The City Council of the City of Bellaire, Texas, met in Special Session on Monday, October 11, 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 7:00 p.m. on Monday, October 11, 2010.

Also present were Mayor Pro Tem Phil Nauert, Councilmen Will Hickman, James P. Avioli, Sr., Corbett Daniel Parker, Andrew Friedberg, Councilwoman Mandy Nathan, City Manager Bernard M. Satterwhite, Jr., City Attorney Alan P. Petrov, Director of Community Development John McDonald, 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 the Houston Independent School District (HISD) for a specific use permit to construct and operate a new 55,000 square foot science wing within the central portion of the existing Bellaire High School campus located at 5100 Maple Street in the R-1 Zoning District in the City of Bellaire, Texas, – Representative(s) of HISD.

Kimberly Hickson, Gensler, made a presentation regarding HISD’s application and request for a specific use permit to construct and operate a new 55,000 square foot science wing within the central portion of the existing Bellaire High School campus located at 5100 Maple Street in the R-1 Zoning District in the City of Bellaire, Texas.
Ms. Hickson advised that HISD planned to expand by constructing a new science wing on the Bellaire High School campus, but would not increase the population of the school. HISD’s Bellaire High School property was currently in two parcels, and those parcels would be replatted into one property in the very near future.

The location of the new addition building was shown to City Council and those present in the audience via a PowerPoint slide presentation. It was noted that several basketball courts and temporary buildings were currently in that location.

The scope of work consisted of two parts. The first part was a renovation of the bathrooms and some of the facilities in the existing building that were not up to current Code conditions. The addition of a new science wing, consisting of 55,000 square feet, was the second part of the scope of work.

The addition of the new science wing would put HISD approximately 40% over impervious pavement than previously existed. In order to mitigate any impacts, the storm water runoff would be reconfigured. New power would be brought onto the site to accommodate the new addition, and a new wastewater line would also be installed onsite.

With respect to parking, Ms. Hickson advised that there was plenty of parking onsite according to the City of Bellaire Code.

The first floor wing would include science labs on one side of the building and classrooms on the other side of the building. Three of the classrooms would be turned into a small area for an athletics coach and his staff. The second floor was a carbon copy of the first floor, with classrooms on one side of the building and science labs on the other side. The third floor consisted of science labs on one side of the building and a green roof on the other side of the building. In summary, HISD was building a 2-1/2 story building to meet the City requirements. Additionally, there would be a complete fire separation between the existing building and the new building.

Ms. Hickson showed a site map and indicated where the contractor would be working during the construction period. In order to keep students in their classes during construction, there would be seven temporary buildings. After construction, there would be five temporary buildings onsite.

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

Casey Costello, 141 Pamellia Street, Bellaire, Texas:

Ms. Costello addressed City Council and advised that she was currently a senior at Bellaire High School and spoke in favor of the granting of a specific use permit for the addition of a new science wing at Bellaire High School. She
indicated that there were currently not enough science labs to accommodate the student population.

Chris Melanson, 4613 Pin Oak Lane, Bellaire, Texas:

Ms. Melanson addressed City Council and spoke in favor of the granting of a specific use permit for the addition of a new science wing at Bellaire High School. She stated that the students deserved a facility that was reasonably adequate to learn in. The lab space had been insufficient for many years and, in many instances, was substandard.

Durwin Sharp, 4613 Pin Oak Lane, Bellaire, Texas:

Mr. Sharp addressed City Council and spoke in favor of the granting of a specific use permit for the addition of a new science wing at Bellaire High School. Although the new wing would not solve all of the school’s problems, it went a long way toward addressing some of the serious shortcomings.

Lynn McBee, 5314 Evergreen Street, Bellaire, Texas:

Ms. McBee addressed City Council and spoke in favor of the granting of a specific use permit for the addition of a new science wing at Bellaire High School. Although in favor of the permit, she expressed a few concerns regarding the project.

One concern expressed was related to the nature of the construction for the science labs. The Code presumably addressed the concerns, but she urged City Council to ensure that the construction materials and design addressed any potential contaminant hazards (air, leakage, spills, etc.).

Ms. McBee assumed further that the building addition would be designed and constructed to meet the current LEED (Leadership in Energy and Environmental Design) standards. She expressed a concern that if any temporary buildings remained after construction that the lot coverage calculation might not have included those temporary buildings. She also expressed a concern as to whether the height of the building met the City’s Code.

In closing, Ms. McBee urged City Council to ensure that they could satisfy themselves that the changes to the storm water configuration would improve the general drainage for the residential areas that abutted the school.

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

Director of Community Development John McDonald, HISD District V Trustee Mike Lunceford, and HISD Project Manager Ronnie Clark answered questions posed by members of City Council regarding HISD’s
application and request for a specific use permit to construct and operate a 55,000 square foot science wing within the central portion of the existing Bellaire High School campus located at 5100 Maple Street in the R-1 Zoning District in the City of Bellaire, Texas. Topics of inquiry were related to the City’s height requirements, parking requirements, potential hazardous releases during renovation of the existing building, LEED certification, drainage, and impacts to the residents as a result of the construction (i.e., parking on streets by contractors, etc.).

G. CLOSE OF PUBLIC HEARING – Mayor Cindy Siegel.

Mayor Siegel closed the public hearing before City Council regarding the application and request for a specific use permit submitted by HISD to construct and operate a 55,000 square foot science wing within the central portion of the existing Bellaire High School campus located at 5100 Maple Street in the R-1 Zoning District in the City of Bellaire, Texas, at 7:42 p.m. on Monday, October 11, 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, October 14, 2010, in order to be considered for the record.

H. ADJOURNMENT.

Councilman Hickman moved to adjourn the Special Session (Public Hearing) before the City Council of the City of Bellaire, Texas, at 7:42 p.m. on Monday, October 11, 2010. Councilman Avioli 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 Mandy Nathan

OPPOSED: None

ABSENT: None

Respectfully submitted,

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

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Cynthia Siegel, Mayor
City of Bellaire, Texas