This the actual language excerpted from the North Bellaire Special Development Area portion of the Comprehensive Plan, pp. 2.11 - 2.13. Not included are the various single-family and life-cycle housing on smaller lots which are not allowed by the Chevron Special Warranty Deed. The yellow highlights are mine.

See the Covenants in the Special Warranty Deed which follow this list. City Council recommended no Multi-family housing.

- Specifically, the most intensive uses in the Special Development Area, and their associated vehicular access points, should be located along or near the Loop 610 frontage.
- A next tier of use intensity could occur along the South Rice Avenue frontage and along the Fournace Place frontage, especially in the areas nearest the existing office building on the Chevron site, constructed in the 1970s and situated close to Fournace.
- The lowest development intensities, together with adequate separation and buffering, should occur along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street.
- As in the other Bellaire zoning districts that involve the interface between low density residential and higher-intensity land uses, a "height-setback plane" (greater setback of upper portions of buildings) should govern the allowable height of potential multistory buildings near single-family homes to maintain openness and protect residential privacy.
- Non-residential development outcomes and amenities should contribute to residents' quality of life through potential new retail and service uses, including restaurants.
- It is recognized that some portion of the area may still be attractive for office use, either as a stand-alone development or as part of a mixed-use scenario.
- Medical or other institutional uses are also possible although public or faith-based educational campuses are not desired given their prevalence elsewhere throughout the City.
- Non-residential and mixed-use developments should be considered as specific uses or for Planned Development (PD) zoning approval, and should be concentrated in the portions of the area identified above for higher and moderate use intensities, and not in the portion along the northern boundary of the area, closest to the single-family homes that front on Mayfair Street.
- Whether pursued through conventional development proposals or PD applications, the redevelopment opportunity afforded by this significant land turnover in north Bellaire should also lead to creative site planning and design that incorporates green and open space areas into any proposed development.

- The tree-lined frontage and pathway along the north side of Fournace Place should also be maintained and extended all the way to South Rice Avenue.
- In non-residential and mixed-use areas, pocket parks, landscaped plazas and seating areas, and generous plantings within street rights-of-way would provide the desired green amenities and area enhancement. Additionally, landscaping plans across the entire Special Development Area should have a core objective of extending the signature urban tree canopy of Bellaire into the interior of the area—

The Special Warranty Deed which accompanies this property, specifically the "Protective Covenants" portion, state that the Property shall only be used for:

- Commercial uses
- Above-grade recreational uses
- Restricted residential uses limited to zero-lot line multi-family dwellings or attached townhomes that do not have below-grade or first-story residential space other than open-air parking.

Prohibited uses include:

- Detached or single-family dwellings
- Dwellings with with below grade or first-story residential uses (other than open-air parking)
- Day care centers
- Children's homes
- Nursing homes
- Hospitals and other similar uses
- Edible gardens
- Hazardous waste treatment, storage, or disposal
- Use of the ground water for drinking or potable uses; irrigation or watering of landscapes; agricultural uses.

Notes:

- Outpatient health clinics and doctors' offices are not considered "similar uses".
- Open-air parking means at least one side of the parking structure of a residential building is unenclosed.