Amending the Zoning Ordinance
Downtown Bellaire and the Bissonnet Corridor

Dear Neighbor,

On Monday, February 24, 2014 the City Council will host a Public Hearing on recommended changes to the Zoning Ordinance and the Official Zoning Map. You are invited to attend and share your thoughts on the changes that were forwarded by the Planning and Zoning Commission after extensive discussion, consideration and input.

The following contains a summary of the highlights of the proposed amendments. The changes in their entirety and the proposed new Official Zoning Map may be found on the City of Bellaire's website.

- Creation of two new zoning districts: Urban Village Downtown - UVD (including Spruce St on the North and bounded by Bellaire, Ferris, and S. Rice.), and Corridor Mixed-Use - CMU (commercial corridor along Bissonnet and downtown between Ferris and Chimney Rock).
- The UVD provides for a mix of uses and styles of development intended to reinforce a "small-town" feel including opportunities for shopping, services, dining, and residential, and is designed to help form a walkable downtown.
- The CMU provides for a variety of uses along the commercial corridor to better service local needs with a focus on elevated quality of development.
- New developments in these districts could include: commercial (office/retail); single-family residential; and mixed-use (commercial/multi-family).
- Both districts include development standards to minimize negative impacts on existing neighborhoods including enhanced set-backs for new buildings, maximum height limits, and the creation of a new height-setback plane to protect residential properties immediately adjacent to these districts.
- The establishment of design standards and higher landscaping requirements to ensure higher quality buildings and more visually aesthetic development.

The City Council hopes that each of you will take the time to educate yourself about the proposed Zoning Ordinance amendments. Comments may be presented in person at the public hearing either orally or written, or may be submitted in writing by February 20, 2014 at noon. You can find more detailed information on these proposed amendments on the City's website **www.ci.bellaire.tx.us/zoning** or by visiting the City Hall permit office.

You may also ask questions or provide comments by email to **information@ci.bellaire.tx.us.**

FOR MORE INFORMATION PLEASE VISIT THE CITY'S WEBSITE AT
WWW.CI.BELLAIRE.TX.US/ZONING