

CITY OF BELLAIRE TEXAS

BOARD OF ADJUSTMENT

JANUARY 18, 2018

Council Chamber	Regular Session	7:00 PM
-----------------	-----------------	---------

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Board Member

James P. Avioli Sr.

Vice Chairman

Samir Sinha

Board Member

Bharat Raval

Board Member

Debbie Karakowsky

Board Member

Jed Mandel

Board Member

L. Timothy McKone

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

1. CALL TO ORDER**2. PLEDGE TO THE FLAG (US AND TEXAS)**

Texas Pledge: (Honor the Texas Flag: I pledge allegiance to thee, Texas one state under God, one and indivisible).

3. CERTIFICATION OF A QUORUM**4. APPROVAL OF MINUTES**

A. Board of Adjustment - Regular Session - Nov 16, 2017 7:00 PM

5. REPORTS FROM OFFICERS, COMMITTEES, SUB-COMMITTEES AND COMMUNICATIONS BOARD MEMBERS HAVE HAD OUTSIDE THE MEETING**6. UNFINISHED BUSINESS****7. READING OF THE STANDARDS FROM SECTION 24-718, BELLAIRE CODE OF ORDINANCES****8. NEW BUSINESS****A. Election of a Chairman and Vice Chairman****B. Public Hearings**

Docket # BOA-2018-01-Request for a special exception by Hardman Signs, on behalf of Southwest Presbyterian Church, to allow for the construction of an electronic message board/monument sign in accordance with the provisions set forth in Chapter 24, Planning and Zoning, Section 24-1014 (2) of the City of Bellaire Code of Ordinances. The property is addressed as 6033 S. Rice Avenue, and is located in the R-3 Zoning District.

i. Presentation by the Applicant**ii. Presentation by the City****iii. Public Comments****iv. Rebuttal by the Applicant****v. Questions by the Board****vi. Consideration of, deliberation by, and action on the docket item**

C. Approval of the Board of Adjustment's 2017 Annual Report to the City Council.

9. GENERAL COMMENTS

(Limitations: Six (6) minutes per speaker with extensions in two (2) minute increments as approved by a majority vote of the Board Members present).

10. GENERAL COMMENTS FROM BOARD MEMBERS

11.ANNOUNCEMENTS

12.ADJOURNMENT



CITY OF BELLAIRE TEXAS

BOARD OF ADJUSTMENT

NOVEMBER 16, 2017

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

1. CALL TO ORDER

Former Chair Jill Almaguer resigned prior to the meeting, therefore Vice Chairman Sinha called the meeting to order at 7:26 PM.

2. PLEDGE TO THE FLAG (US AND TEXAS)

Texas Pledge: (Honor the Texas Flag: I pledge allegiance to thee, Texas one state under God, one and indivisible).

Vice Chairman Sinha led the Board and the public in the pledges to both flags.

3. CERTIFICATION OF A QUORUM

Vice Chairman Sinha certified that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
James P. Avioli Sr.	Board Member	Present	
Debbie Karakowsky	Board Member	Present	
Samir Sinha	Vice Chairman	Present	
Jed Mandel	Board Member	Present	
Jill Almaguer	Chairman	Absent	
Bharat Raval	Board Member	Present	
L. Timothy McKone	Board Member	Present	
Zachary Petrov	Assistant City Attorney	Present	
ChaVonne Sampson	Development Services Manager	Present	
Ashley Parcus	Secretary	Present	

4. APPROVAL OF MINUTES

A. Board of Adjustment - Regular Session - Jul 20, 2017 7:00 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: James P. Avioli Sr., Board Member
SECONDER: Jed Mandel, Board Member
AYES: Avioli Sr., Karakowsky, Sinha, Mandel, Raval, McKone
ABSENT: Almaguer

5. REPORTS FROM OFFICERS, COMMITTEES, SUB-COMMITTEES AND COMMUNICATIONS BOARD MEMBERS HAVE HAD OUTSIDE THE MEETING

Board Member Avioli mentioned that the Board had considered a variance regarding lot coverage for the new Bellaire High School. He reminded the Board that during that discussion, many of the members raised the question of what the surface of the athletic

field would be, which HISD stated would be artificial turf. Board Member Avioli pointed out that there was no stipulation about what the surface had to be. He stated that he had learned later at a Council meeting that the engineers for HISD met with the City Engineers and determined that the artificial turf would be considered a pervious surface and could be used on the field and still be compliant with the lot coverage requirements. Board Member Avioli added that he had a conversation with Ms. Sampson who assured him that the procedure was indeed followed and that the two engineers agreed that there would be no detriment in using the artificial turf. He added that he felt an obligation to bring that up due to the fact that there was so much discussion about it during the public hearing on the item.

Vice Chairman Sinha asked if that determination will impact the percentage of lot coverage that was granted for the site.

Ms. Sampson explained that they will still be held to the 67% lot coverage, which is what the Board approved.

Board Member Karakowsky asked if the drainage system that was described during the meeting will still be installed underneath the field.

Ms. Sampson confirmed this and added that there will also be the 5% increase that the Board voted on.

Board Member Karakowsky asked if a location had been determined for the theater, which was granted a height variance by the Board.

Ms. Sampson stated that it has been determined. She added that when the plans are submitted staff will review them to ensure that the location falls within the parameters that the Board had voted on.

Board Member McKone mentioned that he was not on the Board at the time of the public hearing on lot coverage, but that he did attend the meeting. He added that he had walked away feeling as though it had to be a grass surface, and asked if that was just not documented or if it was not a decision that was made.

Ms. Sampson explained that the motion did not specify what material must be used, just that the applicant had to comply with a 67% lot coverage requirement on the site.

Board Member Karakowsky pointed out that the main concern was that it be a pervious material. She added that the Board may be surprised to learn that artificial turf falls within that, but if the engineers made that determination then it is well within the intentions of the Board.

Former Chairman Jill Almaguer explained that her home had flooded during Harvey and was not currently habitable. She added that she and her husband had decided to purchase a home elsewhere (outside of Bellaire) and therefore she is no longer able to serve on the Board. Ms. Almaguer stated that she had previously contacted the Board's Council Liaison, Gus Pappas, and had sent City Clerk, Tracy Dutton her resignation letter prior to the meeting. She thanked the Board Members for their support and their work, and stated that it had been a privilege to be a member of the Board.

Vice Chairman Sinha thanked Ms. Almaguer for her service.

6. UNFINISHED BUSINESS

There was no unfinished business.

Minutes Acceptance: Minutes of Nov 16, 2017 7:00 PM (Approval of Minutes)

7. READING OF THE STANDARDS FROM SECTION 24-718, BELLAIRE CODE OF ORDINANCES

Attorney Petrov read the standards set forth in Section 24-718 of the Code.

8. NEW BUSINESS

A. Public Hearings

Docket # BOA-2017-03-Public hearing on an application filed by Michael Adams of Michael Homes Southwest, LP, owner of the property at 5213 Locust Street, for a Special Exception to allow for the construction of a 10 foot fence along the south property line, with a gradual slope from a 10 foot fence to an 8 foot fence at the southern portions of the east and west property lines, in lieu of the 8 foot allowance as determined by Chapter 24, Section 512 A. of the City of Bellaire Code of Ordinances. The property is located in the R-4 Zoning District.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jed Mandel, Board Member
SECONDER:	Debbie Karakowsky, Board Member
AYES:	Avioli Sr., Karakowsky, Sinha, Mandel, Raval, McKone
ABSENT:	Almaguer

i. Presentation by the Applicant

Michael Adams, Michael Homes Southwest-Mr. Adams informed the Board that he had been given the authority to put 10 foot posts up in the hopes that the application would be approved, and then build the 8 foot fence that meets the City Code. He then provided the Board with pictures that depict the difference that the 10 foot fence will make versus an 8 foot fence. Mr. Adams mentioned that he doesn't feel as though anyone on the commercial side would find anything detrimental about a 10 foot fence being installed on the south side of a residential property located behind the commercial district. He added that no concerns have been voiced by the neighboring residents either. Mr. Adams stated that each of the standards that the Board takes into consideration when voting on this type of request have been addressed in his application. He then respectfully requested that the special exception be approved.

ii. Presentation by the City

Ms. Sampson informed the Board that the legal notice was published in the newspaper on October 3, 2017 and then again on November 6, 2017, and mail outs were sent to surrounding properties on October 5, 2017 and again on November 7, 2017. The petitioner is asking for a special exception to allow for the construction of a 10 foot fence along the south property line, with a gradual slope from a 10 foot fence to an 8 foot fence at the southern portions of the east and west property lines of 5213 Locust Street. She added that within the application, it was mentioned that the new requirement to elevate the structure one foot above the Base Flood Elevation decreases the privacy of the home. Ms. Sampson pointed out that she was not sure that the extra two feet was going to accomplish what the applicant wished for it to, and suggested that additional landscaping may do a better job of buffering the residence from the commercial property. She added that if the commercial property were to turnover, new regulations would require that additional landscaping to be installed. Ms. Sampson stated that the application meets the standards set forth in Section 24-718, and therefore staff has no objections to the granting of the Special Exception request. In addition, there have been several requests of this

nature, so Ms. Sampson suggested that the Board may want to recommend that the Planning and Zoning Commission consider re-evaluating the allowable fence heights.

iii. Public Comments: Names of those desiring to comment shall come from a sign-up list and shall be limited to six (6) minutes per speaker, with extensions in two (2) minute increments, as approved by majority vote of Board Members present.

Lynn McBee-Ms. McBee mentioned that the CMU district was created in 2014, which has brought about many changes for the City of Bellaire. She stated that as a result of the adoption of the new zoning district, the new development at the corner of South Rice Avenue and Bellaire Boulevard was approved administratively, by right, with no review from the Planning and Zoning Commission or any other body. Ms. McBee pointed out that part of the approved plan is a two-story parking garage which will abut Linden, a residential street, meaning that there will be a parking garage located within a commercial district with egress onto a residential street. She added that now the Board has a request to shield another property from the impact of a commercial development. Ms. McBee questioned what the distance is between the property in the R-4 Zoning District and the commercial district? She added that over the years, as Loop 610 has continued to impact the City of Bellaire and the people that abut 610, the 8 foot requirement is no longer sufficient. Ms. McBee felt that conditions have changed enough to impact people in ways that they were not expecting to be impacted. She supported the application and stated that it is the leading edge of what is to come.

Jill Almaguer-Ms. Almaguer stated that she was able to review the application in question, and if she had the ability to purchase that particular home, she would like to be able to enjoy the backyard. She added that she was recently visiting a friend in another area of Houston who had also constructed a taller fence due to the fact that there was commercial property located behind the residence. Ms. Almaguer pointed out that the resident has the right to recreation, and should be able to enjoy their property without having to worry about seeing a commercial property in their backyard. She then asked how this will impact the neighbors, and if they will be requesting the same. Ms. Almaguer stated that she was in support of the application.

iv. Rebuttal by the Applicant

Mr. Adams answered the question regarding the distance between the residential property and the commercial property by stating that they are contiguous, and share a property line. He explained that the fence will be located on the property line of each, as there is no street that divides the properties.

Ms. Sampson stated that taking into consideration the setback, the back of the home should be at least 10 feet from the commercial property line.

Mr. Adams agreed.

v. Questions by the Board

Board Member McKone asked for clarification that the fence is currently built to a height of 8 feet, with 10 foot posts along the south property line.

Mr. Adams confirmed that the 10 foot posts were installed with the hopes that the application will be approved, but that the posts will be removed if the request is not granted.

vi. Consideration of, deliberation by, and action on the Docket Item

Minutes Acceptance: Minutes of Nov 16, 2017 7:00 PM (Approval of Minutes)

Board Member Avioli stated that he had driven by the property earlier in the day and felt as though the request is appropriate. He added that everything that he has heard supports the fact that the request should be granted.

Motion: a motion was made by Board Member Mandel to grant the special exception request and to make a recommendation to the Planning and Zoning Commission to consider increasing the allowable fence height from eight (8) to ten (10) feet throughout the City, for residential properties that abut commercial properties.

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

9. GENERAL COMMENTS

(Limitations: Six (6) minutes per speaker with extensions in two (2) minute increments as approved by a majority vote of the Board Members present).

Pat Adams, realtor of 5213 Locust Street-Mr. Adams thanked the Board for the granting of the special exception, as well as for their service to the City.

Lynn McBee-Ms. McBee mentioned that she would like to follow up on the recommendation to the Planning and Zoning Commission. She asked that a copy of Ms. Sampson's recommendation be provided to the Board of Adjustment, as well as City Council. Ms. McBee stated that getting the information appropriately circulated would be very helpful.

10. GENERAL COMMENTS FROM BOARD MEMBERS

Board Member Avioli thanked Jill Almaguer for her service to the City.

11. ANNOUNCEMENTS

Attorney Petrov stated that the Board will be voting on a new Chairman and Vice Chairman at the next meeting.

Staff informed the Board that there had been no applications submitted for the December meeting, but that they are anticipating an application for the January meeting.

12. ADJOURNMENT

Vice Chairman Sinha adjourned the meeting at 8:03 PM.

Minutes Acceptance: Minutes of Nov 16, 2017 7:00 PM (Approval of Minutes)



**SCHEDULED
ACTION ITEM (ID # 2436)**

Item Title:

Docket # BOA-2018-01-Request for a special exception by Hardman Signs, on behalf of Southwest Presbyterian Church, to allow for the construction of an electronic message board/monument sign in accordance with the provisions set forth in Chapter 24, Planning and Zoning, Section 24-1014 (2) of the City of Bellaire Code of Ordinances. The property is addressed as 6033 S. Rice Avenue, and is located in the R-3 Zoning District.

Background/Summary:

Address: 6033 S Rice Ave
Applicant: Hardman Signs O/B/O Southwest Presbyterian Church
Zoning: R-3 Residential Zoning District
Date Filed: December 4, 2017
Mail Outs: January 4, 2018
Legal Ad: Published in the Southwest News on January 2, 2018

Request:

The applicant, Hardman Signs, is requesting a Special Exception in accordance with the provisions set forth in Section 24-1014 (2) of the City of Bellaire Code of Ordinances, in order to allow for the construction of an electronic message board/monument sign at 6033 S Rice Avenue (Southwest Presbyterian Church).

Background:

A pole sign is currently in existence on the site. They are now seeking to replace the current sign with a double-sided monument sign with an electronic message display, in an effort to increase visibility. If approved, the pole sign will be removed prior to installation of the electronic message display sign.

General Requirements:

A Special Exception may be granted to allow the placement of the double-sided monument sign with electronic display in a residential district, if the installation of the sign adheres to the following guidelines set forth in the Article X Section 24-10105 of the Zoning Ordinance:

1. There will be only one sign;
2. The total area of the changeable copy message does not exceed 20 sq. ft. per side;
3. The proposed sign will not be within 100 ft of any residential property;
4. Each message will be displayed for a minimum of fifteen (15) minutes and the transition between messages will appear to be instantaneous;
5. No prohibited display features will be used, such as continuous scrolling, traveling, flashing, spinning, fading, dissolve, rotating, or the like; and
6. The sign is equipped with an automatic dimming technology that will adjust to ambient light conditions.

As a condition of approval, the Board shall include hours of operation, in addition to any other conditions the Board deems appropriate.

If the Board of Adjustment grants a Special Exception, staff will ensure the sign complies with the City of Bellaire's Zoning Ordinance before any permits are issued.

Staff Review:

It is of the Director's opinion, upon review of the application and materials submitted, that the application does meet the Standards for Special Exceptions as outlined in Article V, Division 2, Section 24-718.

Staff recommends approval of the request. Although the proposed location is on a major thoroughfare, the sign location is adjacent to residential property; therefore, the Board may consider limiting the hours of operation, if deemed necessary.

ATTACHMENTS:

- Special Exception Application-6033 S Rice Ave (PDF)

**Hardman Signs**

Architectural Signage,
Graphics & Masonry
9980 Bammel North Houston Rd.
Houston, TX 77086
Phone: 713-957-2324 Fax: 713-957-2119

November 30, 2017

CITY OF BELLAIRE
RECEIVED

DEC 04 2017

DEVELOPMENT SERVICES

Board of Adjustments
7008 South Rice
Bellaire, TX 77401

To Whom It May Concern,

We would like to request a special exception for an electronic message display sign for Southwest Presbyterian Church. An electronic message display sign would increase visibility for our community. It provides awareness of changing service times and including organized community functions. This sign would improve the look of our community and property. We would greatly appreciate the boards consideration with this project.

Section 1201405 Electronic Message Display Signs. A-I

Proposed Location: Southwest Presbyterian Church Lot 1, Block 1 Of Frank L. Holton Subdivision
6033 S. Rice Avenue
Bellaire, TX 77401
Jonathan Corley 713-303-1579
Kim Ginther 713-957-2324 permitting@hardmansigns.com

I have attached photos from each direction and it is difficult to see what the sign reads. It is difficult for the community to recognize that we are a House of Worship. It is imperative to the success of our congregation that we can draw and inform the community with more visibility. We will be staying within the standard code requirements. The required 20 Square feet and no more than 50 % of the total face area. The message display will have a black background, shielded and message colors limited to red or amber. The sign will not blink, rotate or flash. I have attached a copy of our proposed sign to replace existing sign in same location.

Thank You,

Kim Ginther/Permit Expeditor
Hardman Signs
9980 Bammel North Houston
Houston, TX 77086
713-957-2324
permitting@hardmansigns.com

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

APPLICATION FOR SPECIAL EXCEPTION

A site plan/survey showing the improvements requiring the special exception shall be attached to this application.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION

Address 6033 S. Rice Avenue, Bellaire, TX 77401

Legal Description (Subdivision, Block, Lot) Frank L. Holton Subdivision,
Block 1, Lot 1

Applicant's Name Hardman Signs - Kim Ginther

Address, Phone number and Email 9980 Bammel North Houston,
Houston. TX 77086
713-957-2324 permitting@hardmansigns.com

Property Owner's Name Southwest Presbyterian Church

Authorized Agent Tim Barta

DESCRIPTION OF REQUEST

We are requesting an Electronic Display sign.

This sign would improve the visibility and value of our property and the community.

The section of the Code of Ordinances
That special exceptions request is being made from Chapter 24, Section 1201405 A-I

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

EVIDENCE TO SUPPORT SPECIAL EXCEPTION

I have attached photos showing that visibility from all directions. I have attached the proposed designs that shows how the sign will improve the property and surrounding area.

Site Plan Included shows existing structure with proposed additions.

Yes

No

List previous request

Year Approved

Year Denied

N/A

N/A

MINIMUM ZONING CODE STANDARDS CRITERIA

	Minimum Proposed	Proposed	Exceeds Min.
Front Setback		11' From Sidewalk on Rice Ave.	
Side Setback	10' From Driveway Curb	N/A	
Rear Setback	N/A	N/A	
Lot Coverage	N/A	N/A	
Height of Proposed Structure	7'	N/A	
Tract or Lot Size	N/A	N/A	

Indicate any measures designed into the project to reduce any adverse effect of the proposed request.

If our size of sign needs any adjustment to receive approval please let us know and we will meet the board requirements.

APPEAL FROM BOARD OF ADJUSTMENT DECISION MUST BE MADE TO THE DISTRICT COURT.

SOUTHWEST PRESBYTERIAN CHURCH

6033 S RICE AVE

BELLAIRE, TX 77401

REP: TODD HINSON

CITY OF BELLAIRE
RECEIVED

DEC 04 2017

DEVELOPMENT SERVICES

Zoning: R-3 – Residential

Ground Signs:

- *allowable sign area for changeable message 20 square feet and 50% of the area of the total face allowed.
- *60 square feet allowable sign area
- *8' maximum height above curb.
- *setbacks: 2' from property line or 6' from curb, whichever is greater.
- *See permit regulations below regarding colors and lighting for electronic message signs
- * Only monochrome electronic message display signs are with black backgrounds and message colors limited to red or amber.

Sec 1201405 Electronic message display signs

(A) An electronic message sign may only be integrated into a display permitted monument as sign regulated under Sec 24.1011. The total area of the changeable copy message is limited to twenty (20) square feet and shall be limited to no more than fifty percent (50%) of the area of the total face allowed.

(B) No more than one electronic message display sign is permitted per development site, limited to two sides of copy.

(C) An electronic display sign may be no closer than 100 feet to a residence. The minimum between changeable message is 200 feet irrespective of property lines.

(D) The minimum display time for a message is fifteen (15) minutes. The transition time between messages shall appear instantaneous without the illusion of flashing, scrolling, animation or movement of any kind.

(E) The following display features are prohibited: continuous scrolling and/or travelling, flashing, spinning, fade, dissolve, rotating, and similar moving effects, and all frame effects or dynamic frame effects or patterns of illusionary movement or simulating movement.

(F) All electronic message display signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness level based on ambient light conditions.

(G) No electronic message display sign shall exceed brightness level of 0.3 foot candles above ambient light as measured using a foot candle (LUX) meter at a distance based on sign area, measured as follows:

(1) Measurement Distance = $\sqrt{\text{Area of Sign Square Footage}} \times 100$

(H) Only monochrome electronic message display signs are with black backgrounds and message colors limited to red or amber.

(I) An electronic message display sign is not permitted on a site with an existing changeable copy sign or a pole sign, unless the electronic message display is replacing either of these signs in conformance with the provisions of this section.

(C) Monument Signs

1. Districts All commercial and mixed-use districts

a. Number allowed

i. Generally one per building

ii. Two monument signs are allowable

a. When the fronts two of the streets Bellaire Blvd, S Rice Ave, Bissonnet St, or the 5700 and 5800 blocks of Newcastle, provided that neither sign is located within one hundred (100) feet of a residential property and the minimum spacing between the signs is three hundred (300) feet, or

b On automobile service stations on a corner lot with frontage on at least two streets.

b. Maximum area 60 square feet.

c. Maximum height. 8 feet above curb.

d. Minimum setback The greater of two feet from the property line or six feet from the edge of the street, whichever is more restrictive.

e. Spacing limitations. Only one monument sign per 100 feet of linear feet or part hereof shall be permitted, except when more than one freestanding building is located on one site.

Existing Sign Street View, unable to read display.





Street view
unable to read
Signage.

Street View unable to view/read signage





Distance from Residential



Distance from Residential

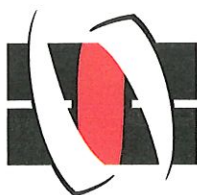


CITY OF BELLAIRE
RECEIVED
DEC 04 2017
DEVELOPMENT SERVICES

PROJECT

SOUTHWEST PRESBYTERIAN CHURCH
HOUSTON, TX

CREATED: 1-08-2016 | PROJECT NUMBER: 2160047

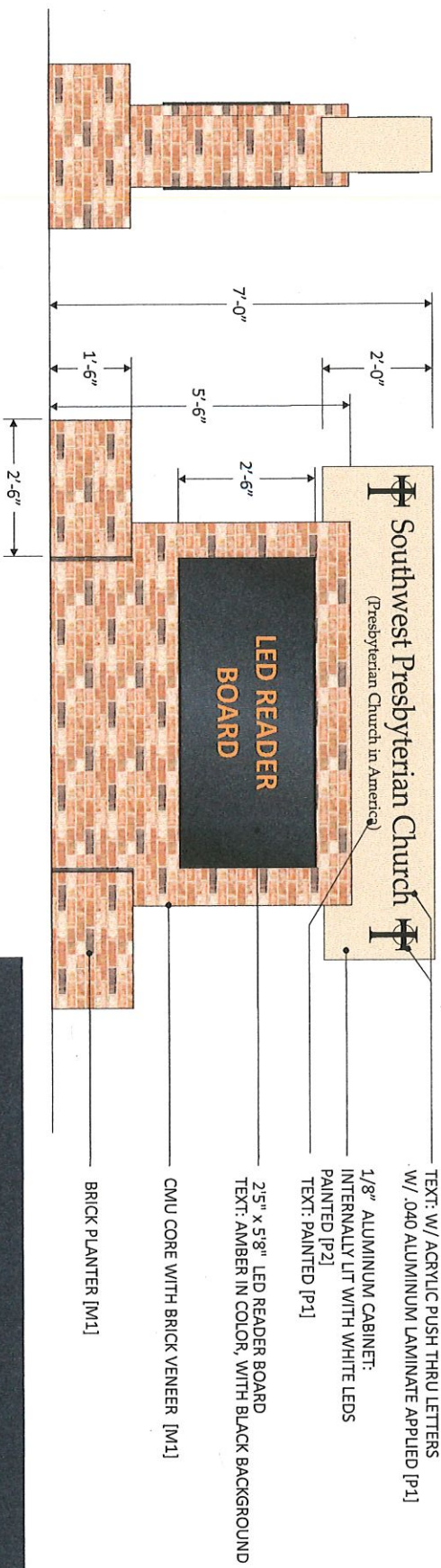
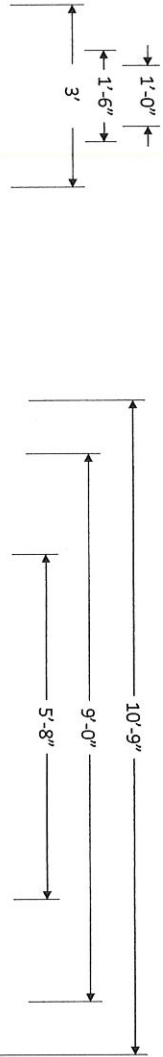


HARDMAN SIGNS
ARCHITECTURAL SIGNAGE & GRAPHICS

REP: TODD HINSON | DESIGNER: JAMES WEBB

QTY. 1 DOUBLE FACE

VOLTS: 120V LOAD: 9.4 AMP
HARDMAN SIGNS MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO MANUFACTURE. A DEDICATED CIRCUIT CONSISTING OF FIVE NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.



MATERIAL

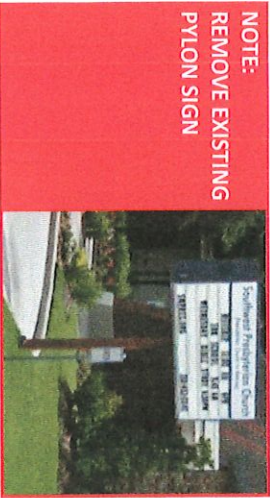
M1: BRICK
TO MATCH BUILDING

PAINT COLORS:

P1: BLACK

P2: W 610 KILIM BEIGE

NOTE:
REMOVE EXISTING
PYLON SIGN



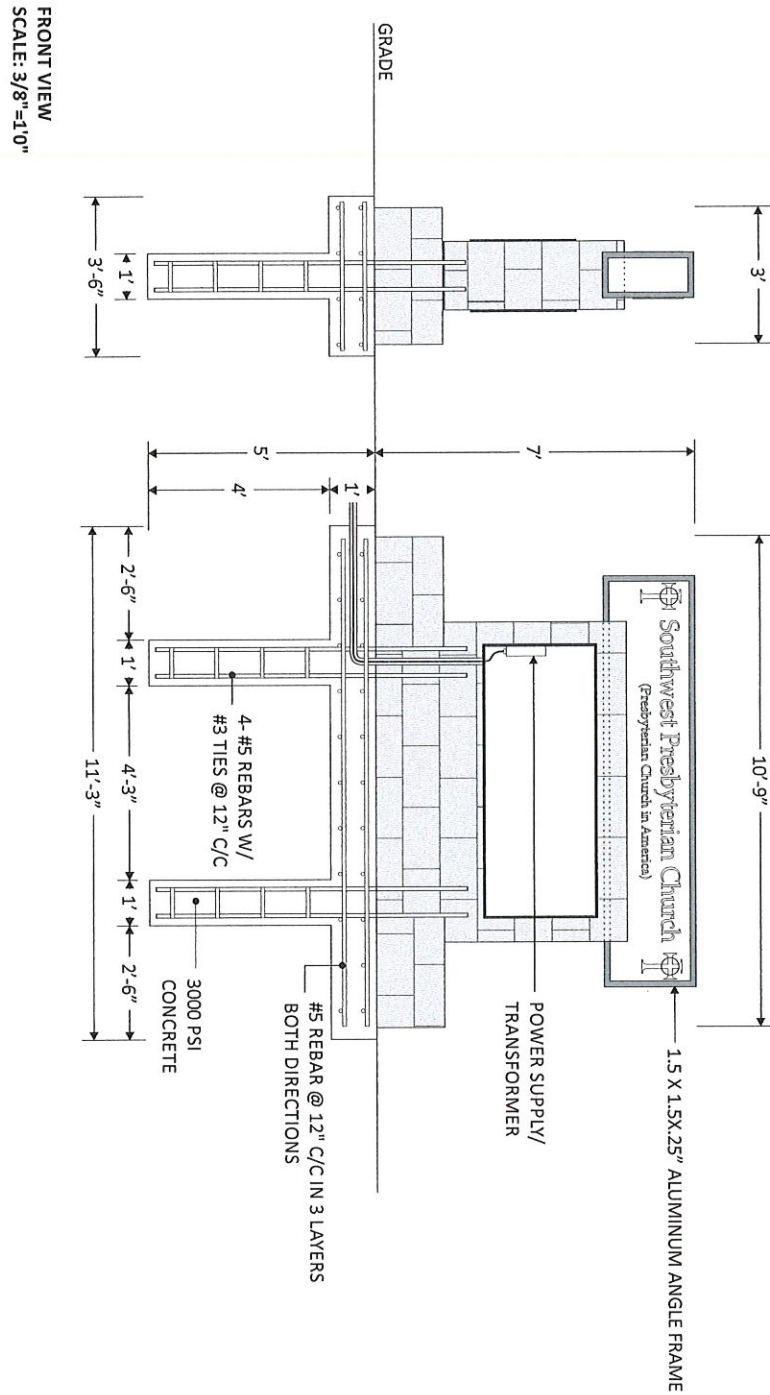
LED QUOTE RECEIVED FROM LED PARTNERS

Sign Size: (2) 2'5" x 5'8"
Resolution: (20)mm (RGB)
Sign Matrix: 32 x 80
LEDs Per Pixel: (4) - (2)Red, (1)Green and (1)Blue
Total # of LEDs: 10,240



FRONT VIEW
SCALE: 1/2"=1'0"

PROJECT FILENAME: SOUTHWEST PRESBYTERIAN CHURCH 2160047



T-12	Actual Length	Lumens per Stik	No. of Mods	Watts	Max. Units (60W)	Max. Units (120W)	Whips	Part Number
108"	105.91"	5,000	40	52.8	1	2	1-6 ft.	PL-OP2- TO3-P/ST- DS-108-TW

80

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

8.B.a

SIGN TYPE: EX.1 | MAIN ID

ELECTRICAL DETAIL

NOTE:

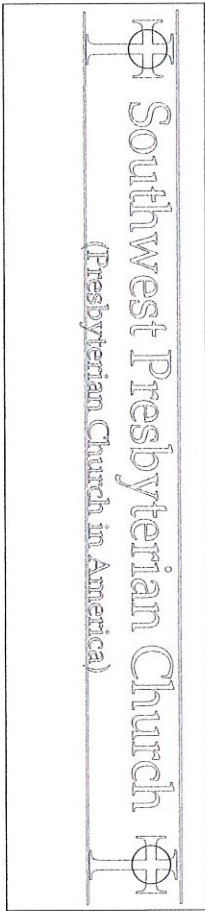
SPACE ROWS @ 11" O.C.

HARDMAN SIGNS ELECTRICAL NOTICE

TITLE		D.F. CABINET - 16878	
DATE	4-13-17	DRAWN BY : PAT	
SIGN HEIGHT	24" X 108"	SIGN DEPTH	12"
		FACE MATERIAL:	ALUMINUM / ACRYLIC

Packet Pg. 26

(2) 60W



8

AMP DRAW: 2.2A

ESTIMATED PRODUCT PER SIGN

FACE LT

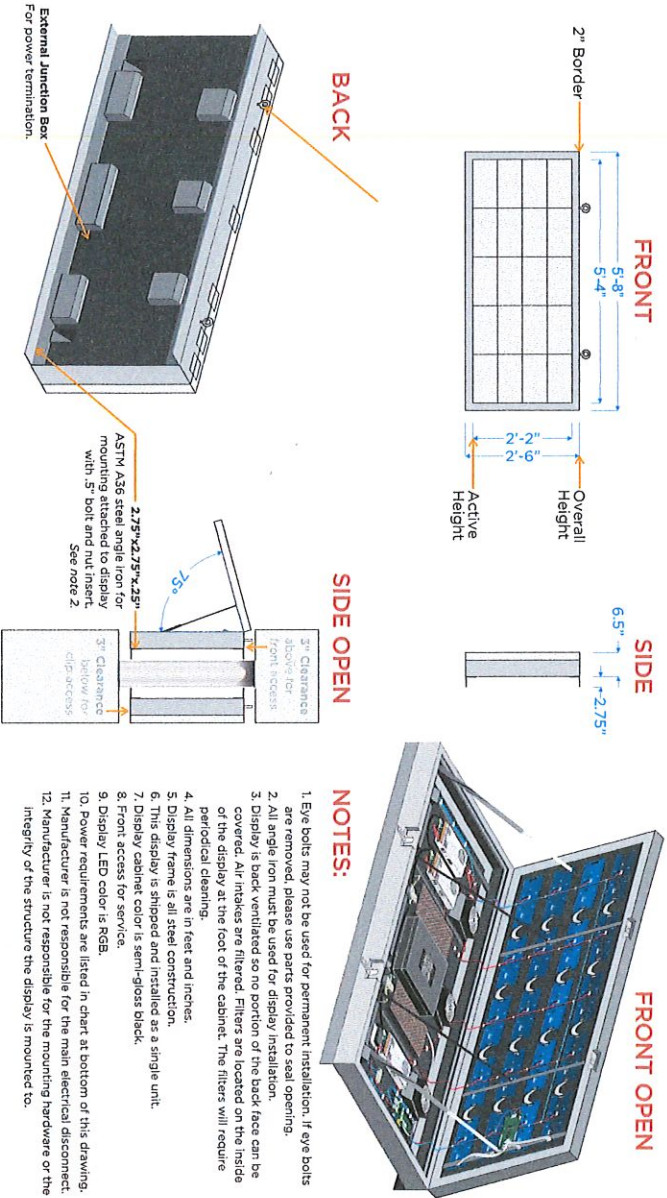
- (2) 108" DOUBLE SIDED TAP OUT STIK (PL-OP2-TO3-PIST-DS-108-TW)
- (4) MOUNTING BRACKETS (PL-QS-MB1)
- (2) 60W POWER SUPPLIES (PL-60-12-U)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

PROJECT FILENAME: SOUTHWEST PRESBYTERIAN CHURCH 2160047

LED BOARD DETAIL

2'6" x 5'8" 20mm SHOP DRAWING

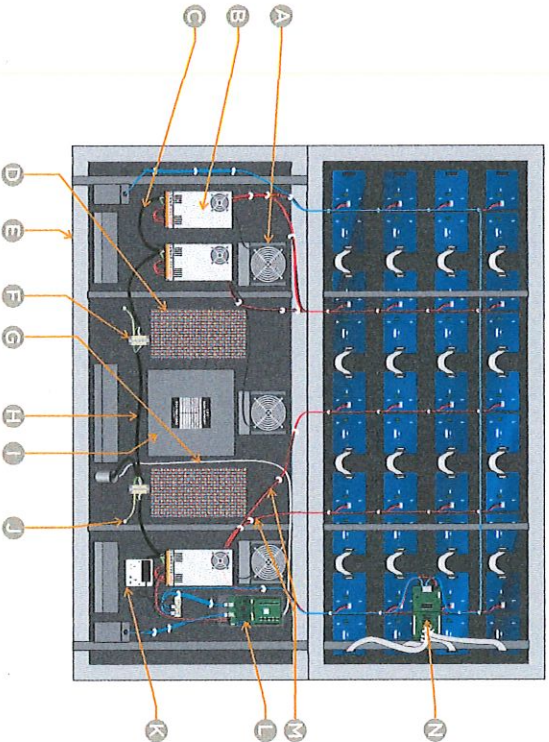


SIGN CHARACTERISTICS			SIGN FEATURES			CABINET SPECIFICATIONS		
Active Viewing	2'2" x 5'4"	Sign Certification	ETL Certified	Crated Weight				
LEDs Per Pixel	4 - Red(2), Green(1), Blue(1)	Viewing Angle	160°	Cabinet Weight				
Sign Matrix	32 x 80	Brightness	Max 8000 NITS	Cabinet Border				2" perimeter around LEDs
Number of Pixels	2,560	LED Life Expectancy	100,000 Hours	Cabinet Protection				Powder Coated
Total # of LEDs	10,240	Working Temperature	-20° to 70°	Module Service				Front Service
Power Input	120V	Pixel Type	True(Not Virtual)	Mounting Brackets				2.75"x2.75" angle along top/bottom
Electrical Required	3.6 amps per side	IP Code	IP 65 Rating	Exhaust Location				Back side of cabinet

PROJECT FILENAME: SOUTHWEST PRESBYTERIAN CHURCH 2160047

LED BOARD DETAIL

2'6" x 5'8" 20mm ELECTRICAL DRAWING



CALL OUTS

- A UL 120 VAC FAN
- B 100 FT., 240 VAC INPUT SVDC OUTPUT 60A PSU
- C AC POWER LEADS
- D SPARE LED MODULE
- E 2.75"x2.75"x.25" ASTM A36 STEEL ANGLE IRON ALONG TOP/BOTTOM ON REAR
- F AC TERMINAL BLOCK
- G TEMPERATURE PROBE
- H 110 VAC INPUT SUPPLY
- I SPARE PARTS BOX WITH FAN, CABLES, POWER SUPPLY AND SCREWS
- J GROUND POST WITH BUSBAR
- K AC POWER STRIP
- L PSD 100 CONTROL CARD
- M 5 SVDC SUPPLY TO MODULES AND COMPONENTS
- N MFR 300 W/ HUB 75B

SIGN CHARACTERISTICS		CABINET SPECIFICATIONS	
Active Viewing	27" x 5'4"	Total Watts	360
LEDs Per Pixel	4 - Red(2), Green(1), Blue(1)	AMP 110 VAC	3.6
Sign Matrix	32 x 80	AMPS 220VAC	1.6
Number of Pixels	2,560	Mounting Brackets	2.75"x2.75" angle along top/bottom
Total # of LEDs	10,240	Cabinet Protection	Powder Coated

PROJECT FILENAME: SOUTHWEST PRESBYTERIAN CHURCH 2160047

INVOICE

CHARTER TITLE COMPANY
15958 CITY WALK #200
SUGAR LAND, TEXAS 77479
281-242-1700 fax 281-242-1144

CITY OF BELLAIRE
RECEIVED
DEC 04 2017
DEVELOPMENT SERVICES

March 2, 2011

Southwest Presby Church
6033 S. Rice Ave
Bellaire, Texas 77401

GF# 3127002641CS

Ownership Search Report	\$200.00
-------------------------	----------

Total Due \$200.00

Please send payment to
Charter Title Company
15958 City Walk #200
Sugar Land, Texas 77479
Janet Smith

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

Charter Title Company Fort Bend
 15958 City Walk, Suite 200
 Sugar Land, TX 77479
 Phone (281) 242-1700 Fax 281-242-1144

OWNERSHIP SEARCH REPORT

March 2, 2011

GF 3127002641CS

Southwest Presby Church
 6033 S. Rice Ave
 Bellaire, Texas 77401

We, Charter Title Company Fort Bend, duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records of HARRIS County, Texas, through an effective date of February 23, 2011 insofar as they pertain to:

All of Reserves "A" and "B" of TINERELIA ADDITON, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code Number 597071 of the Map Records of Harris County, Texas.

and find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

SOUTHWEST PRESBYTERIAN CHURCH, INC, aka, SOUTHWEST PRESBYTERIAN CHURCH, INC, a Texas non-profit corporation, SOUTHWEST PRESBYTERIAN CHURCH OF AMERICA, INC., by virtue of deeds recorded under Harris County Clerk's File No(s) S250635, U218207, U222272, V449954, X208912, S255104 and P857285

This certificate is issued for the use of and shall inure to the benefit of Southwest Presby Church only; and liability of Charter Title Company Fort Bend hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title

Prepared by:
 Charter Title Company Fort Bend
 15958 City Walk, Suite 200
 Sugar Land, TX 77479

BY:


 Gilbert Martinez

Order No. 3127002641CS
 Your Order No :
 Title Search - Owner & Lien

Page 1 of 1

Rev 02/07

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

S250635

511-19-2921

DEED

12/19/96 300000122 S250635

\$11.00

That John M. Long and wife Travis S. Long of 6504 Belmont, Houston, Harris County, Texas 77005-3804, of 6504 Belmont, Houston, Texas 77005 S. S. # 438-48-8999 and SS# 462-66-3326, respectively, of Harris County, Texas, hereinafter called grantor (whether one or more), for and in consideration of the sum of ten and no/100 dollars (\$10.00) cash and other good and valuable consideration in hand paid by Southwest Presbyterian Church, Inc., whose address is 6033 South Rice Avenue, Bellaire, Texas 77401 Tax Identification #76-0391560, hereinafter called grantee (whether one or more), receipt and sufficiency of which is hereby fully acknowledged and confessed, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said grantee all that certain lot, tract, or parcel of land, together with all improvements thereon, lying and being situated in the County of Harris, State of Texas, described as follows:

Lot One (1), in Block One (1), of Frank L. Holton Subdivision, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 23, page 62 of the Map Records of Harris County, Texas, together with a strip of land 30 feet by 130 feet immediately adjoining on the North of Lot One, but insofar and only insofar as the right of passage by pedestrians and vehicles is concerned, as set forth in Quit Claim Deed dated April 14, 1953, recorded in Volume 2592, Page 659, of the Deed Records of Harris County, Texas, from the City of Bellaire, Texas to Harvey J. Chelf and wife, Jo Ann Chelf.

To have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said grantee, his heirs and assigns forever. And grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by grantee. This property is conveyed subject to all restrictions, easements, covenants, conditions and reservations of record, if any, applicable to said property, or any part thereof.

When this deed is executed by more than one person, it shall be construed as though "grantor" was written "grantors" and pronouns and verbs in their number were changed to correspond, and when executed by a corporation, the words "heirs, executors, administrators and assigns" shall be construed to mean "successors, assigns and legal representatives". Likewise, when the number of

511E19-2922

grantees shall be more than one, pronouns and verbs in their number shall be considered to be changed to correspond.

Executed this the 13th day of December, 1996.

John M. Long
John M. Long, Grantor

Travis S. Long
Travis S. Long, Grantor

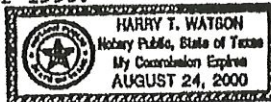
207

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared John M. Long, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 13 day of December 1996.



Harry T. Watson
Notary Public, State of Texas

ACKNOWLEDGEMENT

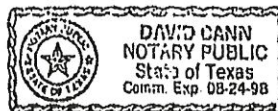
STATE OF TEXAS §
COUNTY OF REFUGIO §

Before me, the undersigned authority, on this day personally appeared Travis S. Long, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 16th day of December 1996.



Dr. and Mrs. John Long
6804 Belmont
Houston, Texas 77005-3804



511E19-2923

FILED

96 DEC 19 AM 9:50

Benjamin B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PERSON WHOSE NAME IS LISTED AS THE GRANTOR OF ANY INSTRUMENT OF REAL PROPERTY IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SHALL BE DEEMED TO HAVE BEEN ADVISED BY THE CLERK OF THE COUNTY OF HARRIS, TEXAS, OF THE FILING OF SUCH INSTRUMENT, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME.

DEC 10 1996



Benjamin B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

U218207

(Hold) Alanco Title
Heritage Division

GF# 40900145-CWR

WARRANTY DEED WITH VENDOR'S LIEN

530-59-3254

Date:

February 4, 2000

Grantor:

02/09/00 201174565 U218207

\$13.00

Michael D. Cope and wife, Lori Cope

Grantor's Mailing Address (including county):

6103 South Rice Ave.
Bellaire, Texas 77401
Harris County

Grantee:

Southwest Presbyterian Church, Inc., a Texas non-profit corporation

Grantee's Mailing Address (including county):

6033 South Rice Avenue
Bellaire, Texas 77401
Harris County

Consideration:

Ten Dollars (\$10.00) in addition to a note of even date herewith in the principal amount of One Hundred Ninety Thousand Dollars (\$190,000.00) executed by Grantee, payable to the order of Citizens National Bank of Texas. The note is secured by a vendor's lien retained in this Deed in favor of Citizens National Bank of Texas and by a Deed of Trust of even date herewith from Grantee to Mary S. Tourenq, Trustee.

Property (including any improvements):

Lot Four (4), in Block One (1), of FRANK L. HOLTON SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 62 of the Map Records of Harris County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Any and all liens, encumbrances, restrictions, restrictive covenants, conditions, rights-of-way, leases, oil, gas and mineral rights, or other instrument of record among the county records where the real property is located, including but not limited to the following:

MST/CND/SW CHURCH/2339WDVL.1513

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

530-59-3255

1. Restrictive Covenants recorded in Volume 23, Page 62, of the Map Records of Harris County, Texas, and by instrument recorded in Volume 264, Page 573 and Volume 1672, Page 679 of the Deed Records of Harris County, Texas.
2. Utility easement 5 feet in width along the rear property line as shown by the recorded plat of said subdivision.
3. Drainage easement fifteen (15) feet on each side of the center line of all natural drainage courses by the recorded plat of said subdivision.

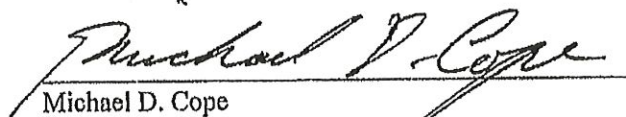
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

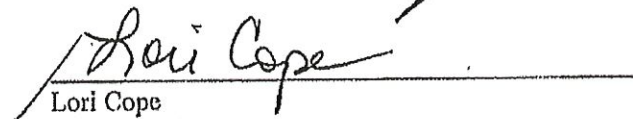
Citizens National Bank of Texas at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of Citizens National Bank of Texas and are transferred to that party without recourse on Grantor.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED as of the date above written.


Michael D. Cope


Lori Cope

530-59-3256

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 4 day of February, 2000, by Michael D. Cope.

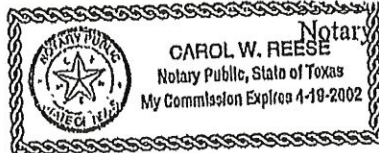


STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 4 day of February, 2000, by Lori Cope.



AFTER RECORDING RETURN TO:

Alamo Title Company
Attn: Mr. John Valhalla
2801 Post Oak Blvd., Suite 100
Houston, Texas 77056
GP No 40900145

PREPARED IN THE LAW OFFICE OF:

Zimmerman, Axelrad,
Meyer, Storn & Wise, P.C.
Attn: Mary S. Tourenq
3040 Post Oak Blvd., 13th Floor
Houston, Texas 77056-6560
(713) 552-1234 / Telecopier: (713) 963-0859

FILED

2000 FEB -9 PM 12:39

Beauy B. Fayman
COUNTY CLERK
HARRIS COUNTY TEXAS

RECORDERS MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND CHANGES
WERE PRESENT AT THE TIME THE INSTRUMENT
WAS FILED AND RECORDED.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF CLERICAL OR FACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas.

FEB 9 2000



Beauy B. Fayman
COUNTY CLERK
HARRIS COUNTY TEXAS

MSTCNBSW CHURCH2339WDVL-1513

3

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

U222272

(Hold) Alamo Title
Heritage Division

WARRANTY DEED WITH VENDOR'S LIEN

OF # 40900160-CWR

530-63-2598

Date:

February 10, 2000

02/11/00 101253322 U222272

\$13.00

Grantor:

Michael T. Morris

Grantor's Mailing Address (including county):

6105 South Rice Ave.
Bellaire, Texas 77401
Harris County

Grantee:

Southwest Presbyterian Church, Inc., a Texas non-profit corporation

Grantee's Mailing Address (including county):

6033 South Rice Avenue
Bellaire, Texas 77401
Harris County

Consideration:

Ten Dollars (\$10.00) in addition to a note of even date herewith in the principal amount of One Hundred Ninety Thousand and No/100 Dollars (\$190,000.00) executed by Grantee, payable to the order of Citizens National Bank of Texas. The note is secured by a vendor's lien retained in this Deed in favor of Citizens National Bank of Texas and by a Deed of Trust of even date herewith from Grantee to Mary S. Tourenq, Trustee.

Property (including any improvements):

Lot Five (5), in Block One (1), of FRANK L. HOLTON SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 62 of the Map Records of Harris County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

Any and all liens, encumbrances, restrictions, restrictive covenants, conditions, rights-of-way, leases, oil, gas and mineral rights, or other instrument of record among the county records where the real property is located, including but not limited to the following:

MST/CNB/SW CHURCH/2532WDV1-2 1513

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

530-63-2599

1. Restrictive Covenants recorded in Volume 23, Page 62, of the Map Records of Harris County, Texas, and by instrument recorded in Volume 264, Page 573 and Volume 1672, Page 679 of the Deed Records of Harris County, Texas.
2. Utility easement 5 feet in width along the rear property line as shown by the recorded plat of said subdivision.
3. Drainage easement fifteen (15) feet on each side of the center line of all natural drainage courses by the recorded plat of said subdivision.

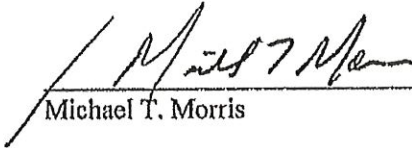
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

Citizens National Bank of Texas at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of Citizens National Bank of Texas and are transferred to that party without recourse on Grantor.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.


When the context requires, singular nouns and pronouns include the plural.

EXECUTED as of the date above written.


Michael T. Morris

FILED

2000 FEB 11 PM 12:45


Beverly S. Kuyfman
COUNTY CLERK
HARRIS COUNTY, TEXAS

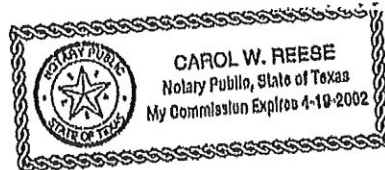
530-63-2600

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of February, 2000, by Michael T. Morris.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Alamo Title Company
Attn: Mr. John Vulhalla
2801 Post Oak Blvd., Suite 100
Houston, Texas 77056
GF No. 40900160

PREPARED IN THE LAW OFFICE OF:

Zimmerman, Axelrad,
Meyer, Stern & Wise, P.C.
Attn: Mary S. Tournay
3040 Post Oak Blvd., 13th Floor
Houston, Texas 77056-6560
(713) 552-1234 / Telecopier: (713) 963-0859

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number _____ Sequence on the date and at the time stamped herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on:

FEB 11 2000



[Signature]
COUNTY CLERK
HARRIS COUNTY TEXAS

MST/CNB/SW CHURCH/2539WDVL-2.1513

3

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

OF: 01125483
47 / MAGEE

STEWART TITLE COMPANY

WARRANTY DEED WITH VENDOR'S LIEN

V449954

Date:

November 28, 2001

11/30/01 201660778 V449954

\$13.25

Grantor:

Clayton Jennings and Delia Jennings

Grantor's Mailing Address (including county):

Grantee:

Southwest Presbyterian Church, Inc., a Texas non-profit corporation

Grantee's Mailing Address (including county):

6033 South Rice
Bellaire, Texas 77401
Harris County

Consideration:

Ten Dollars (\$10.00) in addition to a note of even date herewith in the principal amount of One Hundred Three Thousand and No/100 Dollars (\$103,000.00) executed by Grantee, payable to the order of Bank of Texas, N.A. The note is secured by a vendor's lien retained in this Deed in favor of Bank of Texas, N.A. and by a Deed of Trust of even date herewith from Grantee to John J. Maintz or John E. Girard, Trustee.

Property (including any improvements):

Lot Eight (8), in Block One (1), of Frank L. Holton Subdivision, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 23, Page 62 of the Map Records of Harris County, Texas

W:\FILE\MST\BOT-12539\SW Church-063\Deed.vpd

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

Reservations from and Exceptions to Conveyance and Warranty:

Any and all liens, encumbrances, restrictions, restrictive covenants, conditions, rights-of-way, leases, oil, gas and mineral rights, or other instrument of record among the county records where the real property is located, including but not limited to the following:

1. Restrictive Covenants recorded in Volume 23, Page 62, of the Map Records and those recorded in Volume 1672, Page 679 of the Deed Records of Harris County, Texas.
2. An easement 5 feet wide along the rear property line for the use of public utilities as reflected by instrument recorded in Volume 1672, Page 679 of the Deed Records of Harris County, Texas, and as reflected by the recorded plat.
3. An easement for drainage purposes extending a distance of 15 feet on each side of the centerline of all natural drainage courses, as reflected by the recorded plat.
4. Building set back line 20 feet in width along the front property line as reflected by the recorded plat.
5. Any and all Zoning Ordinances or proposed ordinances including those by the City of Bellaire, Texas, including but not limited to those recorded in Volume 1264, Page 85 and Volume 1393, Page 596 of the Deed Records of Harris County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

Bank of Texas, N.A. at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note described. The vendor's lien and superior title to the property are retained for the benefit of Bank of Texas, N.A. and are transferred to that party without recourse on Grantor.

Ass'n
202
100

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

W:\FILE\MST\BOT-12539\SW Church-063\Deed.wpd

RECEIVED
COUNTY CLERK
HARRIS COUNTY, TEXAS

NOV 30 PM 1:10

FILED

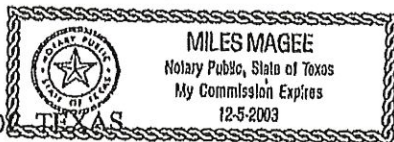
EXECUTED as of the date above written.

Clayton Jennings 202
 Clayton Jennings, individually and as agent and
 attorney-in-fact for Delia Jennings
Delia Jennings Clayton Jennings
 Delia Jennings by Clayton Jennings, her agent and
 attorney-in-fact

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 28 day of November, 2001, by Clayton Jennings, individually and in his capacity as agent and attorney-in-fact for Delia Jennings.



Miles Magee
 Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of November, 2001, by Delia Jennings.

 Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Stewart Title Company - Houston Division
 Attn: Mr. Miles Magee
 1980 Post Oak Blvd., Suite 120
 Houston, Texas 77056
 GF No. 01128335

PREPARED IN THE LAW OFFICE OF:

Zimmerman, Axelrad,
 Meyer, Stern & Wise, P.C.
 Attn: Mary S. Tourenq
 3040 Post Oak Blvd., 13th Floor
 Houston, Texas 77056-6560
 (713) 552-1234 / Telecopier: (713) 963-0859

Return To:
 SW. Presbyterian Church, Inc
 6033 S. Rice
 Bellaire, TX 77401

W:\FILE\MST\BOT-12539\SW Church-063\Deed.vpd

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris
County, Texas on

NOV 30 2001



Bessie L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

GF - 9002

GF/9002 MC/dm November 18, 2003

ASSUMPTION DEED

THE STATE OF TEXAS

§
§
§X208912
11/21/03 200344983

\$13.00

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS: That **JOSEPH N. MUSTACHIA**, TRUSTEE (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to them paid by **SOUTHWEST PRESBYTERIAN CHURCH OF AMERICA, INC.** (the "Grantee"), whose address is set forth below, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the ASSUMPTION OF and AGREEMENT BY the Grantee herein to pay off and discharge, as the same shall become due and payable, the unpaid principal balance owing on that one certain promissory note (the "Note") in the amount of **ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$139,500.00)**, dated **October 1, 2003**, payable to the order of **ESPIRITU SANTO USA, INC.**, as specified in the Note, with interest at the rate specified therein, which Note is secured by a Deed of Trust of even date therewith, filed for record under Clerk's File No. **X084708**, Official Real Property Records of the above mentioned County, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the Grantee herein all that certain property (the "Real Property") described as follows, to-wit:

Lot 9 in Block 1 of FRANK L. HOLTON SUBDIVISION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 62 of the Map Records of Harris County, Texas;

together with (a) all improvements located on the Real Property, if any, (b) any and all appurtenances, easements or rights-of-way affecting the Real Property, and all of Grantor's rights, if any, to use the same, (c) any rights of ingress and egress to and from the Real Property and Grantor's rights to use the same, (d) the mineral rights, if any, owned by Grantor relating to the Real Property, and (e) all right, title and interest of Grantor, if any, in and to (i) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the Real Property, (ii) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Real Property (however owned or claimed by Grantor), and (iii) all reversionary interests, if any, in and to the Real Property. The Real Property, together with the rights and interests set forth in (a) through (e), inclusive, are herein collectively referred to as the "Property". Notwithstanding any contrary provisions hereof, Grantor is conveying the rights set forth in (c) and (e) WITHOUT WARRANTY of any kind, whether express, implied or statutory.

This conveyance is made SUBJECT TO, all and singular, but only to the extent that the same are currently valid and enforceable against the Property, (a) all rights-of-ways and

GF//9002 MC/dm November 18, 2003

easements, whether of record or not, (b) all restrictions, covenants and conditions, reservations, mineral severances, oil and gas leases and all other instruments that affect the Property, and, (c) rights, if any, of adjoining property owners of fences situated on a common boundary line.

TO HAVE AND TO HOLD the above described property, subject to the matters herein set forth, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns forever; and the Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Whenever the context of this General Warranty Deed requires, (a) the singular nouns and pronouns include the plural, (b) any gender includes the other genders and (c) the term "successors and assigns" includes legal representatives, heirs, executors, administrators, successors and assigns.

EXECUTED as of the 21 day of Nov., 2003.

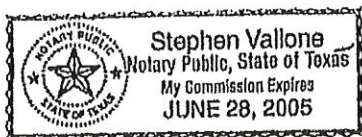
Joseph N. Mustachia
JOSEPH N. MUSTACHIA, TRUSTEE

Grantee's Address:

6109 South Rice
Bellaire, Texas 77401

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 21 day of Nov., 2003,
by JOSEPH N. MUSTACHIA, TRUSTEE.



Stephen Vallone
NOTARY PUBLIC - STATE OF _____
Print Name: _____
My Commission Expires: _____

GF#9002 MC/dm November 18, 2003

PREPARED IN THE OFFICES OF:

John K. Tyler
1800 St. James Place
Suite 215
Houston, Texas 77056-4110
(713) 961-0550

AFTER RECORDING RETURN TO:

RETURN TO:
Texas State Title
10000 Memorial Drive
Suite 400
Houston, Texas 77024

GF#9002-MC

5133\Mustachia.nwd

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS NULL AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the Public Records on the date and at the time stamped herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

NOV 21 2003



Dorothy L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
2003 NOV 21 PM 12:49
Dorothy L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

WD
S255104247532MR
(Hold) Heritage Title Co.

WARRANTY DEED WITH VENDOR'S LIEN 12/23/96 100401460 S255104 \$11.00

Date: December 20, 1996

Grantor: JOHN PHILLIP TINERELLA, a single person

511-23-3542

Grantor's Mailing Address (including county):

6031 SOUTH RICE AVENUE
HOUSTON, HARRIS COUNTY, TEXAS 77401

Grantee: SOUTHWEST PRESBYTERIAN CHURCH, INC., a Texas non-profit corporation /ee

Grantee's Mailing Address (including county):

6033 S. Rice Avenue
Bellaire, Harris County, Texas 77401

Consideration:

11
Y

For and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$78,000.00) and is executed by Grantee, payable to the order of PRESBYTERIAN INVESTORS FUND, INC. The note is secured by a vendor's lien retained in favor of PRESBYTERIAN INVESTORS FUND, INC., in this deed and by a deed of trust of even date from Grantee to John T. Ottinger, Trustee.

Property (including any improvements):

1

Lot 1 of TINERELLA ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 50, Page 29 of the Map Records of Harris County, Texas. D

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property. Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever

511-23-3543

defend all and singular the property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

PRESBYTERIAN INVESTORS FUND, INC., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of PRESBYTERIAN INVESTORS FUND, INC., and are transferred to that party without recourse on Grantor.

John P. Tinerella
JOHN PHILLIP TINERELLA

THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 20 day of December, 1996, by JOHN PHILLIP TINERELLA.



[Signature]
Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

FILED
96 DEC 23 PM 12:30
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE OR ETHNICITY IS HEREBY AND UNLAWFULLY VOID UNDER FEDERAL LAW (THE STATE OF TEXAS) COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of said Property of Harris County, Texas.

DEC 23 1996



Beverly R. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

(W21/ah L1247532.D 10)

Attachment: Special Exception Application-6033 S Rice Ave (2436 : Southwest Presby Special Exception)

P857285

WARRANTY DEED WITH VENDOR'S LIENDate: May 6 1994

097-68-2818

05/13/94 00021480 P857285 \$ 10.00

Grantor: ARCH L. FERGUSON FOUNDATION, a Texas non-profit corporation

Grantor's Mailing Address: P.O. Box 1839, Arlington, Texas 76004

Grantee: SOUTHWEST PRESBYTERIAN CHURCH, INC.

Grantee's Mailing Address: 2472 Bolsover, #320, Houston, Texas 77005

Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, together with the execution and delivery by SOUTHWEST PRESBYTERIAN CHURCH, INC. of one certain promissory note of even date herewith in the principal amount of \$122,500.00, payable to ARCH L. FERGUSON FOUNDATION, a Texas non-profit corporation, as therein provided; additionally secured by a Deed of Trust of even date herewith to WAYNE HOOD, Trustee

Property (Including any Improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Reservations from and Exceptions to Conveyance and Warranty:

Presently recorded easements, restrictive covenants, and building set back lines, if any, to the extent they affect the Property, zoning ordinances, if any, that affect the Property; taxes for the year 1994, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

FILED

94 MAY 13 AM 11:10

COUNTY CLERK
HARRIS COUNTY, TEXASARCH L. FERGUSON FOUNDATION, a Texas
non-profit corporation

By:

Wayne Hood
WAYNE HOOD, President

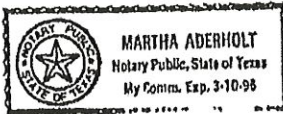
doc1221425b.gwd

STATE OF TEXAS

COUNTY OF Tarrant

097-68-2819

ACKNOWLEDGED before me this 6th day of May, 1994, by WAYNE HOOD,
President of ARCH L. FERGUSON FOUNDATION, a Texas non-profit corporation.



Martha Aderholt
Notary Public, State of Texas

dpc221425b.gwd

Exhibit "A"

097-68-2820

A 0.3708 acre tract out of the southwest corner of Lot Twelve (12), in Block Twelve (12) of AMENDED FIRST SUBDIVISION OF WESTMORELAND FARMS, an addition to the City of Bellaire, in Harris County, Texas, and according to the map or plat thereof recorded in Volume 3, Pages 60 & 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod set for the southwest corner of said Lot Twelve (12) at the intersection of the east right-of-way line of South Rice Avenue, based on a width of 90 feet, and the north right-of-way line of Peach Street, based on a width of 30 feet, (not open);

THENCE North, along the west line of Lot 12 and the east right-of-way line of South Rice Avenue, a distance of 124.26 feet to a 3/4 inch angle iron found for corner;

THENCE South 89 deg. 55 min. 15 sec. East, a distance of 130.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 deg. 00 min. 51 sec. East, a distance of 124.23 feet to a 1/2 inch iron rod found for corner in the South line of said Lot 12 and the north right-of-way line of Peach Street (not open);

THENCE North 89 deg. 55 min. 55 sec. West, along the south line of said Lot 12 and the north right-of-way line of Peach Street (not open), a distance of 130.03 feet to the POINT OF BEGINNING and containing 16,154 square feet or 0.3708 acre of land.

RECORDED IN PLAT BOOK

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE DEFECTIVE FOR THE REASON THAT IT DID NOT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA CONSTITUTION, BECAUSE OF ALLEGEDLY, CAPTION OR PHOTO COPY, DISCLOSED AFTER ETC.

*Let's Southwest Presbyterian
Church Inc
2472 Belvoir #320
Houston, TX 77005*

097-68-2820

097-68-2821

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY AND UNLAWFUL UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

MAY 13 1994



Beverly B. Layman
COUNTY CLERK
HARRIS COUNTY TEXAS

097-68-2821

Board of Adjustment

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401-4411



Meeting: 01/18/18 07:00 PM
Department: Development Services
Category: Report
Department Head: ChaVonne
Sampson
DOC ID: 2441

**SCHEDULED
ACTION ITEM (ID # 2441)**

Item Title:

Approval of the Board of Adjustment's 2017 Annual Report to the 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.

A draft report is attached.

Recommendation:

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

ATTACHMENTS:

- 2017 Annual Report-BOA (DOCX)

February 5, 2018

Honorable Mayor Friedberg and City Council
City of Bellaire
7008 S. Rice Avenue
Bellaire, TX 77401

Submitted herewith is the annual report from the Board of Adjustment for the year 2017.

The Board of Adjustment (Board) is authorized by Texas Local Government Code Chapter 211 and is responsible for considering applications for variances or special exceptions to Chapter 24 of the Code of Ordinances of the City of Bellaire. Landowners or their agents apply to the Building Official of the Department of Community Development. Formal dockets, which must be legally advertised, are scheduled for the Board. Meetings are held to hear testimony on the application. The Board, appointed by the Bellaire City Council, consists of seven members who are citizens of the United States and residents of Bellaire for at least one year. Currently, there are only six members serving on the Board, as the Board's Chairman, Jill Almaguer, retired mid-term. The current Board Members are James P. Avioli, Sr., Debbie Karakowsky, Jed Mandel, Bharat Raval, Timothy McKone, and Samir Sinha. Board members serve staggered terms of two years each, with a maximum of three consecutive terms. The Board selects its own Chair and Vice Chair for a term of one year. Presently, Samir Sinha serves as the Board's Vice Chairman. The Board meets on the third Thursday of each month beginning at 7:00 p.m. in the Council Chamber of City Hall. A meeting is cancelled if there is no business to attend to for that month. Special meetings may be called as necessary following all the required procedures.

A quorum of at least six members is required to hear a case. The Board of Adjustment may authorize in specific cases, a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so the spirit of the ordinance is observed and substantial justice is done.

We believe the Board is serving the purpose for which it was created. It provides an avenue for residents who have a particular situation to appeal to the Board for relief when they believe the zoning ordinances, if enforced, would create a hardship for them. The Board, a quasi-judiciary body, determines the outcome of all applications, which may only be appealed to a Harris County District Court.

During calendar year 2017, the Board held four (4) meetings, which included the following public hearings:

Docket # BOA-2017-01-A public hearing was held in January on an application for a variance by Omar Izfar, owner of the property at 6910 Newcastle. This application was to allow for the construction of a structure thirty (30) feet from the front property line, in lieu of the fifty (50) required by City Code. The property was located within the R-1 Zoning District. The application was approved, but with the condition that the front setback at 6910 Newcastle must match the more restrictive of the front setbacks of the two (2) existing neighboring properties if one (1) of the two (2) neighboring front setbacks is thirty (30) feet or greater, or thirty (30) feet if both of the front setbacks of the two (2) existing neighboring properties are less than thirty (30) feet.

Docket BOA-2017-02-A public hearing was held in June on an application filed by Steven Gee, Project Manager, Houston Independent School District, for a Variance from Chapter 24, Planning and Zoning, Section 24-525 B. (1) d. of the City of Bellaire Code of Ordinances, to allow for a maximum building height of 60 feet on a portion of the main building centrally located within the campus, in lieu of the current allowable building height of 45 feet. The application was approved with the condition that the variance in building height shall only be applied to the Learning Center, with a maximum of 60 feet, and the Fly Loft, with a maximum of 50 feet, to be located within the boundaries as shown on "Exhibit A", which was provided by the Board.

Docket BOA-2017-03-A second public hearing was held in June also on an application filed by Steven Gee, Project Manager, Houston Independent School District, for a Variance from Chapter 24, Planning and Zoning, Section 24-525 B. (1) g. of the City of Bellaire Code of Ordinances, to allow for a maximum lot coverage of 80% rather than the 50% currently allowed by code. The application was approved for a maximum lot coverage of 67%, rather than the 80% requested. There was also a condition put on the approval that the capacity for the detention system installed on the property be increased to 5% over the required drainage.

Docket BOA-2017-04-A public hearing was held in November on an application filed by Michael Adams of Michael Homes Southwest, LP, owner of the property at 5213 Locust Street, for a Special Exception to allow for the construction of a 10 foot fence along the south property line, with a gradual slope from a 10 foot fence to an 8 foot fence at the southern portions of the east and west property lines, in lieu of the 8 foot allowance as determined by Chapter 24, Section 512 A. of the City of Bellaire Code of Ordinances. The property is located in the R-4 Zoning District. The application was granted, with no conditions.

Additionally, due to the fact that there have been multiple requests for an increase in fence height, the Board would like to recommend that the Planning and Zoning Commission consider re-evaluating the regulations on fence height throughout the City, for residential properties that abut commercial districts.

During 2017, the Board also held two training sessions.

The following members retired from the Board during 2017:

Amar Raval
William Stone
Jill Almaguer

The following members were sworn in during 2017:

Timothy McKone
Bharat Raval

The Board greatly appreciates the City staff for their support throughout the year.

Respectfully submitted,

Samir Sinha
Vice Chair, Board of Adjustment