into the CIP and let City Council worry about the funding of the projects. He also pointed out that the budget numbers give an idea of how to score the project. Commissioner Steinberg questioned whether the Parks Board has reviewed the Beautification Master Plan, if they could include some of the concepts in the Parks Master Plan, and if they recommend anything that is not included within the Comprehensive Plan.

Commissioner Skinner mentioned that first, the Comprehensive Plan needs to be amended based on the Beautification Master Plan.

Commissioner Steinberg suggested that the Commission pick five (5) things from the Beautification Plan to integrate into the Comprehensive Plan. He added that he would like to see the focus be on infrastructure, as he is very concerned with the overall structure of the City.

Commissioner Skinner mentioned that it needs to be tied into the Capital Improvement Plan (CIP) as well, because funding sources need to be established so that there is a better idea of how the City is going to maintain the beautification projects.

Chairman Frazier mentioned the initiative to bury power lines and stated that zoning and the Comprehensive Plan only govern the commercial sectors of the City.

The Commission then suggested that the unfunded infrastructure projects and long term numbers on street repairs and drainage be listed on the CIP.

Vice Chairman Stiggins mentioned that the projects have to be prioritized, and asked how much will be needed beyond 2022.

Mr. McDonald stated that in March, the Commission can begin taking a look at how

infrastructure and beautification will play out in the future, and discuss amendments to Chapter 4 of the Comprehensive Plan language and potential changes to the subdivision ordinance. He added that he could bring Gary Mitchell in to help the Commission craft the wording for the Comprehensive Plan.

Chairman Frazier asked the Commissioners if they saw anything that they didn't like.

Commissioner Axelrad stated that he does not like the idea of the bio swales, ponds, etc.

Commissioner Skinner stated that she felt as though the Commission should focus on beautification projects that will positively impact the neighborhood and incorporate that into the Commission's response to City Council. She added that they should also focus on being consistent with branding. Commissioner Skinner felt that staff should check with TxDOT to see if they would be willing to help with any of the funding for the projects. She also mentioned incorporating the beautification projects into the CIP with cost estimates, as well as tying the proposed infrastructure improvements into Chapter 4 of the Comprehensive Plan.

Chairman Frazier mentioned engineering and bio retention and asked what it will cost the City moving forward.

Commissioner Thorogood questioned what benefit a coastal prairie is to the citizens and what it would do to railroad structures and the rail line. He also asked if the City could work with CenterPoint to get a first right of refusal on right-of-way within the UV-T.

Commissioner Axelrad mentioned looking into whether or not the City could buy or sell mitigation for detention purposes in the CenterPoint corridor.

III. Adjournment

Chairman Frazier adjourned the workshop at 7:50 PM.