

Dear Chairman Baker and members of the Bellaire Planning and Zoning Commission,

The replat of PD-10 to allow a 1.99-acre site in a 4-acre minimum zoning district was approved by 5 members of P&Z on February 10, 2010. According to the minutes of that meeting AT&T sold off the main portion of PD-9 and 10 to a new owner, but wanted to retain ownership of that parcel. Unless it was meant to be donated to the City as a park it made no sense.

And it made no sense in 2018 when the current owner purchased it. The zoning for Loop 610 District had not changed. The 4-acre minimum for a PD was in place at that time. If they were promised something different I'd like to know by whom. Hopefully it's in writing.

In addition, for some reason both PD-9 and PD-10 are included in this request. Why? The 1.99-acre parcel is in PD-10. Does the owner of PD-9, CCI Bellaire I LP, have an interest in that parcel? If so, that should be included in this request. If not, has the owner of the Planned Development situated on PD-9 and PD-10 been advised that the zoning of their property may change?

Since everything seems to be about money, I must wonder if the City hopes to monetize this beautiful corner, one of the last attractive sites along Bissonnet besides Episcopal High School. Those of us who value trees and green space prefer that Bellaire save the few attractive areas left in our little city of homes. Please do not approve this request.

Thank you,

Jane McNeel