City of Bellaire

CITY COUNCIL

NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT APPLICATIONS (3)
REGARDING 5901 SOUTH RICE AVENUE AND THE EASTERN PORTION OF 4800 FOURNACE PLACE

NOTICE IS HEREBY GIVEN of a public hearing before the City Council of the City of Bellaire, Texas, regarding three (3) planned development applications filed by SLS West Loop, LP, regarding approximately 19.3 acres, consisting of 5901 South Rice Avenue, Bellaire, Texas 77401, and the eastern portion of 4800 Fournace Place, Bellaire, Texas 77401 (collectively "the "Property"), pursuant to *Chapter 24, Planning and Zoning, Section 24-604, Application for Planned Development Amendment*, of the *Code of Ordinances of the City of Bellaire, Texas* (City Code), on requests for:

(1) A planned development to consist of three (3) 25-foot tall buildings along Fournace Place for restaurant, bars as an accessory, and general retail sales and services uses, construction of a park between the three (3) buildings to allow for events, and a 70-foot tall building within the interior of the Property for restaurants, bars as an accessory, amusement, studios for the arts or fitness, museum/art galleries, and general retail sales and services uses, to be located within approximately 3.3 acres on the southern portion of the Property;

(2) A planned development to consist of a 45-foot tall building along South Rice Avenue and a 65-foot tall building along South Rice Avenue and Fournace Place for restaurant, bars as an accessory, business/professional office and services, banks and credit unions, indoor athletic facilities, studios for the arts or fitness, and medical offices or urgent care uses, and a 70-foot tall building within the interior for the same uses, plus museum/art galleries and conference center facilities, and a 37-foot tall, plus mechanical equipment, commercial parking garage along the northern boundary, to be located within approximately 9.6 acres on the western portion of the Property; and

(3) A planned development to consist of an 85-foot tall building along Highway 610 and a 73-foot tall interior building for general retail and sales, restaurant, and bars as an accessory uses on the ground floor and business and professional office and services, banks and credit unions, and medical offices and urgent care use in the buildings, and a 27-foot tall commercial parking garage along the northern border, to be located within approximately 5.0 acres on the eastern portion of the Property.

Purpose: Public hearing before the City Council of the City of Bellaire, Texas, at which all persons desiring to be heard will be heard on or in connection with three (3) planned development applications filed by SLS West Loop, LP, regarding 5901 South Rice Avenue, Bellaire, Texas 77401, and the eastern portion of 4800 Fournace Place, Bellaire, Texas 77401, as described in the preceding paragraphs.

Date: Monday, January 24, 2022

Time: 6:00 p.m.

Location: Council Chamber
First Floor of City Hall
7008 South Rice Avenue
Bellaire, Texas 77401-4411

The public may participate in the meeting in person and participation information will be provided on the City Council agenda, which will be published on the City's website, www.bellairetx.gov, at least 72 hours prior to the public hearing time.

Public comments concerning the planned development applications may be e-mailed to the City Clerk at tdutton@bellairetx.gov.

Further information concerning the planned development applications may be obtained from the Bellaire Development Services Department located at 7008 South Rice Avenue, Bellaire, Texas, during regular business hours, or telephone at (713) 662-8154.

Tracy L. Dutton, TRMC
City Clerk

City of Bellaire

CERTIFICATE

I, the undersigned authority, do hereby certify that the "Notice of Public Hearing" set forth above regarding Planned Development Applications filed by SLS West Loop, LP, for 5901 South Rice Avenue and the eastern portion of Fournace Place, said public hearing to be conducted by the City Council of the City of Bellaire, Texas, on Monday, January 24, 2022, at 6:00 p.m., was posted on the City's official bulletin board located on the south side of the building near the front entrance to City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411, a place convenient and readily accessible to the general public at all times, and was posted on the following date at the stated time: Tuesday, January 5, 2022, at 4:40 a.m./p.m.

CITY OF BELLAIRE TEXAS

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas

CERTIFICATE OF REMOVAL

I, the undersigned authority, do hereby certify that the "Notice of Public Hearing" set forth above regarding Planned Development Applications filed by SLS West Loop, LP, for 5901 South Rice Avenue and the eastern portion of Fournace Place said public hearing to be conducted by the City Council of the City of Bellaire, Texas, on Monday, January 24, 2022, at 6:00 p.m., was removed by me from the City's official bulletin board located on the south side of the building near the front entrance to City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411 on the _____ day of _____, 2022, at _____ a.m./p.m. and that said notice remained posted at least 72 hours prior to said Public Hearing.

_____
Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City of Bellaire's ADA Coordinator, Lori Remington, at (713) 662-8271, or FAX (713) 662-8212, or email lremington@bellairetx.gov, for further information.