

City of Bellaire

PLANNING AND ZONING COMMISSION DECEMBER 13, 2018

Conference Room # 202	Workshop Session	6:00 PM
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SECOND FLOOR OF CITY HALL
7008 S RICE AVENUE
BELLAIRE, TX 77401

Agenda

Chairman

Mr. Ross Gordon

Commissioner

Mike Baker

Vice Chairman

Mike Axelrad

Commissioner

John T. Klug

Commissioner

Jonathan Saikin

Commissioner

Weldon Taylor

Commissioner

Pamela Nelson

Mission Statement:

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

WORKSHOP SESSION

- A. Call to Order & Announcement of Quorum**
- B. Discussion on suggested revisions to the requirements of Chapter 24, Section 24-605, Application for Specific Use Permit.
- C. Discussion on suggested revisions to Chapter 24, Section 24-512, Fence Regulations.
- D. Adjournment**

**Planning and Zoning
Commission**

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

City of Bellaire

Meeting: 12/13/18 06:00 PM
Department: Development Services
Category: Discussion
Department Head: ChaVonne Sampson
DOC ID: 2762

**SCHEDULED
INFORMATION ITEM (ID # 2762)**

Item Title:

Discussion on suggested revisions to the requirements of Chapter 24, Section 24-605, Application for Specific Use Permit.

Background/Summary:

The purpose of this item is for the Commission to discuss possible revisions to the City's Specific Use Permit application submittal requirements. A redline of suggested changes has been prepared by staff and is attached.

ATTACHMENTS:

- Suggested Changes to Section 24-605, Application for Specific Use Permit (PDF)

Sec. 24-605. - Application for Specific Use Permit.

Any person desiring to petition for a specific use permit to this chapter shall be required to file an application in writing with the Planning and Zoning Official, accompanied by a nonrefundable application fee, in an amount established by the City Council or the City Manager, to defray the actual cost of processing the application. The application shall include the following information:

- (1) The name and address of the applicant; and in the event that the applicant is a partnership, the full name and address of the general partner, and in the event that the applicant is a corporation, the full names and addresses of all officers, a statement as to the state of incorporation, the name and address of the registered agent and the address of the registered office of the corporation;
- (2) The Section or Sections of this chapter authorizing a specific use permit;
- (3) A legal description, ~~and~~ street address, and zoning district of the property which is the subject of the application;
- (4) A statement of ownership accompanied by a certificate from a title insurance company certifying ownership;
- (5) A written description of the proposed specific use as provided for in this Code;
- (6) A survey of the property in question;
- (7) A scaled site plan of the property showing the general arrangement of the project, together with essential requirements, such as off-street parking; size, height, construction materials, and locations of the buildings and use to be permitted; location of proposed signage, means of ingress and egress to public streets; the type of visual screening that is being proposed, such as walls, plantings, and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred (200) feet.
- (8) A landscape plan in accordance with Section 24-513 of the City's Code of Ordinances.
- (9) A Traffic Impact Analysis or Traffic Circulation Study. See Table 24-605.A to determine which is required.
- ~~(610)~~ A written environmental assessment statement describing in general terms the impact of the development for which approval is sought and providing any specific information that the Planning and Zoning Official shall deem necessary; and
- ~~(711)~~ Such other information or documentation as the Planning and Zoning Official, the Planning and Zoning Commission or the City Council may from time to time designate or which may be deemed necessary and appropriate to a full and proper consideration and disposition of the particular application.

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Table 24-605.A

	Traffic Impact Analysis	Traffic Circulation Study
All New Developments	X	
All developments proposing a new drive-through	X	
All redevelopments adjacent to or within residential zoning districts R-1, R-3, R-4, & R-5	X	
All other developments		X

The Traffic Circulation Study must include the estimated maximum peak hour trip generation of the facility, the planned circulation of inbound and outbound traffic during operation, and the estimated length of any queuing of cars, if applicable. It must also ensure that traffic will not back up on to any public street. The Traffic Circulation Study shall include a statement that the owner/operator agrees to operate the facility in accordance with the approved circulation plan, which must be approved by the Public Works Department before the specific use permit can be granted.

(Ord. No. 10-057, § 1(App. A), 8-2-2010)

**Planning and Zoning
Commission**

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

City of Bellaire

Meeting: 12/13/18 06:00 PM
Department: Development Services
Category: Discussion
Department Head: ChaVonne Sampson
DOC ID: 2763

**SCHEDULED
INFORMATION ITEM (ID # 2763)**

Item Title:

Discussion on suggested revisions to Chapter 24, Section 24-512, Fence Regulations.

Background/Summary:

The purpose of this agenda item is for the Commission to discuss potential revisions to the City's fence regulations with regard to properties that are located adjacent to a commercially zoned district, or the Loop 610 Frontage Road. A redline of Section 24-512 of the code was prepared by staff and is attached.

ATTACHMENTS:

- Suggested Changes to Section 24-512, Fence Regulations (PDF)

Sec. 24-512. - Fence Regulations.

- A. In residential zoning districts, no fences shall be constructed to a height in excess of eight (8) feet, except in the instance that it is being constructed at the rear of a property whose property lines are at the boundary of a commercially zoned district. In this instance, the rear fence may not be constructed to a height in excess of ten (10) feet. Fences eight (8) feet in height or less may be constructed anywhere inside the property lines of a lot zoned residential, except within the front yard as that term is defined in this chapter.

On South Rice Avenue, Chimney Rock Road, Newcastle Drive, and Bissonnet Street, and Interstate Highway 610 (West Loop), a screening wall or fence may be built in the front yard provided that any fence or wall constructed on the front property line shall not exceed forty-eight (48) inches in height, and screening walls or fences having a height greater than forty-eight (48) inches but not exceeding eight (8) feet in height may be constructed in front yards when such walls or fences are set back from the front property line a minimum distance of twelve and one-half (12½) feet and provided that in all cases such setback shall be sufficient to provide clear vision of the street to the driver of a vehicle entering or backing into the street. On Bellaire Boulevard, such screening walls or fences may be constructed in the front yard provided such walls or fences are set back a minimum distance of twenty-five (25) feet from the front property line.

On properties with side yards along the Interstate Highway 610 (West Loop) Frontage Road, a fence may be built to a height of ten (10) feet on the side abutting the West Loop, provided that any fence built to ten (10) feet in height shall not be of masonry construction.

In the event that the property building line, as set out on the subdivision plat, shall be closer than the outermost surface of any building to the property line, then it shall be a defense to any action commenced under this Section that such fence was not in fact located within the distance between the property building line and the front lot line. Any person who shall plead such defense shall be required to prove the exact measured distance from the property building line to the front lot line.

- B. In non-residential zoning districts, fences may be located anywhere on a lot, subject to such conditions and limitations as shall be provided in this Code.

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