

Table of Contents

CHAPTER 1

Introduction

Purpose of the Comprehensive Plan.....	1.3
Use of this Plan.....	1.3
Planning Authority.....	1.5
Why Plan?.....	1.5
Community Overview.....	1.7
Key Socioeconomic Trends and Factors.....	1.7
A History of Uneven Growth—Until the 1990s.....	1.7
Growth Outlook Through 2040.....	1.8
Factors in Employability and Income Potential.....	1.9
Employment Profile.....	1.12
Shorter Commutes, but Automobile Dependence like much of the Region.....	1.12
Housing Stock in Continuing Flux.....	1.13
Plan Development.....	1.14
Additional Information.....	1.16

CHAPTER 2

Land Use & Community Character

[NOTE: This plan section amended by Ordinance No. 17-023 on April 3, 2017]

Key Planning Considerations.....	2.1
Community Character.....	2.3
Existing Land Use and Character.....	2.4
Future Land Use and Character.....	2.5
Suburban Residential.....	2.6
General Residential.....	2.6
Small-Lot Residential.....	2.7
Residential-Office Mix.....	2.8
Corridor Mixed Use.....	2.8
Urban Village.....	2.9



Suburban Office.....2.10
 North Bellaire Special Development Area.....2.11
 Redevelopment.....2.14
 Goals and Actions2.14
 Goal 2.1 (Neighborhoods) and Guiding Principles2.16
 Considerations:
 1. Non-Residential Compatibility and Screening/Buffering
 2. Compatibility at City Limits
 3. Loss of Tree Canopy with Redevelopment
 4. Institutional Impacts
 5. Neighborhood Traffic
 6. Neighborhood Security
 Goal 2.2 (Life-Cycle Housing) and Guiding Principles2.19
 Considerations:
 1. Active Promotion
 2. Mixed Use
 3. Key Redevelopment Areas (City Center and UV-T Area)
 4. Quality and Sustainability of any Future Apartment
 Development or Redevelopment
 5. Residential Redevelopment

CHAPTER 3

Mobility

Key Planning Considerations3.2
 Existing Traffic Conditions3.8
 Future Outlook3.9
 Goals and Actions 3.9
 Goal 3.1 (Multi-Modal, Safe Mobility) and Guiding Principles.....3.10
 Considerations:
 1. Citizen Involvement in Planning
 2. Pedestrian and Bicycle Network
 3. School Area Safety
 4. Improvements to Key Corridors
 5. Special Area Planning
 6. Energy Savings and Pollution Reduction
 7. Emergency Planning
 8. Coordination on Regional Projects

CHAPTER 4

Public Infrastructure & Services

Essential Capacity Issue4.2
 Utility Infrastructure.....4.3
 Water.....4.3
 Wastewater4.4
 Storm Drainage4.5
 Streets.....4.7



Public Safety	4.9
Police	4.9
Fire and Emergency Response	4.11
City Facilities	4.13
City Hall and other Municipal Buildings	4.13
Library	4.14

CHAPTER 5

Commercial Area Development & Enhancement

Key Planning Considerations.....	5.2
Bellaire Urban Village at Westpark.....	5.2
City Center Area	5.3
Commercial Development in General	5.7
Goals and Actions.....	5.11
Goal 5.1 (UV-T) and Guiding Principles	5.12
Considerations:	
1. Transformation of the UV-T into a Mixed-Use, Pedestrian-Oriented Area	
Goal 5.2 (City Center) and Guiding Principles.....	5.14
Considerations:	
1. Renewal of City Center to Provide the Small-Town Downtown Atmosphere Sought by Bellaire Residents	
Goal 5.3 (Commercial Corridors) and Guiding Principles	5.16
Considerations:	
1. Upgraded Quality and Appearance of Bellaire’s Commercial Corridors to Match its Residential Neighborhoods and Major Office Developments	

CHAPTER 6

Implementation

Plan Implementation Methods	6.2
Policy-Based Decisions	6.2
Land Development Regulations and Engineering Standards	6.3
Capital Improvements Programming.....	6.3
Special Projects, Programs and Initiatives	6.3
Coordination and Partnerships	6.3
Ongoing Study and Planning	6.3
Plan Administration	6.4
Education.....	6.4
Role Definition	6.4
Action Agenda	6.6
Plan Amendment Process.....	6.9
Annual Progress Report	6.10
Annual Amendment Process	6.11
Five-Year Update / Evaluation and Appraisal Report	6.12
Ongoing Community Outreach and Engagement.....	6.13



APPENDIX

City of Bellaire Parks Master Plan, 2015-2025

(Adopted September 21, 2015)

FIGURES

Figure 1.1, Population Growth Comparison 1.8
 Figure 1.2, Bellaire Population Projection..... 1.9
 Figure 1.3, Educational Attainment Comparison 1.10
 Figure 1.4, Income Comparison 1.10
 Figure 1.5, Age and Gender Distribution..... 1.11
 Figure 1.6, Employment of Bellaire Residents by Industry Type 1.12
 Figure 1.7, Age of Housing Structures in Bellaire..... 1.13
 Figure 4.1, Streets Reconstructed during
 Bellaire Millennium Renewal..... 4.8
 Figure 4.2, Criteria for Rebuild Bellaire Priority Projects 4.9
 Figure 4.3, Police Service Call Trend, 2009-2014..... 4.10

TABLES

Table 1.1, Population History of Bellaire and Harris County 1.7
 Table 2.1, Future Land Use Allocation 2.5
 Table 4.1, Bellaire Library Circulation and Utilization 4.15
 Table 6.1, Priority Action Agenda..... 6.7

MAPS

Map 2.1, Existing Land Use & Character*after* 2.6
 Map 2.2, Future Land Use & Character*after* 2.6

