Mary Ruth White
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August 3, 2020

Bellaire Neighbors,

Please take time to read the flyer, look at the proposed commercial parking lot drawing and then sign the protest petition which will be forwarded to the Bellaire City Council at the appropriate time.

I need to file the protest petitions with the City Clerk as soon as possible so that she may have time to verify the residence of the signers. The petitions will then be forwarded to the City Council before their meeting.

Defeating this application which is being considered by P&Z on August 13, 2020, is important to all of Bellaire because, if approved, commercial parking would became legal in many areas of Bellaire. The parking lots could be lots, parking garages, pay parking and even park-and-ride. The 4300 Bellaire Blvd. parking lot has been sub-leased to Southside Commons. Evelyn's Park could only use it for occasional events, when granted permission from the sub-leaser Southside Commons. Southside Commons is a business operating an entertainment/office complex. It would be a commercial parking lot not benefitting the City of Bellaire in any way.

Please sign the protest petition and mail to the above address, call and I will pickup or e-mail to me. Thank you.

PRESERVE BELLAIRE'S ZONING.

Sincerely,

Mary Ruth White

Commercial Parking Lot at Bellaire's Grand Entrance — Open Challenge to Residential Zoning!

Residents of R-5 District
Public hearing before P&Z Thursday, August 13 6pm for 4300 Bellaire Blvd - Telephonic
Email Development Services zoning@bellairetx.gov or call in to 713-662-8240.
You must register before the meeting starts.
Please call or write and stand up for Bellaire neighbors and our homes!

Have you noticed the black, ugly parking lot between the railroad tracks and a classic home on Bellaire Blvd. that popped up last February? This is an **offsite parking lot** for Southside Commons, a new office and entertainment development in Southside Place. Evelyn's Park gets occasional event parking by sublease to them.

Now Evelyn's Park has submitted applications to legitimize this parking lot:

1) Add "accessory parking" as a definition in the zoning code, for power easement. It skirts the standard definition of "accessory" as being on the same lot, so allows offsite parking. It could be a parking lot or a parking garage, for park or commercial use or pay parking or park-and-ride.
2) Add "accessory parking" as a specific use for R-5 residential district, which includes **townhomes** as well as **houses on Bellaire Blvd**. Specific Use requires review by P&Z and council, but they can only add restrictions, like landscaping. **You are in the R-5 zoning district.**
3) Request for Specific Use Permit (SUP) for the parking lot. Minor landscaping includes a few shrubs added at front and corners, no buffer zone next to home, no irrigation or trees allowed by Centerpoint —it will turn as brown as Evelyn's Park. It won't bloom like the illustration.

Everyone in Bellaire loves our parks, but this is not about parks!

- This is ***commercial*** misuse and intrusion of a ***residential*** zone in Bellaire!
- The new definition applies to all of Bellaire. Adding the use "accessory parking" to R-5 residential district allows **offsite** parking on power easements, north and south of Bellaire Blvd.
- The power easement is huge, up and down the tracks, and also on the north side of town. All of it would become parking lots - just a matter of time.
- This is not added **tax base** for Bellaire - under auspices of park, no tax or filing fees, and Bellaire supports commercial tax base in Southside Place.
- No relief from **lights and noise** from late-night party crowd going to Southside Commons, and the **crime** it may bring in and require BPD. OK, we've all had our nights of being out late, but we moved to quiet, secure neighborhoods.
- Evelyn's Park already has overflow parking at Methodist Church and could pursue options with other churches and synagogue.
- **Flooding** is an issue, since the permeable pavers turned out to be not-so-permeable, as recent heavy rain proved, with deep ponding along fence line. Compacted fill became tight and almost impermeable. Look at Bellaire High School lot if you want to see how these pavers shift and settle over time.
- *This would erode the **home values** on Bellaire Blvd and across Bellaire, if buyers see that Bellaire isn't protecting its residential zoning districts.*

For more info, see bellairecivicclub.com and Southwest News this week, on your driveway or online at village-southwest-news.com (also archives March 10th, 17th, and 24th, 2020).

The undersigned formally protest the use of the property at 4300 Bellaire Blvd., Bellaire, TX 77401, for any use other than R-5 Residential Property, as per the official City of Bellaire Zoning Map. The construction of a parking lot by Southside Commons, Evelyn's Park, or any other party whatsoever, does not comply with the City of Bellaire Zoning Code or the Comprehensive Plan. Southside Commons is a commercial use business which is not permitted and Evelyn's Park does not meet the requirements as an Accessory Use for a park per City of Bellaire Zoning Code.

Property Address	Property Owner (Print)	Address of Property Owner (If different from Property Address)	Signature	Date