Bellaire Community Survey Highlights

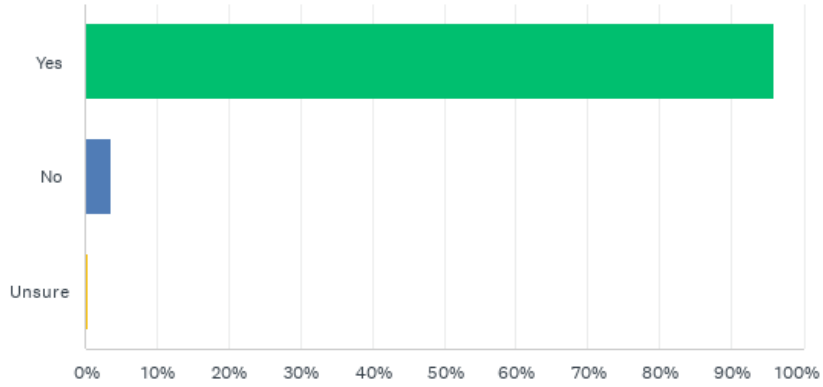
2023 Comprehensive Plan Review

As another way to obtain broad input to the City's Comprehensive Plan review process from Bellaire residents, business community and others, a survey was made available online. The City promoted the survey first at the July 4th Celebration of Independence Parade and Festival, then by disseminating it via the City website and other usual public notification means, at City facilities, and through local news media outlets. The survey closed on July 28 and **received 1,169 total responses**.

As the City's Comprehensive Plan adviser, we noted that the survey had more questions (33) and much more depth than typical surveys for this purpose, along with multiple opportunities to provide typed comments. Despite the longer time to complete, the survey response rate was excellent for Bellaire's size (approximately 17,000 population). Respondents were not required to answer every question to proceed through the survey. The response rate for each question is provided in this summary report.

As it was an open online survey, the first question was whether the respondent was a Bellaire resident, and all respondents were asked for their location (street and block number, or location if outside Bellaire). If a respondent answered "No" or "Unsure," they were able to answer only questions 1, 7, 8 and 9 – with 8 and 9 the same as questions 10 and 11 for residents.

QUESTION 1: Do you live in Bellaire?



- 1,166 of the 1,169 survey participants answered this question – only 3 did not.
- 96% answered Yes, 3.7% answered No, and 0.3% were unsure.

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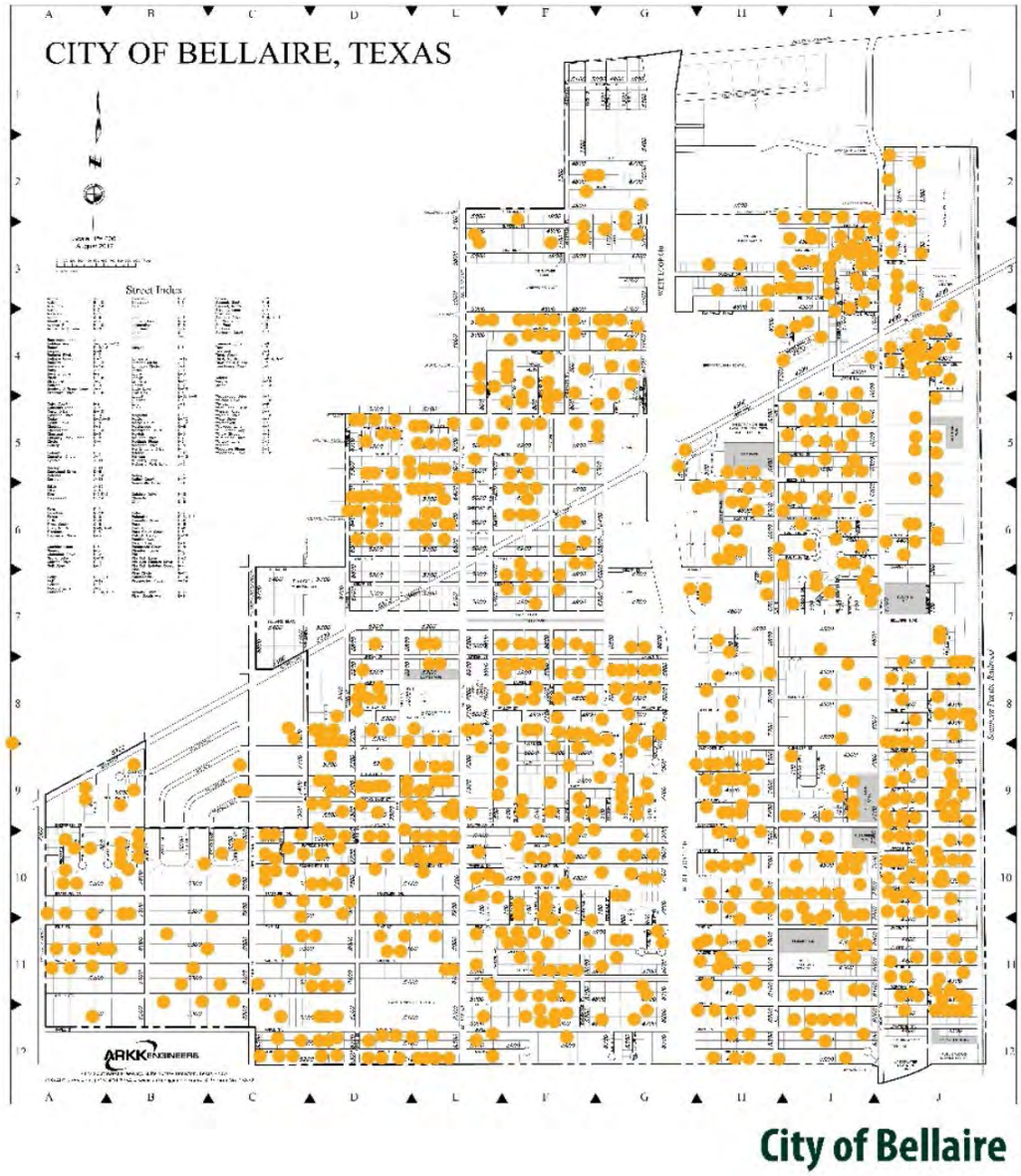
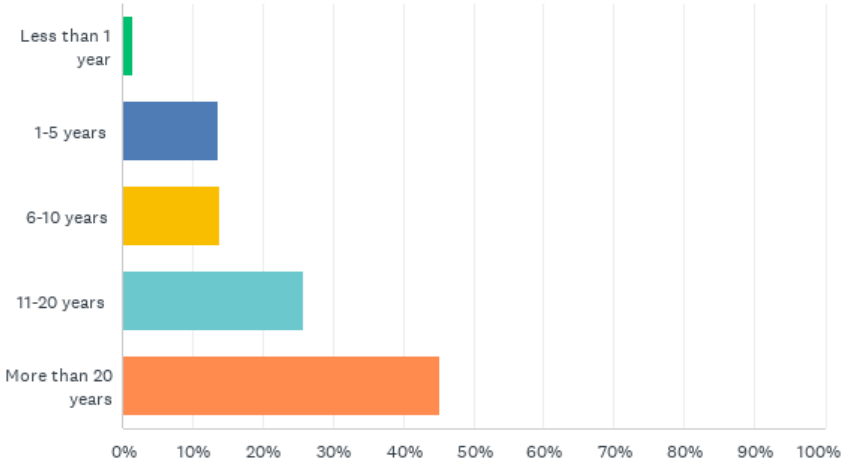
QUESTION 2: Street and Block Number

This question was intended to obtain some indication of respondent location without asking for specific addresses, which tends to diminish survey response due to privacy concerns.



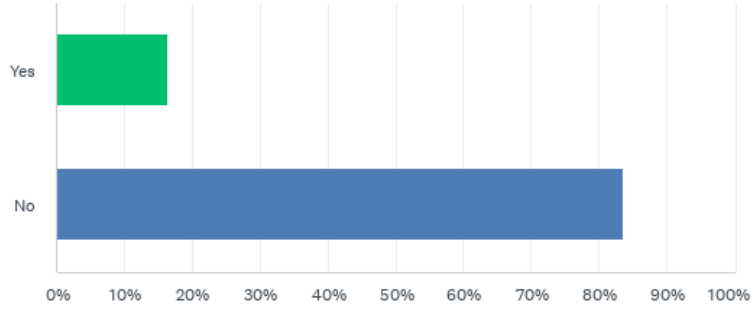
- 934 (83%) of the 1,122 eligible respondents – those who identified as residents in Question 1 – answered this question.
- The map above illustrates the locations that were provided but does not include 26 respondents who only provided a block number without a street name or vice versa.

QUESTION 3: How long have you lived in Bellaire?



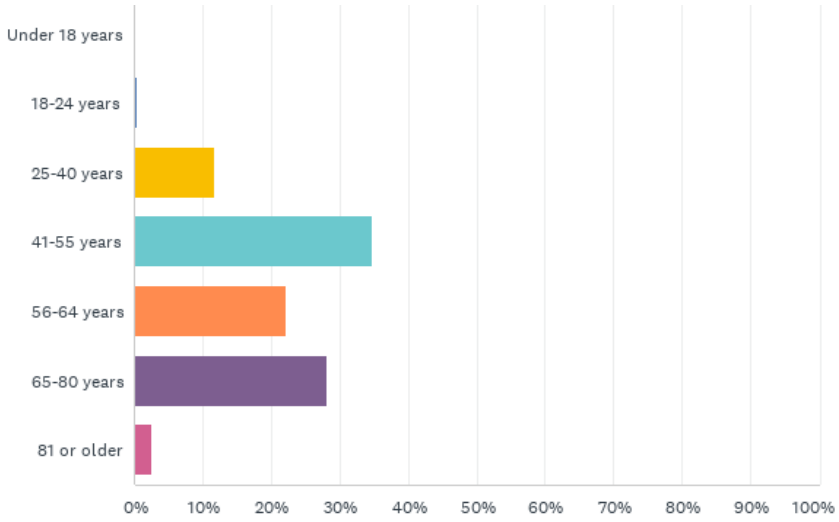
- 1,054 (94%) of the 1,122 eligible resident respondents answered this question.
- 71.2% have lived in Bellaire more than 10 years.
- 13.7% are fairly new to Bellaire, having moved to the city in the last five years.

QUESTION 4: Is your place of business or employment also in Bellaire?



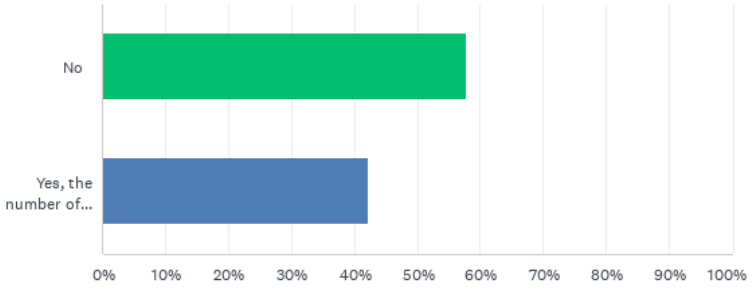
- 1,048 (93%) of the 1,122 eligible resident respondents answered this question.
- 16.5% are residents who also have a business or are employed in Bellaire.

QUESTION 5: In which age range are you?



- 1,053 (94%) of the 1,122 eligible resident respondents answered this question.
- The largest share of respondents, 34.7%, are in the 41-55 age range.
- Next was the 65-80 age range, at 28.2%.

QUESTION 6: If you are an adult, do any children up to age 18 live in your household?



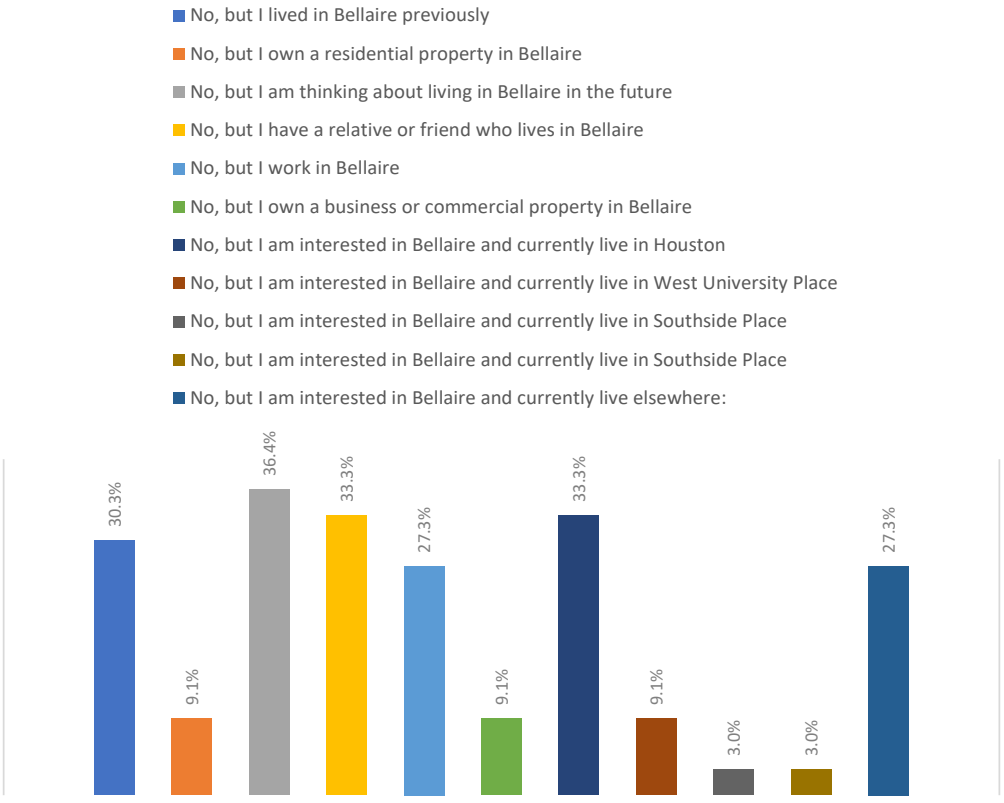
- 1,051 (94%) of the 1,122 eligible resident respondents answered this question.
- 42.2% answered Yes, with anywhere from 1 to 5 children age 18 or younger.

QUESTION 7: Non-Resident Reasons for Bellaire Interest

Those who identified as non-residents in Question 1 were asked to check all that apply out of 11 options shown on the chart below. Among the 33 (70%) of the 47 eligible respondents who answered, the top 4 responses were:

- No, but I am thinking about living in Bellaire in the future.
- No, but I have a relative or friend who lives in Bellaire.
- No, but I am interested in Bellaire and currently live in Houston.
- No, but I lived in Bellaire previously.

Nine respondents chose the last option – "No, but I am interested in Bellaire and currently live elsewhere" – and provided their current locations, which included Meyerland, Westbury, Medical Center, River Oaks, Sugar Land and MacGregor.



QUESTION 10: What positives about Bellaire today and into the future energize you most?

For this open-ended question, 837 (75%) of the 1,122 eligible resident respondents answered. Representative quotations are included below, and similar responses were consolidated. [**Question 8 posed the same question to non-residents**, whose responses are compiled below after the resident list.]

1. Activities and programming.
2. Location. Small town with zoning in the midst of metropolis.
3. "People willing to volunteer to make the community better."
4. Quick police and fire response.
5. Safety from crime.
6. Green space and parks.
7. "I like the recent redevelopment of the commercial areas around the triangle; new shops and restaurants give the city a more vibrant feel."
8. Sense of community.
9. City of homes.
10. Medical facilities.
11. Family oriented, nice neighborhoods and nice homes.
12. Great service from Public Works. Independent services such as police, fire, sanitation and water.
13. Proximity to amenities.
14. New businesses and a renewed sense of Bellaire pride.
15. The Bellaire Aquatic Center and Evergreen pool is such a great asset.
16. House values.
17. "The improvements to the city streetscape and the 'downtown' Bellaire/Bissonnet triangle area."
18. Library.
19. Walkable, safe and good schools.
20. Newcastle trail/sidewalk.
21. Bellaire Little League!!
22. Zoning laws.
23. The wonderful City staff!!!
24. I appreciate the City does not allow short term rentals.
25. "We have some wonderful programming that the City supports. We love our Rec leagues, the community arts and culture programming, our parks, our parades and other fun community-centric events."
26. Area maintenance.
27. Community volunteers and organizations such as Bellaire Little League, Patrons for the Parks and local churches.
28. Recycling and waste services.
29. Lots of trees so it feels very walkable.
30. "Lots of young families moving in and they seem to be getting involved in the schools and community organizations and events."
31. House setbacks in front.

Of the 47 eligible non-resident respondents to the same question, 27 (57%) answered. Their consolidated responses include:

1. Clean.
2. Friendly residents.
3. Location. Convenient to work and other outlets.
4. Park Spaces. Community gatherings.
5. Quality of life.
6. Shops and restaurants.
7. Safety and responsiveness of police and fire departments.
8. Small town government/management.
9. Property values.

QUESTION 11: What concerns you most about Bellaire today and into the future?

For this second open-ended question, 853 (76%) of the 1,122 eligible resident respondents answered. Representative quotations are included below, and similar responses were consolidated. [**Question 9 posed the same question to non-residents**, whose responses are compiled below after the resident list.]

1. Property taxes. Affordability.
2. "Lack of development of a Town Center. The redevelopment of the Randall's property seems to damage any hope for a redeveloped center of the City of Bellaire."
3. "Bellaire should maintain its focus on its small town, family friendly feel and a city that is in service to its residents. Development within Bellaire should always be evaluated with Bellaire's family friendly nature in mind and in service to developments that would be most beneficial to the residents in Bellaire and would retain its 'small town within the big city' appeal and charm."
4. Concern with flooding. Need more green space and less cement.
5. Crime.
6. Population density.
7. "Lack of direction of current government, poor civic planning, poor management, commercial interest groups have strong influence on certain Council members."
8. "High turnover in City staff, high debt, botched projects/poor management (e.g., parking lot at 4300 Bellaire Blvd, loss of flood insurance discount, etc.)."
9. "Changes being made to the community. Possibility of apartments being built. Traffic."
10. "Not changing."
11. Speeding through neighborhoods.
12. "No defined image for city business district."
13. Schools.
14. Lack of fast casual restaurants.
15. "Poor stewardship of City tax money."
16. "Can't believe how slowly our processes work. Still haven't dealt with sidewalks. Roads in general are lousy."
17. "A lack of focus on blocking and tackling and an uneven application/enforcement of rules (blight, infrastructure)."
18. "Lack of resolve in bringing the right types of businesses/developers to the table for important city renewal efforts."

19. Poorly maintained dog park. The dog pound. Too many stray dogs.
20. Too many businesses.
21. Train traffic.
22. Landscape and fence maintenance especially by 610.
23. Growth of homelessness.
24. METRO bus stop.
25. Short-term weekend air BNBs.
26. “Building homes that take up most of lot so no place for groundwater to seep into soil and exacerbates flooding.”
27. “It would be nice to have trash containers like the City of Houston. Cats and possums tear up trash bags and make a mess.”
28. “Losing our customer service responsiveness.”
29. Not having lights at Bellaire High School baseball field.
30. “Efficient and responsive City services.”
31. “Encouraging commercial real property owners to invest in upgrades; bad fit commercial developments.”
32. “Care for the environment.”
33. Vacant homes.
34. “Lax building codes and virtually no enforcement of codes for residential areas. No interest in improving the look and feel of City owned infrastructure including welcome/monument signage, street lights, directional signage. Shows no civic pride.”
35. Overdevelopment, granting too many variances to zoning.
36. Limited housing options.
37. Aesthetics.
38. Noise and pollution.
39. Lack of street lights.
40. “Section 8 housing in the apartment complex concerns me. I have lived here awhile and I definitely see a change and don’t feel safe anymore.”
41. Zero lot buildings.
42. “The high percentage of outsiders using our public facilities.”
43. Understaffed Fire Department.
44. Residential home building heights should be increased to allow a full usable garage.
45. “I want parking/traffic restrictions related to schools/churches/businesses maintained.”
46. The lack of available land for commercial building projects.
47. “Not happy that pets are not allowed in parks.”
48. Need more e-cycle opportunities.
49. Evergreen pool renovation is needed.
50. More parking at Bellaire Triangle.
51. Lack of a strong brand/identity.
52. Lack of City signage.
53. Residential lot coverage.
54. Need a master plan for the business/retail district around the Triangle.

55. "There is still a significant lack of park improvements and upgrades (Evergreen Park needs a face lift); Russ Pitman Park could use some trimming (it's too overgrown beyond a natural look and oftentimes looks like an abandoned lot … you can make it look nice and still keep the nature lovers happy). Feld Park needs help. And, let's open it up! The soccer/softball field is most often locked, and climbing the fence to use a public park is not safe. Nice parks are inviting and facilitate community and fellowship. West University does a very good job in this area … their communal spaces are first-class."
56. New businesses closing within a year or so.
57. More trash cans for general trash and dog waste.
58. Senior housing facility or assisted living facility.

Of the 47 eligible non-resident respondents to the same question, 25 (53%) answered. Their consolidated responses include:

1. Affordability.
2. Flooding and drainage. No infrastructure plan.
3. Changes in the governing bodies.
4. Commercial real estate decisions that are not community-centric but rather tax generation for the City (i.e., the medical facility in the old Randall's).
5. Need for a safe walking trail to Pershing Middle School.
6. Safety.
7. Civic engagement.
8. Future traffic and parking problems.
9. Refusal to put in sidewalks.
10. Maintaining neighborhood feel.
11. Behind in the times.
12. The status of Bellaire High School and the state takeover of HISD.

QUESTION 12:

Top 5 priorities from a list of 17 items frequently mentioned in early meetings for Bellaire's current Comprehensive Plan review process, many of which were also heard during previous plan reviews and updates back to 2009.

For this ranking question, 854 (76%) of the 1,122 eligible resident respondents answered. The following items were ranked among the top five most often, in this order:

- Safe community and City public safety services (police, fire, emergency medical service).
- Storm water management, mitigation of flooding risks and readiness to deal with and recover from natural hazards.
- Infrastructure condition and capacity (streets, water, sanitary sewer).
- Protect the integrity of Bellaire's residential neighborhoods from incompatible development or redevelopment.
- Increased safety for residents when walking or biking in areas with significant vehicle traffic.

It also notable that two items above were ranked #1 by the most respondents, by far. The storm water management item was ranked #1 by 39.6% of the 854 respondents, followed by the safe community item at 33.7%. The next item ranked #1 most often, but by only 6.4% of respondents, was the neighborhood integrity item. The remaining #1 rankings were scattered across many of the other listed items.

NOTE: A few respondents reported difficulty in manipulating the list of items within the online survey interface to move their top 5 priorities to the top of the list (using either the up/down arrows or "slider bars" in the interface). Nonetheless, the response rate to this question was similar to the rate for the questions immediately before and after it, in the 74-76% range.

QUESTION 13: Other priorities not on the 17-item ranking list in Question 12?

One quarter (24.8%) of the 1,122 eligible resident respondents took the opportunity to type in other items they consider top priorities for the current Comprehensive Plan review process. Representative quotations are included below, and similar responses were consolidated.

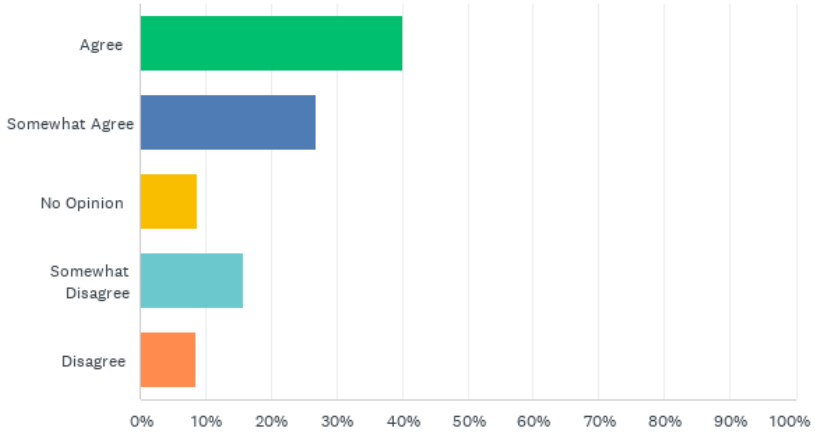
1. Property taxes.
2. Community Center.
3. Do not allow short term rentals.
4. Review dog pound and make sure we do not pour a ton of money into housing Houston's stray animals.
5. Address the homeless who hang out at bus stops and store entrances.
6. Want new library, before Public Works or Dog Pound.
7. Enforcement of existing codes, i.e., dog waste, lawn care companies blowing debris down drains, etc.
8. Fiscal adeptness/responsibility.
9. More dog friendly walking areas in the city.
10. A well-defined plan for growth in revenue stream.
11. Stop the Methodist Hospital building on Bellaire Blvd.
12. Eliminate sidewalks in city.
13. Revisit the sound walls along 610.
14. Replace and NOT PATCH streets that are cracked and separated.
15. No more strip malls.
16. A documented guideline for new building height, type of building, and plan for water retention.
17. Bike lanes that ONLY allow bikes. Stop cars parking in bike lanes, they become useless.
18. Reduce unsafe cross through traffic created with recent development and planned future development and close off through traffic from feeder roads and major thoroughfares and freeways. Close Anderson St at Fournace.
19. Bus terminal relocation.
20. More walkable areas especially more sidewalks.
21. Noise and light pollution, traffic.
22. Indoor Aquatic Center.
23. Trash can containers instead of trash bags.
24. Better mosquito control.
25. Hardening City utilities and services against cyber threats.
26. Would like to see any new commercial development be taxable and not tax-exempt, not put tax-exempt properties burden on the residents of Bellaire.
27. Recreation and sports activities.
28. Encourage residents thru monthly lawn awards to forego use of pesticides and herbicides.
29. Flood mitigation.

30. Efficient and accountable local government.
31. School system support.
32. Adopt a stricter code for homes that lack proper maintenance.
33. Upgrade and replace the Evergreen Pool Complex.
34. Cancel leases of unsuccessful businesses.
35. Closed circuit video system like West U has implemented to monitor ALL traffic in/out/around the city.
36. Traffic calming methods (i.e., speed bumps). Reduce speed limits and enforce it.
37. More focus on the environment.
38. More green space.
39. Need a proactive approach to obtaining citizen feedback on City policies and proposals.
40. More walkable food, shopping and entertainment options.
41. Improve non-vehicular connectivity to external amenities: Brays Bayou hike bike trail, YMCA on Stella Link.
42. Residential home building height.
43. Street light improvement.
44. More police presence to stop crime. Crime watch or crime patrol. Make sure we have a diverse police and fire crew. Safety from the surrounding areas of Bellaire.
45. Expand hours at Recreation Center. Open on Sundays.
46. More recycling awareness/opportunities for the residents. Curbside composting. Easier recycling – hazardous, electronics, etc.
47. Monitoring of development of former Chevron research site.
48. Avoiding office buildings in the Triangle. Continued improvement of properties in the Triangle and making the Triangle more walkable, more of a destination.
49. Marketing/promoting area to businesses and helping those businesses stay in business!
50. Require all new homes to be built with sidewalks, allowing City to build sidewalks for existing homes.
51. Control feral cat population.
52. More shade trees.
53. Attracting new family friendly businesses.
54. Permit more affordable housing – townhomes, multi-unit construction.
55. Different permit timelines for critical (i.e., building improvements) versus non-critical (i.e., outdoor) work.
56. Street parking concerns during school drop off and pick up. Cars blocking driveways.
57. Remove CMU, UVD and UVT zoning.
58. Rain garden initiatives, pollinator friendly practices, native plant landscaping, renewable energy.
59. Traffic management technology improvements for speed monitoring, traffic light synchronization, additional traffic lights near newer high-density developments (e.g., Fournace @ Newcastle is a high traffic area now with new building).
60. Encourage diversity and inclusion.
61. Build a park near H-E-B and 5th – there aren't any parks within walking distance for the neighborhood.
62. More places for food trucks.

63. More recreational indoor areas, e.g., bowling, laser tag, any family-friendly activity. Another gym.
64. More information about the history of the town.
65. "Constant development/growth is not a good thing for a small city. Bring the library up to par with the fire department, police station and park. Let our small local stores stay small, and stop the use of zero lot lines."
66. "Get others outside of Bellaire excited about Bellaire. Find ways to attract people to come to Bellaire (arts and craft show is a good start but events like this will help)."
67. The businesses located on the portions of Chimney Rock and Renwick which run through Bellaire need to be upgraded – many are old or house undesirable commercial activities such as car repair shops.
68. Allow residents to own multiple lots and have titled as single lot.
69. "I would like to see an ordinance requiring pet owners to pick up after their pets. No feces allowed on the sidewalks."
70. Reduce on-street parking.
71. "Reduce the height, footprint, and lot coverage of residential buildings (new homes), there needs to be emphasis on light, air, nature, and quality of life."
72. Private event space.
73. Bury utilities and maintain easements.
74. Maintain/improve the quality of our public works, police and fire capabilities and services.

QUESTION 14:

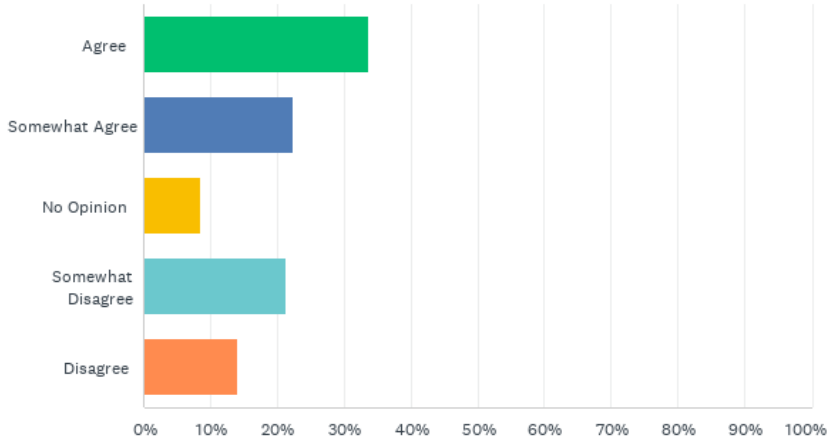
The City should focus on establishing appropriate zoning parameters for where and how commercial development or redevelopment occurs and is designed in Bellaire. The City should not get involved in trying to "recruit" or encourage certain commercial uses or mix of uses in such areas.



- 829 (74%) of the 1,122 eligible resident respondents answered this question.
- 67.1% agree or somewhat agree.
- 24.2% disagree or somewhat disagree.
- 8.7% have no opinion.

QUESTION 15:

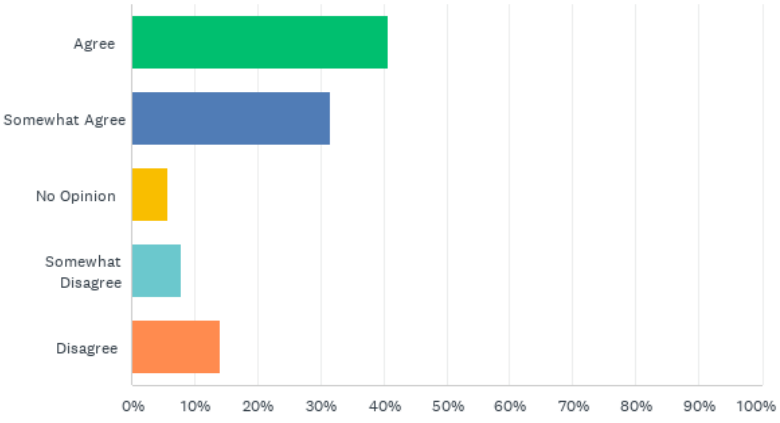
Bellaire has enough non-residential development today and should not allow any additional land to be developed or redeveloped for non-residential uses beyond the properties that are already zoned for such purposes.



- 835 (74%) of the 1,122 eligible resident respondents answered this question.
- 56.2% agree or somewhat agree.
- 35.3% disagree or somewhat disagree.
- 8.5% have no opinion.

QUESTION 16:

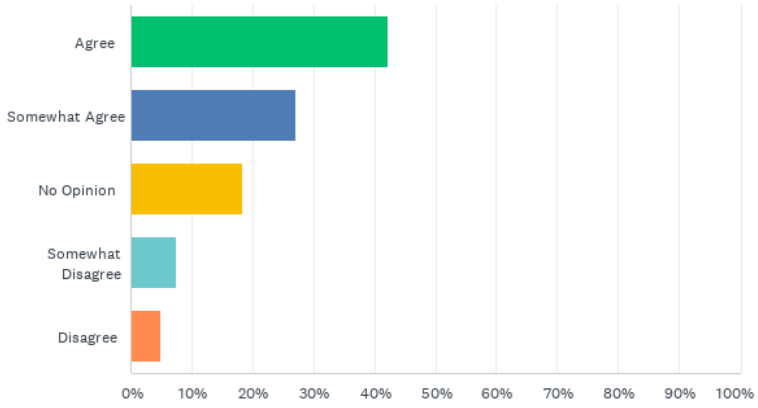
As recommended in the current Comprehensive Plan, Bellaire should be strategic and potentially allow rezoning of key properties from residential to commercial where appropriate and community-supported (e.g., current church property at corner of S. Rice Boulevard and Bellaire Boulevard that has been for sale for multiple years and is at a boundary between residential and commercial zoning).



- 833 (74%) of the 1,122 eligible resident respondents answered this question.
- 72.3% agree or somewhat agree.
- 21.9% disagree or somewhat disagree.
- 5.8% have no opinion.

QUESTION 17:

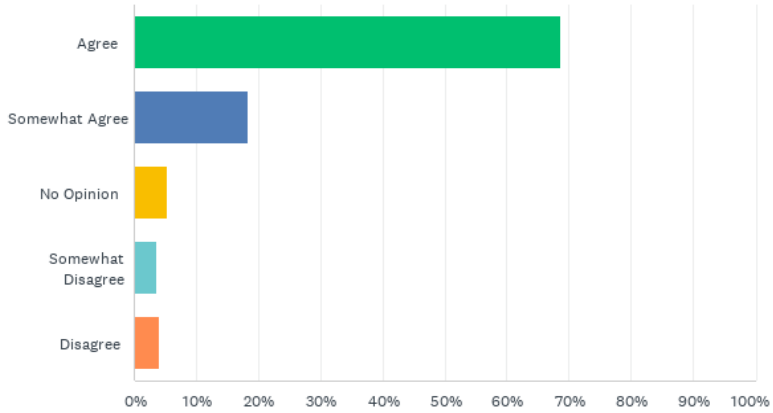
Bellaire has a few properties currently zoned for light industrial use (e.g., CenterPoint property at east city limits on Bissonnet Street, car wash at east city limits on Beechnut Street). As recommended in the current Comprehensive Plan, these zoning designations should be changed to allow only less intensive uses than light industrial if the properties are sold or otherwise become unavailable for redevelopment. (The current Comprehensive Plan shows the car wash property in a commercial designation and the CenterPoint property mostly in single-family residential with commercial only along Bissonnet Street as on adjacent properties.)



- 824 (73%) of the 1,122 eligible resident respondents answered this question.
- 69.3% agree or somewhat agree.
- 12.4% disagree or somewhat disagree.
- 18.3% have no opinion.

QUESTION 18:

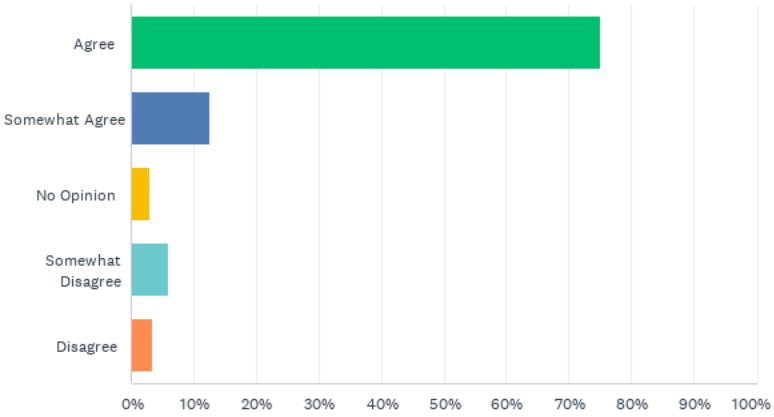
As recommended in the current Comprehensive Plan, the City should continue to seek ways to enhance the appearance of streets and public areas in Bellaire's commercial districts to encourage – and complement – ongoing private investments in upgrading commercial properties and bringing new restaurants, shopping and services that benefit Bellaire residents.



- 833 (74%) of the 1,122 eligible resident respondents answered this question.
- 86.9% agree or somewhat agree.
- 7.7% disagree or somewhat disagree.
- 5.4% have no opinion.

QUESTION 19:

Bellaire is situated within one of the largest metropolitan areas in the nation, which offers wide-ranging housing options and lifestyle settings. As the "City of Homes," Bellaire should remain a community of predominately single-family detached housing on individually-owned lots, with previously-developed townhome and smaller-lot options already available in multiple locations.

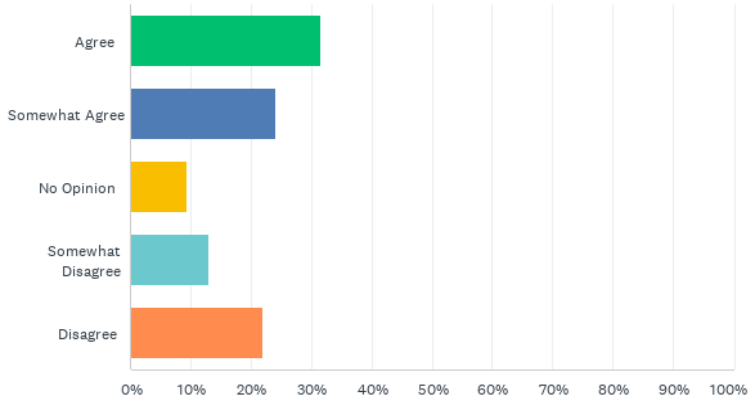


- 798 (71%) of the 1,122 eligible resident respondents answered this question.
- 87.6% agree or somewhat agree.

- 9.5% disagree or somewhat disagree.
- 2.9% have no opinion.

QUESTION 20:

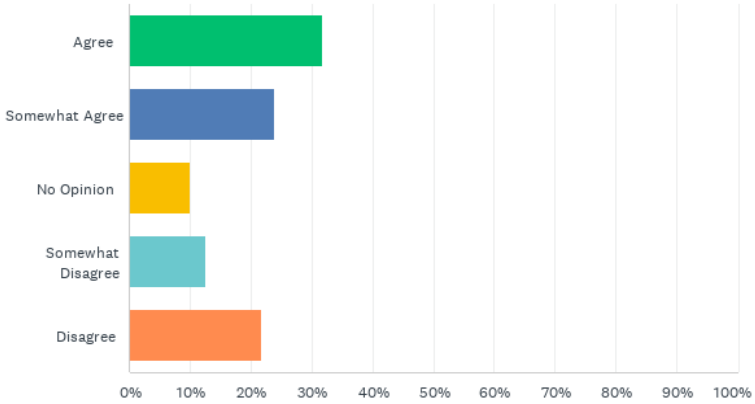
The City's current Comprehensive Plan emphasizes some consideration of "life-cycle housing" needs – the ability for those born in or now living in Bellaire to reside comfortably and affordably at different stages of life, from young adulthood to one's advanced senior years, through the availability of varied housing types and sizes. Based on this plan focus, the City should consider the appropriateness of development applications to build additional ownership housing such as townhomes or smaller-lot detached homes in locations already zoned to allow such life-cycle housing options and with limits on their allowable density, height and setback from streets and property lines (e.g., currently allowed in the mixed-use zoning districts along portions of Bellaire Boulevard and Bissonnet Street and in the vicinity of where these two major roadways intersect on Bellaire's west side).



- 798 (71%) of the 1,122 eligible resident respondents answered this question.
- 55.7% agree or somewhat agree.
- 34.9% disagree or somewhat disagree.
- 9.4% have no opinion.

QUESTION 21:

Based on the City's 2009 Comprehensive Plan, several current zoning districts in Bellaire include the prospect of attached, multi-unit housing (whether for ownership or rental), but only as part of a "mixed-use" development that includes other uses such as retail or office, and with limitations on the extent, density and design of the residential component. This should continue to be an option in areas zoned for commercial or mixed-use development along Bissonnet Street and Bellaire Boulevard, and in the west-side commercial area around the intersection of Bissonnet and Bellaire Boulevard, subject to appropriate standards to protect nearby areas of single-family detached homes.



- 794 (71%) of the 1,122 eligible resident respondents answered this question.
- 55.7% agree or somewhat agree.
- 34.3% disagree or somewhat disagree.
- 10% have no opinion.

QUESTION 22:

For many years, Bellaire has had one property at the eastern city limits along Bissonnet Street that is zoned to allow – and has accommodated – "multi-family dwellings" by right, meaning no further zoning approvals are required as long as the development and structures meet all building codes and other regulations. Given increased property values and real estate trends, it is possible this property will someday be redeveloped. Which of the following options do you prefer?

791 (70%) of the 1,122 eligible resident respondents answered this question as follows:

23.8% I am not satisfied with any of the options above and would prefer the City explore other ways to balance resident concerns about denser housing with the prospect that overly strict regulations could make revitalization of an older apartment property economically impractical.

22.9% Follow the direction of the City's current Comprehensive Plan and consider rezoning the property to a more flexible zoning category already along other nearby portions of Bissonnet Street, which allows commercial uses or, as described in the previous question, allows attached, multi-unit housing (whether for ownership or rental) only as part of a "mixed-use" development and with other limitations.

21.9% Maintain the current zoning for this property so attached multi-unit housing remains available at this location in Bellaire, but revisit the zoning standards for such housing to determine whether the allowable density and/or building height should be reduced.

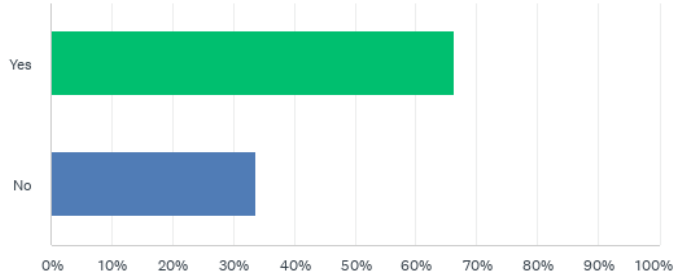
11.0% Maintain the current zoning for this property that is designed to accommodate attached, multi-unit housing (whether for ownership or rental) versus any commercial uses, recognizing that redevelopment of the property could mean a larger and taller development as the existing two-story apartments are less than the permitted building height (53 feet in the Residential Multi-Family zoning district).

10.2% Rezone the property to another designation that allows commercial uses only in case the property is ever redeveloped.

10.2% No opinion.

QUESTION 23:

Whether you live directly adjacent to a commercial or other non-residential property (e.g., school, place of worship, public facility, etc.) or elsewhere in Bellaire, do you feel adequately protected by current zoning and other City regulations on such non-residential land uses?



- 785 (70%) of the 1,122 eligible resident respondents answered this question.
- 66.2% answered Yes.
- 33.8% answered No.

QUESTION 24:
Which of the following factors do you believe negatively impacts your residential quality of life?

Those who responded No to Question 23 were invited to choose all options under this question that apply, from 10 factors listed, and 273 individuals (24% of eligible resident respondents) did so. An opportunity to type in other factors was also provided. Below are the 10 factors in order based on which were selected most often:

1. Drainage across residential property lines from non-residential properties during storms (64.1%)
2. Noise (60.1%)
3. Height of the building(s) (58.2%)
4. (Tie) Overall size of non-residential building(s) (54.2%)
   (Tie) Setback of the building(s) from residential property lines (54.2%)
6. Inadequate screening/buffering along residential property lines (53.9%)
7. Privacy concerns due to visibility into residential property from non-residential building(s) (51.7%)
8. Hours of operation of businesses/activities (possibly including late-night or early-morning deliveries, trash pickup, etc.) (50.6%)
9. Glare from outdoor lighting and/or vehicle headlights (40.7%)
10. Blocking of sunlight by the building(s) (33.3%)

Representative quotations are included below from those who typed in additional factors, and similar responses were consolidated:

1. “Special events held at these non-residential areas do impact the lives of the residents who live in the neighborhood.”
2. “Living near a pawn shop is not ideal and the cars parked in their lot block my view when trying to cross Bissonnet. We live on a cul-de-sac street that has been negatively affected by the fact that there is no fence between First Street and the 3 streets that back up to First Street. There was a slew of car thieves that used that opening to do their burglaries.”
3. Presence of short-term rentals.
4. Blight.
5. Traffic density and street parking.
6. METRO bus station.
7. Revisit sound walls.
8. Close off streets.
9. Lack of maintenance and beautification efforts.
10. Increased traffic and vehicular accidents.
11. Decreased pedestrian safety due to traffic, poor sidewalks, and bus line.
12. Multifamily dwellings (apartments).
13. Loud neighbors, especially after 10:00 p.m.
14. Police disinterest in protecting residents from traffic violations.
15. Neighbors are allowed to maintain multiple beehives on their property.
16. Early morning residential construction.
17. Crime.
18. Encroachment of commercial to residential properties and development contrary to small-town community feel and lifestyle.

19. "I would like to see more development in the 'city core' around Bellaire, Rice, and Bissonnet with businesses that serve the residents. If zoning were more attractive to development and new investment, we might have some better businesses."
20. Outsiders use of public parks, hideous lighting on public parks, hours of park usage inappropriate for a single-family bedroom community, lack of enforcement of park hours that are already too late night.
21. "Those coming off of bus lines loitering in parking areas, especially underground parking!"
22. "Lack of responsiveness, concern and enforcement of existing ordinances by law enforcement and leadership."
23. Contamination of soil and groundwater.
24. Fast food with drive thrus.
25. Mulberry tennis courts have extremely bright lights that stay on really late!!
26. "I am opposed to vape, CBD and smoke shops. I am also disappointed in the way the current retail establishments do not have to have appealing signage (the current use of vinyl banners) and the lack of care to landscaping or green space."
27. Lack of walking trails.
28. Dogs not allowed in parks.
29. Parking from customers who choose to not park in the parking garage.
30. "No business that stays open later than 7 PM should be allowed if adjacent to residential properties. No commercial structures should be more than 35 feet or 2-1/2 stories in height. Require 15 to 20-foot setbacks and site coverage of 70% or less, including surface parking. Go back to low-rise buildings with landscaping and surface parking."

QUESTION 25:

What type of non-residential uses are near where you live that you do appreciate having close by, if any?

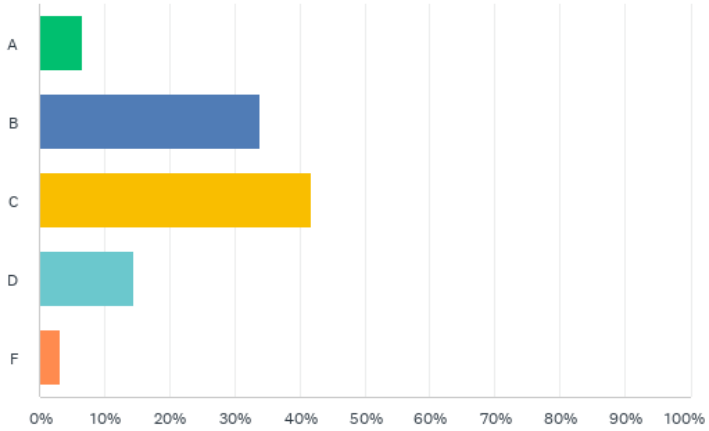
For this open-ended question, 640 (57%) of the 1,122 eligible resident respondents answered. Similar responses were consolidated below:

1. New development on Bellaire and South Rice, it's aesthetic and offers amenities to residents.
2. Parks and swimming pools.
3. Coffee shop, restaurants, gift shops, medical facilities, office buildings and grocery stores.
4. Schools, City Hall, library, fire and police department, community pool, tennis courts, baseball field, rec center, etc.
5. Strip center on Beechnut near Newcastle.
6. Places of worship.
7. Meyerland Plaza.
8. Personal services (hair, nails, cleaners), banks, quality daycare, watch repair, shoe repair, UPS, drug store, liquor store.
9. Garden nurseries and hardware stores.
10. Assisted living.
11. CenterPoint.
12. Bellaire Triangle.
13. Walgreens, car wash and gas stations.
14. Freeway and tollway access.

15. Amenities along Bellaire and Bissonnet.
16. Sidewalks and bike paths.
17. Post office.
18. Factories.
19. Family friendly activities and events.
20. Shade trees.
21. Water treatment facility.

QUESTION 26:

When you consider Bellaire's current commercial areas, whether in terms of the existing types of businesses and services, the nature and design of the developments, their appearance and "curb appeal," or other factors important to you, what overall grade would you give them (A-F, with A being the highest)?



- 787 (70%) of the 1,122 eligible resident respondents answered this question.
- 41.8% answered "C," and another 34% answered "B."
- Only 6.6% gave an "A," and 3.2% gave an "F."

QUESTION 27:

If below an A (on Question 26), what would it take to achieve an A in your eyes?

For this open-ended question, 519 (46.3%) of the 1,122 eligible resident respondents took the opportunity to type in an answer. Representative quotations are included below, and similar responses were consolidated.

1. "Need more developments like the one at South Rice and Bellaire, need to look more aesthetic, new, better curb appeal, attract the right people to Bellaire."
2. "A beautiful cohesive development. One that has a unique Bellaire look and a mix of tenants that make the area worth visiting and walking to nearby tenants while there."
3. More modernization.
4. Relocation of the Bellaire Transit Center.
5. Uniform development standards.

6. “Better curb appeal; walkable “city center” feel, more restaurants, fountains/artwork/gardens or other central areas of visual interest and attraction.”
7. “More landscaping, walkable, sidewalks, and accessibility.”
8. Better parking lots.
9. Better code enforcement.
10. “Some overarching theme or building guidelines.”
11. Maintenance.
12. Fewer commercial developments.
13. Less empty and vacant businesses.
14. “Regard for residential input.”
15. “Increasing setbacks that allow for sidewalks in front of buildings Strip centers should be reduced to 2 floors and have space outside to walk along the front of the strip.”
16. “Farther away from residential homes. More amenities, less industrial construction.”
17. “Homier, small town look and feel.”
18. “Fewer large-scale developments. Smaller structures. Greater setbacks and parking where applicable.”
19. “Bellaire should consider revisiting its signage/building design ordinances for more clear and consistent guidelines so the commercial sector has a more cohesive feel.”
20. “More sales taxes coming in to reduce homeowners’ taxes.”
21. “Adequate access and traffic study/parking impact.”
22. “I would create incentives to keep the long-time tenants and new tenants who may be struggling to meet their high rents. I’d love to see mom-chain restaurants and small businesses in Bellaire … like Dandelion Cafe and The 401.”
23. Less crime.
24. Safer street crossings.
25. Repave streets.
26. “Clean up the Pont Alba [apartments] – rebuild fences along Bissonnet and Mulberry. Add proper landscaping and enclose the property with wrought iron fencing.”
27. “Character style buildings; i.e., potentially using existing structure (like the church) but converting them into something more modern and useful.”
28. Less light pollution.
29. “Attract more high-quality mixed-use developments, which should also increase our property tax base and provide needed infrastructure funding.”
30. Less signage.
31. Bury powerlines.
32. “Parking, ingress/egress, curb appeal, theft in parking garages, hours of operation, no fast food operations, no drive thru, no industrial, more green landscaping requirements.”
33. “Redevelopment of the area at the north of the City.”
34. Enforce school zones.
35. “We have made strides in recent years with the addition of H-E-B and the redo of the Triangle. We should continue with commercial upgrades that enhance our community. Fewer strip shopping center businesses would be preferable.”
36. “Stop zero setback on commercial buildings. Create the same look and feel as the building it is replacing.”

37. “Comprehensive planning to link businesses and business areas with residential ... allowing easy access for neighborhood residents to these businesses and safe access, i.e., sidewalks, lighting, bike lanes, bike racks, police presence, maybe emergency boxes so residents can call police by pressing a button, beautification and flowers/art installations, etc. Make it nice!”
38. “Thoughtful design. The redesign of Cedar Street behind HEB is a total debacle. That sort of gross modification of a functional street should never be repeated.”
39. “Work with developers to enhance design of commercial areas. Sugar Land has a group that actively markets, seeks out and negotiates terms for developers to upgrade existing and develop new properties that fit City's needs.”
40. “Streets look like a quilt from patch work, large sidewalks for walkability and incentives for business to upgrade facade.”
41. “Enhance commercial areas with more native trees and green space. Eliminate trees planted in small grates. Eliminate concrete spanning from building to building. Incorporate flood mitigation into building projects by utilizing native green space and detention ponds.”
42. “Businesses closer to the street, more trees, more street lights, better signage for businesses.”
43. Limit types of businesses in Bellaire.
44. “The businesses on Bissonnet are too close to the street. I do appreciate the shopping center on Bellaire and S. Rice and I like the way they planted around the perimeter so houses don't have to stare at the parking lot.”
45. “The new development on S. Rice and Bellaire should be the standard.”
46. “Grounds being taken care of on a more regular basis. Fine commercial buildings due to lack of maintenance.”
47. Renovate Bellaire library.
48. Reroute Bellaire Blvd.
49. “Support Bellaire [Business Association] in their efforts to continue to enhance the overall cleanliness, attractiveness, and condition of all commercial properties in the City of Bellaire.”
50. “Keep height restricted to what currently exists today.”
51. “Remove the public parking and return the crowded area around H-E-B to 60-ft wide streets. Allow setbacks and pull-in surface parking. That might bring back some interest for new businesses. Reduce the allowed height for any new commercial development in UV-D to 2-1/2 stories with 70% or less lot coverage.”
52. “Allow businesses more leeway on parking and signage.”
53. “Closer scrutiny on types of hazardous materials and chemicals used and produced onsite and disposition of; improved signage, improved curb appeal, elimination of open ditches, improved lighting and parking.”
54. “A city hall and manager that is responsive to residents and not just for businesses.”
55. “They are 'chain like' in appearance, i.e., big neon signs, etc. If there was a way to make them look less commercial and more natural that would be nice.”
56. “Restrict to only restaurants and retail without office, industrial developments.”
57. “Eliminate light industrial, standardize parking requirements including clearly marked curbs.”
58. “A comprehensive architectural guideline. Mandatory tree planting based on square footage. Lower the speed limit to 25 mph on interior streets.”
59. “We think buildings, residential or commercial, that take up an entire lot is bad for drainage and cause unnecessary flooding since the rain water has no to little land left around structures to absorb the runoff.”

60. "The commercial areas should be reduced in area and changed to single family homes, with parkland buffering and protecting commercial areas from homes. Commercial areas should be required to have 20% or more green space. Setbacks should be increased. No lot-line coverage allowed. Requirement to plant trees and landscaping."
61. Provide longer pedestrian crossing times on Bellaire Blvd. and Bissonnet.
62. "The shopping center on the southeast corner of Bissonnet and South Rice is visually unappealing with mediocre businesses with minimal clientele."
63. "Major reinvestment and business partnerships."
64. "Create overpasses that span Bellaire and Bissonnet, enabling easier walkable, rideable connectivity between commercial and retail development."
65. "Build a central parking facility that would enable lots to be turned into more commercial and retail development."
66. "We need sidewalks and for the City to be consistent. Either no sidewalks or sidewalks – having half and half is ridiculous."

QUESTION 28:
Top 5 priorities from a list of 20 "walkability" factors that often contribute to more pedestrian-friendly areas.

For this ranking question, 705 (63%) of the 1,122 eligible resident respondents answered. The following items were ranked among the top five most often, in this order:

- Providing highly visible crosswalks.
- Minimizing the number of times that an individual walking has to cross paths with vehicles (e.g., street crossings, driveways across sidewalks, within parking areas, etc.).
- Installing signage to make drivers aware of areas with higher pedestrian activity and street crossings.
- Providing shade over sidewalks and walking paths.
- Designing streets with "traffic calming" measures that reduce vehicle speeds – or retrofitting existing streets with such speed-reduction techniques.

The factor ranked #1 by the most respondents was the "Minimizing" item above at 24.1%. Ranked #1 next most was the first bullet item above involving highly visible crosswalks at 12.8%, followed closely at 12.2% by an item not in the top 5: "Ensuring continuity of sidewalks or walking paths between commercial areas and nearby neighborhoods."

QUESTION 29: Other priority "walkability" factors not on the 20-item ranking list in Question 28?

267 (23.8%) of the 1,122 eligible resident respondents took the opportunity to type in other items they consider top walkability factors. Representative quotations are included below, and similar responses were consolidated.

1. "Prohibit banks and drive through businesses."
2. "This is silly — with multiple 100-degree days and with the distance between locations this is not a walkable/bikeable location."
3. "Provide easy access to (but limited vehicle traffic within) the area. Parking garage at the perimeter, shuttle buses/trolleys, incentivize golf cart/Neighborhood Electric Vehicle (NEV) use instead of cars for families to get to the area."
4. Need speed bumps on Second Street.

5. “Fix sidewalks which retain water.”
6. “Pedestrian only streets.”
7. “Sidewalks on one side of every street on the north side of all streets, (arbitrary but consistent), but give everyone 3 years to design or install their own for City to install, or allow individuals to protect their landscape design/trees.”
8. “A lot of us would need to drive to the areas that would be walkable, so maintain adequate parking.”
9. “Making sure sidewalks are level and smooth and seeing that every curb is smooth and handicapped accessible for all strollers too.”
10. “Less dog feces. Avoid pickup truck spaces allowing them to back up and block sidewalks. More shade around library. Simple food/drink kiosk at pavilion for early coffee and evening beer/wine.”
11. “Sidewalks should at least be continuous along the length of a block. It makes no sense for one house to have a sidewalk and then no side walk the rest of the block.”
12. “Reduce speed limits and enforce speed limits and stop signs.”
13. Enforcement of existing laws.
14. “Having anti-loitering rules to improve safety. No large, vacant buildings with large parking lots that are not heavily patrolled by police.”
15. “Better control of people crossing illegally from bus stop on Bellaire Blvd.”
16. “Wide sidewalks on main thoroughfares.”
17. “Don’t widen sidewalks in residential areas!”
18. “Changing motorized to battery operated and keeping battery operated scooters, bikes, etc. off walkways. They are dangerous to people walking.”
19. “Install a walking path on the CenterPoint easement to connect to Houston bike lanes and other commercial districts to the north. The 4300 block should have a connection north/south that connects with Bellaire and Bissonnet that is lit and beautified. The path by the old police substation (although outside Bellaire) is between an abandoned building and a water treatment facility. Not safe. How else can we connect our community to the bayou and surrounding areas?”
20. “Trees for shade!”
21. “Add long turn lanes at intersections.”
22. “Buttons to activate crossing light. Well-lit paths for dusk and early morning. Safe areas for runners.”
23. “More two or three-story buildings would make a pleasanter walking environment (more shade, better enclosure of space).”
24. “I would like to see pass through streets policed for speeding and running stop signs.”
25. “Closing off access to streets from the feeder roads to reduce vehicle traffic off the freeway.”
26. “Overhead street lighting in the city. The entire city streets and trails along Newcastle are too dark.”
27. “Better traffic control, bring on red light cameras.”
28. Reduce homelessness.
29. “Remind pedestrians to use their light and not ‘jay walk’ or try to beat the traffic.”
30. “Bridges over Bellaire Blvd. and Bissonnet. Sidewalks all along S. Rice and 610 feeder (no, they’re not already there). Places to stop and rest or wait for someone.”
31. Maintenance of pedestrian crossing lights.

32. “Bellaire doesn't have a large enough quality of things to ‘walk to’ ... for walkable to be Bellaire's biggest problem, right now.”
33. “A sidewalk across the railroad tracks with a parkway grassy strip separating the street and pedestrian traffic.”
34. “Bike lanes also give pedestrians added distance from vehicular traffic.”
35. “We need lights on the walking paths that turn on at 9 and go off at 2 (after normal kid curfew). We need more dog parks. We need more pretty trees.”
36. “Having a grassy strip barrier is also very important to me.”
37. Brighter more evenly spaced street lights.
38. “Use of roundabouts to slow traffic in high pedestrian areas.”
39. “Enhance community to make it ‘walk friendly’ … more sidewalks, bike lanes, ADA ramps versus curbs, etc.”
40. “Require development fully accommodates walking (for example, there is no way to walk, or bike, into the new H-E-B stores without entering an automobile lane).”
41. “A sense of safety, through the City’s recognition of LGBTQ population and diversity and inclusion.”
42. “Add ‘Not a 4 way stop’ signage to certain streets, where helpful.”
43. “Leveled and well-maintained sidewalks. Signage for bikers and walkers to share the road. Maybe bikers on the left and walkers stay on the right.”
44. “Adding a sidewalk on Fifth that goes toward H-E-B on both sides of the street. To walk to the H-E-B, we have to cross to the far side of Fifth to walk on the sidewalk then cross back at Spruce to the other side. Then you have to play a game of Frogger to safely enter the parking garage. It is ridiculous and it is clear that there was zero thought in this design. Additionally, if you wanted to walk to Randall’s, when it was still open. Don’t dare try to cross Bissonnet at Fifth!! You have to run across in a mad dash in the hopes you won’t be killed because the cross-walk hand only stays up for a short period of time. The timing of that light in general is a hot mess. If you want to turn left from Fifth onto Bissonnet, be prepared to wait in excess of 7 minutes. I timed it!”
45. “I rarely see Bellaire enforce speed limits. They should be a presence on Bellaire Blvd, South Rice and Bissonnet.”
46. “Recycling bins along route.”
47. “Add beautiful boulevards on Chimney Rock and Renwick to make them more attractive.”
48. “Add seats and sun covers in all of the bus waiting stops; on hot days I’ve seen people sitting on the ground because of the lack of bus waiting areas (with seats and sun covers).”
49. “Median green space, like in front of city hall, high school to limit driving space to help calm traffic.”
50. “More dog waste stations and water fountains. Note that a dog waste station at the very southern-most point of the city is poor usage design. It would get more usage 1/4 mile north.”
51. “Create a ‘park zone’ with reduced speed limits around parks, especially along Newcastle.”
52. “Eliminate any commercial enterprise that does not directly serve the residents and limiting the size of the commercial areas so that they are smaller, with parkland buffering residential areas from commercial areas.”
53. “Paint a bike/walking lane on the side of the street on the big streets where we don’t have sidewalks. Don’t restrict parking, but at least everyone who goes through the neighborhood would be expecting walkers and bikers up and down one side of the street for the most part.”
54. “Please fix potholes where we walk. It can be so dangerous.”

55. "Perhaps utilizing misters in some areas and canopies on buildings where there are no trees. Houston is so hot most of the year that I feel any walkable area has to have this factor as a priority when designing. Look to areas like City Centre and The Woodlands Mall for traffic and parking design."

QUESTIONS 30-32:
Adjectives that describe a better version of Bellaire you would like to see upon your return if you had to leave Bellaire and came back in 20 years to live here again.

Just under half (46-49% across the three questions) of the 1,122 eligible resident respondents took the opportunity to type in adjectives or other words that came to mind in response to this "imagine if" question. The word cloud graphic on a later page provides a visual summary of all responses, with larger word sizes indicating the words mentioned most (some of which are not adjectives or are words like "more" or "no" from responses that had multiple words).

Responses for Adjective 1 (Question 30) included:

Zoned, green, walkability, Town Center, modern, family-friendly, quiet, safe, affordable, prettier, charming, honesty, brighter, no chains, consistent, residential, great schools, cleaner, prepared, community, flood-free, engaging, sustainability, more trees, diverse, remove METRO, garage gone, location, streets=West U, bustling, competent, unchanged, more businesses, self-sufficient, closed off, friendly, diverse, vibrant, beautiful, intentional, desirable, luxury, affordable, inclusive, happy, sidewalks, pedestrian, improve apartments, less dense, quaint, redevelopment, small town feel, attractive, conformity, well-run, curb appeal, environmental, like a Village, peaceful, clean, welcoming, culinary, well-maintained, neighborly, stable, calm, Town Center, progressive, thriving, fiscal prudent, city of homes, accessible, better streets, serenity, restaurants, artistic, flowers, comfortable, family-oriented, property value, no big development, exciting, unique, charming, approachable, infrastructure, prosperous, integrated, quality schools, verdant, tranquility, warm, retro, lower taxes, robust parks, fun, high tech, generational, cohesive, pedestrian, economical, less commercial, aesthetic appeal, solar powered, communal, great living, city boundaries, thriving, master planning, bikability, upscale, affordability, dry, cohesive, innovation, better police, familial, kid-friendly, small, interconnected, landscaping, speed bumps, spacious, optics, security, single homes, equitability, arborous, impressive, protected, democratic, inclusive, house upkeep, better lighting, library, busy, low traffic, ecological, livable, bright, people, "smart" city, only 2 storied.

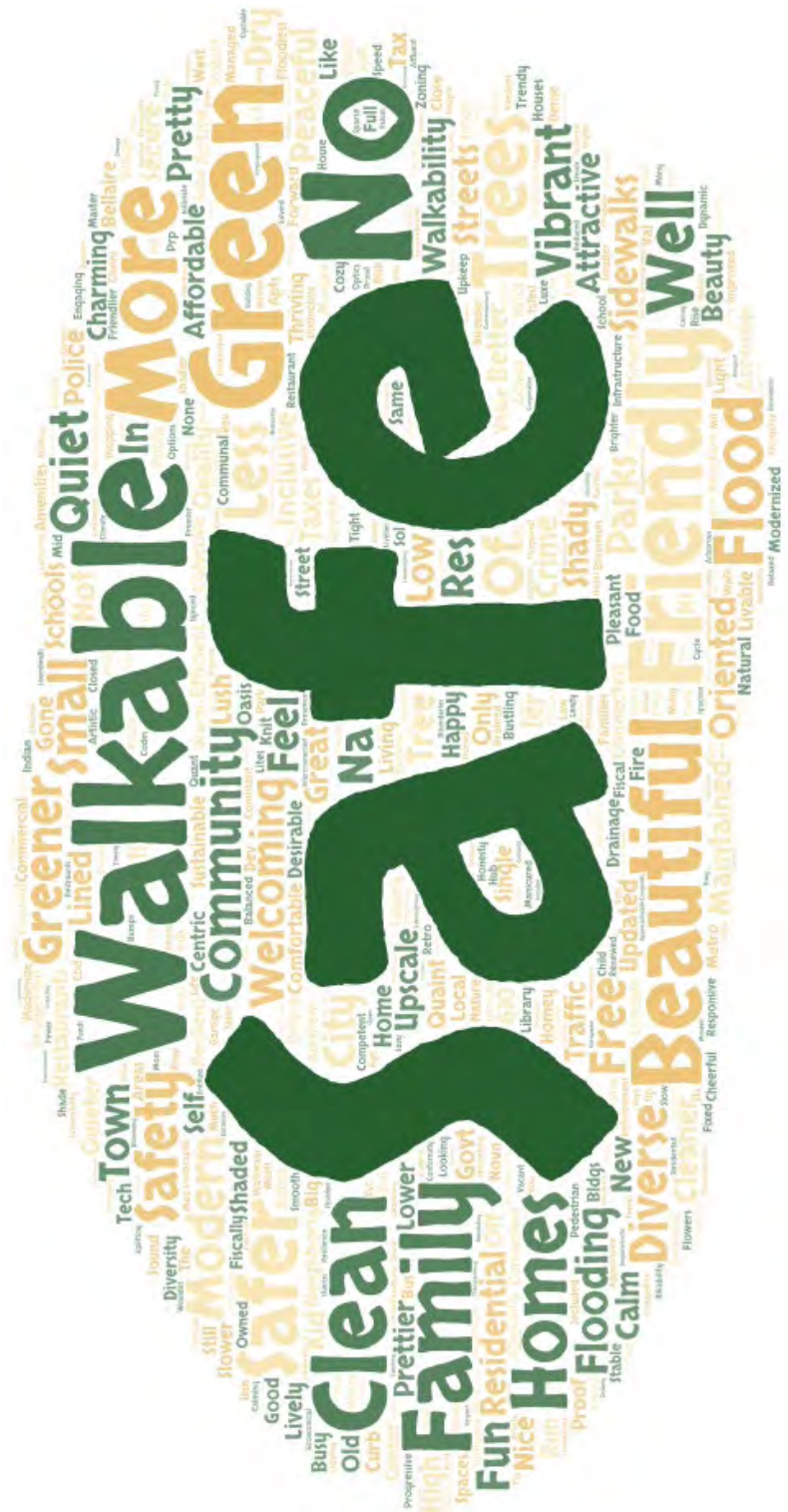
Responses for Adjective 2 (Question 31) included:

Green, safe, cycle friendly, fixed streets, park friendly, small town, darker, resilient, community, thriving, transparency, affordable, sidewalks, cohesive, clean, fiscally sound, convenience, quaint, connected, beautiful homes, sidewalk, balanced, ambulance, attractive, beautiful, quiet, walkable, responsive government, residential, businesses, soundwalls, METRO bus gone, peaceful, shady, trees, quality street, good schools, diverse, single homes, concerts, coveted, maintained, efficient, small, modernization, self-reliant, locals only, effective, consistent, quality, vibrant, dynamic, busy, charming, less traffic, synced lights, lush, vacant homes, friendly, amenities, upscale, affluent, distinctive, bikeable, pretty, family-centric, inclusive, no flooding, homier, traditional, high lot prices, supportive, community, lively, no eyesores, nice restaurants, cheerful, upkeep, trendy, not Houston, new structures, active, soft light, peaceful, secluded, welcoming, desirable, organized, contemporary, larger setbacks, enjoyable, enforce law, well-maintained, blooming, pristine, community driven, child-friendly, Village-like, high and dry, uplifting, European vibe, local shopping, inclusive, flood control, more tennis, active, calm, cheerful, simple, fun, well managed, peaceful, neighborly, flower beds, protected, employment,

gathering, cohesive, natural, sparse, consistent, cooperative, great police, oasis, infrastructure, slower, comfortable, thriving, lively, intimate, new, community areas, pedestrians, a city of homes, bustling, quality, luxury, flourishing, more cafes, light rail, prosperous, consistency, sustainable, sparkling, small commercial, dependable, building codes, amenities, communal, curb appeal, life long living, lively, library, diverse, less commercial, fresh, denser, less progressive, cozy, facelift of CBD, healthy, engaging, delineated, calm, scenic, pleasant, mixed use, beautify, expensive, forward leaning, slower, restaurant hub, no stucco, better streets, private, happy, no apartments, energetic, friendlier, distinctive, less government, many activities, less commercial, smaller houses, taller.

Responses for Adjective 3 (Question 32) included:

Manicured, zoned, diverse, Bellaire Scape, fancier, city of homes, slower, residential, family, trees, greener, welcoming, beautiful, family oriented, cooler, no office buildings, safe, practical, lush trees, tech savvy, small, affordable, community minded, kid-friendly, responsive government, clean, recreation, close streets, less commercial, quaint, walkable, public areas, flood resistant, diversity, dynamic, good schools, modern, restaurants, taxes, local food/beverage, attractive, friendly, slow, autonomous, managed, community, vibrant, proud, responsive, happy residents, pleasant, independent, luxe, rise, connected, sidewalks, less development, shady, cool island, new, well run, streetsweepers, quality stores, flood “proof”, infrastructure, strict zoning, premier, smart, enjoyable, fun, cleaner, livable, congenial, convenient, established, diversity, robust, homey, shaded play, warm, eye catching, single story, unique, livable, secluded, charming, no mcmansions, respect nature, improved, no more shacks, comfortable, prosperous, drainage, serene, accessible, kind-hearted, starry nights, canopy, tight-knit, more police, solvent funds, well lit, beautification, successful, less congestion, amenity-rich, innovative, thriving, up-scale retail, sovereignty, stress free, livable, climate, shopping, family owned, flourishing, calm, quiet, great fire department, reasonable, peaceful, livelier, historic, great eating, bikeable, efficient, modern, mom/pop shops, slow moving, natural beauty, timely, sustainable, better streets, pleasant, parks, forward-looking, well kept, neighborhood, community, influential, environment, relevant, hometown feel, inviting, maintained, fun, sociable, trendy, inclusive, enforcement, well designed, updated, forward, competent, destination, engaged, enclosed, balanced, eco-friendly, open minded, progressive, quality life, caring employee, cozy, relaxed living, roomier, young, well maintained, dry, gateway, orderly, high-quality, fewer entitled, snobs, easy, exclusive, best, high values, senior living, well planned, desirable, close in, Medical Center II, change nothing, tasty.


Safe
Walkable
Clean
Family
Homes
Green
More
Quiet
Friendly
Beautiful
Flood
Trees
Well
Vibrant
Community
Safety
Flooding
Diverse
Small
Town
Welcoming
Affordable
Pretty
Charming
Walkability
Sidewalks
Attractive
Beauty
Oriented
Upscale
Residential
Fun
Old
Lively
Busy
Nice
Calm
Peaceful
Parks
Shady
Pleasant
Food
Updated
Maintained
Modernized
Drainage
Traffic
Crime
Low
Res
Na
Feel
Happy
Only
Tree
Great
Desirable
Comfortable
Centric
Lined
Greener
Modern
Safer
Tech
Self
Owned
Prettier
Lower
New
Bldgs
Pedestrian
Fiscally
Shaded
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QUESTION 33:
As you think about Bellaire's future, do you have any other hopes or concerns that you did not see covered in the questions above?

For this final open-ended question, 619 (55%) of the 1,122 eligible resident respondents answered. Representative quotations are included below, and similar responses were consolidated.

1. Relocate the METRO bus station.
2. Redevelop the downtown with a small town feel in mind.
3. Better City government. Reduce debt.
4. Pickleball courts.
5. Maintain City of Homes.
6. "I hope when I pass down my house to one of my kiddos it's a safe, affordable place they can raise their kids with great parks and restaurants and big trees and beautiful landscaping."
7. Promoting cultural diversity and appreciation.
8. Maintain property values.
9. Aesthetics. Curb appeal.
10. Prohibit short-term rentals.
11. Maintenance of homes.
12. Faster permits.
13. Preference of local businesses.
14. Better schools.
15. Better education of citizens in the process to ensure better participation.
16. No apartments.
17. Bellaire does not need more commercial properties.
18. More police and firefighters with better pay.
19. Existing Bellaire businesses should not be pushed out.
20. CenterPoint property to be residential. Bellaire should be even more residential.
21. Improved lighting.
22. Bury utilities (resilience).
23. "Aging population has different needs than families with younger kids. Need some inventive overlap for community development."
24. Sound walls on 610 and closure of streets such as Holly Street at 610.
25. On-street parking limitations.
26. "More asphalt. Less concrete streets so less impact when walking."
27. Quality retail development and dining.
28. No more major medical facilities.
29. "Would like to see artificial turf in place of grass in town center where the Party on the Pavilion is held."
30. "Newer residents are not heard from enough."
31. Walkability. More sidewalks. Bike paths to connect to bayou paths and dedicated bike lanes to shopping centers.
32. Flood mitigation.
33. Dedicated senior center.

34. Lower taxes.
35. Close streets to make it less easy for people to travel through the city.
36. Parking rules to limit non-resident parking in residential areas.
37. “Can we have a moratorium on more big white stucco boxes/houses, please. And no 2 story ‘town home’ style homes like the fairly new houses on Bissonnet near east side.”
38. Building standards.
39. Luxury mid-rise.
40. Continued investment in schools.
41. Enhance sense of community.
42. More transparency and awareness.
43. Focus on what is best for the long-term health of the whole city.
44. Address the environment (solar, native plants, large trees, permeable surfaces, and reducing or eliminating pesticides and herbicides).
45. “Stop building McMansions – lot size to house size considerations.”
46. “Make the pools free to residents – charge a yearly flat fee.”
47. Renovation of the Evergreen pool complex.
48. More public basketball courts.
49. “PLEASE make the southern entrance to Southdale more appealing.”
50. Reduce traffic.
51. “An emphasis on a comprehensive plan to establish a vision for the city with clear intent for existing developments and districts to improve over time while redevelopment moves the entire city towards the vision.”
52. Limit the height of development downtown to create a small town feel. Require more setback, green space and wider sidewalks.
53. Community garden.
54. Maintenance of infrastructure.
55. “Bellaire: Safe, secure, successful, pleasant "city of homes" – i.e., "home like" – with all the advantages of Houston and NONE of the downsides. There is a reason that the Bellaire little league success is highlighted on the water tower. That is the icon the city should be living up to.”
56. “I would like to see Bellaire focus on being a community of homes with families of all ages living in an environment with trees, parks, and safe streets allowing us to meet and share life together.”
57. “The apartments do not receive any City of Bellaire information, regarding events of the city.”
58. “This is a really great neighborhood and we love living here. With continued emphasis on providing great City services and nice places for family and community, as well as safety and security, I think we will continue to have a bright future.”
59. Address homeless situation.
60. “Make parks, pool, rec center and other facilities for exclusive use of residents only.”
61. Reduce speed limits and enforce them.
62. “No Tolerance policy for vagrancy. No Tolerance policy for solicitation.”
63. “I would like to see a continuing effort to work collaboratively with potential developers to create viable business developments that also enhance the home environments that surround those developments.”
64. Preserve Bellaire history.

65. Lot coverage.
66. Reduce light glare on surrounding residential.
67. Reduce park hours.
68. Strict parking and drop off/pickup regulations for contractors, non-residents and drivers taking their kids to school.
69. Street lighting.
70. Schools.
71. “Encourage walking with maps and friendly trails for getting to parks, restaurants, and shopping. It would be nice if Bellaire was a more walkable town.”
72. More universally accessible (bicycle/scooter/wheelchair friendly not addressed).
73. “More activities with blocked off streets, and sidewalks!”
74. Metal and other recycling events.
75. “Please keep it beautiful and safe and sparsely populated. Trying to get more and more housing will destroy the appeal.”
76. “Need more restaurants and shops. Both chain and boutique. Need more iconic Bellaire signage and street lights in most main areas to brand Bellaire.”
77. “I hope more Bellaire residents embrace solar power and electric vehicles, and are incentivized to do so by the City.”
78. Need a Parents on Patrol program.
79. “We need to build the Bellaire of the future, not the present or the past.”
80. “There are many vacant homes in various stages of disrepair throughout the city that have been this way for years. This issue never seems to be addressed.”
81. “I would love to have more interaction with the police – coffee with the cops? I would like to get more alerts from the police and the City on things happening ... a newsletter that features safety issues and reports, how to prevent crime, and keeps everyone informed.”
82. More economic development marketing and more information on openings and support for small businesses.
83. Help with the feral cats.
84. “Lack of continuity across the city. Besides the red signs there’s not clear indication one is in Bellaire. It’s hard to define our character.”
85. More public internet connectivity.
86. City beautification projects.
87. “I would really like for Bellaire to upgrade and support the dog pound. If a 501(c)(3) charitable entity could be set up to provide support to the pound, I would be prepared to make a sizable contribution and I am sure others would as well.”
88. “Bellaire needs to allow for some version of multi-family housing. Whether it be apartments, condos, duplexes, or townhomes, density is the only way to continue housing the city’s population growth without increasing flooding.”
89. More choices for senior housing.
90. Virtual electronic gateway to deter crime.
91. Bring back the farmer’s market.
92. Tree protection from construction. Require an arborist.
93. “WHAT TO EXPECT Strong schools, dependable local services, and gathering spots. THE LIFESTYLE Where families and social butterflies thrive. UNEXPECTED APPEAL Pocket parks perfect for

recharging. THE MARKET Classic architecture and a hefty dose of charm. YOU'LL FALL IN LOVE WITH The family-nurturing atmosphere – and steady property values."

94. "Make Bellaire an easier place to do business with. Recruit and invent right types of businesses to make Bellaire a city where its residents don't need to leave Bellaire to accomplish all of their daily needs."
95. "Senior center … could be part of library refurbishment? Separate building/area but definitely near library, perhaps with a small coffee/cafe that would also serve library patrons."
96. Improve Bellaire's playgrounds with turf and shade.
97. "Vocal minority of residents drive too much of planning. Need to spend more money on outreach to all residents, especially new residents who are working busy professional jobs. Make it a priority to get verified input from everyone."
98. Create a food hall in the downtown area.
99. "Regulations that new constructions or even existing use efficient/sustainable/eco-friendly materials and/or methods."
100. "The City think about running its own schools and school district to ensure residents can get a quality education."
101. More events (food truck night, art fairs and craft fairs).
102. Increase City staff. Address problems as they are raised. Proactively work with the City of Houston to address areas surrounding Bellaire.
103. Retirement communities with single family homes.
104. Bus shelters.
105. Need comprehensive street projects.
106. "Improvements all around the city are needed. From individual homeowners keeping up their properties, improved landscaping, pressure washing, cleaning windows, etc. Commercial landscapers picking up grass clippings, etc., NOT blowing debris 'away' down the street!! Pet peeve!!! Distinguish Bellaire from surrounding areas so when you enter the city you know you've arrived!!"
107. Access to public green spaces like public school grounds and club/recreational facilities.
108. Allow fencing in front yards.