Dear Tracy, please forward this email to the Mayor and members of City Council. Thank you.

Re: Development of PD-9 and PD-10 in the Loop 610 District

Dear Mayor Pappas and members of the Bellaire City Council,

My apologies, due to some health issues in my family I was remiss in sending this letter earlier.

The replat of PD-9 and 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 the owner, 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 to replat a 1.99 acre site in a 4-acre minimum zoning district. And it made no sense when the current owner purchased that 1.99 acres under the same zoning ordinance in 2018.

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 is 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 the rezoning of 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, perhaps to their disadvantage?

Would this rezoning create any problems for the current owner of PD-9 and PD-10 if they decide to extend the size of the current structure, or demolish the structure to either build something larger or sell the land as two sites for development?

Changes in Bellaire's zoning ordinances require approval of as few as 4 Bellaire residents, or whatever constitutes a majority of votes, for approval on both P&Z and City Council, regardless of the number of residents who oppose those changes.

Which raises the question, why bother zoning anything, anywhere, in Bellaire? Since everything seems to be about money, I must assume that the City hopes to monetize this beautiful corner, one of the last attractive sites along Bissonnet besides Episcopal High School. Unpaved and full of beautiful old oak trees, the site also provides water retention for the surrounding area.

It has saddened me to see the loss of so many open spaces and attractive sites along Bissonnet over the years. Those of us who value trees and green space prefer that Bellaire save the few attractive commercial areas left in our little city of homes. Please do not approve this request.

Thank you, Jane McNeel
September 14, 2024