CITY COUNCIL MEETING MINUTES
MONDAY, JULY 19, 2010

The City Council of the City of Bellaire, Texas, met in Special Session on Monday, July 19, 2010, in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, for the following purpose(s):

A. CALL TO ORDER AND ANNOUNCEMENT OF A QUORUM – Mayor Cindy Siegel.

Mayor Siegel called the City Council of the City of Bellaire, Texas, to order at 6:01 p.m. on Monday, July 19, 2010.

Also present were Mayor Pro Tem Phil Nauert, Councilmen Will Hickman, James P. Avioli, Sr., Corbett Daniel Parker, and Andrew Friedberg, Councilwoman Mandy Nathan, City Manager Bernard M. Satterwhite, Jr., City Attorney Alan P. Petrov, and City Clerk Tracy L. Dutton.

B. READING OF NOTICE OF PUBLIC HEARING – City Clerk Tracy L. Dutton.

City Clerk Dutton read the Notice of Public Hearing into the record.

C. SUMMARY OF PUBLIC HEARING PROCEDURE – City Manager Bernard M. Satterwhite, Jr.

City Manager Satterwhite summarized the public hearing procedure for the evening.

D. PRESENTATION regarding an application and request submitted by Jackson & Ryan Architects, on behalf of Episcopal High School, for an amendment to Specific Use Permit S-71 to allow an adjustment to the size, shape, and placement of the parking complex, academic center (now called academic building), and fine arts center (now called performing arts) to be located at 4650 Bissonnet Street in the Loop 610 Zoning District in the City of Bellaire, Texas – Presentation by Representative(s) of Episcopal High School.

John Clements, Jackson & Ryan Architects, 2370 Rice Boulevard, Houston, Texas, advised that he was present on behalf of Episcopal High School (EHS) and would present the requested amendments to Specific Use Permit S-71, previously approved by the Bellaire City Council. The first change or amendment consisted of a revision of the parking garage footprint from a six-story to a four-story parking garage, which necessitated elongating
the parking garage in order to accommodate the same number of vehicles. In doing so, it was also necessary to revise the proposed fine arts building footprint.

The academic building, proposed on the northwest corner of the site, was simplified in footprint. The building would have the same orientation and would basically be the same size, but would take up a little more land. All of the buildings shown on the revised Specific Use Permit S-71 plan were maximum footprints.

EHS held a neighborhood open house on May 18, 2010, to explain the current changes being submitted. EHS wanted to make sure that they had presented the changes to the community for input prior to submitting the plan to the Bellaire Planning and Zoning Commission and Bellaire City Council.

Mr. Clements presented the existing site plan to City Council and noted that there was currently 512 cars onsite. The site plan presented for EHS’ initial specific use permit showed 512 existing cars and a proposed 724 cars combined between the surface parking lot and the parking garage.

The site plan proposed this evening, which included the amendments, indicated that the parking count had not changed. The proposed count of cars was still 724, as before. There was no change to the internal or external traffic circulation, and there was no change to the utility needs for the Master Plan. One hundred percent of detention would be taken care of onsite, as submitted in the previous specific use permit plan.

The lot coverage changed as a result of the amendments. The lot coverage was previously closer to 50%, but was now 58%. The lot coverage was still under the maximum allowed of 60%.

Mr. Clements noted that there would be enough parking onsite to accommodate the largest event the school held, which was its Spring Track and Field Event.

E. RECOGNITION OF CITIZENS AND/OR OTHER INTERESTED PARTIES – Mayor Cindy Siegel.

Christine Drusch, 4914 Palmetto Street, Bellaire, Texas:

Ms. Drusch addressed City Council and noted her support of the requested amendment to EHS’ Specific Use Permit S-71.

Shelley Marmon, 4441 Verone Street, Bellaire, Texas:

Ms. Marmon addressed City Council and noted her support of the requested amendment to EHS’ Specific Use Permit S-71. She indicated that the
reduction in parking garage height from six stories to four stories was a wise decision and would allow for a nicer façade.

**Donna Rickenbacker, 912 Wildwood Lane, Bellaire, Texas:**

Ms. Rickenbacker addressed City Council and noted her support of EHS’ request for an amendment to their Specific Use Permit S-71. Ms. Rickenbacker thanked EHS for doing a tremendous job of trying to handle and mitigate parking issues that the neighborhood had experienced. EHS had made every effort to honor every issue that had been brought to them and had done a tremendous job.

**Doug Christians, 4913 Palmetto Street, Bellaire, Texas:**

Mr. Christians addressed City Council and noted his support of EHS’ request for an amendment to their Specific Use Permit S-71. He mentioned several examples of problems that the limited amount of parking had caused for parents and students, which would be alleviated by the construction of a new parking garage. Additionally, lowering the garage from six-stories to four-stories would lower the profile and benefit the surrounding residents.

**Terry Zigeler, 4903 Pine Street, Bellaire, Texas:**

Mr. Zigeler addressed City Council and noted his support of EHS’ request for an amendment to their Specific Use Permit S-71.

**Dennis Brown, 4520 Magnolia Street, Bellaire, Texas:**

Mr. Brown addressed City Council and noted his support of EHS’ request for an amendment to their Specific Use Permit S-71. The parking garage structure would alleviate many issues for students and parents at EHS.

**Lynn McBee, 5314 Evergreen Street, Bellaire, Texas:**

Ms. McBee addressed City Council and noted her support of EHS’ request for an amendment to their Specific Use Permit S-71.

**F. QUESTIONS FROM THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS – Mayor Cindy Siegel.**

Members of City Council asked questions of EHS, all of which were answered by Ned Smith, Head of School. One such question was whether the garage, the footprint of which had been enlarged, but the height of which had been reduced from six stories to four stories, could accommodate daily and special parking needs (i.e., sports games and other events). Head of School Smith advised that the parking garage was designed for the two major events EHS held each year. Another question related to whether additional lighting was planned for the parking garage and whether there might be possible glare and
spillage onto nearby residential and commercial structures. It was noted that
the amount and type of lighting had not changed from the original permit.
Another question related to whether there had been a change in expected
enrollment. Head of School Smith indicated that the expected enrollment had
not changed.

Concern was expressed as to whether or not the amendment would affect the
conditions set forth in the original permit. City Attorney Alan P. Petrov
ensured the City Council that the conditions contained within Specific Use
Permit S-71 would continue in full force and effect regardless of the granting
of an amendment to that permit.

G. CLOSE OF PUBLIC HEARING – Mayor Cindy Siegel.

Mayor Siegel closed the public hearing before City Council regarding an
amendment to Specific Use Permit S-71 requested by Episcopal High School
at 6:28 p.m. on Monday, July 19, 2010. It was noted that no oral
comments would be accepted after the close of the public hearing. Written
comments could be submitted to City Council in care of the City Clerk until
noon on Thursday, July 29, 2010, in order to be considered for the record.

H. ADJOURNMENT.

Councilman Hickman moved to adjourn the Special Session (Public
Hearing on EHS) of the City Council of the City of Bellaire, Texas, at
6:29 p.m. on Monday, July 19, 2010. Councilman Friedberg seconded
the motion. The motion carried unanimously on a 7-0 vote as follows:

FOR: Mayor Siegel, Mayor Pro Tem Nauert, Councilmen
Hickman, Avioli, Parker, and Friedberg, and Councilwoman Nathan

OPPOSED: None

ABSENT: None

Respectfully submitted,

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas
Approved:

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Cynthia Siegel, Mayor
City of Bellaire, Texas