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March 16, 2020

VIA EMAIL afriedberg@bellairetx.gov

Mayor Andrew Friedberg
City Hall
7008 S. Rice Avenue
Bellaire TX 74401

Re: Parking Lot constructed on residential R-5 zoned property located at 4300 Bellaire

Dear Mayor Friedberg,

I represent a number of Bellaire families, including Fred and Peppi Lausen, who live adjacent to the Center Point property noted above. On their behalf, we would like to note that the use of the property for commercial parking is not a permitted use nor is it in compliance with the R5 zoning. In addition, we are aware that there was no submission to the Bellaire Planning & Zoning Commission ("**P&ZC**") for any variance nor were the residents of Bellaire notified of the issuance of the building permit for the commercial use. In fact, based on the March 12, 2020 meeting of the P&ZC, the members were alarmed to discover that the commercial parking lot was authorized and permitted by Development Services in the City of Bellaire for an unpermitted use without going through the P&ZC for review and processing of a variance (see the link to the meeting at https://bellairetx.new.swagit.com/videos/44358; note 35 minutes into the meeting the applicable topic discussion). The issuance of the building permit is described by P&ZC as a "hole in the Bellaire process" for the parking lot to be authorized, permitted and now built.

To describe the use as not requiring compliance since it is for overflow parking for Evelyn's Park is a smoke-screen intended to cover the commercial use of the project. The attached email from Evelyn's Park clearly demonstrates that the City knew that the parking would be used for commercial use and willfully and intentionally chose to disregard it and took steps to circumvent the appropriate legal process for such usage.

The bulldozer's showed up last Monday and Bellaire residents, Fred Lausen, Mary White and Mark Musemeche, immediately met with the developer to ascertain what was going on. To their surprise and for the first time, they learned that this would be a commercial parking lot with 120 parking spaces used by

Southside Commons and available for overflow parking for Evelyn's Park. The developer of Southside Commons, Mr. John Morton of Triple Crown Investments, told these Bellaire residents that the shuttle service would be running shoppers and employees to Southside Commons back and forth throughout the day and night. *The operating hours for the commercial establishment are purported to be until 2 am in the morning*. This is clearly a commercial use (see marketing brochure attached). Furthermore, the developer installed the "paved permeable parking" to within one inch of the property line of the Bellaire residents without regard to the adjoining property owners or any building setback or buffer area.

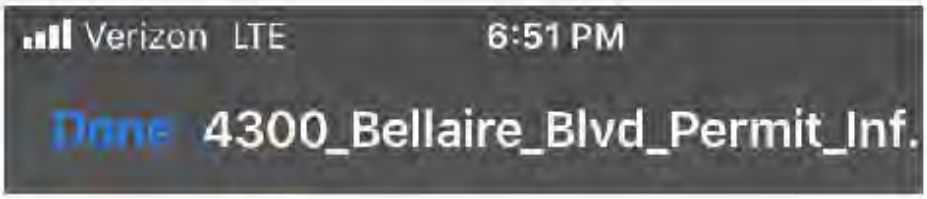
The residents of Bellaire are entitled to the protection afforded them by the zoning plan and any deviation from such plan must go through the P&ZC. The damages to their property values, their safety and wellbeing and the outright nuisance from a commercial parking lot adjoining single family homes are immeasurable. Ironically, the tax benefit of Southside Commons doesn't even inure to the benefit of the City of Bellaire but all the burdens of their commercial parking lot being located in the City of Bellaire definitely will. We respectfully ask that such commercial use be "red-tagged" immediately and the application for commercial use be revoked.

Sincerely,

Carol Burke
Partner

CB:ir

Cc: Neil Verma, Council Member nverma@bellairetx.gov
Catherine Lewis, Council Member clewis@bellairetx.gov
Gus E. Pappas, Mayor Pro Tem gpappas@bellairetx.gov
Nathan Wesely, Council Member nwesely@bellairetx.gov
Michael Fife, , Council Member mfife@bellairetx.gov
Jim Hotze, Council Member ghotze@bellairetx.gov
Alan P. Petrov, City Attorney
Paul A. Hofmann, City Manager
Ross Gordon, Planning & Zoning Commission
Marc Steinberg, Planning & Zoning Commission



From: Paul Hofmann
To: Tracy Dutton
Subject: FW: [EXTERNAL] Centerpoint Easement parking
Date: Tuesday, March 10, 2020 1:52:11 PM

Here is Patricia's email to me.

Paul A. Hofmann
City Manager

——Original Message——
From: Patricia Ritter <pkr@evelynspark.org>
Sent: Tuesday, March 3, 2020 10:55 PM
To: Paul Hofmann <phofmann@bellairetx.gov>; Karl Miller <kmiller@bellairetx.gov>; Andr
<afriedberg@bellairetx.gov>
Subject: [EXTERNAL] Centerpoint Easement parking

All,

I am sure you have noticed the Centerpoint Easement is finally getting prepped for parking. W
parking lot with Southside Commons for their employee parking and our over flow parking.

Just wanted to let you know we started and I meant to talk about that in the presentation and I f

Patricia King-Ritter
Park Director
pkr@evelynspark.org
713-822-2288
Evelynspark.org

EXTERNAL email: Exercise caution when opening. Do not click on links or open attachments
sender's intent.

SOUTHSIDE COMMONS
RETAIL/RESTAURANT SPACE FOR LEASE
HOUSTON, TX

SHOP

ABOUT

PROJECT SCOPE

The iconic 1950's building sits at the south end of the 2.8 acres lot between Moeller's Bakery, Uzi's Auto Shop and Trammell Crows' Alexan apartment development. The property is surrounded by the prestigious West U, Bellaire & Southside neighborhoods. The redevelopment of the former Palace Lanes is currently under construction with plans for Tenant delivery estimated to be 1Q 2020 with tenants anticipating to open Summer of 2020. Medical/Office will occupy the 2nd floor with retail, restaurant and entertainment on the 1st floor.

TRAFFIC

- Bellaire Blvd: 31,182 VPD-16
- 610 West Loop Fwy: 215,217 VPD-17

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,722	217,625	518,042
Avg. HH Income	$238,211	$128,947	$113,561
Total Housing Units	6,957	96,504	52,758
Median Age	41.0	34.6	35.0
Medium Home Value	$842,857	$590,023	$427,718

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TENANTS

PALACE BOWL & SOCIAL

Palace Bowl & Social has been a Houston institution since 1955 and a group of local investors aim to revitalize the entertainment venue into a state of the art community amenity. PBS will occupy ±30,000 sf on the first floor and the concept will include 8 bowling lanes, ±5,000 sf arcade, golf simulators, shuffleboards, esports and bar & restaurant. The family friendly menu will feature local inspirations and spirits. Its highly anticipated opening will take place mid 2020.

HOUSTON METHODIST

Houston Methodist will occupy ±16,000 sf on the second floor with one of their award winning general practice groups. Houston Methodist was recently ranked the #1 Hospital for patient care in the state of Texas.

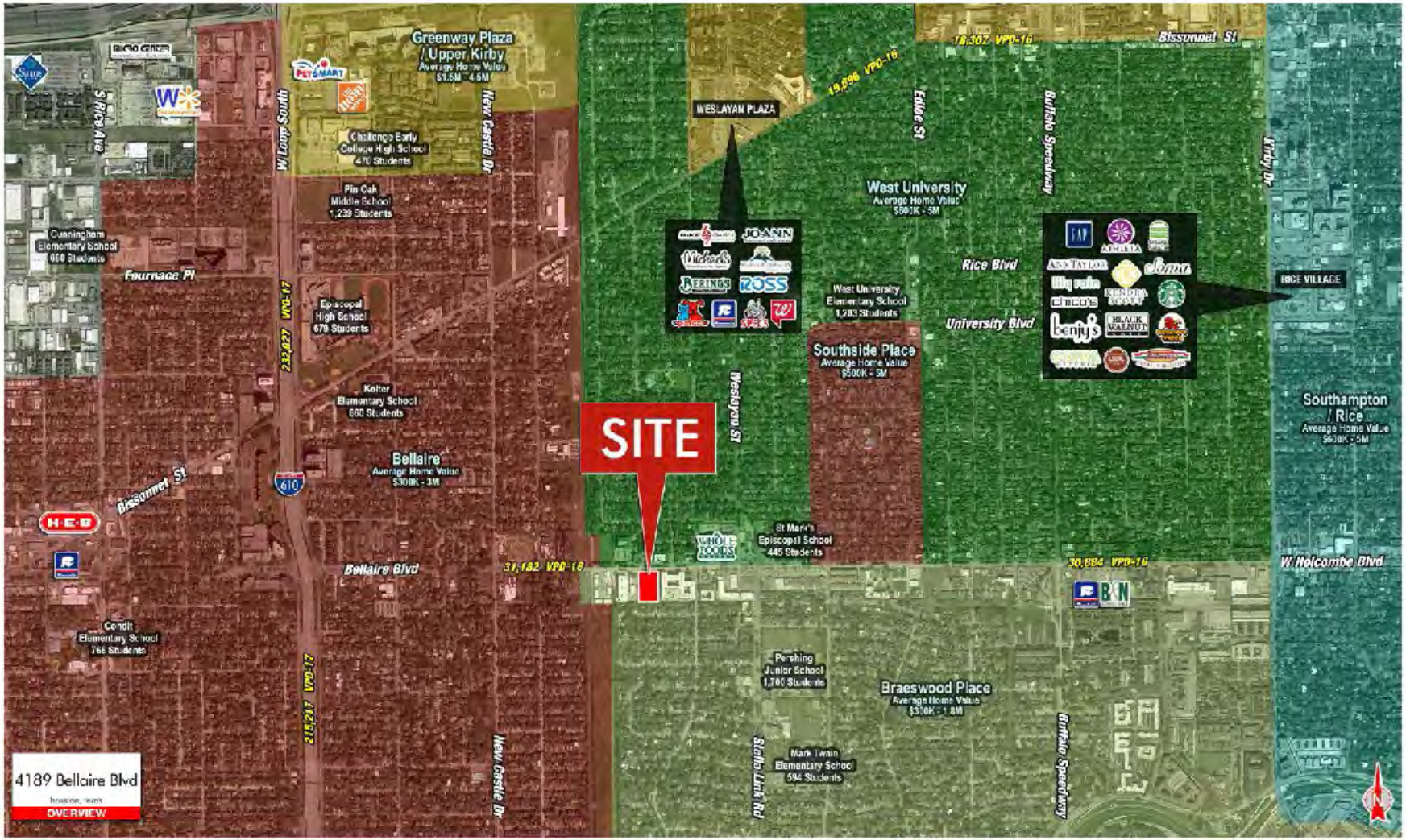
THE CENTER FOR ENT

The Center for ENT is comprised of ±21,000 sf on the second floor. For the past 50 years, The Center of ENT has been the premier ear, nose and throat practice in the Texas Medical Center.

GREATER HOUSTON ORTHODONTICS

A local orthodontics provider will occupy ±3,000 sf on the second floor. Catering to both adolescent and adult patients with services ranging from consults, Braces and Invisalign applications as well as emergency care.

SURROUNDING NEIGHBORHOODS



SOUTHSIDE COMMONS

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SITE PLAN

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SHOP CRE.

Christie Amezquita, CCIM

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