

City of Bellaire

PLANNING & ZONING COMMISSION

Thursday, July 11, 2019

Council Chamber

Regular Session

6:00 PM

FIRST FLOOR OF CITY HALL
7008 S. RICE AVENUE
BELLAIRE, TX 77401

Agenda

Chair

Ross Gordon

Vice Chair

Mike Axelrad

Commissioner

Mike Baker

Commissioner

John T. Klug

Commissioner

Jonathan Saikan

Commissioner

Weldon Taylor

Commissioner

Pamela Nelson

Commissioner

Marc Steinberg

REGULAR SESSION - 6:00 P.M.

- I. Call to Order and Announcement of a Quorum**
- II. Reminder to Persons Desiring to Address the Commission**
- III. Approval of Minutes From Past Meeting(s)**
 - A. Planning & Zoning Commission - June 13 2019
[Planning&Zoning June 13th](#)
- IV. Unfinished Business, Communications, and Reports**
- V. Swearing In of New Commissioners (Incoming Commissioners Assume Duties and Outgoing Commission Retires)**

VI. 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 (3) three minutes each 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.

VII. Incoming Commission

- A. Introduction of Incoming Commissioners**
- B. Election of Chair and Vice Chair**
- C. Adoption of Rules of Procedure**
 - 1. Planning & Zoning Commission Rules of Procedure
[2019-2020 Rules of Procedure](#)

VIII. Current Business (Items for Discussion, Consideration, and/or Possible Action)**A. Public Hearing**

Docket #'s Z-2019-02, PD-2019-01, SU-2019-03, SU-2019-04, SU-2019-05 -A Public Hearing on applications filed by SLS West Loop, LP, regarding approximately 12.75 acres consisting of 5901 S. Rice Avenue, and the western portion of 4800 Fournace Place, Bellaire, Texas, 77401, a portion of the tracts commonly referred to as the Chevron Property, on requests for:

- (1) Amendments to the Official Zoning District Map to re-zone the approximate 12.75-acre Property from TRP, *Technical Research Park*, Zoning District to CMU, *Corridor Mixed Use*, Zoning District, pursuant to Chapter 24, Section 24-603, *Application for Amendment to the Written Text or Official Zoning District Map*, of the Code of Ordinances of the City of Bellaire, Texas;

- (2) A specific use permit pursuant to Chapter 24, Section 24-536 B. (2) a) 3) & 4) of the Code of Ordinances of the City of Bellaire, Texas to allow for an indoor movie theater and an athletic club and/or facilities within approximately 9.6 acres of the western portion of the Property;
- (3) A planned development pursuant to Chapter 24, Section 24-604, *Application for Planned Development Amendment*, of the Code of Ordinances of the City of Bellaire, Texas, to consist of a 300 unit multi-family complex and parking garage to be located within approximately 3.15 acres on the southern portion of the Property; and
- (4) A specific use permit pursuant to Chapter 24, Section 24-536 C. (2) e) 4) (c) of the Code of Ordinances of the City of Bellaire, Texas to allow for an increase in the maximum building height from fifty-three feet (53 ft.) to eighty-five (85 ft.) for the 300 unit multi-family complex and parking garage within the approximate 3.15 acre proposed planned development on the property.

[Agenda Statement-Bellaire Place - Pdf](#)

Bellaire Place Application Materials

[Section One- Five Applications Sent to City of Bellaire Staff](#)

[Section Two - City of Bellaire Staff Response to Applications](#)

[Section Three - Applicant's Letter Addressing Comments](#)

[Section Four-Traffic Impact Analysis](#)

[Section Five - Master Site Plan Phase II](#)

[Section Six - Landscaping and Tree Disposition Plan](#)

[Section Seven - Renderings](#)

[Section Eight - Public Comments](#)

1. Presentation of the Public Hearing Process

2. Presentation by the Applicant

3. Staff Findings

4. Public Comments

Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission.

5. Response by Applicant

6. Questions from the Commission

7. Invitation for Written Comments, if applicable

8. Closure of the Public Hearing

IX. Report of Staff, Committees, and Correspondence

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

1. Bellaire Place Consideration
2. July 25, 2019 Workshop Reminder

X. Requests for New Business, Announcements and Comments

A. The Chair 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 on a future agenda of the Commission or referral to Staff for investigation.

XI. Adjournment