



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

MARCH 14, 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 6:02 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 | |
| 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 - Jan 10, 2017 6:00 PM

RESULT: APPROVED [6 TO 0]
MOVER: Marc Steinberg, Commissioner
SECONDER: Dirk Stiggins, Vice Chairman
AYES: Saikin, Frazier, Thorogood, Steinberg, Stiggins, Skinner
ABSTAIN: Axelrad

2. Planning and Zoning Commission - Regular Session - Feb 14, 2017 6:00 PM

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

3. Planning and Zoning Commission - Workshop Session - Feb 21, 2017 6:00 PM

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| RESULT: | APPROVED [6 TO 0] |
| MOVER: | Mike Axelrad, Commissioner |
| SECONDER: | Dirk Stiggins, Vice Chairman |
| AYES: | Axelrad, Frazier, Thorogood, Steinberg, Stiggins, Skinner |
| ABSTAIN: | Saikin |

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

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

IV. PUBLIC HEARINGS

Public hearing on an application filed by Todd Blitzer of Mirador group, on behalf of Dallas Christian College, to amend the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, Section 24-534, R-5 Residential District, D. Planned Development, to Include a reduction in the minimum site area for a planned development requirement within the R-5 Residential District to one (1) acre; and to amend the Official Zoning Map to remove the property more commonly known as 4301 Bellaire Boulevard from the Bellaire Boulevard Estate Overlay District (BBEOD). This property is currently located within both the R-5 Residential District and the BBEOD.

1. Presentation of the Public Hearing Process

Mr. McDonald explained the public hearing process to the public.

2. Presentation by the Applicant

Todd Blitzer, Mirador Group-Mr. Blitzer mentioned that 4301 Bellaire Boulevard has been on the market for a significant amount of time and other proposals have come forward previously for amendments to the property, which were denied. He stated that the property is currently located within the R-5 Zoning District and the Bellaire Boulevard Estate Overlay District (BBEOD). Mr. Blitzer stated that the piece of property is sandwiched between the Boulevard Green Planned Development, which is not part of the BBEOD, and the railroad tracks, as well as commercial developments and power lines on the east side, making the property undesirable for a single-family home. Mr. Blitzer stated that his understanding is that no one has ever expressed any interest in purchasing the property for single-family use. He added that rather than turn to commercial, which is unacceptable within this district, he is proposing to remove the property from the BBEOD to allow for the construction of more than one single-family home on the property. He then explained that in order for there to be an allowance for multiple homes on the property it will need to be a planned development (PD), just like the Boulevard Green development, however, the current regulations within the R-5 Zoning District require a minimum site area of 2 acres for a PD. Mr. Blitzer stated that their second request is to reduce that minimum requirement from 2 acres to 1 acre. He mentioned that the granting of these requests would allow for the property to be redeveloped in a way that is more aesthetically pleasing than what is currently there now. Mr. Blitzer pointed out that there is no project being brought forward at this time, they are simply attempting to lift some barriers that have been put on the property. He added that once a buyer has been identified, they would then have to come back before the Commission for approval of the specific project. Mr. Blitzer did give several examples of what types of projects could ultimately be proposed for the property, which included

site plans containing both detached single-family homes and town homes. He also added that additional parking would be included for each unit.

Brian Smith, President of Dallas Christian College-Mr. Smith informed the Commission that this church had been in the community for a long time and had been supporting Dallas Christian College for many years. He added that when the church closed they donated the property to the college to continue their legacy. Mr. Smith stated that this property was intended by the church, and by the college, to fund student scholarships and/or the improvement of dormitory facilities, therefore, Dallas Christian College is pursuing this option because many other routes have not been viable.

Mr. Blitzer added that this property, if left in the BBEOD, would be a single, isolated, residential home sandwiched between the PD and the railroad tracks and power lines.

3. Staff Findings

Mr. McDonald informed the Commission that this is a request for an update to the Official Zoning Map, which currently shows this property as being located within the R-5 Residential Zoning District, as well as the BBEOD. He added that the BBEOD came into play in 2002 when the Teas Property was trying to subdivide, in an effort to "encourage large residential development resulting in a grand boulevard of homes, schools, churches, and houses of worship, with homes facing Bellaire Boulevard." Mr. McDonald stated that the lot that is surrounded on three sides by residential, and on the east by power lines and a railroad track. He then explained that many of these lots were turned into PDs over the years. Mr. McDonald pointed out that the applicant is seeking relief for the property by requesting to take it out of the BBEOD, as well as to reduce the minimum site requirement for a PD within the R-5 Zoning District from 2 acres to 1 acre. He mentioned that the applicant is also asking for a reduction in the required average lot size from 5,000 to 3,000 square feet. Mr. McDonald pointed out that the average lot size of Boulevard Green is 4,500 square feet, which would not meet today's standards for a PD within R-5. He added that the purpose of a PD is to address unique situations with the land or development, in an effort to be able to pitch a project to the Commission and City Council for approval. Mr. McDonald mentioned that the applicant is seeking to open up those options for this site. He added that this property came before the Commission two years ago, with the proposal for a commercial project, which was ultimately pulled due to the denial of variances that were needed in order to do the project. Mr. McDonald informed the Commission that the calls that he has received on this property have been with regard to commercial and multiple unit residential, never about the construction of a single-family home.

4. Public Comments

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

Joy Hall-Ms. Hall stated that Boulevard Green was developed between 1980 and 1982, which was prior to the adoption of the BBEOD. She added that the applicant has mentioned that the property is not attractive for a single-family residence and that she does not agree with that statement. She also mentioned that there is a single-family home in the exact lot across Bellaire Boulevard from this lot. Ms. Hall stated that she understands that Dallas Christian College would like to get the

property sold and that the City would like to see it be redeveloped, however, the three things that concern her the most are the significant flooding issues in the area, off-street parking, and traffic.

Vic Gelsomino-Mr. Gelsomino agreed that flooding in the area is a big issue and is concerned that no one is taking that into consideration. He added that in his opinion, the City should turn the property into a detention pond to help alleviate flooding. He suggested that in order to do that, the price of the property be lowered, or that the City consider eminent domain. Mr. Gelsomino felt that the granting of this request will lead to a similar request for the properties on the other side of the street, which would lead to even greater flooding issues in the area.

Joy Puzon-Ms. Puzon stated that she would like the Commission to vote in favor of keeping the current zoning laws. She added that thankfully, she lives in Bellaire, which has zoning laws to protect the integrity of the City. Ms. Puzon felt that 4301 Bellaire Boulevard should not be rezoned to a PD. She added that the property may be less desirable, but is definitely not un-sellable in the current zone. Ms. Puzon mentioned that the seller claims that no one would want this property because of the proximity of the railroad tracks and power lines, however, if you drive down to the end of Mulberry, Lampton, or Lamont, and you will see multi-million dollar homes literally 15 feet away from the power lines. She pointed out that the most undesirable part of the lot is its selling price. She added that when the property was listed with Transwestern the asking price was \$1.9 Million. After almost 5 years of the property remaining on the market, and the Frankel Development Group taking over as realtor, the price has increased by \$600,000. Ms. Puzon stated that another consideration as to why the property has not been sold is due to the fact that it has never been marketed as a residential property. She informed the Commission that it is currently listed on Loop Net as a multi-family lot, which is in complete disregard for the current zoning laws. Ms. Puzon mentioned that the seller's greed should not be a reason why the City changes the zoning laws, and that allowing this property to be re-zoned for a PD sets a precedence for other properties along Bellaire Boulevard who want to be removed from the BBEOD and sell their lot at a higher price.

Steven Sheldon-Mr. Sheldon stated that if the options were to leave the property the way it is, as a dilapidated church building, or a well thought-out residential development, he would have to choose the latter. He stated that given the history, it seems as though no one is interested in buying this property to develop it as a single-family home, and that this request seems like a reasonable proposition. He then mentioned the flooding issue and stated that it seems as though the Commission would have the opportunity to require that the proposed project have the appropriate amount of drainage. Mr. Sheldon informed the Commission that he would be in favor of moving forward with what they have submitted in order to allow them to get to the next phase where there still is the opportunity to hear what the actual plan would be, and whether it would make sense for this site.

Wayne Dorris-Mr. Dorris stated that he is the treasurer of the home owner's group for Boulevard Green, and is proud to say that 12 of the 16 property owners were present to voice their concerns with the proposal. He added that they are universally opposed to any zoning variance, and very concerned about flooding and congestion.

Lynn McBee-Ms. McBee stated that the purpose of zoning is to protect the community to preserve land use to the benefit of its citizens. She added that it doesn't mean that we have to add to the tax base, but it does mean that you protect your residents. Ms. McBee felt that a PD is simply an excuse for an applicant to do what they want. She added that the reduction of a PD to a 1 acre requirement is a

betrayal, and suggested that instead the land be used for a meditation park, as there is a big need for it. Ms. McBee suggested that the best way for the church to leave a legacy is to create a meditation place, commemorating the past church, preserving quiet, green space, and trees.

Written Comments:

Mrs. Edwin Wolf Sr.-Mrs. Wolf stated that the Bellaire Boulevard Estate Overlay District with R-5 restrictions is inappropriate for the entire 4300-4400 block of Bellaire Boulevard. She added that on the south side of the boulevard the City has approved and granted special use status to 7 out of the 10 lots on the block, making all but 3 lots non-conforming. Mrs. Wolf stated that it is an outrage to contort these last remaining lots into the punitive restrictions of the suburban residential classification. She explained that her property was swept up into the BBEOD, and when the zoning was changed by the present Comprehensive Plan it made them victims of inappropriate zoning and literally resulted in a regulatory taking of their property. Mrs. Wolf added that she does not want to sell her property, simply preserve its future value and land use flexibility. She stated that it is obvious that because the City has already committed the majority of this block to non-conforming usage and the disadvantage of its proximity to the railroad tracks, that the goals of the overlay district cannot be achieved for this block. Mrs. Wolf felt that the BBEOD should start west of Newcastle Street and that the zoning on the block east of Newcastle be restored to their prior classification with planned development.

5. Response of Applicant

Mr. Blitzer stated that he understands everyone's concerns, and added that detention can be installed within the development to provide greater drainage than what is currently there now. He also mentioned that there would most likely be about double the amount of off-street parking than what exists on Boulevard Green. Mr. Blitzer added that the ingress and egress to the property would not be changing. He agreed with the public comment that there are other lots up against railroad tracks, but those are 5,000 square foot lots as opposed to this 46,000 square foot lot, and they are also not adjacent to the ice house and a railroad crossing. Mr. Blitzer pointed out that congestion would be a lot less for a small residential development than it would be if the church were still in session. He stated that a Traffic Impact Analysis (TIA) could be done to determine what the effects would be on the area.

6. Questions from the Commission

Commissioner Thorogood asked for clarification that the requested amendment would apply to all properties within R-5 Zoning Districts throughout the City.

Mr. McDonald confirmed that this would effect all R-5 Districts within the City.

Commissioner Thorogood questioned if this could be done better through a variance request if it wasn't within the BBEOD.

Mr. McDonald stated that technically they could apply for a variance, however, the standards for a variance are much higher.

Commissioner Thorogood asked Mr. McDonald if he has ever spoken with anyone regarding the development of one single-family home on the property in questions.

Mr. McDonald explained that the only interests have been with commercial uses and higher density residential developments.

Commissioner Thorogood asked for confirmation that the required setbacks for the property would be established by the PD.

Mr. McDonald confirmed that they would be set by the PD and would require review and approval from the Commission and City Council. He added that they would also do a TIA, and the drainage would be reviewed by the City's Engineer and Public Works Department.

Commissioner Thorogood asked Mr. McDonald if this property is within the 100 year floodplain and whether the structures would have to be elevated.

Mr. McDonald stated that he could not confirm it at the moment, but believed that the property is within the 100 year floodplain. He added that the development would have to be constructed one foot above the base flood elevation (BFE). He reiterated that the subdivision would be required to handle its own water, meaning that detention would be required as part of the development.

Commissioner Skinner asked how many acres the Boulevard Green subdivision consists of.

Mr. McDonald stated that it is less than three acres.

Commissioner Skinner was concerned that there would not be enough room for a fire lane if a subdivision was constructed at the 4301 Bellaire property.

Mr. McDonald explained that he has had conversations with the Fire Marshal, who has no concerns regarding that. He added that all homes would be sprinkled and there would be an access lane for emergency vehicles.

Commissioner Steinberg asked if there was an advantage to approving the requests this way versus including a specific project as well, and voting on everything at the same time.

Mr. McDonald explained that the previous application that was submitted for this property, although it was commercial, did include a specific project and caused it to be a very confusing, convoluted, and expensive process. He added that this time around he felt as though it would be better for the applicant to submit the requests in the order that they are required, instead of the Commission trying to approve a project based on rules that have not yet been adopted.

Commissioner Steinberg asked how many R-5 properties would be impacted by this change.

Mr. McDonald explained that no by-right changes are being made to the code. He added that most of the R-5 zoning districts have turned into town home developments, or PDs already, and therefore it would not affect those properties unless they were re-developed. He added that even so, any future PD would have to come before the Commission and City Council for approval.

Commissioner Axelrad asked if it would be possible for the Commission to request that detention within the subdivision be increased to take in more water than what is normally required.

Mr. McDonald stated that the Commission can ask for that, as part of the PD process.

Commissioner Saikin was concerned that approval of the current requests would open up the property to commercial uses.

Mr. McDonald explained that none of the requests are opening the site up to the allowance of commercial uses, as the property is still located within the R-5 Zoning District and the applicant is not proposing a change to that. He added that with regard to a PD, only residential would be allowed.

Chairman Frazier mentioned the Alder Circle PD and stated that a certain amount of water detention was required for the project.

Mr. McDonald agreed and explained that due to that PD there is actually more detention there now than what was there previously.

Chairman Frazier asked if a Traffic Impact Analysis (TIA) was completed for the previous project that was being proposed at 4301 Bellaire Boulevard.

Mr. McDonald explained that there was a TIA done, however, it would not be relevant to utilize for this proposal as it was prepared based on the fact that they were changing the ingress and egress of the property. He reiterated that another one would have to be prepared for any future project proposals for the property.

Chairman Frazier asked Mr. Blitzer if he had reached out to and/or communicated with the residents in the area.

Mr. Blitzer stated that he had spoken with Ms. Puzon several times.

Commissioner Saikin mentioned the comments that had been made regarding the fact that no one had contacted the seller or the City with the interest to build one single-family home on the property, and therefore questioned why the applicant would believe that there is a demand for multiple homes.

Mr. Blitzer agreed that at this point, no one is sure what the demand will be. He added however that obviously nothing is happening with the property the way that it is.

Commissioner Thorogood asked if all properties within the BBEOD would require notification if a property were to be taken out of the overlay district.

Mr. McDonald explained that it is just like with any other zoning amendment, only the properties within 500 feet of the property in question would be notified.

7. Invitation for Written Comments, if applicable

Mr. McDonald informed the Commission and the public that written comments would be accepted until 5:00 PM on April 5th.

8. Closure of the Public Hearing

Commissioner Thorogood mentioned that Mrs. Wolf's written comment stated that the present Comprehensive Plan modified the zoning in a way that resulted in the regulatory taking of her property. He pointed out that the present Comprehensive Plan did not modify this zoning, and that it was done by the BBEOD, which well preceded the

Comprehensive Plan. Commissioner Thorogood stated that he appreciates and respects Mrs. Wolf's letter, but wanted to point out that this was an inaccurate statement.

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

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

The public hearing was closed at 7:20 PM.

V. GENERAL PUBLIC COMMENTS

- 1. Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission by submitting the form provided shall have three minutes to present their comments. The Commission is not permitted to fully discuss, debate, or consider subjects for which public notice has not been given on the agenda. Issues that cannot be referred to staff for action, may be placed on the agenda of a future meeting.**

There were no general public comments.

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

Chairman Frazier, with consent from the rest of the Commission, moved Current Business item #3 up to be discussed first.

1. Consideration of proposed amendments to the City of Bellaire Code of Ordinances, Chapter 24, Planning and Zoning, to amend Article II, Definitions and Interpretation, Section 24-202, to include a new definition for "head shops," and to prohibit the allowance of such use within the Corridor Mixed Use (CMU), Urban Village TOD (UVT), and Urban Village Downtown (UVD) Zoning Districts; for the addition of a new section 24-526 within Article V, Zoning Regulations, regarding pawn shop regulations and allowances within the City; and to repeal and replace the language within Article XI, Sexually Oriented Businesses, Section 24-1101, Definitions, (o) (3).

Mr. McDonald informed the Commission that this is the consideration item for the public hearing that was held at the February 14th meeting with regard to the allowance and use of pawn shops, head shops, and sexually oriented businesses (SOBs). He mentioned that there was a conversation during the public hearing regarding whether or not the proposed 100 foot buffer from a pawn shop to a residential property was adequate, and stated that staff had created a map to show the difference between a 100 foot and a 200 foot regulation. Mr. McDonald pointed out that the language specifically refers to a parcel of land, not the location of the actual business, therefore, he felt as though the 100 foot regulation would be adequate. He added that there was also a discussion about striking Section 24-1011, Definitions, (o) (3) in the language regarding SOBs, which would remove the exclusion of "any retail establishment where a minimum of sixty (60) percent of gross revenues are generated from the sale of wearing apparel to customers" from the definition of "enterprise." He mentioned that per the City Attorney, the deletion of this would not cause any legal implications for the City.

An original motion was put on the table by Commissioner Steinberg and seconded by Vice Chairman Stiggins to approve the amendment to the code.

Vice Chairman Stiggins asked what the legal nuances of striking Section 24-1011, Definitions, (o) (3) would be.

Attorney Petrov and Mr. McDonald explained that the deletion of that exclusion will not exclude the use, but simply hold it to higher regulations. Mr. McDonald added that the regulations are made stronger by taking that language out and allows staff to interpret whether or not a business would be considered a sexually oriented business, without having to calculate the percentage of sales on clothing items.

An amended motion was then made by Commissioner Saikin and seconded by Commissioner Axelrad to strike Section 24-1011, Definitions, (o) (3) in the language regarding SOBs.

Vote on the amended motion: 7-0.

Vote on the original motion to approved the proposed amendments, as revised: 7-0.

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

2. Approval of the Planning and Zoning Commission's Report and Recommendation to City Council on proposed amendments to Chapter 24, with regard to the use and allowance of pawn shops, head shops, and sexually oriented businesses.

Mr. McDonald informed the Commission that a paragraph will be added on the Commission's decision to strike Section 24-1011, Definitions, (o) (3) of the proposed language in the regulations regarding SOBs.

Chairman Frazier stated that he will then sign the final and have staff send it out to the rest of the Commission.

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| RESULT: | ADOPTED AS AMENDED [UNANIMOUS] |
| MOVER: | Marc Steinberg, Commissioner |
| SECONDER: | Mike Axelrad, Commissioner |
| AYES: | Saikin, Axelrad, Frazier, Thorogood, Steinberg, Stiggins, Skinner |

3. Review and discussion of the City Manager's proposed draft of the 2018-2022 Capital Improvement Plan, under the authority given in City Ordinance Chapter 24-402 ,with consideration given to projects outlined within the Comprehensive Plan and Beautification Conceptual Master Plan.

Mr. McDonald explained that the Commission had previously been presented with the 2018-2022 Draft Capital Improvement Plan. He stated that additionally, this year the Commission has the pleasure of considering projects outlined in the Terrain Studios Beautification Master Plan. Mr. McDonald informed the Commission that staff went through the Master Plan and took out the six items of "low hanging fruit", along with other suggested projects that were between 1 and 5 years. He added that those projects, along with their estimated costs, have been included in the CIP for the Commission's consideration. Mr. McDonald stated that Michelle Jordan is present to answer any questions that the Commission might have, and the Commission's final recommendation will be made at the April meeting.

Ms. Jordan informed the Commission that the CIP has not changed since it was presented to the Commission the previous month.

Mr. McDonald stated that for the most part, the projects listed on the CIP are the same as last year, with the new year added. He asked the Commission if there were any concerns or questions from the City Manager's list of projects. Mr. McDonald reiterated that there was originally \$500,000 in an unfunded project for infrastructure improvements within the UVT, which has since been pulled, however, street improvements within that area of the City will be included in the Bonds for Better Bellaire project.

Vice Chairman Stiggins mentioned that the CIP should show some amount of money, even if it is just an estimate, in future years (Beyond FY 2022) for water line and wastewater improvements, in an effort to let the public know that it will continue to be an ongoing project.

Mr. McDonald agreed that it is misleading, as it looks as though that project will be completed in 2022. He added that Michelle will take a look and see if that is something that can be added now, or if the Commission needs to simply include that as part of their report and recommendation to City Council.

Commissioner Thorogood suggested adding another column with those projections.

Chairman Frazier mentioned that the wastewater projections seem like very small numbers when compared to other line items and asked why that is the case.

Ms. Jordan explained that part of the decision making criteria that is used when preparing the CIP is taking a look at what the priorities are for the overall infrastructure of the City. She added that there is a constant balance that has been maintained between the amount of money that the City spends to take care of flooding issues versus other needs. Ms. Jordan stated that if the Commission feels as though they should be weighted differently then that is something that could be added to the recommendation to City Council.

Commissioner Thorogood mentioned the \$6 million allocated for the METRO Maintenance Program and asked if those funds have already been committed by METRO.

Mr. Jordan explained that it is an annual amount that comes every year through an agreement that the City has with METRO, which is based on tax revenues.

Mr. McDonald stated that the sales tax rate is 8.25% total by the state. He added that the state takes 6.25% off the top, the City gets 1%, and then METRO gets another 1%. Mr. McDonald informed the Commission that an agreement was met in which a percentage of funds generated go back to the small cities to be used on transportation and mobility projects.

Commissioner Thorogood mentioned that the general CIP shows an ending fund balance in 2018 of \$732,000. He asked if that should roll up to the beginning balance for 2019.

Ms. Jordan stated that it should, and that it is a math error.

Commissioner Thorogood mentioned that \$751,000 has been allocated for the signature corner and asked if that was for design only.

Ms. Jordan explained that it would be for design and some amount of construction. She added that because it has not been designed yet, it is unclear at this time how much construction the City could get for that amount.

Commissioner Thorogood mentioned the bond funds, and asked why the performance contract project is not listed in the 2018-forward line item.

Ms. Jordan explained that the funding that is in the "2017 Adopted" line are for projects that have been funded either by previous bond elections, or by the current bond election, where bonds were sold in fiscal year 2017. She added that the column on the right picks up all of the projects that would be funded by bonds sold and funded in 2018 or later.

Commissioner Axelrad also mentioned that the bond funds page dedicates line items and funding for a new public works building, improvements to Evergreen Park, a new library, etc. He added that as a resident, he feels that water line improvements are far more important than having a new library.

Ms. Jordan stated that she and the rest of the team would like input on the prioritization of projects. She added that there are a lot of differing opinions during the review of the CIP.

Mr. McDonald pointed out that \$500,000 may give you a two block project on street drainage, but the library services the entire community. He stated that it is all about trying to balance the City services.

Ms. Jordan mentioned that this is the reason why the City has started developing a bond program that would come online every three years. She added that the City is aware that the outstanding need for street and drainage improvement projects is much greater than the City would be able to secure in one bond election, or with one project.

Commissioner Axelrad asked what the life of those bonds will be.

Mr. McDonald stated that the life of the bonds is 30 years.

Commissioner Axelrad was concerned that the City will be continuously adding debt.

Mr. McDonald explained that the City is constantly paying off debt at the same time, so as it is adding, it is also subtracting.

Ms. Jordan added that the City also retires debt at a rate that is very close to what the additional debt would be incurred at.

Mr. McDonald stated that it is about trying to keep up with the needs of the City, while also keeping a politically acceptable tax rate.

Commissioner Saikin asked what "related drainage infrastructure replacement" means.

Mr. McDonald explained that this includes the installation of pipes into the ground, catch basins, flap gates, etc.

Commissioner Axelrad mentioned that some of the beautification projects are already included within the CIP, such as the signature design corner.

Mr. McDonald explained that the signature corner was being looked at prior to Terrain Studios being brought on. He added that the Beautification Master Plan included some similar ideas.

Chairman Frazier asked what the timetable looks like for any additional comments or questions that the Commission may have.

Mr. McDonald informed the Commission to send any questions, comments, or concerns to him and he would get those answers back to the Commission as soon as possible. He reiterated that in April, the Commission will need to vote on a recommendation to submit to City Council.

Vice Chairman Stiggins gave kudos to staff for the preparation of the CIP. He stated that it was much less confusing and a lot more transparent than in previous years, and that he appreciated all of the work that had been done to make it that way.

VII. COMMITTEE REPORTS

There were no committee reports.

VIII. CORRESPONDENCE

There was no correspondence.

IX. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS

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

Mr. McDonald mentioned that H-E-B has closed its doors and will begin demolition soon. He also stated that he has received a site plan review for the Bellaire Town Center (the shopping center where Auntie Pastos is currently located) for the re-development of the site to include a new two-story building that would offer approximately 70,000 square feet of retail and office space. He mentioned that the project is being done by right, which means that it will not be coming before the Commission, and that it will be completed in phases, beginning on the west end where the bank was previously located.

Commissioner Steinberg asked if there would be a way for the City to require better water retention for the site.

Mr. McDonald explained that they will actually be reducing their lot coverage, so they will not have to mitigate for that. He added that they will still have to meet the City's requirements with regard to drainage, and will also have to address any current drainage concerns for the site, based on the City Engineer's review.

Commissioner Skinner asked if any mail outs would be sent to the surrounding residences.

Mr. McDonald stated that no mail outs will be sent due to the fact that it is a by-right development that will not require a public hearing.

Mr. McDonald informed the Commission that the police department and courts will be moving into City Hall beginning in July. He added that night court is held on Tuesdays, and will be located in the Council Chambers, therefore, it interferes with the monthly

Planning & Zoning Commission meetings. Mr. McDonald stated that beginning in July, P&Z meetings will move to the second Thursday of the month, at 6:00 PM.

Commissioner Thorogood asked about how long that would last.

Mr. McDonald stated that it would be for about a year and a half.

a. Changes to future meeting location and/or time

Mr. McDonald explained that beginning in July, City Hall will also be housing the Police Department and Courts. He added that night court is on Tuesday evenings and will be held in the Council Chambers, which poses a conflict for the Planning and Zoning Commission meetings. Therefore, beginning in July, the Commission will meet on Thursday nights. Mr. McDonald stated that they will still take place during the second week of the month, and will stay at 6:00 PM.

Commissioner Thorogood asked how long this change would last.

Mr. McDonald stated that he anticipates about a year and a half.

The Commissioners then asked about updates on Larch Lane and Mulberry Lane.

Mr. McDonald explained that

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

No new business was brought to the attention of the Commission, however, Chairman Frazier did remind everyone that Wine and Tapas will be held on April 1st. He urged everyone to purchase tickets to attend the event, which benefits Evergreen Park.

X. ADJOURNMENT

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

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

The meeting was adjourned at 8:20 PM.