AGENDA STATEMENT

City of Bellaire

MEETING: City Council - Nov 06 2023
PREPARED BY: Travis Tanner
DEPARTMENT: Development Services

ITEM TITLE:

Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, calling a Joint Public Hearing before the City Council and the Planning and Zoning Commission of the City of Bellaire, Texas, on Monday, December 11, 2023, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411, to hear any and all persons desiring to be heard on or in connection with an application filed by Page Southerland Page, Inc., on behalf of the Houston Methodist Hospital, in accordance with *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment*, of the *Code of Ordinances of the City of Bellaire, Texas*, for a Planned Development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard, Bellaire, Texas, in the Urban Village-Downtown (UV-D) Zoning District - Submitted by Travis Tanner, Director of Development Services.

RECOMMENDATION:

Travis Tanner, Director of Development Services, recommends that City Council adopt the ordinance.

BACKGROUND/SUMMARY:

A joint special session of the City Council and Planning and Zoning Commission was conducted on September 28, 2023, at which Houston Methodist Hospital (Methodist) representatives, including Page Southerland Page, discussed future development options after their previous request was not approved on July 17, 2023. Again, this is for the 3.19-acre site located at 5130 Bellaire Boulevard in the Urban Village-Downtown (UV-D) Zoning District. Previously, a medical office building and separate retail buildings were proposed on the site.

Methodist has now submitted a revised Planned Development request to include one building with a mixture of both the medical office and retail uses. Since the request is different, it requires another public hearing by the Planning and Zoning Commission and City Council. The possibility of a joint public hearing with was discussed on September 28 in recognition of the fact that the project has already been going through the approval process for approximately one year, and City Council appeared to express openness to working with Methodist on the revised request.

Staff has no objections to this approach and supports a joint hearing in order to transparently comply with all rules and regulations while not having multiple hearings given that two public hearings and several public meetings have been held regarding the proposed development.

PREVIOUS COUNCIL ACTION:

A previous, different Planned Development application was not approved on July 17, 2023. A revised conceptual plan was discussed on September 28, 2023.

FISCAL IMPACT:

None

CITY ATTORNEY REVIEW:

☑ **Yes** ☐ **No**

City of Bellaire

ORDINANCE NO. 23-____

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELLAIRE, TEXAS, ON MONDAY, DECEMBER 11, 2023, AT 6:00 P.M. IN THE COUNCIL CHAMBER, FIRST FLOOR OF CITY HALL, 7008 SOUTH RICE AVENUE, BELLAIRE, TEXAS 77401-4411, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH AN APPLICATION FILED BY PAGE SOUTHERLAND PAGE, INC., ON BEHALF OF THE HOUSTON METHODIST HOSPITAL, IN ACCORDANCE WITH *CHAPTER 24, PLANNING AND ZONING, ARTICLE VI, AMENDATORY PROCEDURE, SECTION 24-604, APPLICATION FOR PLANNED DEVELOPMENT AMENDMENT*, OF THE *CODE OF ORDINANCES OF THE CITY OF BELLAIRE, TEXAS*, FOR A PLANNED DEVELOPMENT CONSISTING OF A THREE-STORY MEDICAL OFFICE AND RETAIL BUILDING WITH SURFACE AND UNDERGROUND PARKING ON AN APPROXIMATELY 3.19-ACRE SITE LOCATED AT 5130 BELLAIRE BOULEVARD, BELLAIRE, TEXAS, IN THE URBAN VILLAGE-DOWNTOWN (UV-D) ZONING DISTRICT.

WHEREAS, the City Council of the City of Bellaire, Texas ("City Council"), has received an application filed by Page Southerland Page, Inc., on behalf of the Houston Methodist Hospital, in accordance with *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for a Planned Development Amendment*, of the *Code of Ordinances of the City of Bellaire, Texas*, for a Planned Development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard, Bellaire, Texas, in the Urban Village-Downtown (UV-D) Zoning District; and

WHEREAS, the City Council finds that the best interest of the City of Bellaire, Texas, will be served by calling a joint public hearing before the City Council and the Planning and Zoning Commission and determines that it is in the public interest for said joint public hearing to be held at the earliest and most practicable date; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:

1. THAT the City Council does hereby call a joint public hearing before the City Council and the Planning and Zoning Commission to be held on Monday, December 11], 2023, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411, at which time and place all persons desiring to be heard will be heard on or in connection with an application filed by Page Southerland Page, Inc., on behalf of the Houston Methodist Hospital, in accordance with *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for a Planned Development Amendment*, of the *Code of Ordinances of the City of Bellaire, Texas*, for a Planned Development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard, Bellaire, Texas, in the Urban Village-Downtown (UV-D) Zoning District; and

2. **THAT** written notice of the joint public hearing be given as required by *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-610, Publication, subsection B*, of the *Code of Ordinances of the City of Bellaire, Texas*.

PASSED and **APPROVED** this 6th day of November, 2023.

SIGNED:

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Andrew S. Friedberg
Mayor

ATTEST:

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Tracy L. Dutton, TRMC
City Clerk

APPROVED AS TO FORM:

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Alan P. Petrov
City Attorney