



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

NOVEMBER 9, 2017

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Stiggins called the meeting to order 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	
Ross Gordon	Commissioner	Present	
Weldon Taylor	Commissioner	Present	
Marc Steinberg	Vice Chairman	Present	
Dirk Stiggins	Chairman	Present	
S. Lynne Skinner	Commissioner	Absent	
ChaVonne Sampson	Development Services Manager	Present	
Zachary Petrov	Assistant City Attorney	Present	
Ashley Parcus	Secretary	Present	
Trisha S. Pollard	Council Member	Present	

II. APPROVAL OF MINUTES FROM PAST MEETINGS

A. Planning and Zoning Commission - Regular Session - Oct 12, 2017 6:00 PM

Chairman Stiggins made one correction to the minutes.

RESULT:	APPROVED AS CORRECTED [UNANIMOUS]
MOVER:	Mike Axelrad, Commissioner
SECONDER:	Marc Steinberg, Vice Chairman
AYES:	Saikin, Axelrad, Gordon, Taylor, Steinberg, Stiggins
ABSENT:	Skinner

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

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

IV. 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 thanked staff for including the old minutes regarding the townhome development on Palmetto in the packet. She also mentioned that all public comments during public hearings should list the names of the speakers, and felt that they should be called separately based on whether they support or oppose the application.

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

- A. Docket #Z-2017-03-Consideration of an application filed by John Parker, executor of the estate of Virginia W. Bohn, owner of the property at 5217 Palmetto, for an amendment to the Official Zoning District Map to re-zone the properties at 5217 and 5221 Palmetto from their current designation of R-4, Residential District, to R-5, Residential District, pursuant to Chapter 24, Section 24-603, Application for Amendment to Written Text or Official Zoning District Map of the City of Bellaire, Texas.

Ms. Sampson explained that staff was able to find some minutes from the late 60's dealing with the creation of the town home development on Palmetto, and that those were included in their packet. She added that in reading the minutes, one can speculate that the reason the two properties in question were not included in the development is due to the fact that they were not available for purchase by the developer at that time. She then reiterated that this request is simply to re-zone 5217 and 5221 Palmetto from R-4 to R-5 Zoning, which due to the size of the lots, would have no impact on the standard zoning regulations for the properties. Ms. Sampson reviewed staff's recommendation with the Commission stating that the Comprehensive Plan's Future Land Use Map calls these properties out as "General Residential," which neither supports nor opposes the request and that because of this, staff does not oppose the granting of the application.

Commissioner Taylor mentioned that Goal 2.2 of the Comprehensive Plan refers to allowing for greater housing choices in Bellaire to accommodate for "lifecycle needs," and "spurring redevelopment in under-utilized areas of the community through promotion of alternative housing types." He stated that he feels as though this supports the request. Commissioner Taylor then mentioned that the term "spot zoning" has been referred to several times regarding this application and asked Attorney Petrov to explain why this would not come into play in this case.

Attorney Petrov stated that spot zoning takes place when a property is re-zoned to a zoning district that is incompatible with its surroundings. In this case, due to the fact that the properties are bordered on three sides by R-5 zoning, the re-zone would not be in appropriate.

Commissioner Gordon stated that he had taken a look at the zoning map to determine if there are any other properties within the City of Bellaire that are in a similar position. He added that these seem to be one of the only instances where properties have been left out of the surrounding zoning. He then mentioned the two properties on the other end of Palmetto that were also left out of the development

and asked if they would be given the same opportunity to come before the Commission to request a re-zone.

Ms. Sampson confirmed that based upon the situation and the surrounding zoning, those properties would be given the same opportunity.

RESULT:	APPROVED [5 TO 0]
MOVER:	Weldon Taylor, Commissioner
SECONDER:	Mike Axelrad, Commissioner
AYES:	Saikin, Axelrad, Gordon, Taylor, Stiggins
ABSENT:	Skinner
RECUSED:	Steinberg

- B. Approval of the Commission's Report and Recommendation to City Council regarding the request to re-zone the properties at 5217 & 5221 Palmetto.

Staff informed the Commission that a draft had been prepared and could be revised by the Commission as it deems necessary.

The Commissioners asked that the comment regarding the Comprehensive Plan be added.

Staff assured the Commission that a paragraph for consideration would be added that would detail the Commission's discussion.

RESULT:	ADOPTED AS AMENDED [5 TO 0]
MOVER:	Mike Axelrad, Commissioner
SECONDER:	Weldon Taylor, Commissioner
AYES:	Saikin, Axelrad, Gordon, Taylor, Stiggins
ABSENT:	Skinner
RECUSED:	Steinberg

VI. COMMITTEE REPORTS

There were no committee reports.

VII. CORRESPONDENCE

There was no correspondence.

VIII. 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.

Ms. Sampson reminded the Commission that there will be a training session on Thursday, November 16th. She added that during the training, staff will have a conversation with the Commission on the topics that have been brought forward as new business items. Ms. Sampson stated that during that time, staff would like for the Commissioners to determine which of the topics are priorities and which can be put to the side for the time being. She informed the Commission that the items on that list are as follows:

1. Potential changes to the Bellaire Boulevard Estate Overlay District

2. Regulations regarding parking garages in commercial zoning districts
3. The incorporation of the Beautification Master Plan into the Comprehensive Plan
4. The Commission's participation in the Floodplain Mitigation 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

Vice Chairman Steinberg asked if there had been any updates on the Chevron property and if the City has had any meetings with potential buyers.

Ms. Sampson explained that she has had several meetings with interested parties regarding the interpretation of the changes made to the code and Comprehensive Plan.

Vice Chairman Steinberg also asked if there had been any updates on the construction of the development that was approved several years back at the corner of Newcastle and Bissonnet.

Ms. Sampson stated that the properties are still tied up in court regarding the title issue.

Commissioner Saikin mentioned that he will not be able to make it to the training session. He added that he feels as though the number one priority should be the Floodplain Mitigation Plan, with the issue of parking garages in commercial districts coming in second.

Commissioner Axelrad also stated that he will not be in attendance for the training session.

IX. ADJOURNMENT

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

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

The meeting was adjourned at 6:36 PM.