

AGENDA STATEMENT

MEETING: City Council - May 02 2022

PREPARED BY: Michael Leech

DEPARTMENT: Development Services

ITEM TITLE:

Presentation of proposed updates to three sections of *Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas*, to better conform to the Comprehensive Plan - Submitted by Michael Leech, Director of Public Works and Development Services.

RECOMMENDATION:

The Director of Public Works and Development Services recommends City Council receive a presentation and provide direction regarding a partial update to three sections of *Chapter 24, Planning and Zoning, of the Code of Ordinances* so that they become more in alignment with the Comprehensive Plan.

BACKGROUND/SUMMARY:

In February of 2021, City Council requested that the Planning and Zoning Commission review Chapter 24, Planning and zoning, Article V, Zoning regulations, Division 2, Zoning district regulations, of the Code of Ordinances, to determine whether the zoning district regulations are in alignment with the Comprehensive Plan. City Council also requested recommendations regarding the scope, methodology and expectations of a Comprehensive Plan update / review.

The review was completed by Planning and Zoning and the results of that review are attached to this agenda statement in the form of a letter to City Council as well as a spread sheet. These documents were sent to City Council in a March Friday memo.

After the April 14, 2022, Zoning Commission meeting, a workshop was conducted to determine what the scope of an update to the Comprehensive Plan should include. The Commission determined that a targeted update that would include three sections of the zoning code so that each was more in line with the corresponding portions of the comprehensive plan that pertain to these zones would be an appropriate recommendation for City Council.

The following is background on each of the three sections that overviews the zoning language as well as the language in the comprehensive plan that pertains to the zones.

Sec. 24-535. - R-MF Residential Multi-Family District.

R-MF Residential Multi-Family District is a high-density residential area including the potential for independent senior living, characterized by the zoning requirements set forth in this Section. A link to the entire code section can be found here [Sec. 24-535. - R-MF Residential Multi-Family District.](#)

While there are no inherent contradictions between the Comprehensive Plan and the R-MF District, the Commission recommends that further detail be added to the Comprehensive Plan to establish a clearer vision for this very small zoning district. Currently, the Comprehensive

Plan only mentions this district in passing. The Commission considers this an urgent need, as it is the only location in the City that allows multi-family by right and it is a location that due to the age of the existing development may be subject to redevelopment in the future. Ultimately, this district employs older zoning language that is not consistent with that used in newer districts. When the Comprehensive Plan is updated to add more detail, it may also be prudent to update the language of this zoning district to more clearly match the new vision defined in the Comprehensive Plan update, and to update general zoning language to match more current usage.

Comprehensive Plan: The Comprehensive Plan does not reference (R-MF)

Planning and Zoning Recommendation:

Develop a more fleshed out and complete narrative regarding R-MF for inclusion in a Comprehensive Plan update.

Sec. 24-542. - LI Light Industrial District

The LI Light Industrial District includes light and industrial non-polluting uses such as manufacturing, storage, warehousing, distribution, and related office use. A link to the entire code section can be found here [Sec. 24-542. - LI Light Industrial District](#)

The Commission finds that the Comprehensive Plan includes almost no discussion of the Light Industrial zoning district. While currently occupied primarily by CenterPoint, this district does allow for a very wide range of industrial uses. Accordingly, it would be very important for a discussion of this district to be added immediately to the Comprehensive Plan. Based on the additions adopted within the Comprehensive Plan, modifications to the zoning ordinance may be required.

Comprehensive Plan:The Comprehensive Plan does not thoroughly discuss (LI)

Planning and Zoning Recommendation:

Develop a more fleshed out and complete narrative regarding the Light Industrial district for inclusion in a Comprehensive Plan update.

Sec. 24-543. - Mulberry Residential Estate District.

The Mulberry Residential Estate District is a district created to allow maximum flexibility in accordance with the specific requirements of this Code for the purposes of providing for development and/or redevelopment of the properties within this District. A link to the entire code section can be found here [Sec. 24-543. - Mulberry Residential Estate District](#)

In general, the Commission found that there were several discrepancies between the very brief discussion of the Mulberry Residential Estate District in the Comprehensive Plan and the actual language included in the zoning district. Accordingly, a good next step would be to develop a clearer and more detailed vision for this district.

Comprehensive Plan:The Comprehensive Plan includes only loosely discussed MRED, additional detail is needed.

Planning and Zoning Recommendation:

Develop a more fleshed out and complete narrative regarding the Mulberry Residential Estate District for inclusion in a Comprehensive Plan update.

Though additional changes or enhancements to the Comprehensive Plan are recommended in the aforementioned letter to City Council, the Planning and Zoning Commission recommends proceeding with updates to the three sections listed above. The Commission recommends that this work be performed by a consultant and seeks Council guidance regarding the timing

for this work. Presently no funding is budgeted for this update. However, should Council wish to proceed immediately, arrangements could be made to fund the proposed work. Council may also wish to consider this request through the forthcoming FY23 budget process.

PREVIOUS COUNCIL ACTION:

In February of 2021, City Council requested that the Planning and Zoning Commission review Chapter 24, Planning and zoning, Article V, Zoning regulations, Division 2, Zoning district regulations, of the Code of Ordinances, to determine whether the zoning district regulations are in alignment with the Comprehensive Plan.

FISCAL IMPACT:

City Council action on this agenda statement has no fiscal impact.

CITY ATTORNEY REVIEW:

Yes No

May 20, 2021

SUBJECT: P&Z Consistency Review of the City's Comprehensive Plan & Zoning Ordinances

Dear City Council Members,

At the request of the City Council, the Planning and Zoning Commission conducted a thorough review and comparison of the City of Bellaire's zoning ordinances and Comprehensive Plan. The Commission hereby issues its findings.

In general, the zoning ordinances and the Comprehensive Plan present similar visions and requirements. However, each document presents a different level of detail and has different focus areas. Therefore, everything stated in the Comprehensive Plan is not repeated verbatim in the zoning ordinances, and vice versa. In many cases, the zoning ordinances apply additional specificity above and beyond that stated in the Comprehensive Plan, which is to be expected.

The following summarizes the Commission's findings:

- The Commission finds that the discussion of residential zoning districts (R-1, R-3, R-4, and R5) are generally consistent between documents and no immediate updates to either document are warranted. Ultimately, it would be beneficial to better align nomenclature between the two documents, and for the Comprehensive Plan to more clearly set out the difference between R-4 and R-5. However, there is no specific urgency to this recommendation.
- While there are no inherent contradictions between the Comprehensive Plan and the R-MF District, the Commission recommends that further detail be added to the Comprehensive Plan to establish a clearer vision for this very small zoning district. Currently, the Comprehensive Plan only mentions this district in passing. The Commission considers this an urgent need, as it is the only location in the City that allows multi-family by right and it is a location that due to the age of the existing development may be subject to redevelopment in the future. Ultimately, this district employs older zoning language that is not consistent with that used in newer districts. When the Comprehensive Plan is updated to add more detail, it may also be prudent to update the language of this zoning district to more clearly match the new vision defined in the Comprehensive Plan update, and to update general zoning language to match more current usage. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding R-MF for inclusion in a Comprehensive Plan update.**
- While there are no inherent contradictions between the Comprehensive Plan and the CMU district, the Commission recommends that further detail be added to the Comprehensive Plan to establish a clearer vision for this important zoning district. Once a more clear and detailed vision for this district is created for the Comprehensive Plan, it would be possible to assess whether any tweaks to the zoning district language would be warranted. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding CMU for inclusion in a Comprehensive Plan update.**
- While there are no inherent contradictions between the Comprehensive Plan and the UV-D district, the Commission recommends that further detail be added to the Comprehensive Plan to establish a clearer vision for this important zoning district. Once a more clear and detailed vision

for this district is created for the Comprehensive Plan, it would be possible to assess whether any tweaks to the zoning district language would be warranted. Along with a re-assessment of the vision for CMU, this would help to better define a uniform and clear vision for the downtown areas of Bellaire. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding UV-D for inclusion in a Comprehensive Plan update.**

- The Commission finds that the R-M.2-O zoning district language is generally in conformance with the presentation in the Comprehensive Plan. While no immediate updates are needed, when revisions are made to the discussion of CMU and UV-D in the Comprehensive Plan, it may be a good time to re-assess whether this district should exist, or if similar protections could be incorporated into the other downtown zoning districts.
- While there are not inherent contradictions between the Loop 610 zoning district language and the Comprehensive Plan, the Comprehensive Plan lacks sufficient detail to assess uniformity of vision. However, it is significant to note that the majority of the Loop 610 district has been developed using PDs. Therefore, potential future changes to the zoning code may have less impact or become more complicated, due to the existing PDs. Ultimately, once a clearer vision for this district has been established in the Comprehensive Plan, modifications to the zoning district language may be warranted. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding the Loop 610 district for inclusion in a Comprehensive Plan update.**
- The Commission finds that the Comprehensive Plan includes almost no discussion of the Light Industrial zoning district. While currently occupied primarily by CenterPoint, this district does allow for a very wide range of industrial uses. Accordingly, it would be very important for a discussion of this district to be added immediately to the Comprehensive Plan. Based on the additions adopted within the Comprehensive Plan, modifications to the zoning ordinance may be required. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding the Light Industrial district for inclusion in a Comprehensive Plan update.**
- In general, the Commission found that there were several discrepancies between the very brief discussion of the Mulberry Residential Estate District in the Comprehensive Plan and the actual language included in the zoning district. Accordingly, a good next step would be to develop a clearer and more detailed vision for this district. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding the Mulberry Residential Estate District for inclusion in a Comprehensive Plan update.**
- The Commission believes that its proposed North Bellaire Special Development District to replace the Technical Research Park District is compliant with the current Comprehensive Plan, but events that have occurred or come to light subsequent to the Comprehensive Plan's last revision should warrant further revision. For instance, the Commission recommends that the Comprehensive Plan language related to this area be updated to remove uses not compliant with the property's deed restrictions and perhaps to more closely reflect the final version of the zoning district adopted by the Council. **IMMEDIATE ACTION: Update Comprehensive Plan language for the North Bellaire Special Development District to reflect the new district created by City Council.**
- The Commission finds that the Comprehensive Plan discussion and Larch Lane Development District are generally consistent, and that no updates are warranted.

- While the Commission still struggles with the need for and function of the Bellaire Boulevard Estate Overlay district, the Comprehensive Plan’s treatment is not inconsistent with the zoning ordinance, so no immediate action is needed. However, this should continue to be a topic of discussion as Comprehensive Plan updates are considered.
- Similar to other districts, there exists insufficient detailed discussion of vision and preferences for the UV-T district in the Comprehensive Plan. While the discussion in the two documents is not inconsistent, significantly more detail is included in the zoning district language than is reflected in the comprehensive plan. Accordingly, it would be good to expand upon the discussion of UV-T in the comprehensive plan, such that it would be easier to assess whether or not the UV-T zoning district language achieves that goal. **IMMEDIATE ACTION: Develop a more fleshed out and complete narrative regarding UV-T for inclusion in a Comprehensive Plan update.**

In summary, the Commission did not identify any zoning district language changes that were immediately necessary to address significant inherent inconsistencies between the Comprehensive Plan and the zoning district ordinances. However, we did identify the need to add further detail to the discussion of numerous zoning districts (RMF, CMU, UV-D, Loop 610, Light Industrial, Mulberry, TRPD, and UV-T) in the Comprehensive Plan. By continuing to further define in the Comprehensive Plan what the city’s specific vision is for certain zoning districts, it will be easier to assess whether zoning district ordinances are structured to achieve those goals and to identify any necessary future modifications.

Based on this review, the Commission’s view on the next most appropriate step forward remains the same. The Commission and City Council should initiate in the near future a Comprehensive Plan review/update, focused most critically on further defining the city’s vision and goals for the downtown area and other commercial/mixed use districts. These include CMU, UV-D, UV-T, and Loop 610, most critically. Such a review/update would ideally be accomplished as part of a HGAC funded Livable Centers study but could be initiated separately should the Livable Centers study not come to fruition. However the city decides to move forward, the Commission does request that a specialty zoning consultant be hired to assist in the process. We feel this is an important requirement, which can help to make sure our Comprehensive Plan and zoning districts are in line with current standards and best practices and that they are legally defensible. Ultimately, the city does not need to re-write the entire Comprehensive Plan, but it would be beneficial to continue to expand and refine the vision and requirements of each zoning district within the Comprehensive Plan. If we take the findings summarized above as a launching point, this should not need to be an elaborate or lengthy process. However, it will be very important to solicit the input of the public and other stakeholders as the city further refines these visions.

Please do not hesitate to reach out to me or the rest of the Commission should Council wish to discuss our findings and recommendations in more detail.

On behalf of the Commission,



Ross Gordon
Chair – City of Bellaire Planning & Zoning Commission.

Zoning Code Ch.	Article	Division/Section	Zoning Code Description	Zoning Link	Comp Plan Ch.	Comp Plan Section/ Description	C-P Page(s)	Comp Plan Link	Consistent? (Yes or No)	If No, Describe Zoning Changes Needed If Yes, Include Any Notes Desired
Charter	12	Charter-Sec. 5.	Zoning Ordinance.	Charter-12-5	0	Ordinances and Acknowledgments	PDF 1-8	Complete CP Doc		
24	1	(GENERAL)	TITLE, AUTHORITY, PURPOSE, POLICIES AND APPLICABILITY	Ch. 24-Art. 1	1	Introduction	1.1-1.16	CP-Ch. 1		
					2	Chapter 2-Goals-Principles-Actions	2.16-2.22	CP-Ch. 2 Goals		
					3	Chapter 3-Goals-Principles-Actions	3.10-3.14	CP-Ch. 3 Goals		
					5	Chapter 5-Goals-Principles-Actions	5.12-5.17	CP-Ch. 5 Goals		
					0	Ordinances and Acknowledgments	PDF 3-5	Complete CP Doc		
24	1	Sec. 24-104.	Comprehensive Plan.	24-104	0	Ordinances and Acknowledgments	PDF 3-5	Complete CP Doc		
24	2	Sec. 24-201.	Interpretation.	24-201	6	Implementation-Plan Administration-Education	6.4	CP-Ch. 6		
24	2	Sec. 24-202.	Definitions.	24-202	G	Glossary	G.1-G.5	CP-Glossary		
24	3	(GENERAL)	DECISION-MAKING AND ADMINISTRATIVE BODIES	Ch. 24-Art. 3	6	Implementation-Role Definition	6.4-6.6	CP-Ch. 6		
					1	Introduction-Planning Authority	1.5	CP-Ch. 1		
24	4	(GENERAL)	PLANNING DOCUMENTS AND OFFICIAL MAP	Ch. 24-Art. 4	2	Map 2.1 Existing Land Use Map	Map 2.1	Map 2.1 Existing Land Use		
					2	Map 2.2 Future Land Use Map	Map 2.2	Map 2.2 Future Land Use		
24	4	Sec. 24-401.	Comprehensive Plan.	24-401	1	Introduction	1.1-1.7	CP-Ch. 1		
24	4	Sec. 24-402.	Capital Improvement Program.	24-402	6	Implementation-Capital Improvements Programming	6.3	CP-Ch. 6		
24	5	Div. 1 (GENERAL)	DIVISION 1. - ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY	Ch. 24-Art. 5-Div. 1	2	Land Use & Community Character	2.1-2.14	CP-Ch. 2		
24	5	Div. 1, Sec. 24-501.	Districts Established.	24-501	2	Land Use & Community Character	2.6-2.13	CP-Ch. 2		
24	5	Div. 1, Sec. 24-505.	Temporary Uses.	24-505	N/A	Is Not Referenced	N/A	N/A		
24	5	Div. 1, Sec. 24-513.	Landscaping, Screening and Buffering.	24-513	2	Land Use & Community Character-Community Character	2.3	CP-Ch. 2		
					2	Land Use & Community Character-Small-Lot Residential	2.7	CP-Ch. 2		
					2	Land Use & Community Character-Corridor Mixed Use	2.8	CP-Ch. 2		
					2	Land Use & Community Character-Suburban Office	2.10	CP-Ch. 2		
					2	Land Use & Community Character-North Bellaire Special Development Area	2.13	CP-Ch. 2		
					5	Commercial Area Development & Enhancement	5.7-5.10	CP-Ch. 5		
					2	Land Use & Community Character	2.6-2.13	CP-Ch. 2		
24	5	Div. 2 (GENERAL)	DIVISION 2. - ZONING DISTRICT REGULATIONS	Ch. 24-Art. 5-Div. 2	2	Land Use & Community Character	2.6-2.13	CP-Ch. 2		
24	5	Sec. 24-531.	R-1 Residential District.	24-531	2	Land Use & Community Character-Suburban Residential	2.6	CP-Ch. 2	YES	No reference to suburban residential description in comp plan. Generally correct large lot residential. With greater front setback.
24	5	Sec. 24-532.	R-3 Residential District.	24-532	2	Land Use & Community Character-General Residential	2.6	CP-Ch. 2	YES	Why is B.1.h Planned Development: Loop 610 Residential Listed??? No direct reference to general residential. Question - indicates this should allow greater lot coverage. But 55% is equal to that used for R-1. Called lower medium density.

24	5	Sec. 24-533.	R-4 Residential District.	24-533	2	Land Use & Community Character-Small-lot Residential, General Residential	2.6, 2.7-2.8	CP-Ch. 2	NO	Called medium-lot residential - so not really sure if this is small-lot or general. Naming is strange - this should be small-lot. Allows 60% lot coverage for smaller lots, which mirrors language in the comp plan. Includes no allowance for innovative uses (e.g. clustering) or planned development which is mentioned. While this is covered in R-5, the ambiguity is not good here.
24	5	Sec. 24-534.	R-5 Residential District.	24-534	2	Land Use & Community Character-Suburban Residential, Small-lot Residential	2.6, 2.7-2.8	CP-Ch. 2	NO	Only allows 55% lot coverage, whereas R-4 allows 60 for small lots. Why is this not consistent? This allows residential PD for townhome type development, in accordance with Comp Plan language. But comp plan is confusing because the language does not differentiate between R-4 and R-5. The PD does allow for 60%.
24	5	Sec. 24-535.	R-MF Residential Multi-Family District.	24-535	2	Land Use & Community Character-Pathways to Additional Population in Bellaire	2.15	CP-Ch. 2	NO	There is no specific discussion of this area. Zoning language calls it out as "potential for independent senior living". Where is this coming from? No specific allowance in comp plan for PD, but it is included. There are lots of unique zoning language in this one - but not specific guide for it in the comp plan. This should be addressed, but is of minor concern because its only one location and in general it doesnt border anything. Includes non-standard planned development structure, including site plan review. But this language seems out of date and not standard with other planned development sections. For example, site plan review is required of everything, not just planned development. Really strange.
24	5	Sec. 24-536.	Corridor mixed use district (CMU).	24-536	2	Land Use & Community Character-Corridor Mixed Use	2.8-2.9	CP-Ch. 2	NO	Generally consistent. But the 10% cap on multi-family is not specifically provided in the Comp Plan. Seems like a strange addition, not reflected in the comp plan which does not provide for a cap. No specific reference in Comp Plan to height setback plane, which is featured heavily. Comp plan probably deserves more discussion. There is way more detail in the zoning code. Also - no explicit reference in comp plan to 30 unit per acre maximum for multi-family.

24	5	Sec. 24-537.	Urban village-downtown district (UV-D).	24-537	2	Land Use & Community Character-Urban Village	2.9-2.10	CP-Ch. 2	NO	Comp plan provides no specific allowance for hotels, but it is included in the zoning district. Appears to be a wider set of uses than explicitly called out in the Comp Plan. No specific mention of Planned Developments, but it is included. Includes caps on multi-family, which were not specifically called out in Comp Plan. But it does say such developments could be subject to certain conditions. Lots in the district language which doesn't have discussion in the Comp Plan (e.g. development intensity standards / bonuses). In general - tons of requirements but also tons of allowances. Very hard to understand how development might occur.
24	5	Sec. 24-537a.	R-M.2-O Residential-Office Mixed-Use District.	24-537a	2	Land Use & Community Character-Residential-Office Mix	2.8	CP-Ch. 2	YES	Generally achieves a buffer between UVD/CMU and the residential areas.
24	5	Sec. 24-541.	Loop 610 District.	24-541	2	Land Use & Community Character-Suburban Office	2.10	CP-Ch. 2	NO	Comp plan doesn't actually discuss residential here. But also no explicit connection between Comp Plan and this section. Comp plan provides no specific reference to planned development process. That should be updated. Also does not mention schools/churches - why exactly are those listed as SUPs? Question - comp plan implies it should be similar to CMU, but then the district limits uses to office only, or residential, or residential office. Comp plan does not discuss prohibition on other uses (restaurants), and it may actually be implied by connection to CMU. There may be a disconnect here - or at least more discussion may be needed.
24	5	Sec. 24-542.	LI Light Industrial District (LI).	24-542	4	Public Infrastructure & Services-Essential Capacity Issue	4.2	CP-Ch. 4	NO	No discussion at all in Chapter 2. Should there be? I don't really buy the reference to Chapter 4.2...are we sure that all LI areas are city/public infrastructure??? Really don't get the wide allowances for uses.

24	5	Sec. 24-543.	Mulberry Residential Estate District (MRED).	24-543	2	Land Use & Community Character-Suburban Residential	2.6	CP-Ch. 2	NO	Comp plan doesn't say that the focus of this district is redevelopment. It just discusses large lot/estate style lots. Nothing in suburban development indicates a desire to subdivide those lots. This seems strange. Only larch lane is mentioned in the redevelopment section.
24	5	Sec. 24-544.	Technical Research Park District (TRPD).	24-544	2	Land Use & Community Character-North Bellaire Special Development Area	2.11-2.13	CP-Ch. 2	NO	Needs to be updated slightly to accommodate deed restrictions, and to mirror new zoning language.
24	5	Sec. 24-545.	Larch Lane Development District (LLDD).	24-545	2	Land Use & Community Character-Redevelopment	2.14	CP-Ch. 2	YES	Yes - generally seems to follow the Comp Plan.
24	5	Sec. 24-546.	Bellaire Boulevard Estate Overlay District (BBEOD).	24-546	2	Land Use & Community Character-Suburban Residential	2.6	CP-Ch. 2	YES	Yes - generally seems to follow the Comp Plan. But still wonder a bit why this is really necessary. Are the requirements really that much different?
24	5	Sec. 24-547.	Urban Village (TOD) District (UV-T).	24-547	2	Land Use & Community Character-Urban Village	2.9-2.10	CP-Ch. 2	NO	Yes - generally called out as the most liberal and open zoning district. But list of allowable uses seems to exceed that specifically called out in the comp plan. Not really sure where we got the list of prohibited uses, that is also not really discussed in the comp plan. In general, the comp plan does not have enough detail to substantiate the wide array of requirements/allowances.
24	6	(GENERAL)	AMENDATORY PROCEDURE	Ch. 24-Art. 6	6	Implementation-Plan Amendment Process	2.5	CP-Ch. 6		
24	6	Sec. 24-602.	Types of Amendment.	24-602	6	Implementation-Plan Amendment Process	6.1	CP-Ch. 6		
24	6	Sec. 24-603.	Application for Amendment to Written Text or Official Zoning district Map.	24-603	N/A	Is Not Referenced	N/A	N/A		
24	6	Sec. 24-615.	Standards Applicable to All Planned Development Amendments and Specific use Permits	24-615	N/A	Is Not Referenced	N/A	N/A		
24	6	Sec. 24-616.	Amendments to This Chapter.	24-616	N/A	Is Not Referenced	N/A	N/A		
24	7	(GENERAL)	VARIANCES, SPECIAL EXCEPTIONS, APPEALS and NONCONFORMITIES	Ch. 24-Art. 7	N/A	Is Not Referenced	N/A	N/A		
					G	Glossary-Planned Development	G.4	CP-Glossary		
					2	Land Use & Community Character-Small-Lot Residential	2.7	CP-Ch. 2		

24	8	(GENERAL)	Planned Development Amendments (PDA)	Ch. 24-Art. 8	2	Land Use & Community Character-Corridor Mixed Use	2.8	CP-Ch. 2		
					2	Land Use & Community Character-North Bellaire Special Development Area	2.13	CP-Ch. 2		
24	9	(GENERAL)	SPECIFIC USE AMENDMENTS (SUA)	Ch. 24-Art. 9	2	Land Use & Community Character-North Bellaire Special Development Area	2.13	CP-Ch. 2		
24	10	(GENERAL)	SIGNS	Ch. 24-Art. 10	5	Commercial Area Development & Enhancement -Goals, Principals, Actions	5.15	CP-Ch. 5		
					2	Community Character	2.3-2.4	CP-Ch. 2		
24	11	(GENERAL)	SEXUALLY ORIENTED BUSINESSES	Ch. 24-Art. 11	N/A	Is Not Referenced	N/A	N/A		
23.5	1	Chapter 23.5	LAND SUBDIVISION REGULATIONS ARTICLE I. - IN GENERAL	Ch. 23.5-Art. 1	1	Introduction-Use of This Plan	1.4-1.5	CP-Ch. 1		
23.5	1	Sec. 23.5-2.	Purpose.	23.5-2	6	Implementation-Land Development Regulations and Engineering Standards	6.3	CP-Ch. 6		
23.5	3	Chapter 23.5	LAND SUBDIVISION REGULATIONS ARTICLE III. - Development Standards	Ch. 23.5-Art. 3	2	Land Use & Community Character-Future Land Use & Character	2.5	CP-Ch. 2		
23.5	3	Sec. 23.5-41.	Design requirements.	23.5-41	2	Land Use & Community Character-Future Land Use & Character	2.5	CP-Ch. 2		
					2	Land Use & Community Character-Small Lot Residential	2.7	CP-Ch. 2		
					2	Land Use & Community Character-Corridor Mixed Use	2.9	CP-Ch. 2		
					2	Land Use & Community Character-Urban Village	2.9	CP-Ch. 2		
					2	Land Use & Community Character-Suburban Office	2.10	CP-Ch. 2		
					2	Land Use & Community Character-North Bellaire Special Development Area	2.12	CP-Ch. 2		
					5	Commercial Area Development & Enhancement-Commercial Development in General	5.8	CP-Ch. 5		
23.5	3	Sec. 23.5-45.	Special exceptions.	23.5-45	N/A	Is Not Referenced	N/A	N/A		

Please Note: Grey-shaded cells indicate indirect, vague, or non-existent references to corresponding sections of both items.