AGENDA STATEMENT

City of Bellaire

MEETING: City Council - Jul 17 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, granting a Planned Development Permit PD-__-UV-D to the Houston Methodist Hospital for the construction of a planned development consisting of one three-story medical office building, three one-story retail buildings, and a two-story parking garage with subsurface parking, on an approximately 3.19-acre site located at 5130 Bellaire Boulevard, within the Urban Village-Downtown (UV-D) Zoning District - Submitted by Travis Tanner, Director of Development Services.

RECOMMENDATION:

Staff has no objections if City Council approves the application conditioned on the Planning and Zoning Commission's recommendations and compliance with the specifications presented by the applicant.

BACKGROUND/SUMMARY:

On June 5, 2023, City Council held a public hearing per the Code of Ordinances, Chapter 24, Section 24-604, to receive public comment on an application filed by Page Southerland Page Architects, Inc., on behalf of the Houston Methodist Hospital. The application is for a planned development consisting of one three-story medical office building, three one-story retail buildings, and a two-story parking garage with subsurface parking, on an approximately 3.19-acre site located at 5130 Bellaire Boulevard in the Urban Village-Downtown (UV-D) Zoning District.

The Planning and Zoning Commission also previously held a public hearing On March 9, 2023. On April 13, 2023, the majority of Commissioners present determined that that the proposed development is consistent with the Comprehensive Plan and meets the spirit and intent of the U-VD Zoning District as required for a planned development and thus recommended that City Council approve the application with the following conditions:

- The one-story buildings shall be constructed within the timeframe for construction of the three-story building. No certificate of occupancy for the three-story building shall be issued until the shell of the three one-story buildings has been fully constructed; and
- The three driveways on the site plan located on Bissonnet, Cedar and South Rice shall be right-in, right-out only.

The June 5 hearing at City Council included a number of comments for, against, and questioning how we would ensure the development will comply with the project specifications presented by the applicant. That said, staff has no objections to City Council approval of the application conditioned on

(1) the Planning and Zoning Commission's recommendations and (2) compliance with the following specifications:

- If a specific requirement is not identified in these conditions, the site shall comply with the requirements of a UVD zoning district development;
- The site shall consist of a three-story building with an attached two-story parking garage with an additional subsurface parking level and three one-story buildings as provided for in the Planned Development Application and Site Plan;
- The buildings, parking garage and parking improvements shall be constructed in the locations and at the heights as indicated in the Planned Development Application and Site Plan;
- The three-story building shall have a maximum floor area of 95,000 square feet and shall only be used for medical office use and accessory uses as permitted in the UVD zoning district;
- The three one-story buildings shall have a maximum combined total floor area of 10,000 square feet and shall only be used for business and professional offices and services, general retail sales and services, restaurant, and accessory uses as permitted in the UVD zoning district. General retail sales and services does not include headshops, mini-storage businesses, mortuaries or funeral parlors, pawnshops, or tattoo shops;
- The site shall have at least 368 parking spaces combined between the parking garage and surface parking;
- In lieu of the required 19 street trees, the site shall be required to have at least 12 new street trees and preserve, and maintain the existing 21 mature trees located within the Bellaire Boulevard right-of-way adjacent to the site;
- The maximum lot coverage shall not exceed 68%, provided, however, that the lot coverage may exceed 68% up to a maximum lot coverage of 89% if the additional coverage above 68% consists of permeable pavers. Permeable pavers shall be of the materials, design and maintenance plan approved by the building official based on industry standards for permeable pavers with drainage in mind. For purposes of the site's drainage and detention requirements, permeable paves shall be considered impermeable; and
- The three-story building with the attached parking garage may have up to two allowable wall signs per side (shown as elevation in the Planned Development Application and Site Plan).

The above specifications are outlined in the attached draft ordinance for City Council's consideration. Detailed information regarding the proposed planned development, and the Commission's recommendation letter, are attached for review.

PREVIOUS COUNCIL ACTION:

A public hearing was held on this item on June 5, 2023.

CITY ATTORNEY REVIEW:

☑ **Yes** ☐ **No**

Methodist Medical Office Building
Planned Development Application

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

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Methodist Medical Office Building
Planned Development Application

Exhibit A: Updated Site Plan

7008 South Rice Avenue, Bellaire, Texas 77401-4411
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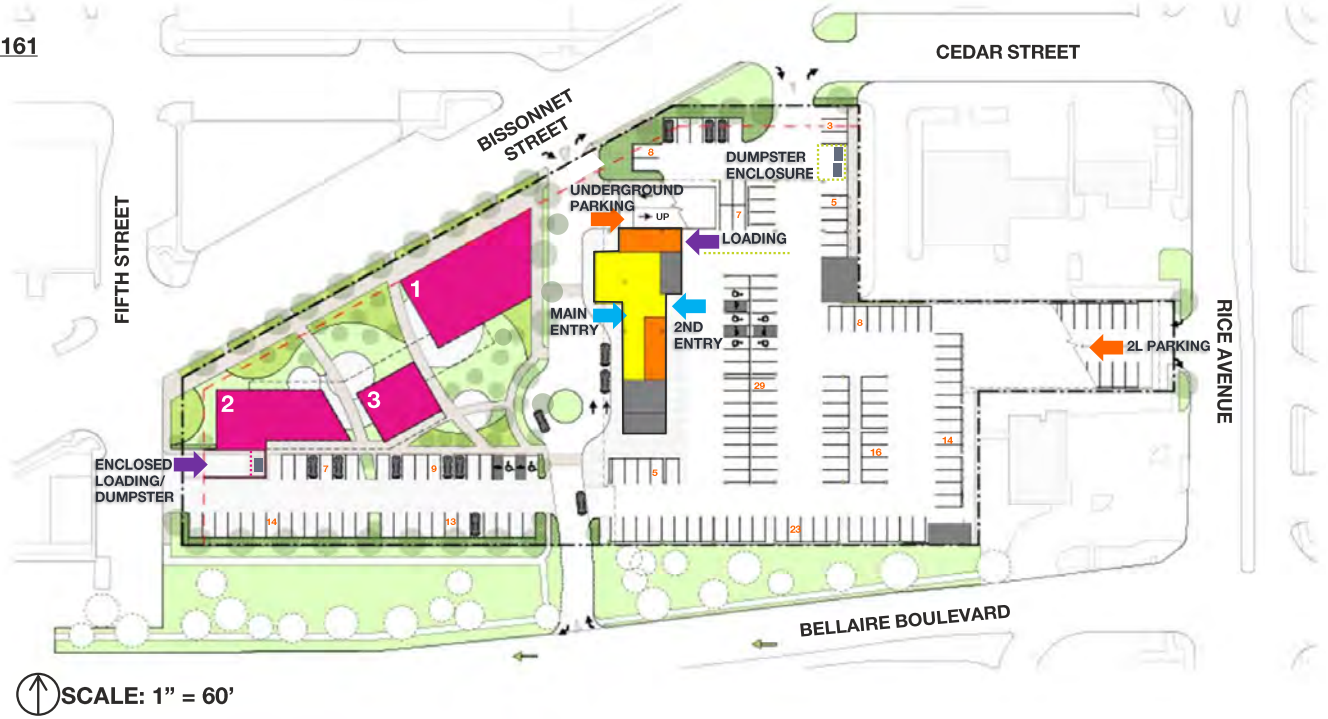
EXHIBIT A.1

GROUND FLOOR
PARKING TOTAL: 161



SCALE: 1" = 60'

Bellaire Site *Ground Floor Plan* *(June 2023 update)*

Methodist Medical Office Building
Planned Development Application

Exhibit B: Commission and Staff Reports

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City of Bellaire

Planning and Zoning Commission

To: Mayor and City Council

From: Weldon Taylor, Chair, Planning and Zoning Commission

CC: Travis Tanner, Director of Development Services

Monique Alejos, Development Review Coordinator

Date: May 11, 2023

Subject: Report and Recommendation on the Methodist Medical Office Building Planned Development Application in the Urban Village Downtown District (UBD)

On March 9, 2023 the Planning and Zoning Commission held one (1) public hearing for the planned development application filed by Page Southerland Page Architects, Inc., on behalf of The Methodist Hospital, regarding the property located at 5130 Bellaire Boulevard, encompassing approximately 3.19 acres, pursuant to *Chapter 24, Section 24-604, Application for Planned Development Amendment, of the Code of Ordinances of the City of Bellaire, Texas* on request for:

1) **Docket # PD-2023-01:** A planned development consisting of a three-story medical office building with an attached two-story parking garage with a subsurface parking level, and three single-story retail buildings with additional surface parking.

Notification regarding the public hearing was published in the Southwest News and mailed out to all addresses within 500 feet of the property, and the required notification signs were placed on the property. Any and all persons desiring to be heard in connection with the application were invited to speak before the Commission. There were three (3) speakers at the public hearing and thirty-two (32) written comments were submitted regarding the application. Eight (8) of the written comments were submitted after a preliminary presentation, given by Page Southerland Page Architects, Inc., which took place during a Planning and Zoning Commission Regular Session, on September 8, 2022. However, those comments were received before the formal application was submitted, and ultimately do not reflect the updated design of the proposed development.

Residents in favor of the application cited as benefits of the development including, improved green space, incorporated retail and restaurant space, improved aesthetics of downtown, and closer commute to medical offices, while those against the application cited concerns of the development including the possible tax exemptions from the property being associated with The

Methodist Hospital, the medical office building not being a preferred use for the "downtown" of Bellaire, and not enough retail and restaurant space.

During the public hearing, the Commission raised questions and discussed the developer's plans for driveway locations and traffic control along the entrances and exits, the traffic that could be expected with a medical office building, the types of businesses that could occupy the lease space, the types of community events to be held, the ownership of the property and the lease agreement with Weingarten, among other issues and concerns. Some Commissioners questioned whether this development met the spirit and intent of the Urban Village Downtown district.

CONSIDERATION:

While some Commissioners questioned whether the proposed development met the spirit and intent of the Urban Village Downtown District, the Commission incorporated recommendations from City Staff, and felt that the proposed development was consistent with the Comprehensive Plan and met the spirit and intent of the Urban Village Downtown (UVD) district as required for a Planned Development. Based on the number of public comments regarding possible tax exemption from the new development being associated with The Methodist Hospital, the applicant stated that there would not be tax exemptions for the proposed development.

To better guide responsible construction at the site, and to ensure additional district protections, the Commission crafted a series of conditions to be recommended to City Council for inclusion in any action taken by City Council. These conditions are provided in the recommendation section of this letter.

RECOMMENDATION:

On April 13, 2023, after due consideration and discussion, the Commission took the following actions:

Regarding Docket # PD-2023-01, the Commission found that the application was consistent with the criteria and standards set forth in Section 24-604 of the City of Bellaire Code of Ordinances, and voted 3-2 to recommend approval of the Planned Development to City Council with the following conditions:

- Construction – The proposed retail buildings will be constructed, or phased, at the same time as the construction of the medical office building and parking garage.
- Traffic Control – Driveways 1, 2 and 3, along Bissonnet Street, Cedar Street, and South Rice Avenue, respectively, will be designed as "right-in, right-out" driveways.

VOTE OF THE COMMISSION:

Members present and voting FOR this recommendation to City Council: Weldon Taylor, Jonathan Reichek, Lee Hampton.

Members present and voting AGAINST this recommendation to City Council: Cindy Preble, Jaime Perkins

Members absent: Mike Baker, John Klug

The Commission stands ready to answer any questions City Council may have regarding this Planned Development application and the work the Commission has conducted related to this application. Thank you for your strong consideration of our recommendations.

Respectfully,

Weldon Taylor, Chair
Planning and Zoning Commission

EXHIBIT B.2

City of Bellaire

Development Services

To: City Council

From: Monique Alejos, Development Review Coordinator
Travis Tanner, Director of Development Services

Date: June 5, 2023

Subject: Methodist MOB Planned Development Application

Development Services has evaluated the Planned Development application for a proposed medical office building and retail buildings 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,* filed by Page Southerland Page Inc, on behalf of the Houston Methodist Hospital.

Executive Summary:
The proposed Planned Development, consisting of a three-story medical office building with an attached two-story parking garage and one subsurface parking level, three one-story retail buildings, and a surface parking lot, is consistent with the permitted uses allowed in the Urban Village Downtown (UVD) zoning district, per *Section 24-537 Urban Village Downtown (UV-D)(B).* Finding that the application meets the standards set forth in *Section 24-604, Application for Planned Development Amendment*, for the approval of a Planned Development application, the Development Services Department supports the Planning and Zoning Commission's recommendation of approval of the applicant's request, so long as the Council finds the proposed development to meet the "spirit and intent" of the Urban Village Downtown (UVD) Zoning District as described in the City of Bellaire Comprehensive Plan, and the applicant meets the following conditions as recommended by the Commission:

1. The proposed retail buildings will be constructed, or phased, at the same time as the construction of the medical office building and parking garage.
2. Driveways 1, 2, and 3, along Bissonnet Street, Cedar Street, and South Rice Avenue, respectively, will be designed as "right-in, right-out" driveways.

The application has several deviations from the Urban Village Downtown (UVD) zoning requirements as described in *Section 24-537 Urban Village Downtown (UVD)*; however, the proposed development aligns with the Planned Development – Development Standards as described in *Section 24-537 (C)(2)(d) of the City of Bellaire Code of Ordinances*. The proposed deviations from the Urban Village Downtown (UVD) Mixed-Use zoning requirements are listed below in the report.

EXHIBIT B.2

Property Details:
Address: 5130 Bellaire Blvd.
Legal: Reserve A, Block 1, Amending Plat of Town of Bellaire, Block 35
Owner: Weingarten Nostat, Inc.
Lot Size: 3.19 acres
Zoning District: Urban Village Downtown

Project Description:
The proposed Planned Development consists of a three-story single-use medical office building on the eastern portion of the property, with an attached two-story parking garage and additional subsurface parking level containing a total of 308 stalls. The building will be approximately 95,000 square feet, with a maximum height of 55 feet, and will house two levels of doctor offices above a ground floor drop-off lobby and ground level parking. The main facade of the office building will face west to the interior of the lot, but will have some visibility from Bellaire Blvd. and Bissonnet.

The west side of the property will contain three detached single-story buildings of approximately 10,000 square feet combined, arranged around a proposed green space that can function as an outdoor gathering space. A surface parking lot of 60 stalls will be located to the south of these buildings adjacent to Bellaire Boulevard.

The proposed uses are "professional offices and services" in the three-story building, and "general retail sales and services" in the three single-story detached structures.

The existing buildings, an unoccupied former grocery store and a small one-story commercial building currently occupied by a Subway Restaurant, will be demolished.

The proposed development will decrease the impervious coverage on the site from 93% to 68%. The current maximum lot coverage in the district is 90% of lot area.

Permitted Uses Proposed in Planned Development Proposal:
1) Commercial Uses
    a) Business and professional offices and services
    b) General retail sales and services
    c) Restaurant

Comprehensive Plan Analysis:
The proposed development will be located in the "Urban Village" designation within the City of Bellaire Comprehensive Plan, published in 2017. Characteristics of "Urban Village" district are included in the Comprehensive Plan and are listed below:

- In addition to structures devoted entirely to office, commercial, or service uses, buildings are allowed and encouraged to include a mix of ground-floor retail or service uses with upper-floor residential use.
- Minimum and maximum building height requirements are to create and maintain the area's urban character. This is also accomplished by requiring that buildings be placed close to public streets (with zero setback) and contributes to a pedestrian sidewalk setting (along with

appropriate building entry and window design standards for street-level building facades).
- Once an urban development scale and character is achieved, all off-street parking requirements are typically eliminated in favor of on-street parking and/or structured parking.
- Site and building design standards ensure that all new development and redevelopment maintains the area's development quality and intended character.

While the Comprehensive Plan naturally is not as specific as the zoning district regulations, since the Urban Village designation provides for the most intensive site development in the City and includes office, commercial, and service uses, staff and the Commission do not believe the proposed development is in conflict with the Comprehensive Plan.

Deviations from the Urban Village Downtown (UVD) Zoning Requirements for a Mixed-Use Development:
The application has several deviations from the Urban Village Downtown (UVD) zoning requirements as described in *Section 24-537 Urban Village Downtown (UVD)*; however, the proposed development ultimately aligns with the Planned Development – Development Standards as described in *Section 24-537 (C)(2)(d) of the City of Bellaire Code of Ordinances*.

Minimum & Maximum Height Requirements: The proposed new development does not comply with the *Mixed-Use Development Standards*, as described in *Section 24-537(C)(2)(c), of the City of Bellaire Code of Ordinances,* for the reasons listed below.
- The proposed three-story building is approximately 55' in height which is greater than the allowed *Maximum building height* of 53'.
- The proposed single-story general retail buildings do not comply with the required *Minimum building height* 30 feet with two working stories situated at the front building line.

Maximum Front Building Setback Requirements: The proposed new development does not comply with the *Mixed-Use Development Standards*, as described in *Section 24-537(C)(4)(a)(i), of the City of Bellaire Code of Ordinances,* for the reasons listed below.
- *Section 24-537(C)(4)(a)(i)* states that at least 75 percent of the front building façade of all principal buildings shall be at the front of the property line, with zero feet of setbacks.
- The proposed development's main building façade faces internally on the lot.

Landscape, Screening, and Buffering: The proposed development requires the project to follow *Section 24-513 Landscaping, Screening, and Buffering, in the City of Bellaire Code of Ordinances.* The site plan proposed follows the landscape requirements, except the applicant is requesting the existing mature trees along the Bellaire Boulevard Right-of-way be counted toward the "street tree requirements".
- The current requirement in Section 24-513(C)(a) states that "street trees shall be planted at regular intervals along all street frontages […] except that the minimum tree spacing in the UV-D and UV-T districts shall be 30 feet rather than 40 feet."
- The site plan proposes 12 "street trees" instead of the 19 required, however there are approximately 21 existing mature trees located in the public right-of-way.

Ground-Level Uses: Per *Section24-513a(C), Table 24-513a.A, in the City of Bellaire, Code of Ordinances,* "Development projects shall locate off-street parking and/or garage parking within the interior of blocks and away from public street frontages whenever practical so that such ground-level parking

does not directly abut a public sidewalk. The ground level of structures that front on public sidewalks should be occupied by active retail, service, office, […] or other uses permitted in the district. 'Wrap-around' design of active uses around parking garages is strongly encouraged.

- The only ground floor active uses on the site will be located in the one-story buildings facing Bissonnet Street. No ground floor retail space or other active use is included in the design of the medical office building.
- The applicant has designed a surface parking lot adjacent to Bellaire Boulevard on the west portion of the property, and a parking garage that faces Bellaire Boulevard and South Rice Avenue attached to the office building.
- The length of Bellaire Boulevard will have no ground-level active uses and will instead have the parking garage and surface parking lot.

Parking Requirements and Analysis:
Below are the current parking requirements listed in *Section 24-514a, Table 24-514a.A Required Off-Street Parking, of the City of Bellaire, Code of Ordinances.*

Use Classification	Minimum Parking Spaces
Medical or Dental Office	3.5 per 1,000 SF of GFA
General Retail	4.0 per 1,000 SF of GFA
Restaurant	10.0 per 1,000 SF of GFA
Dessert Shop/Takeout Only	6.0 per 1,000 SF of GFA

Proposed Parking

Parking Locations	Proposed Spaces
Garage Parking (Including subsurface parking)	308 spaces
Surface Level Parking	60 spaces
Total	368 spaces

Schematic required parking*

Use Classification	Square Feet	Minimum Parking Spaces Required
Medical Office Building	95,000 SF	333 spaces
General Retail*	10,000 SF*	40 spaces*

Schematic shared parking*

Shared Parking	Total Square Feet	Minimum Parking Spaces Required
Medical Office Building w/General Retail*	105,000 SF*	361 spaces
Medical Office Building w/Restaurant*	105,000 SF*	383 spaces

*NOTE: Currently the proposed development specifies that the three single-story buildings will be used for general retail sales and services. Should the buildings (all 10,000 square feet) be used for restaurant use the minimum parking spaces required would be 100 parking spaces.

Site Assessments:

Traffic Impact Analysis: A traffic impact analysis was submitted by the applicant and is included in the application packet. The TIA has been reviewed by Colby Write, P.E., on behalf of the City, and Mr. Write's review has been added to the end of this report.

Environmental Assessment Report: An environmental assessment report was provided by the applicant and is included as part of the application materials. No environmental concerns have been identified.

EXHIBIT B.2

QUIDDITY

6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

Traffic Memorandum

To: Travis Tanner, AICP, Director of Development Services, City of Bellaire
From: Colby W. Wright, PE, PTOE, RSP1, Quiddity Engineering
Project: Houston Methodist Bellaire Medical Office Building TIA
Date: March 9, 2023

Quiddity has reviewed the Houston Methodist Bellaire Medical Office Building Traffic Impact Analysis (TIA), dated February 6, 2023. The project is located on the west side of South Rice Avenue between Bellaire Boulevard and Bissonnet Street. The existing site is occupied by a vacant grocery store.

The proposed development is expected to open in 2024 and will include 93,200 SF of medical office building, 10,000 SF of retail and 369 parking spaces. The development is expected to generate 3,889 trips on a typical weekday including 312 trips in the weekday AM peak hour and 432 trips in the weekday PM peak hour. This is an increase in trips when compared to the vacant grocery store, including a significant increase in the AM peak hour. Access to the development will be provided by one driveway on 5th Street, one driveway on Bissonnet Street (right-in/right-out), one driveway on Cedar, one driveway on Bellaire Boulevard and one driveway on South Rice Avenue.

We offer no objections to the further permitting of the project with the following comments:

- The TIA states that all intersections will operate at LOS C or better in the AM And PM peak hours for all scenarios.
    - The southbound approach of Cedar at Bissonnet Street operates at LOS F in the PM peak hour in existing conditions and will remain LOS F in the full build scenario.
    - The southbound approach of Cedar and the northbound approach of Driveway 1 is projected to operate at LOS F in the AM peak hour in the full build scenario.
- Driveway 2 on Cedar Street is proposed as full access. This driveway is not in an ideal location. Confirmation should be provided that this driveway only serves a few parking spacings, deliveries, and will not connect to the parking garage.
- Driveway 1 on Bissonnet Street is proposed to be right-in/right-out. Clarification should be provided on how this will be enforced.
- The approach of Driveway 1 to Bissonnet Street appears to be located at a potential congestion point. Clarification should be provided on how this area will operate.
- A northbound left turn lane is recommended on South Rice Avenue at Driveway 3. Consideration should be given to closing this median opening and provide Driveway 3 as a right-in/right-out given the multiple existing driveways in the area and the short median length to the signal at Bellaire Boulevard.

Sincerely,

Colby W. Wright, PE, PTOE, RSP1
Manager, Traffic Engineering

EXHIBIT C.1

Page/

TEL 713 871 8484
FAX 713 871 8440

Page Southerland Page, Inc.
1100 Louisiana Street, Suite One
Houston, Texas 77002
pagethink.com

Joan D. Albert
Principal

09 March, 2023

Ms. Monique Alejos
Development Review Coordinator
Development Services
Planning and Zoning Commission
City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401

Re: Randall's Site at 5130 Bellaire Boulevard
Site Plan Review ±3.187 acres
Bellaire, Texas

Ms Alejos,

Page Southerland Page is working on a plan for redevelopment of the existing Randall's grocery store site located at 5130 Bellaire Boulevard. The 3.187-acre site is located at the northeastern corner of the intersection of Bellaire and Bissonnet. The irregular-shaped parcel is bounded by Cedar Street on the north, South Rice on the east, Bellaire Boulevard on the south, Fifth Street on the west and Bissonnet Street on the northwest. The project site is currently zoned Urban Village-Downtown (UVD).

The proposed project is intended to be developed and utilized by a single user; we would like to request rezoning of the property from UVD to Planned Development (PD) to permit a taller structure than UVD permits (currently 40' maximum), and to accommodate an accessory parking structure upon the site.

The parcel's existing condition contains a single-story building that previously housed a grocery store (32,342 square feet, per assessor) and a smaller, secondary structure (1-story) that currently houses a retail sandwich shop (993 square feet, per assessor). The site includes surface parking areas and seven curb cuts to the surrounding streets. The existing site is 93% impervious cover.

The proposed project will include a medical office building (MOB)-approximate size of 95,000 gross square feet (gsf)- and three retail buildings that contain 10,000 gsf combined and are sited in a central green space. The redevelopment will meet the spirit and intent of the UVD district zoning by accommodating mixed-use functions upon the site (retail and professional office uses), and by providing a green space that can function as a community amenity such as a park space or gathering node. The parking requirements for the project will be accommodated within three different levels: a single-story of parking located below-grade, surface parking at street-level and an elevated, single-level of parking devoted to staff parking needs. All existing site driveways are anticipated to remain.

The site development strategy is:

- 3-story MOB (95,000 gsf) located on the eastern portion of the site, consisting of a drop-off lobby at the ground floor, and two floors of professional office space above this. The overall height of the MOB will be between 40'-50'; the 40' maximum height

Page/

is currently approved under the UVD zoning, but any additional height will require approval under a PD application. Three retail buildings (totaling 10,000 gsf) occupy the western portion of the site. A central, internal drive lane running from Bellaire Boulevard (on the south) to Bissonnet Street (on the north) separates the two functions upon the site and provided drop-off access to the MOB.

The existing property lies within the 100-year floodplain. New development upon the site is required to be protected to the 500-year floodplain level + 2', and on-site detention will be required to comply with Harris County floodplain management regulations.

The changes requested from the current UV-D requirements are:

- **Building height**
  - UV-D limit is 40', requesting to raise it to 55' max.
  - UV-D requires 2-story structure, and current plan includes multiple retail buildings that are single-story (while the primary MOB building is 3 floors)
- **Parking**
  - Accessory parking structure is prohibited within UV-D, but Planned Development requests approval to use 1 level of underground parking and 1 level of above-ground parking
- **Landscape**
  - Request permission to count existing mature trees within adjacent ROW for street tree credit where building abuts property line along Bellaire Blvd.

More specific information required as part of the Planned Development application process is contained within the following attachments:

- PD application-site plan graphics
- PD application- appendices

Please contact me if you have any questions or need additional information.

Thank you,

Joan Albert
Vice President

Methodist Medical Office Building
Planned Development Application

Exhibit C: Application

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

EXHIBIT C.2

Bellaire Site Discussion

City Council Review

5 June 2023

EXHIBIT C.2

INTRODUCTION

EXHIBIT C.2

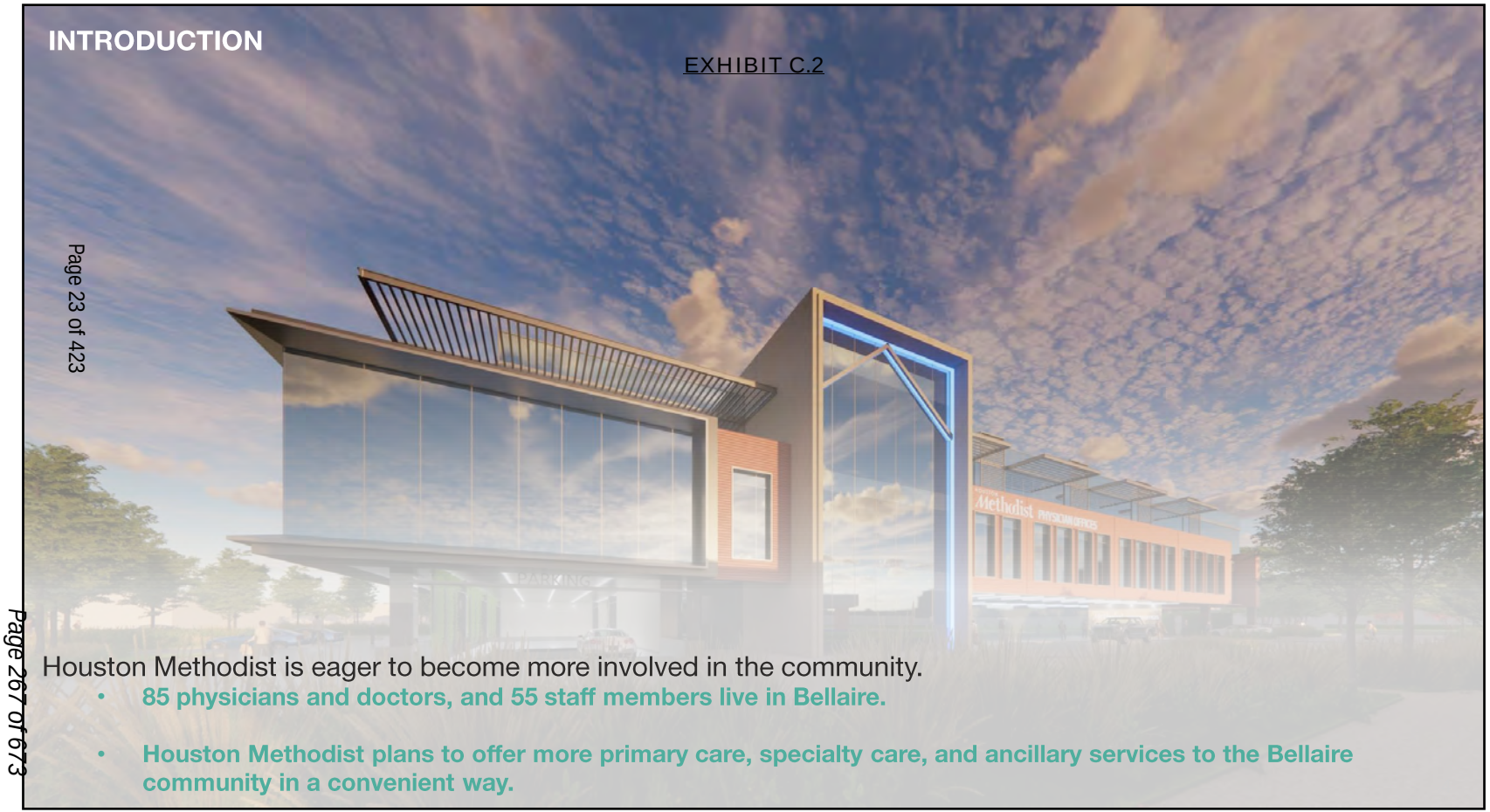
The previous, traditional approach to MOB design is replaced by a more community-oriented approach.

After listening to the city feedback, now the project addresses:

- **Outdoor Green Space**
- **Retail**
- **Building Scale and Aesthetic**
- **Community Engagement**

The design takes cues from the Bellaire City Hall and other buildings to better fit into the community.

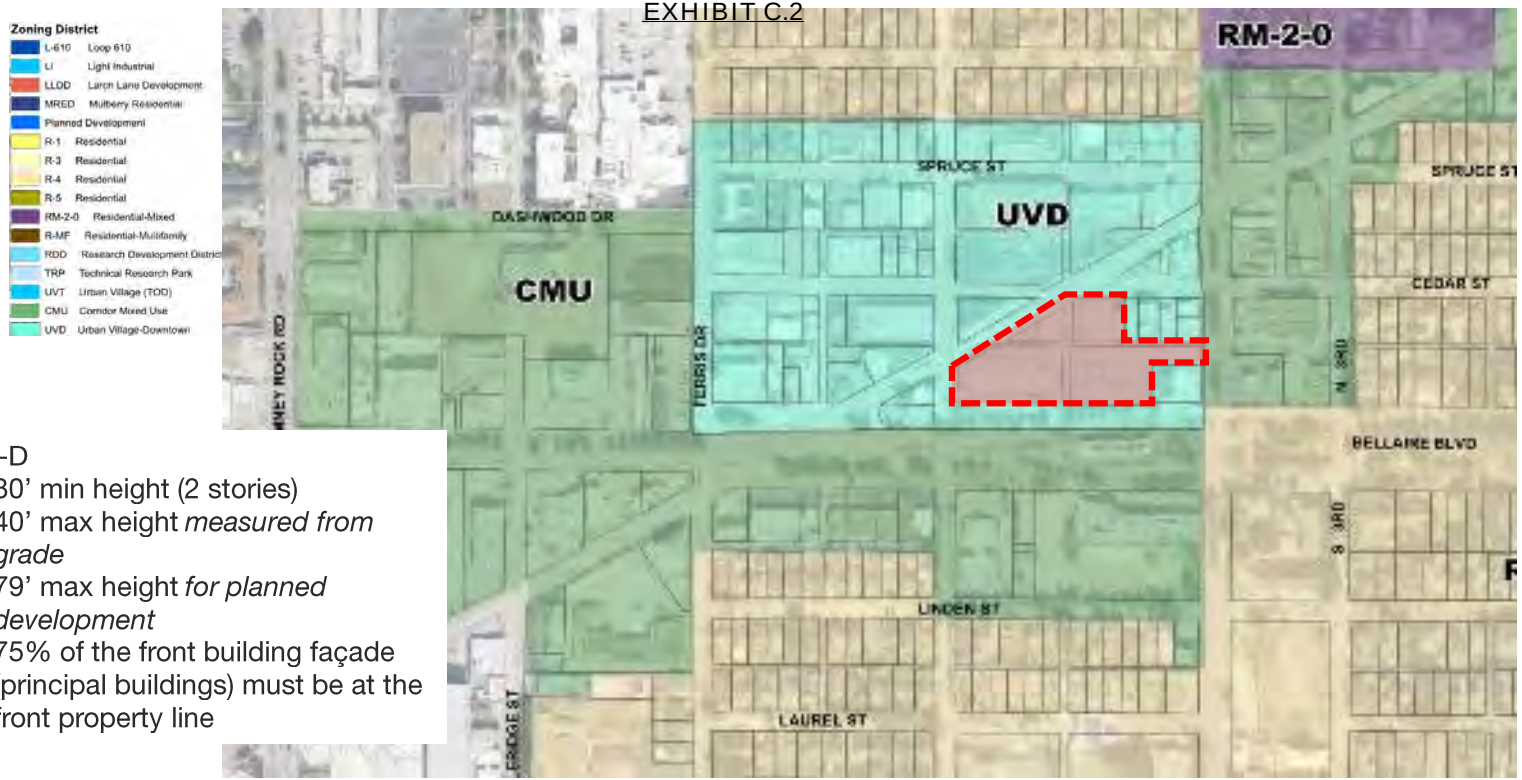
EXHIBIT C.2



Houston Methodist is eager to become more involved in the community.

- 85 physicians and doctors, and 55 staff members live in Bellaire.
- Houston Methodist plans to offer more primary care, specialty care, and ancillary services to the Bellaire community in a convenient way.

EXHIBIT C.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
5th ST
S RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Context



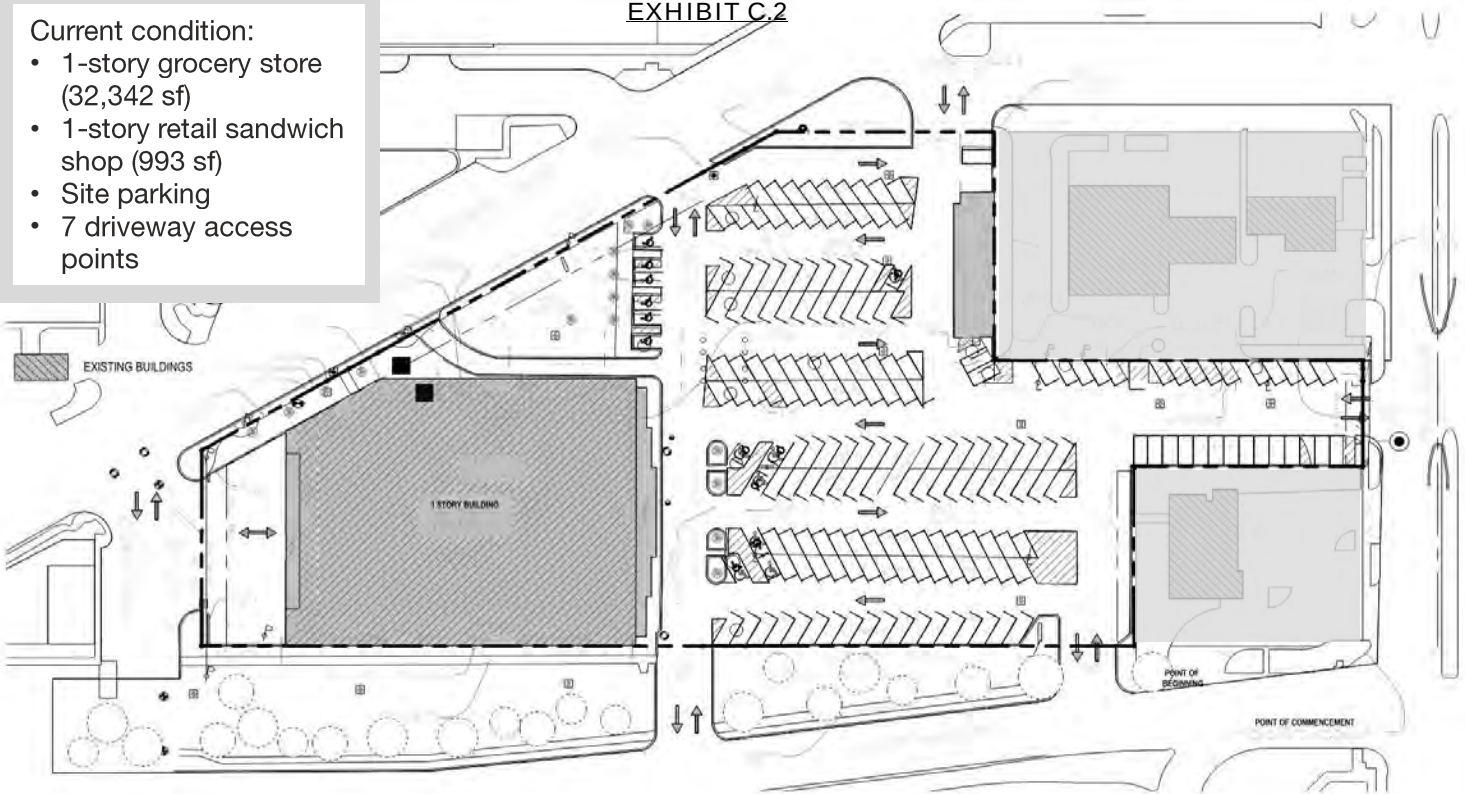
UV-D

- 30’ min height (2 stories)
- 40’ max height *measured from grade*
- 79’ max height *for planned development*
- 75% of the front building façade (principal buildings) must be at the front property line

Bellaire Site Current Zoning

Current condition:
- 1-story grocery store (32,342 sf)
- 1-story retail sandwich shop (993 sf)
- Site parking
- 7 driveway access points

EXHIBIT C.2



Bellaire Site Current Site

EXHIBIT C.2

Bellaire Site Conceptual Site Perspective

Page 271 of 673

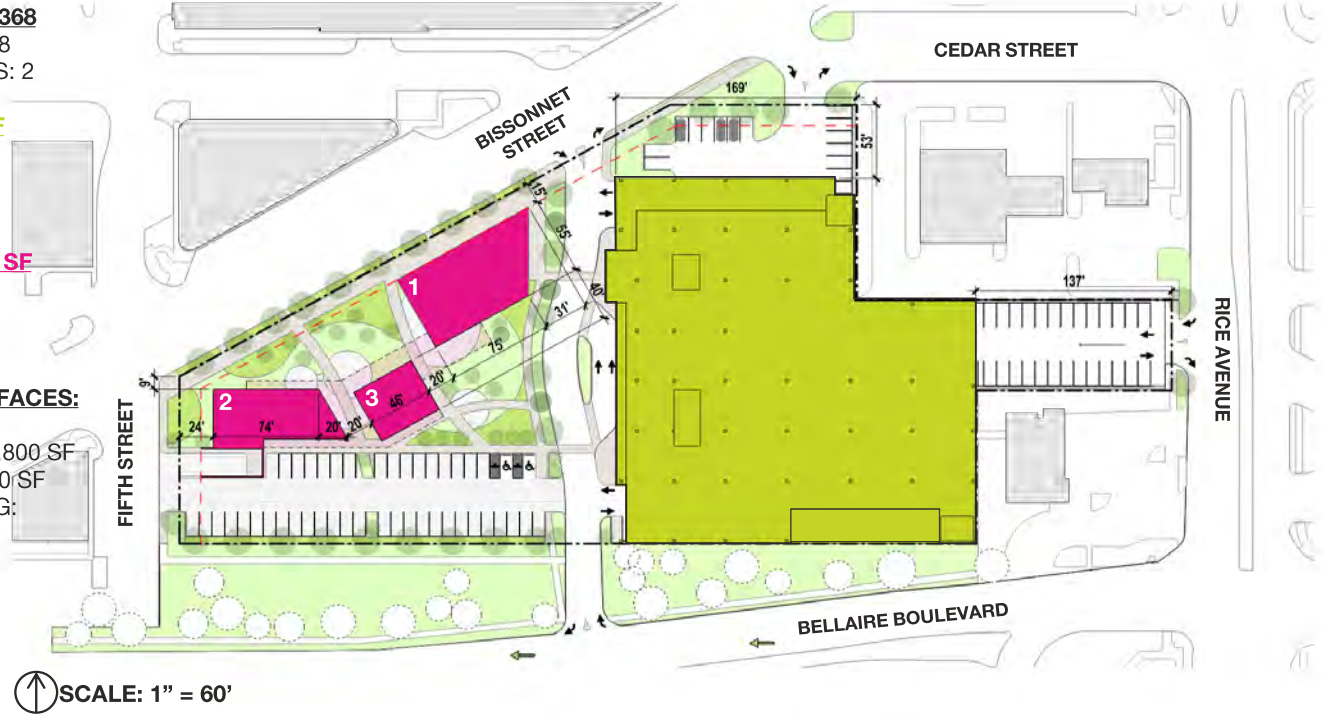
EXHIBIT C.2

PARKING TOTAL: 368
MOB ADA SPOTS: 8
RETAIL ADA SPOTS: 2

MOB SF: 93,200 SF
L 1: 6,600 SF
L 2: 35,700 SF
L 3: 50,900 SF

RETAIL SF: 10,000 SF
BLDG 1: 5,000 SF
BLDG 2: 3,100 SF
BLDG 3: 1,900 SF

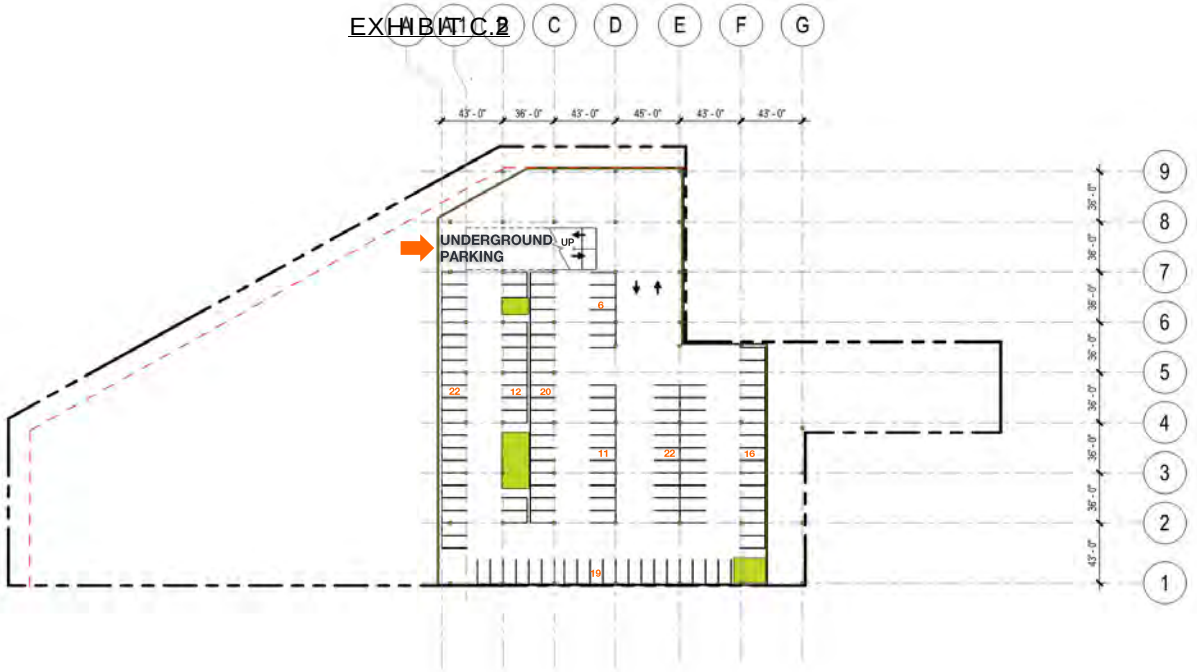
PERMEABLE SURFACES: 43,820 SF
GREEN SPACE: 15,800 SF
SIDEWALKS: 12,220 SF
SURFACE PARKING: 15,800 SF



SCALE: 1" = 60'

Bellaire Site Site Plan

BASEMENT PARKING
TOTAL: 128

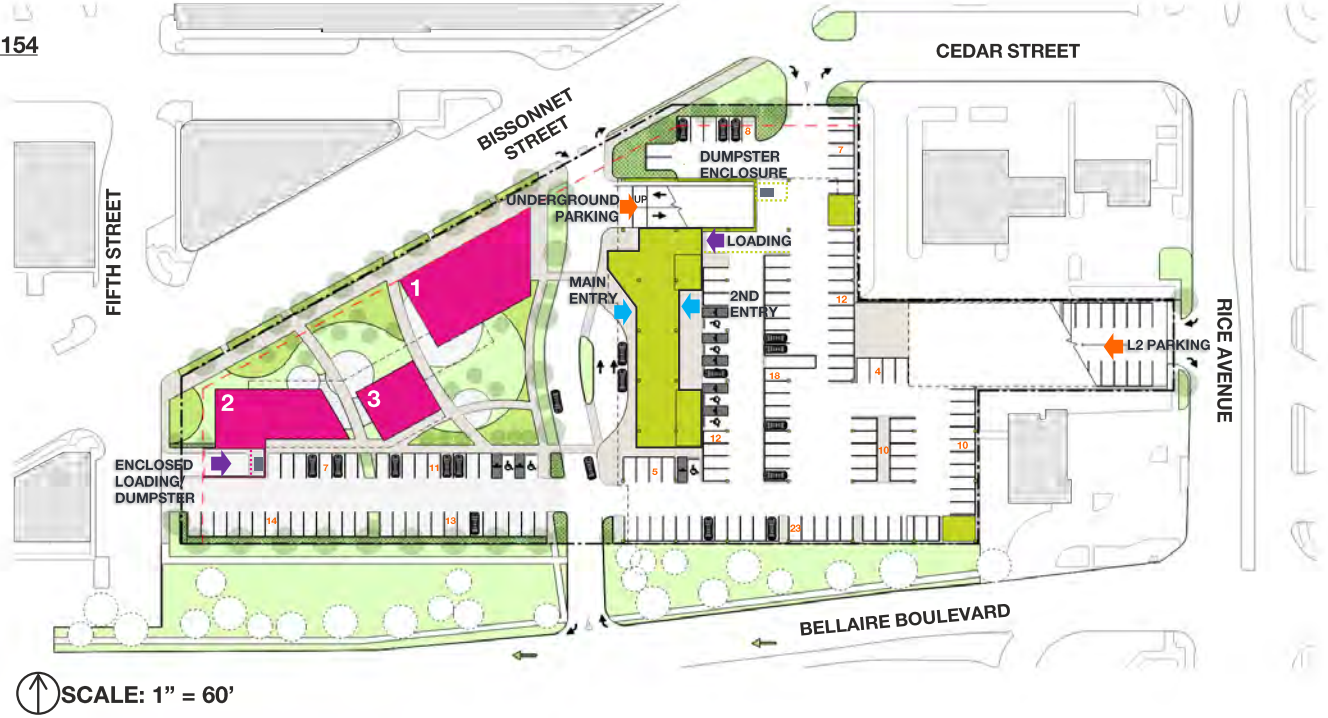


SCALE: 1" = 60'

Bellaire Site *Basement Level Plan*

EXHIBIT C.2

GROUND FLOOR
PARKING TOTAL: 154

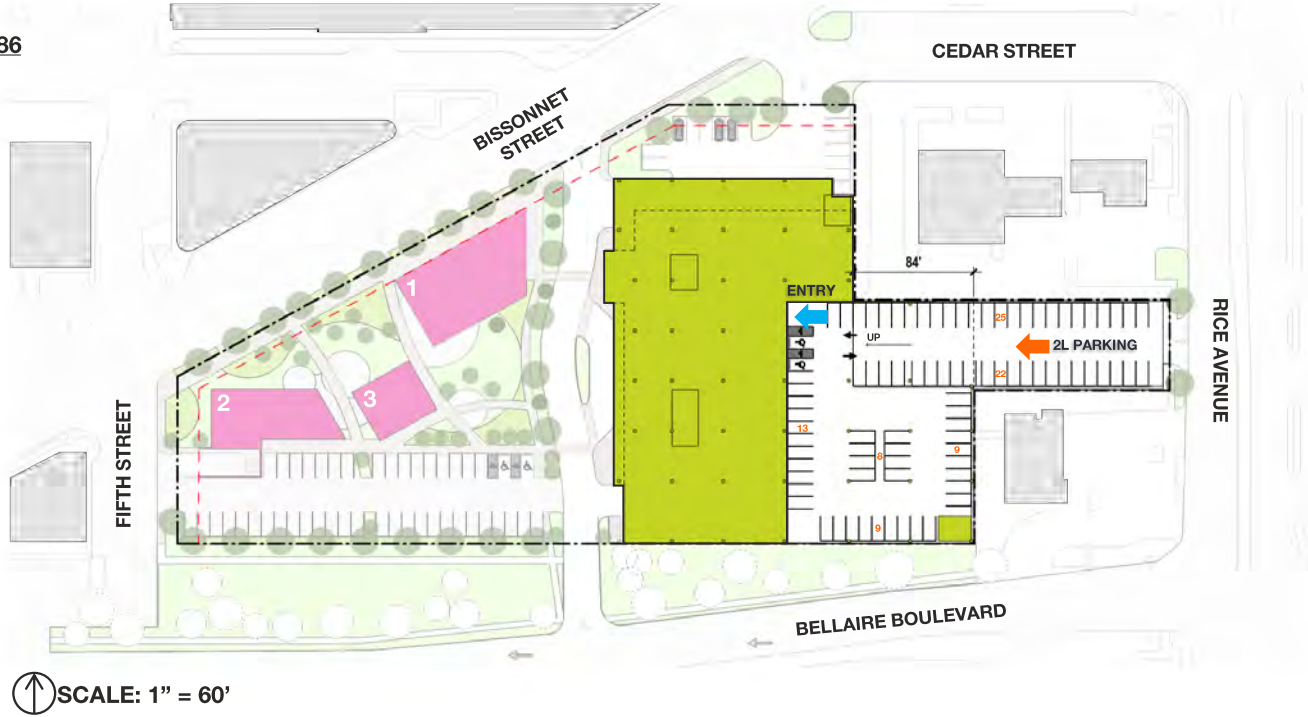


SCALE: 1" = 60'

Bellaire Site *Ground Floor Plan*

EXHIBIT C.2

SECOND FLOOR
PARKING TOTAL: 86



SCALE: 1" = 60'

Bellaire Site *Second Floor Plan*

EXHIBIT C.2

THIRD FLOOR

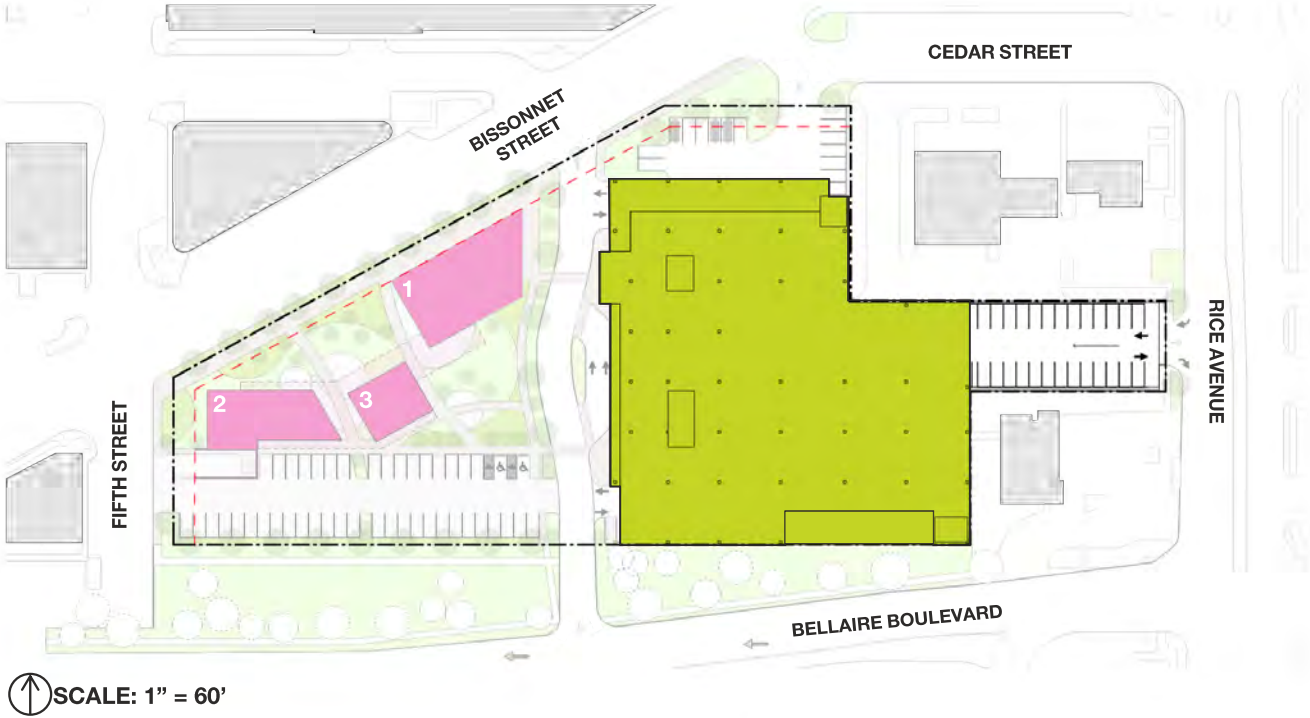
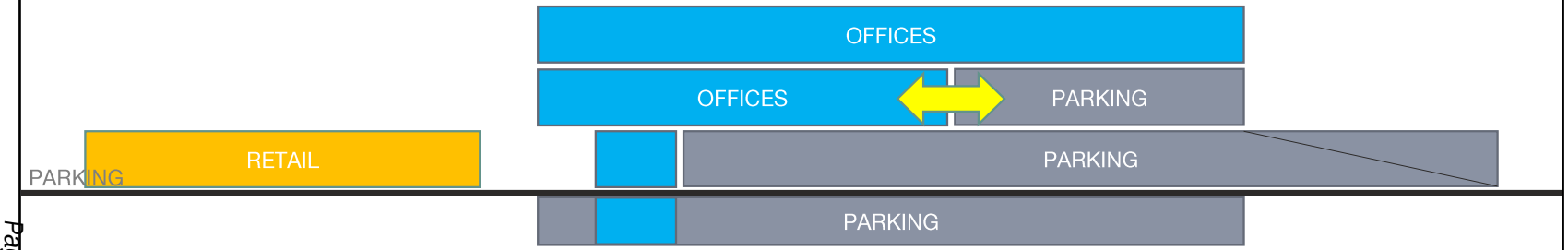


EXHIBIT C.2



Bellaire Site Site Section

EXHIBIT C.2

MOB + ground floor retail *(excludes parking sf)* *93,200 GSF MOB + 10,000 GSF retail*		
Site Area (acres)		3.187
Site Area (sq ft)		138,815
Building Height	55' max	3 stories
MOB Building Area (gsf)		93,200
General Retail (gsf)		10,000
Parking Area (gsf)		N/A
Total Development		103,200
FAR Ratio		0.74
Landscape Area + permeable cover (sf)		43,820
Impervious site coverage (sf)		94,995
Impervious site cover %		0.68

Bellaire Site FAR calculations

EXHIBIT C.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
6th ST
RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Existing Traffic Control Devices Required Data
18

EXHIBIT C.2

TRAFFIC STUDY SUMMARY

- New MOB will not create reduced levels of service at any of the surrounding intersections around the site studied.
- Walter P Moore recommends a right turn in/out at both ends of the access drive that connects Bissonnet & Bellaire. (1)
- Walter P Moore recommends a left-turn lane into the site when travelling north along Rice (to improve access to the staff entry on the east side of the site. (2)

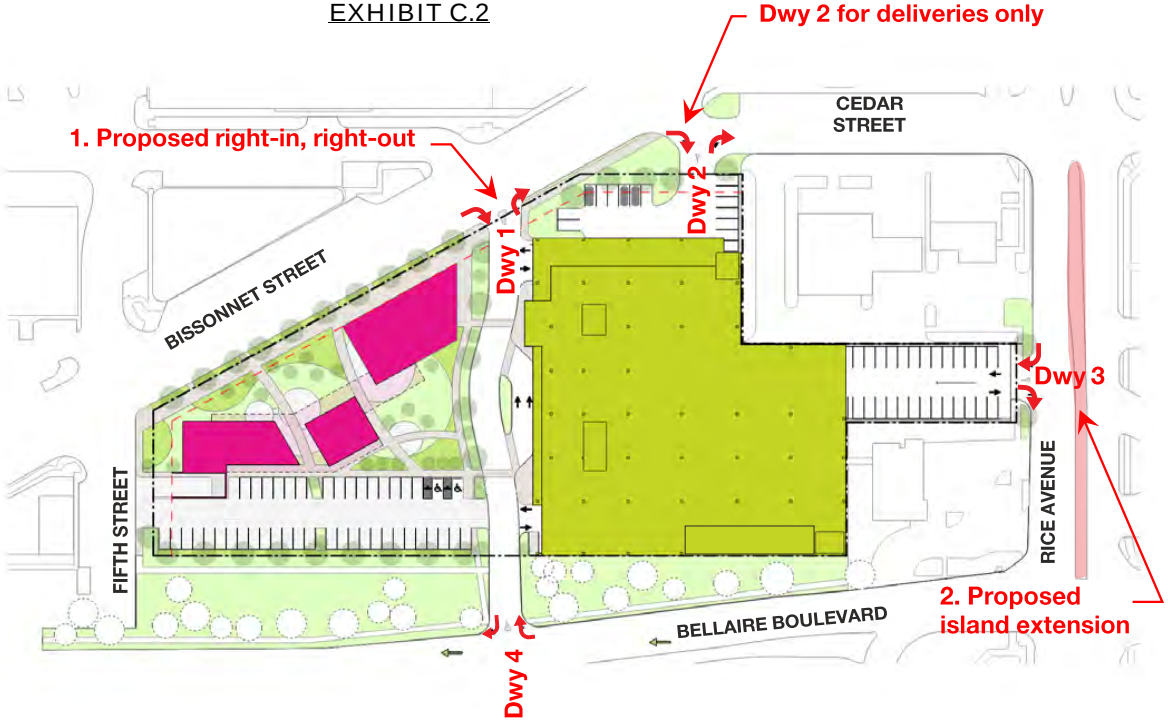
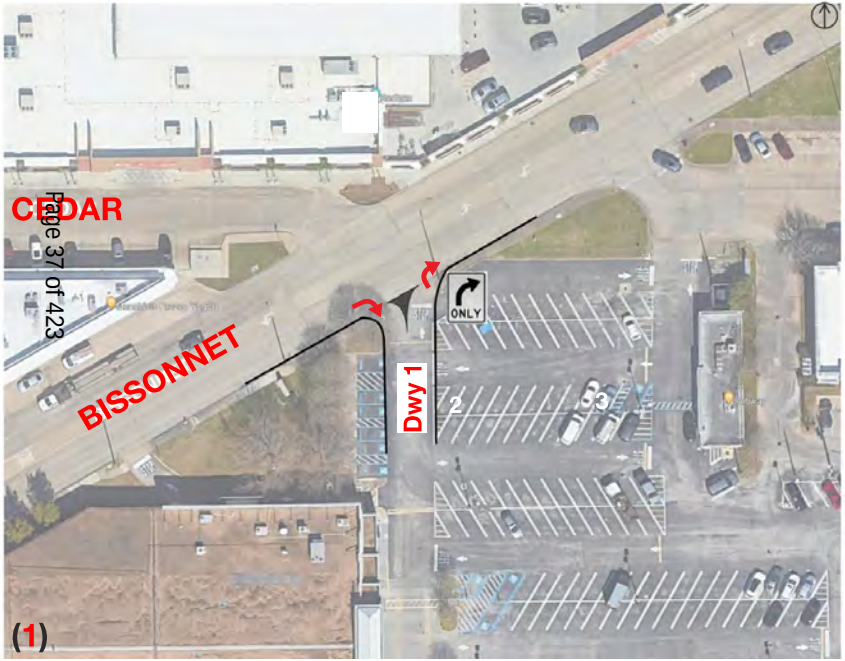
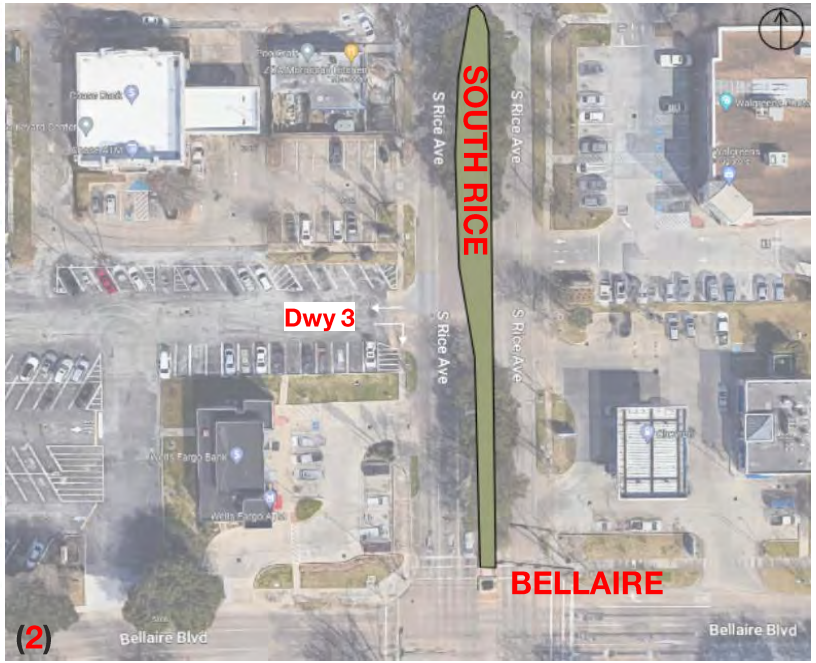


EXHIBIT C.2





Bellaire Site Traffic Analysis Suggested Improvements

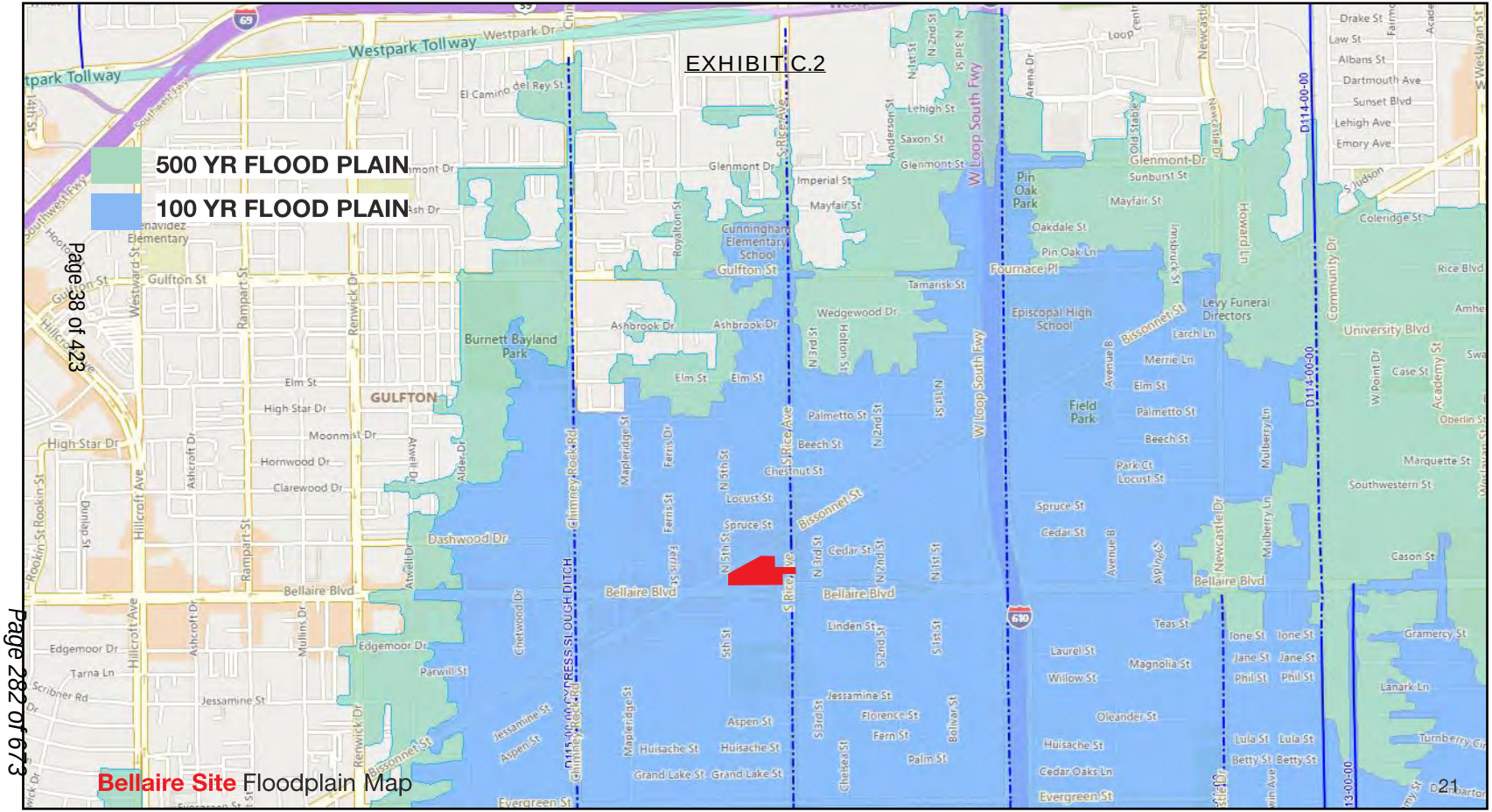


EXHIBIT C.2
500 YR FLOOD PLAIN
100 YR FLOOD PLAIN
Westpark Tollway
Westpark Dr
Southwest Fwy
El Camino del Rey St
Glenmont Dr
Imperial St
Mayfair St
Gulfton St
Cunningham Elementary School
Ashbrook Dr
Burnett Bayland Park
GULFTON
Elm St
High Star Dr
Moonmist Dr
Hornwood Dr
Clarewood Dr
Dashwood Dr
Bellaire Blvd
Edgemoor Dr
Parwill St
Tarna Ln
Scribner Rd
Jessamine St
Aspen St
Huisache St
Grand Lake St
Evergreen St
Palmetto St
Beech St
Chestnut St
Locust St
Spruce St
Cedar St
Linden St
Laurel St
Willow St
Oleander St
Florence St
Fern St
Palm St
Cedar Oaks Ln
Lehigh St
Saxon St
Anderson St
Pin Oak Park
Oakdale St
Pin Oak Ln
Fournace Pl
Tamarisk St
Wedgewood Dr
Episcopal High School
Levy Funeral Directors
Field Park
Park Ct
Magnolia St
Teas St
Sunburst St
Coleridge St
Rice Blvd
University Blvd
Merrie Ln
Larch Ln
Marquette St
Southwestern St
Cason St
Gramercy St
Lanark Ln
Turnberry Ln
Lula St
Betty St
Jane St
Phil St
Ione St
Mulberry Ln
Newcastle Dr
Avenue B
Howard Ln
Community Dr
Academy St
W Point Dr
Case St
Oberlin St
Drake St
Law St
Albans St
Dartmouth Ave
Sunset Blvd
Lehigh Ave
Emory Ave
Loop
Arena Dr
Old Stable
Glenmont Dr
Sunburst St
Mayfair St
Oakdale St
Pin Oak Ln
Fournace Pl
Tamarisk St
Wedgewood Dr
Ashbrook Dr
Elm St
Palmetto St
Beech St
Chestnut St
Locust St
Spruce St
Cedar St
Linden St
Laurel St
Willow St
Oleander St
Florence St
Fern St
Palm St
Cedar Oaks Ln
Lehigh St
Saxon St
Glenmont

EXHIBIT C.2

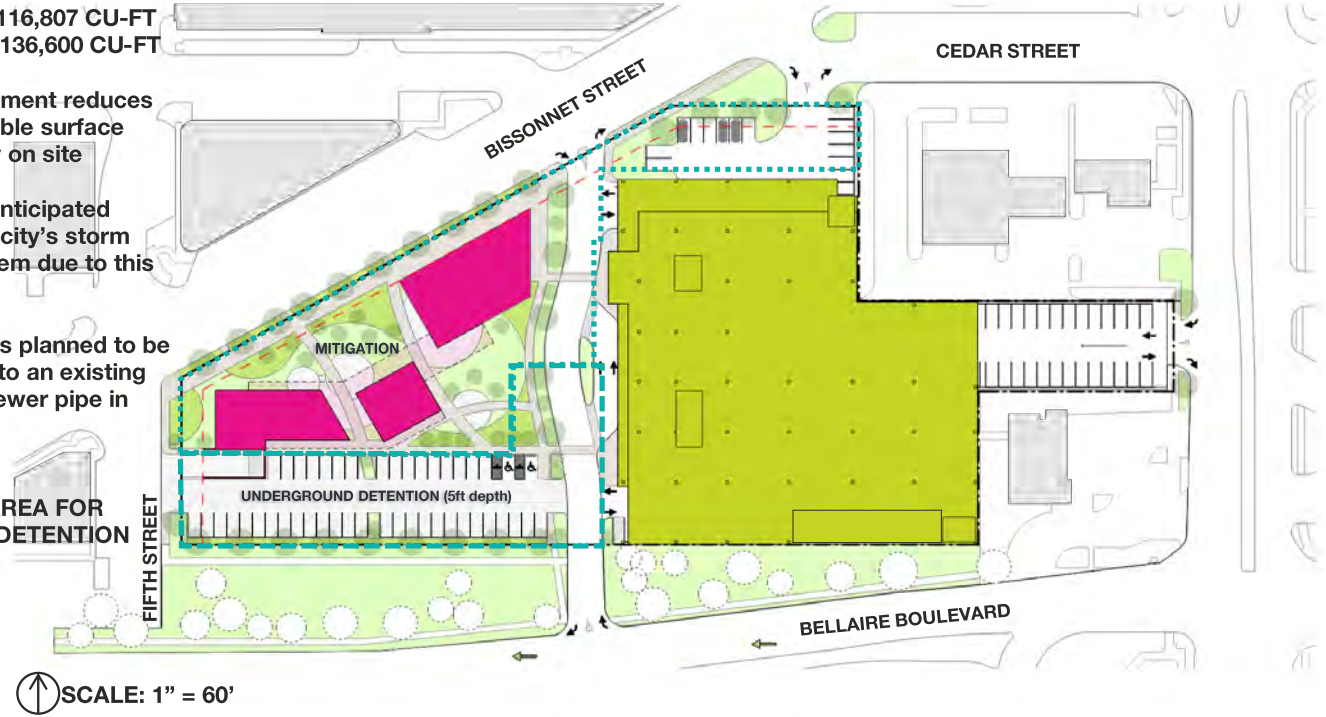
DETENTION: 116,807 CU-FT
MITIGATION: 136,600 CU-FT

-New development reduces the impermeable surface area currently on site

-There is no anticipated impact to the city's storm drainage system due to this development

-Stormwater is planned to be discharged into an existing 54 IN storm sewer pipe in Bellaire Blvd.

POTENTIAL AREA FOR MITIGATION/DETENTION



SCALE: 1" = 60'

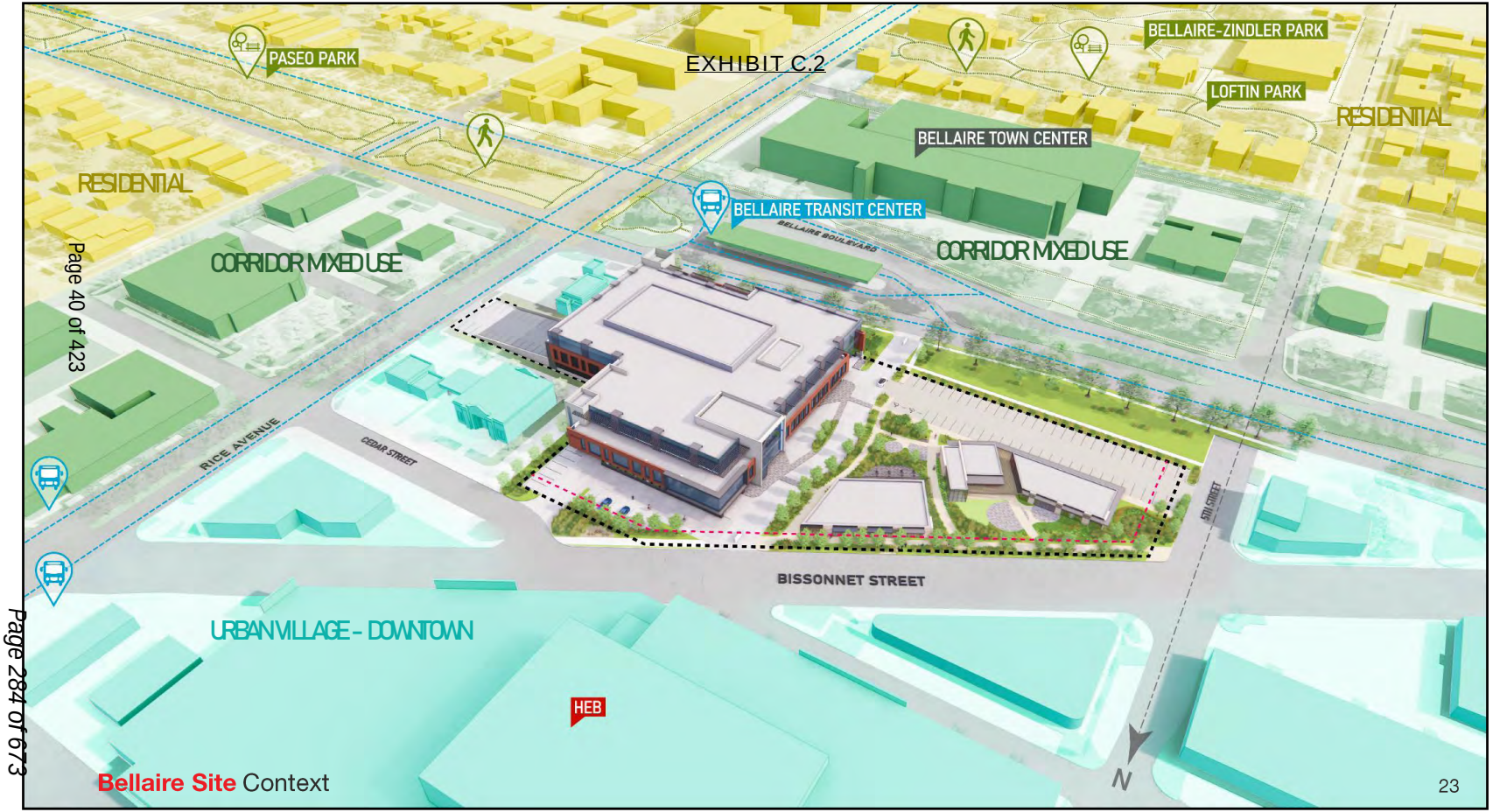


EXHIBIT C.2
PASEO PARK
BELLAIRE-ZINDLER PARK
LOFTIN PARK
RESIDENTIAL
BELLAIRE TOWN CENTER
RESIDENTIAL
BELLAIRE TRANSIT CENTER
BELLAIRE BOULEVARD
CORRIDOR MIXED USE
CORRIDOR MIXED USE
RICE AVENUE
CEDAR STREET
6TH STREET
BISSONNET STREET
URBAN VILLAGE - DOWNTOWN
HEB
N
Bellaire Site Context
23

EXHIBIT C.2

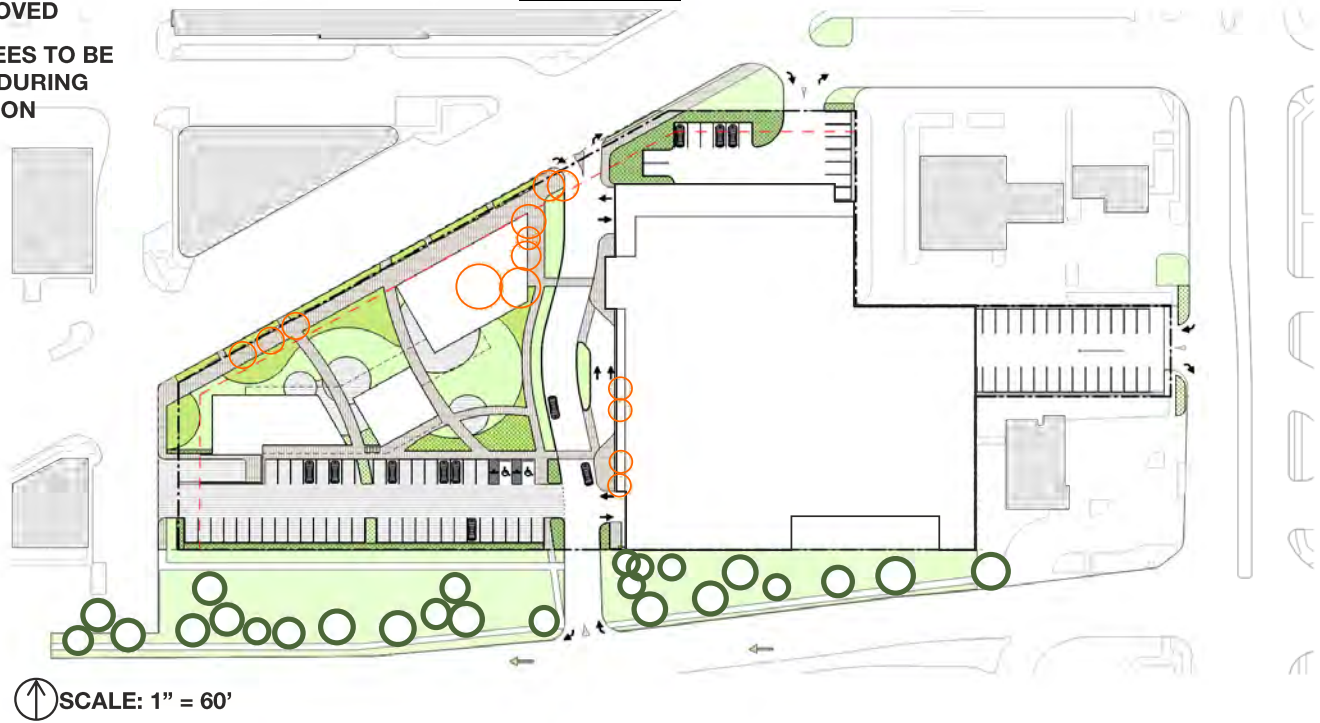
Bellaire Site Extension of Existing Green Space

24

EXHIBIT C.2

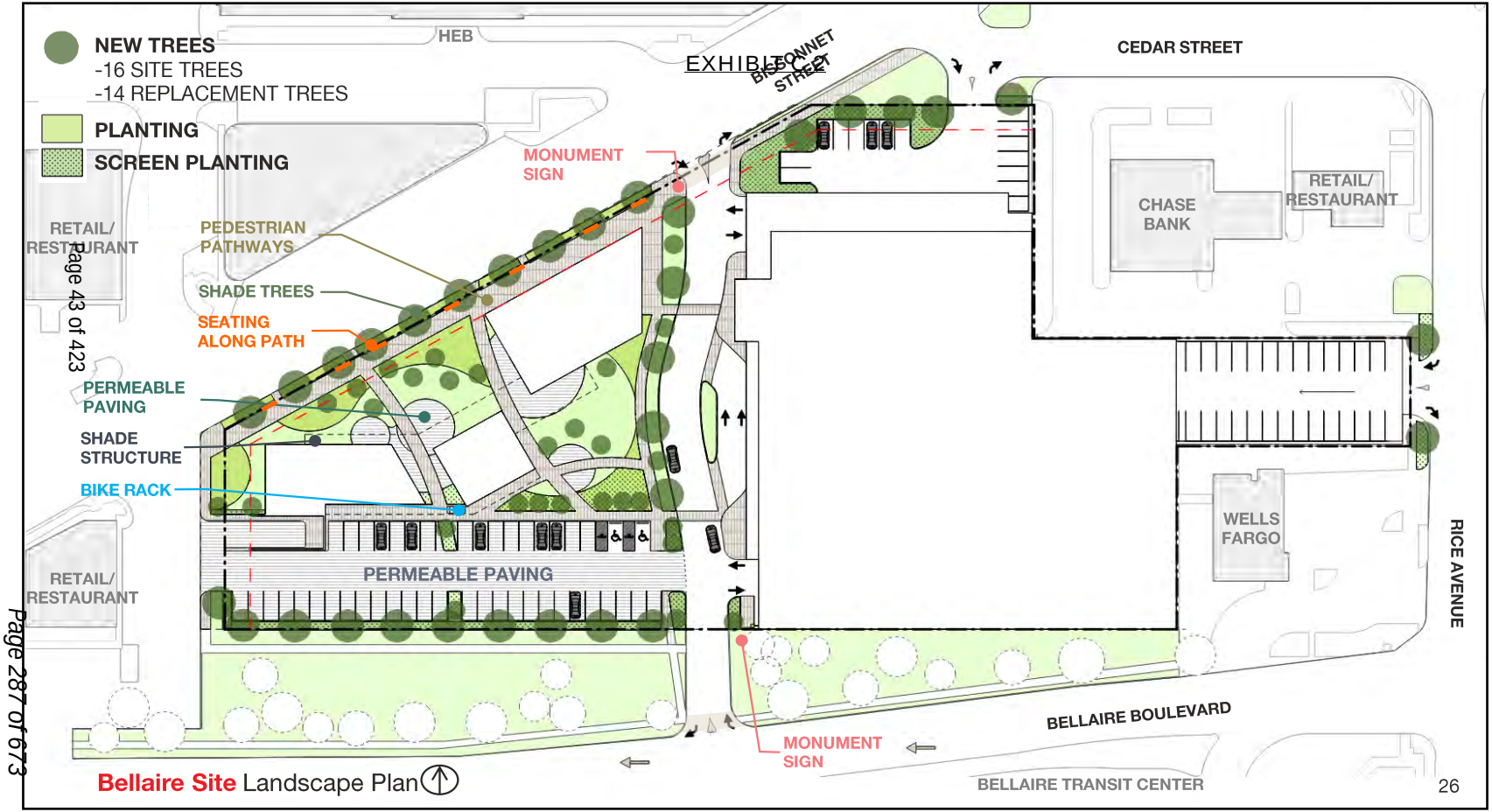
EXISTING TREES TO BE MOVED/REMOVED

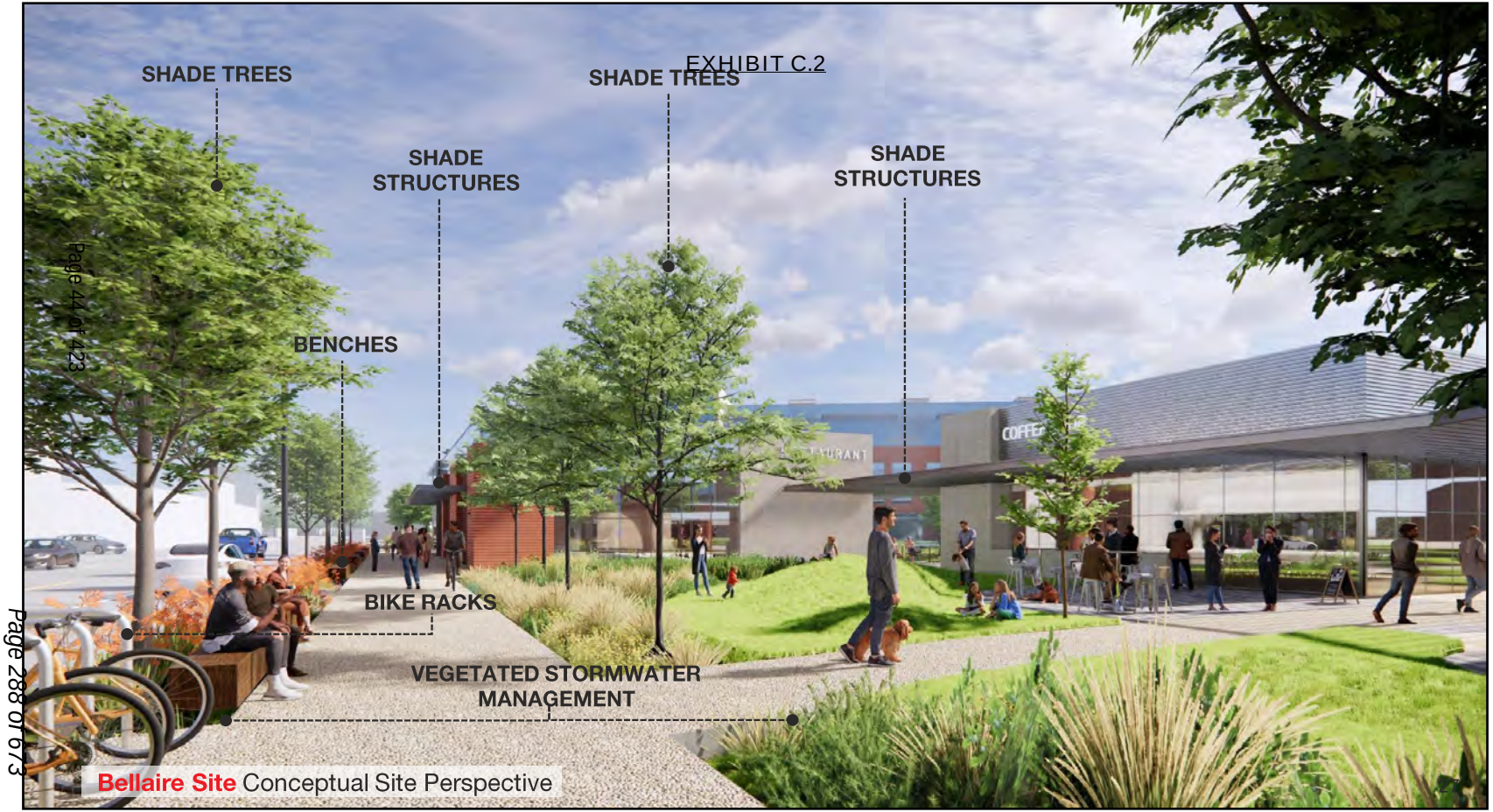
EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION



SCALE: 1" = 60'

Bellaire Site Tree Disposition Plan


NEW TREES
-16 SITE TREES
-14 REPLACEMENT TREES
PLANTING
SCREEN PLANTING
HEB
EXHIBIT C
BISSONNET STREET
CEDAR STREET
MONUMENT SIGN
RETAIL/ RESTAURANT
PEDESTRIAN PATHWAYS
SHADE TREES
SEATING ALONG PATH
PERMEABLE PAVING
SHADE STRUCTURE
BIKE RACK
CHASE BANK
RETAIL/ RESTAURANT
WELLS FARGO
RICE AVENUE
PERMEABLE PAVING
RETAIL/ RESTAURANT
MONUMENT SIGN
BELLAIRE BOULEVARD
BELLAIRE TRANSIT CENTER
Bellaire Site Landscape Plan
26



Bellaire Site Conceptual Site Perspective

WEST ELEVATION FACING AND FIFTH

EAST ELEVATION FACING RICE AVENUE

Bellaire Site MOB Building Elevations

EXHIBIT C.2

SOUTH ELEVATION FACING BELLAIRE BOULEVARD

NORTH ELEVATION FACING CEDAR STREET

Bellaire Site MOB Building Elevations

EXHIBIT C.2

NORTH ELEVATION FACING BISSONNET STREET

Bellaire Site Retail Building Elevations

EXHIBIT C.2

Bellaire Site Retail Buildings – view of outdoor dining

EXHIBIT C.2

Bellaire Site MOB Building – West façade from Bissonnet

EXHIBIT C.2

Bellaire Site MOB Building – West façade from Bellaire

EXHIBIT C.2

Bellaire Site MOB Building – North façade view

EXHIBIT C.2

Bellaire Site MOB Building – South façade view

EXHIBIT C.2

Bellaire Site MOB Building – view from Rice Ave.

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EXHIBIT C.2

Bellaire Site Retail Buildings –view from Bissonnet

EXHIBIT C.2

Bellaire Site Retail Buildings – view from Bissonnet

EXHIBIT C.2

Bellaire Site Potential Community Activities

EXHIBIT C.2

Bellaire Site Potential Community Activities