

# Forum on Bellaire's Future

## City of Bellaire Comprehensive Plan

June 13, 2023

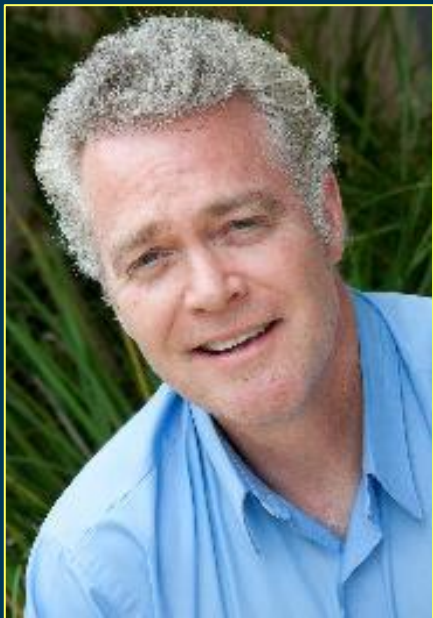




**GARY MITCHELL, FAICP**  
**President and Project Manager**



**JENNIFER MAK,**  
**AIA, NCARB, AICP, LEED-GA**  
**Architect and**  
**Senior Urban Designer**



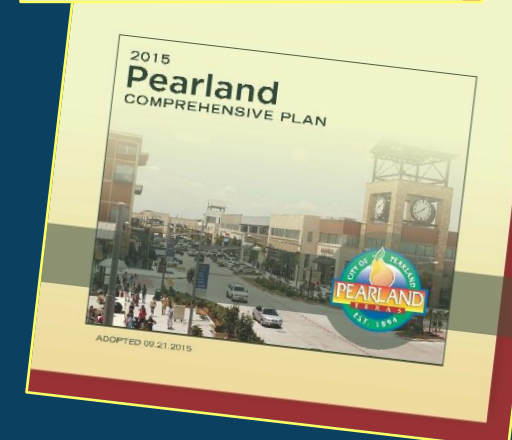
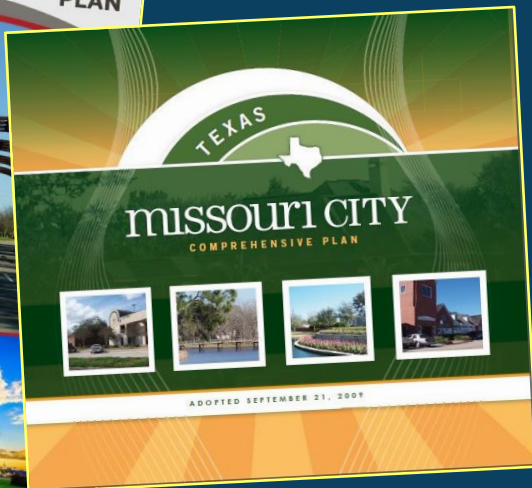
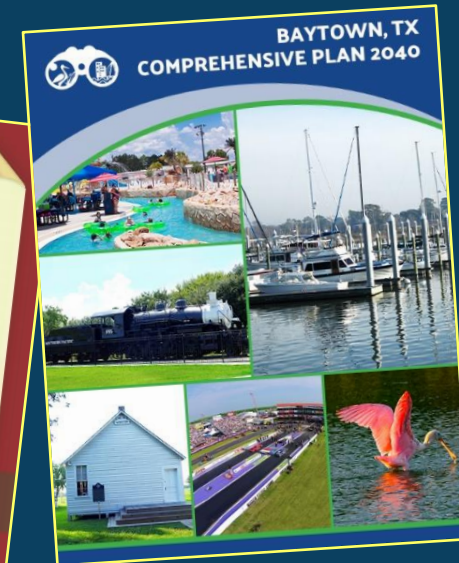
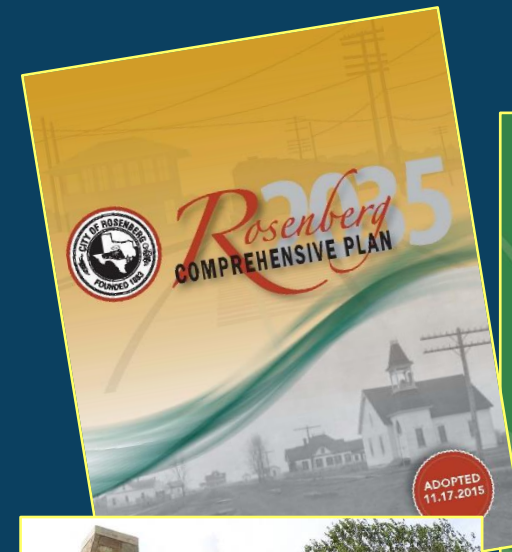
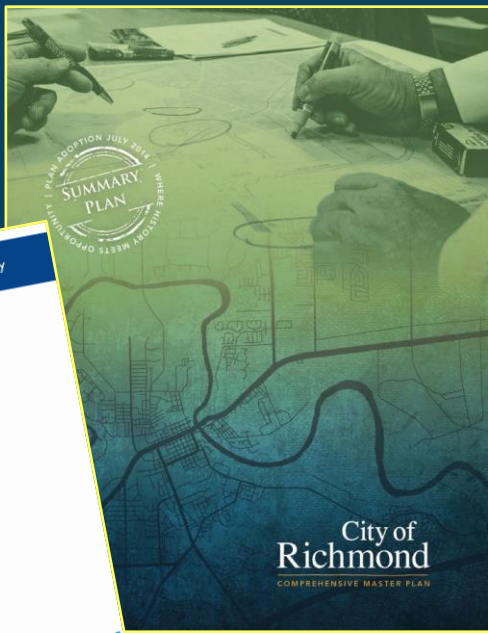
**GREG FLISRAM, CEcD**  
**Principal Associate**



**KENDIG KEAST**  
C O L L A B O R A T I V E

# WHAT?

- 10-20 year outlook for community
- Considers physical aspects of city at once
- Sets action priorities
- Basis for more detailed plans





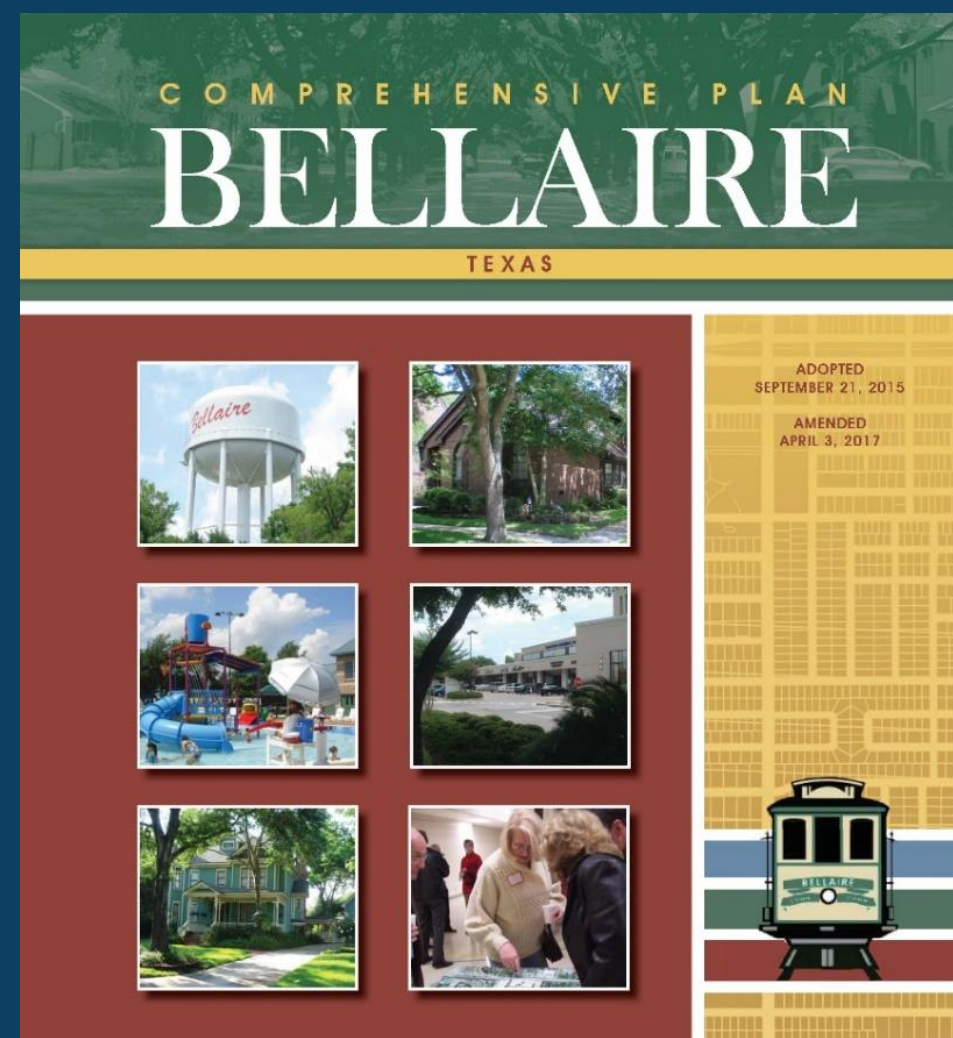
# **WHY?** Plan Helps Establish Priorities for:

- ▶ Annual budgeting
- ▶ Capital improvements and land acquisitions
- ▶ New and amended City ordinances
- ▶ Department work plans and resources to carry them out
- ▶ More specific planning and studies to clarify strategies, costs
- ▶ Pursuit of external grant funding to leverage local dollars
- ▶ Initiatives pursued with other public and private partners



# WHEN?

- ~5-10 year updates
- Changes in context, data, population, leadership
- Snapshot of city at a point in time



**Adopted November 2009**

Interim update in September 2015

North Bellaire update in April 2017

COVID disruption in 2020-21

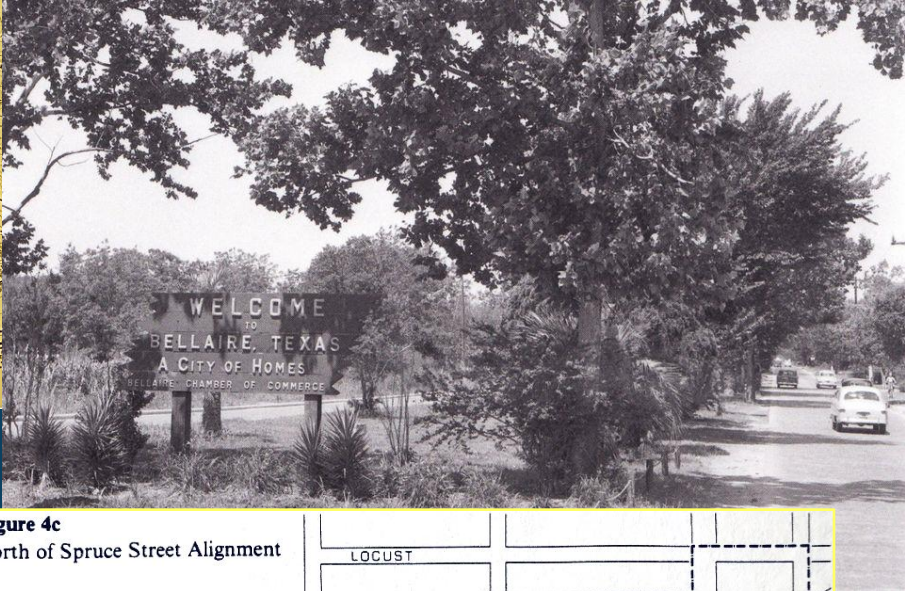
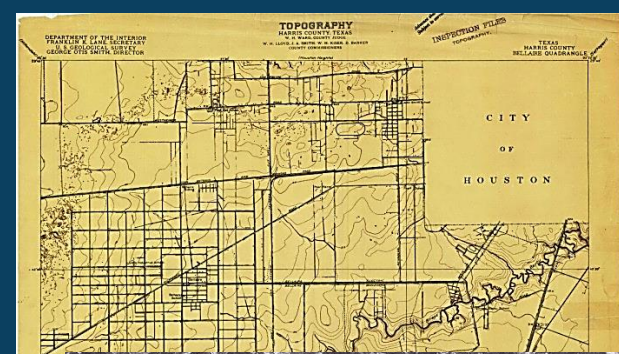
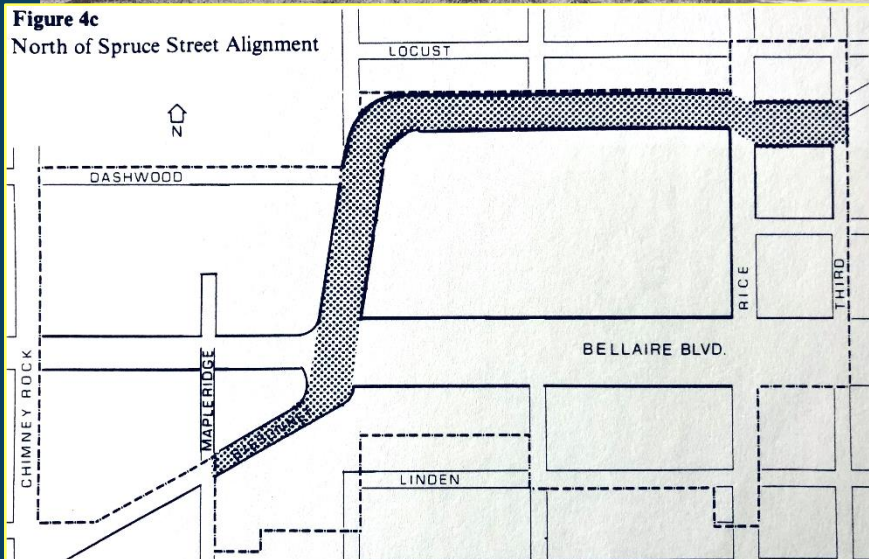


Figure 4c  
North of Spruce Street Alignment





# PHASES and TIMELINE



May -  
June

## Early Engagement

- WORKSHOP 1: Issues and Needs
- Early round of outreach activities
- Forum on Bellaire's Future (June 13)

July -  
Aug

## Bellaire Today / Plan Direction

- Community survey
- Bellaire Today Report
- Plan Direction presentation
- WORKSHOP 2: Plan Direction

Sep -  
Oct

## Bellaire Tomorrow

- P&Z work sessions, further outreach
- Drafts of updated plan content
- Results of regulatory evaluation
- 2<sup>nd</sup> round of outreach activities

Nov -  
Feb  
2024

## Plan Implementation

- New Action Agenda portion of plan
- Open House and further outreach
- WORKSHOP 3: Overall Draft Plan
- Public hearings and adoption



# PLAN CONTEXT



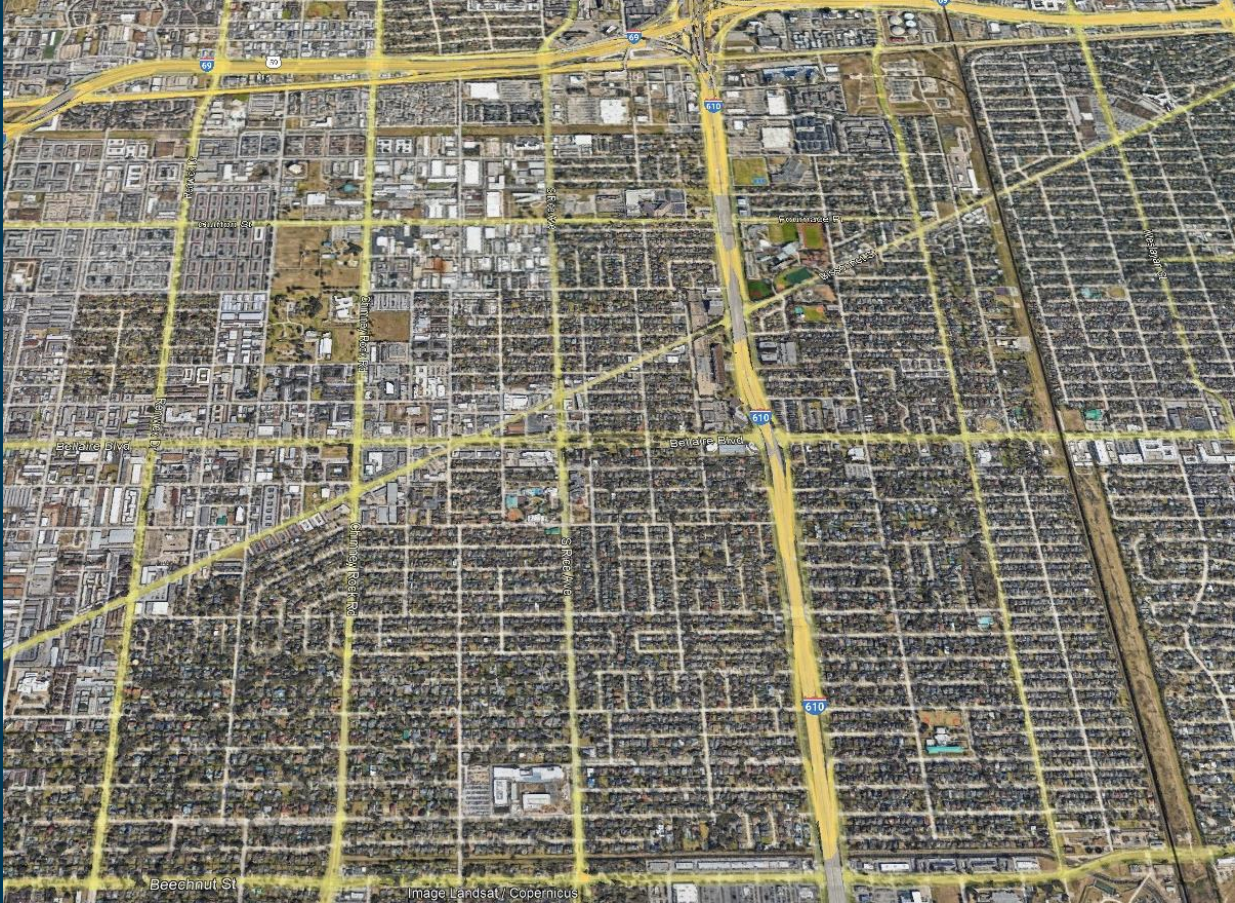
Neighborhood integrity



Commercial redevelopment



Flood risk mitigation



Community	Governance	Public Safety	Infrastructure	Quality of Life	Land Use and Zoning
A black icon showing a group of five stylized human figures standing together, representing community.	A black icon showing a hand holding a stylized building with a dome, representing governance.	A black icon showing a hand holding a heart with a cross inside, representing public safety.	A black icon showing a globe with a stylized building in front of it, representing infrastructure.	A black icon showing a heart with a sun-like symbol above it, representing quality of life.	A black icon showing a city skyline with a house in the foreground, representing land use and zoning.

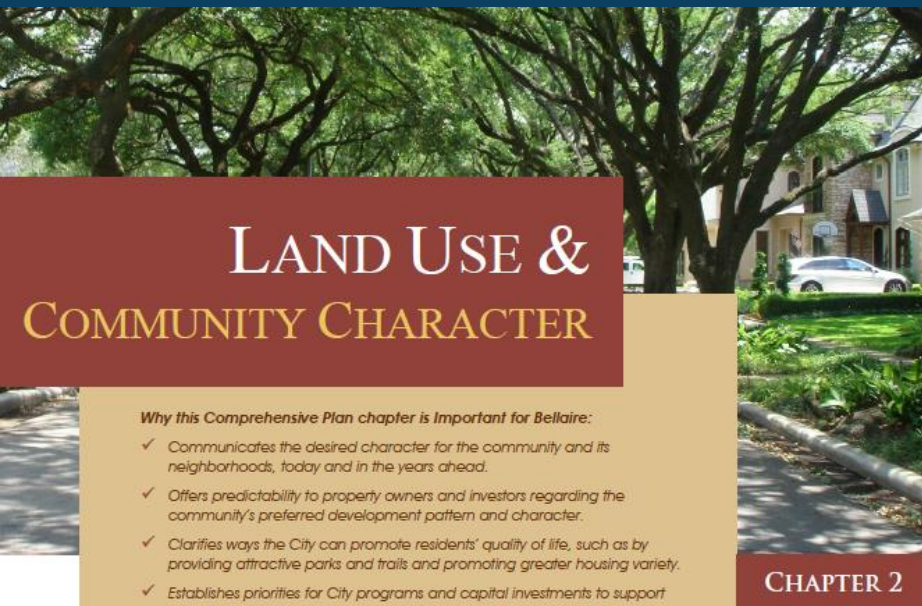


# FOCUS

► Revisit **nonresidential areas** on Future Land Use & Character map

► Set stage for potential **zoning ordinance updates**

► **More clarity and brevity** in updated Comprehensive Plan



## LAND USE & COMMUNITY CHARACTER

Why this Comprehensive Plan chapter is Important for Bellaire:

- ✓ Communicates the desired character for the community and its neighborhoods, today and in the years ahead.
- ✓ Offers predictability to property owners and investors regarding the community's preferred development pattern and character.
- ✓ Clarifies ways the City can promote residents' quality of life, such as by providing attractive parks and trails and promoting greater housing variety.
- ✓ Establishes priorities for City programs and capital investments to support the desired development pattern and quality.
- ✓ Provides the public policy basis for the City's development regulations.

### CHAPTER 2

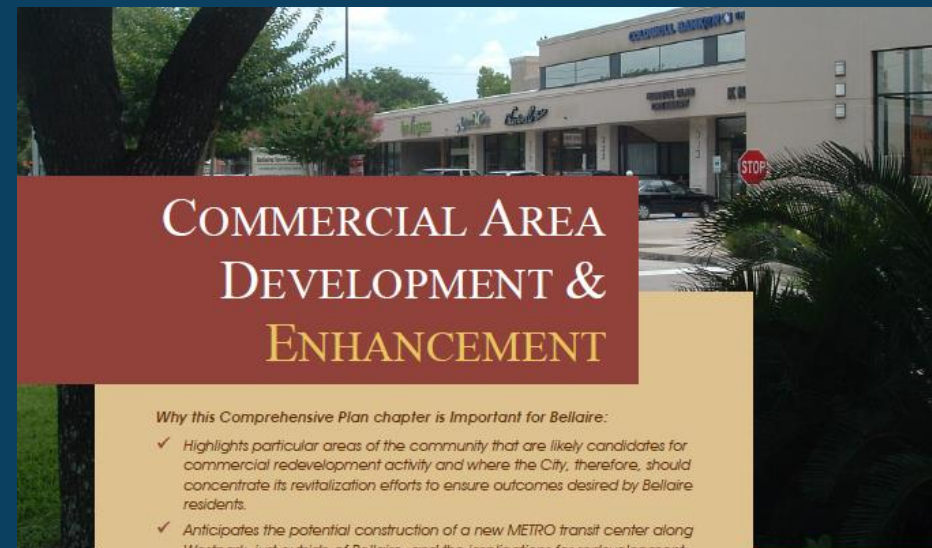
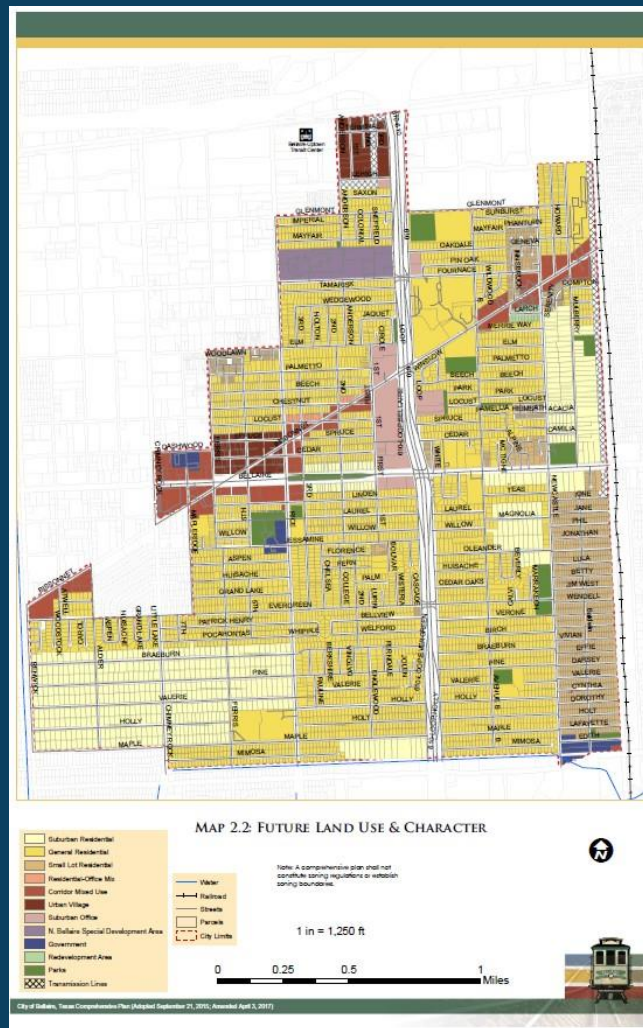
The purpose of this chapter is to establish the necessary policy guidance to enable the City of Bellaire to plan effectively for future land development and redevelopment. Sound planning is essential to ensure that the community is prepared for anticipated land use transitions and new development, can serve it adequately with public services, and can manage its impacts to maintain compatibility of land uses and preserve community character.

#### KEY PLANNING CONSIDERATIONS

The following facts, assumptions, and considerations provide the context for the goals and action strategies presented in this chapter:

**City of Homes.** Bellaire is primarily a community of single-family detached residences.

**Non-Residential Compatibility.** Retail, service, office, institutional, and employment land uses are welcome in certain areas of Bellaire, but non-residential compatibility is a fundamental community priority.



## COMMERCIAL AREA DEVELOPMENT & ENHANCEMENT

Why this Comprehensive Plan chapter is Important for Bellaire:

- ✓ Highlights particular areas of the community that are likely candidates for commercial redevelopment activity and where the City, therefore, should concentrate its revitalization efforts to ensure outcomes desired by Bellaire residents.
- ✓ Anticipates the potential construction of a new METRO transit center along Westpark, just outside of Bellaire, and the implications for redevelopment opportunities at Bellaire's north City limits closest to Uptown Houston.
- ✓ Emphasizes the importance of both commercial development quality and attractive design of public infrastructure and streetscapes along Bellaire's major corridors as this is where first and lasting impressions of the community are formed.
- ✓ In conjunction with Chapter 2, Land Use & Community Character, provides the basis for potential adjustments to the City's zoning strategy for its prime commercial areas and corridors.

### CHAPTER 5

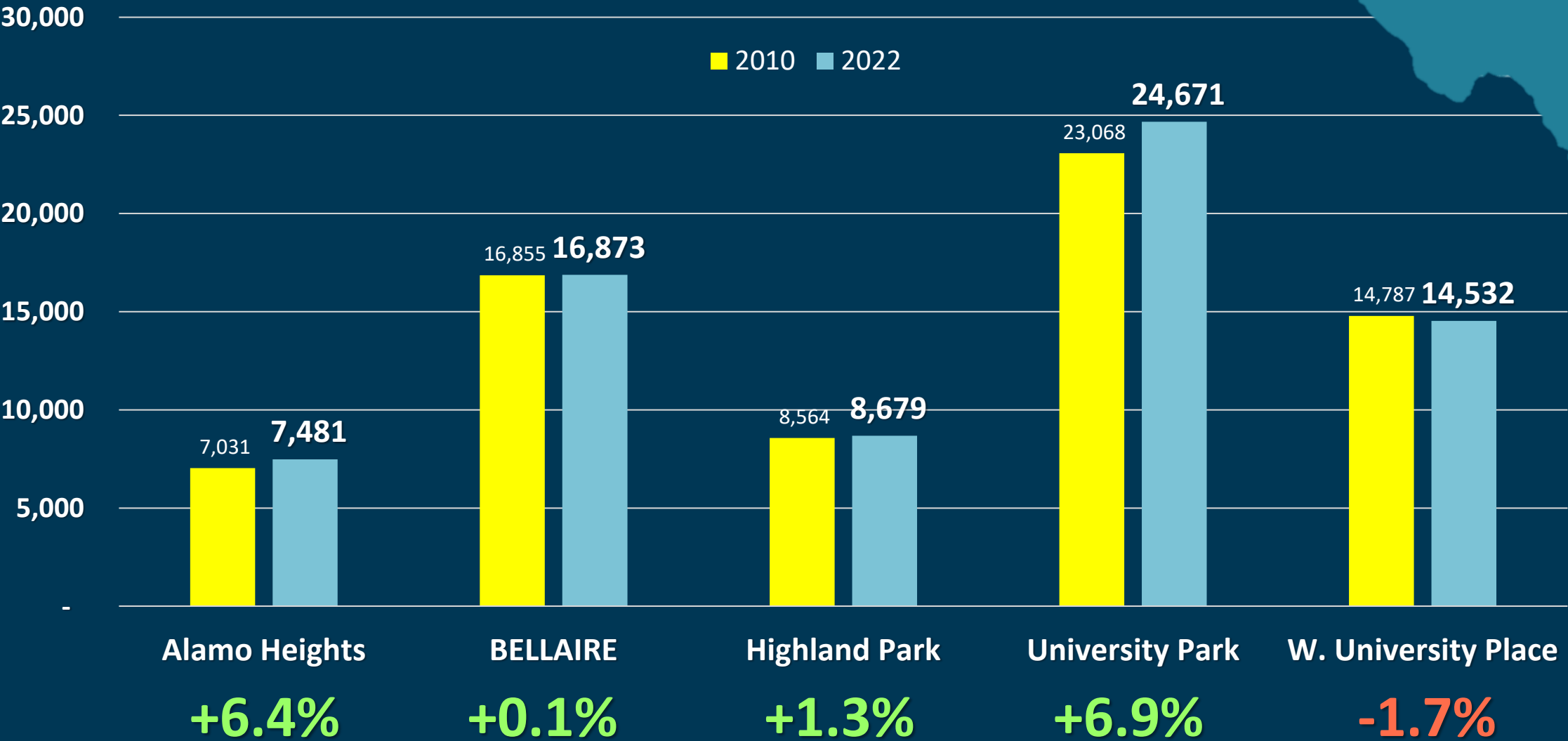
The purpose of this chapter is to consider the outlook for commercial development and redevelopment activity in Bellaire, both in terms of local community-serving needs, as well as in the context of broader Houston-area development trends. This includes consideration of strategic locations such as the "City Center" area (within new zoning districts CMU and UV-D) and the new UV-T zoning district in north Bellaire, plus key corridors where the City's non-residential development has traditionally been focused. This chapter serves to reinforce Chapter 2, Land Use & Community Character, by documenting the types of commercial development residents anticipate and would like to see in their community in the future—and where such development and redevelopment activity should be focused to ensure compatibility and protect the character of the "City of Homes."

This chapter also addresses the City's role in encouraging and guiding desired development types and forms, in terms of preferred location, scale





# Population Change since 2010



SOURCE: Texas Demographic Center (Jan 2022 estimates), Census 2010

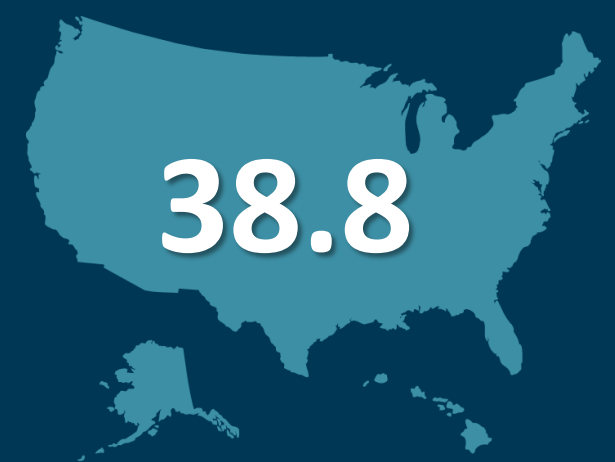


# *More Senior Population*

Median age of residents



Bellaire	Alamo Heights	Highland Park	University Park	West Univ Place
46.0	39.7	44.6	35.3	41.3



SOURCE: U.S. Census Bureau 2017-2021 5-Year Estimates



# Residential Dynamics



% of housing units where  
householder moved in since 2010

Bellaire

42%

Alamo  
Heights

67%

Highland  
Park

56%

University  
Park

56%

West Univ  
Place

44%

2.77  
persons per  
household

2.52  
pph

2.72  
pph

2.98  
pph

2.87  
pph



# Population Infusion

% of population not born in Texas



**Bellaire**

**51%**

**Alamo  
Heights**

**38%**

**Highland  
Park**

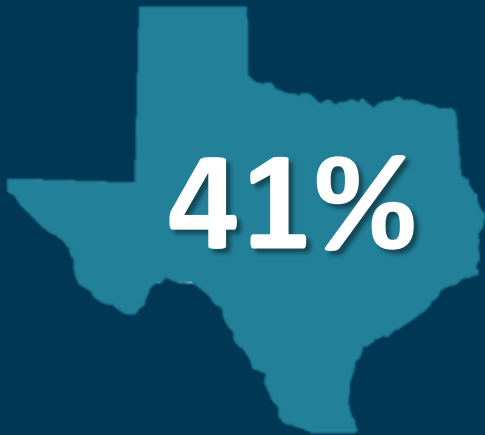
**46%**

**University  
Park**

**46%**

**West Univ  
Place**

**51%**



**BELLAIRE**  
**Born Outside U.S.**  
**23%**



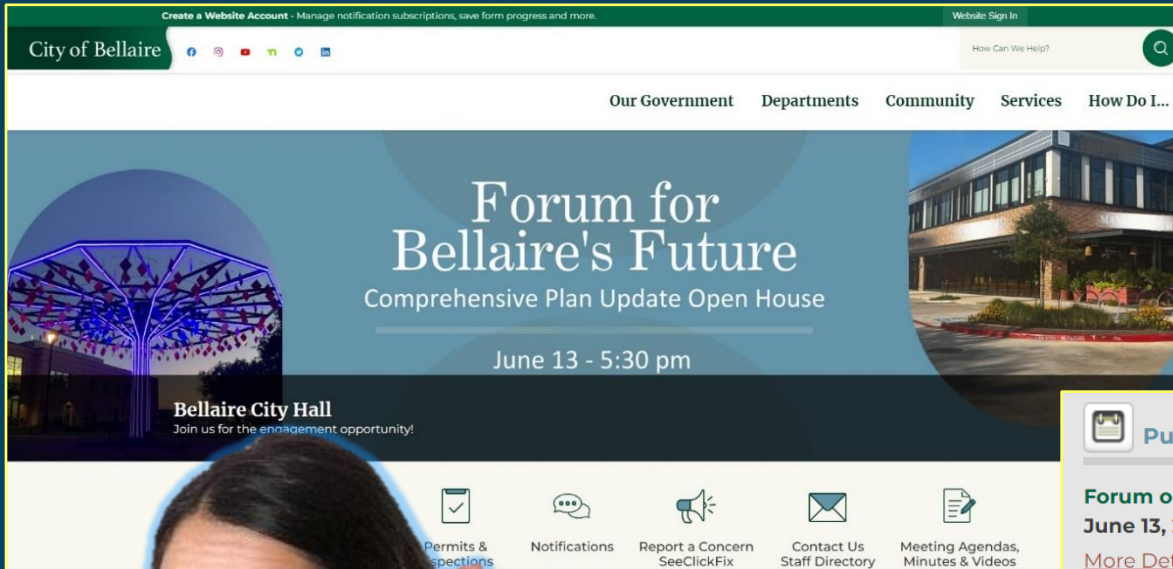
# HOW? Input Beyond Tonight

City of Bellaire > Notify Me



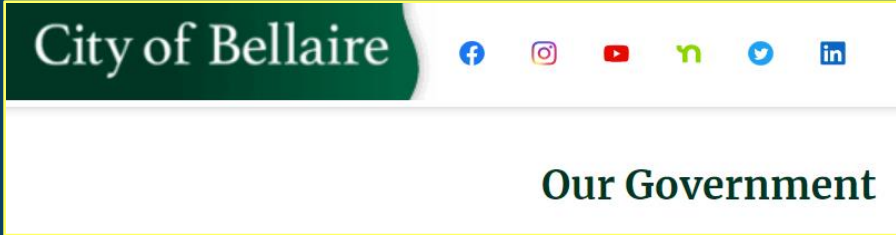
## Notify Me

1. Type your email address in the box and select **Sign In**.
2. If you want to receive text messages enter your phone number and select **Save**.
3. To subscribe or unsubscribe click and/or next to the lists to which you wish



City  
Website

City Calendar



Social Media

Around  
Town



## Public Meetings

### Forum on Bellaire's Future - Comprehensive Plan Update Open House

June 13, 2023, 5:30 PM - 7:30 PM @ Bellaire Civic Center

[More Details](#)

### Culture & Arts Board Regular Session

June 14, 2023, 6:30 PM @ City Hall  
Conference Room 201

[More Details](#)

### Environmental Sustainability Board Regular Session - June 14, 2023, at 6:30 p.m.

June 14, 2023, 6:30 PM @ Conference Room 202

[More Details](#)

### Comprehensive Plan Review - Neighborhood Engagement

June 15, 2023, 6:00 PM - 7:00 PM @ Evelyn's Park Conservancy

[More Details](#)

### Board of Adjustment Regular Session

June 15, 2023, 7:00 PM

Meeting will be held in the City Council Chambers

[More Details](#)

### Comprehensive Plan Review - Neighborhood Engagement

June 15, 2023, 7:30 PM - 8:30 PM @ Newcastle Trail (near Evergreen Park & Nature Discovery Center)

[More Details](#)



PARTY  
AT THE  
PAVILION

# INPUT ACTIVITIES TONIGHT





# Where You Live / Work

# Where You Live / Work Map

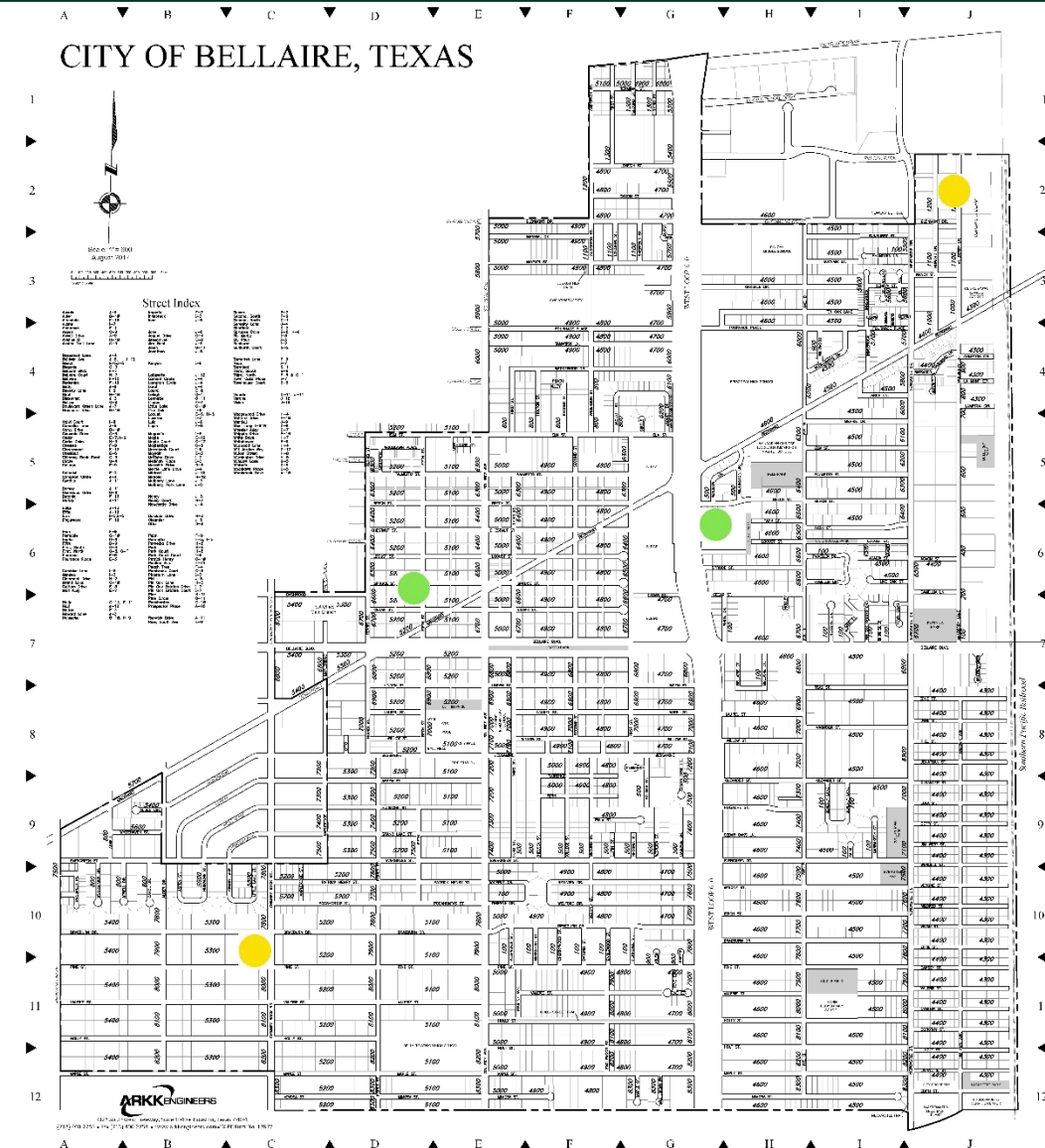
Please place a dot on the map ...

**where you live**

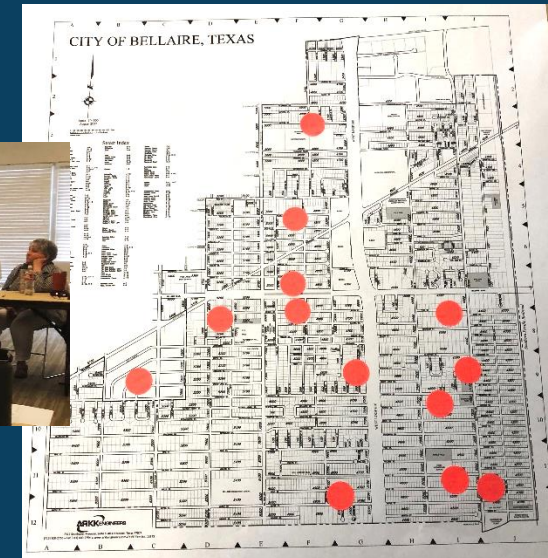
and another dot ...

**where you work or have a business,**  
*if in Bellaire.*

If the location is off the map,  
place the dot at the edge of the map.



City of Bellaire



# I ♥ Bellaire Because...

Reasons Why Bellaire is a Great Place to Live, Work, or Have a Business...

*Small city in the big city*

*Neighborhood trees*

*New restaurants*



City of Bellaire



# Goals in 2009 Plan



## GOAL

Protection of the residential atmosphere and desirability of Bellaire's neighborhoods.



## GUIDING PRINCIPLES

- A. Maintain and enhance residential property values.
- B. Focus on the safety of residential streets.
- C. Maximize compatibility between older and newer (redeveloped) single-family detached homes, and with any nearby development of attached or higher-density housing types.
- D. Maintain the privacy of homes and rear yards.
- E. Ensure neighborhood security and crime prevention.

## GOAL

Greater housing choice in Bellaire to increase overall supply and accommodate "life cycle" needs for a more age-diverse community.



## GUIDING PRINCIPLES

- A. Respond to the need for smaller dwelling sizes and more affordable options for current and potential Bellaire residents at various "life cycle" stages (e.g., young adults who grew up in Bellaire, young professionals and families, empty nesters, seniors, etc.).
- B. Emphasize diversified home ownership opportunities in Bellaire.
- C. Ensure compatibility of smaller-lot homes or attached dwelling types with the predominant single-family detached housing form in Bellaire.
- D. Promote mixed-use development as one avenue to achieving life-cycle housing objectives in Bellaire.
- E. Focus on providing a mix of housing types and sizes to meet the needs of all residents.
- F. Spur private investment and development in new forms of transportation.

# Goals in 2009 Plan



## GOAL

A multi-modal transportation system that integrates Bellaire with the region and enhances the mobility and safety of residents within their own community.

## GUIDING PRINCIPLES

- A. Ensure neighborhood integrity and the safety of adults and kids.
- B. Minimize traffic congestion and maximize the safety and efficiency of existing and new infrastructure for moving people and goods within and through Bellaire.
- C. Make transportation improvements that promote desired commercial development and redevelopment.
- D. Emphasize "context sensitive design" for all forms of mobility improvements.
- E. Support transit services and investments that are mutually beneficial to the region and to Bellaire.
- F. Promote investments and mobility choices that reduce vehicle trips in the City and region and support area-wide air quality goals.



Mobility

## Commercial Area Development and Enhancement

## GOAL

Repositioning of the UV-T district in north Bellaire as a mixed-use area with an urban character.

## GUIDING PRINCIPLES

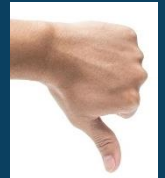
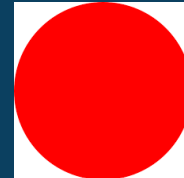
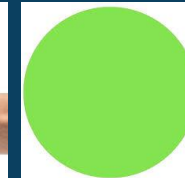
- A. Brand the UV-T area as a focal point of new amenities for Bellaire residents and a unique and inviting destination for visitors.
- B. Pursue the community's life-cycle housing objectives in the UV-T area by encouraging varied residential living options not found elsewhere in the community.
- C. Protect adjacent residential neighborhoods from incompatible non-residential development.
- D. Recognize the UV-T area as one of the community's best opportunities for gaining new public green space.
- E. Ensure that the UV-T area is conveniently and safely accessible to Bellaire residents by bike and on foot.
- F. Have the City take a more direct role in spurring commercial area revitalization, including in the UV-T area.

City of Bellaire

# Goals in 2009 Plan

As we revisit the goals in Bellaire's current Comprehensive Plan within today's context, please do the following:

1. Place a **green sticker dot** next to Goals (or their associated Guiding Principles) you view favorably, or a **red sticker dot** next to Goals (or Guiding Principles) you view unfavorably.
2. Write any related comments on a Post-It note to place on the poster near that Goal or Principle. Additional comments can be added to the larger comment sheets.



# Goals in 2009 Plan



## GOAL

A revitalized City Center area geared toward the shopping, service, and entertainment needs of Bellaire residents.

## GUIDING PRINCIPLES

- A. Brand City Center as a convenient place for Bellaire residents to shop and dine, but also a comfortable place to meet and interact.
- B. Pursue the community's life-cycle housing objectives in the City Center area by encouraging varied residential living options not found elsewhere in the community.
- C. Protect adjacent residential neighborhoods from incompatible non-residential development.
- D. Recognize the City Center area as one of the community's best opportunities for gaining new public green space.
- E. Ensure that the City Center area is conveniently and safely accessible to Bellaire residents by bike and on foot.
- F. Improve safety and security—both real and perceived—in the City Center area.
- G. Have the City take a more direct role in spurring commercial area revitalization, especially in the City Center area.

Commercial Area Development and Enhancement

## GOAL

Vibrant commercial corridors with improved aesthetics and public and private design quality.

## GUIDING PRINCIPLES



- A. Elevate the quality of Bellaire's commercial areas and corridors to match the level of residential investment across the community.
- B. Seek a balance in commercial area zoning and regulation that does not inhibit beneficial business development and expansion but also protects private investment and community interests from incompatible and/or unappealing development outcomes.
- C. Protect adjacent residential neighborhoods from incompatible non-residential development.
- D. Take advantage of opportunities to achieve design upgrades along commercial corridors as private redevelopment is proposed and public street and infrastructure rehabilitation occurs.
- F. Incorporate more green space and features into Bellaire's commercial areas both on private sites and in public ways.
- F. Pursue strategic opportunities for City government to take a more direct role in spurring commercial development and reinvestment to balance the local tax base, provided the proposed activity meets the fundamental criterion of advancing residents' quality of life.

City of Bellaire



## Land Use and Community Character

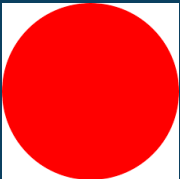
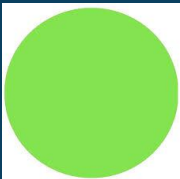
# Issues / Needs Heard So Far

Issue/Need	In Current Plan?	Where in Current Plan?
Flood Risk	<input checked="" type="checkbox"/>	"Flood Risk" (Page 4.6)
METRO Transit Center Relocation (Security)	<input checked="" type="checkbox"/>	"Transit Contention" (Page 3.8)
Apartment & Short-Term Rental Opposition	<input checked="" type="checkbox"/>	"Quality and Sustainability of Apartments" (Page 2.21)
Traffic & Safety	<input checked="" type="checkbox"/>	"Existing Traffic Conditions" (Page 3.8)
 Public Safety & Security	<input checked="" type="checkbox"/>	"Public Safety" (Page 4.9)
Connectivity for People Walking & Biking	<input checked="" type="checkbox"/>	"Mobility" (Page 3.1)
Library Renovation	<input checked="" type="checkbox"/>	"Library" (Page 4.14)
Future of Wastewater Plant	<input checked="" type="checkbox"/>	"Wastewater" (Page 4.4)
Fire and Emergency Response	<input checked="" type="checkbox"/>	"Fire and Emergency Response" (Page 4.11)
Future of UV-T Zone Since No Light Rail	<input checked="" type="checkbox"/>	"Bellaire Urban Village at Westpark" (Page 5.2)
Randall's Property Redevelopment	--	--
Life Cycle Housing (Options At All Stages)	<input checked="" type="checkbox"/>	"Goal 2.2" (Page 2.19)
Noise 	--	--
New and Redevelopment (Lot Sizes / Setbacks / Scale / Height / Land Use / Density / Permit Challenges)	<input checked="" type="checkbox"/>	"City Center Area" (Page 5.3)
Parking 	<input checked="" type="checkbox"/>	"City Center Area" (Page 5.4)
Financial Mechanism to Fund Improvements	<input checked="" type="checkbox"/>	"Goal 5.2" (City Center Area) (Page 5.15)
Municipal Infrastructure	<input checked="" type="checkbox"/>	"Public Infrastructure & Services" (Page 4.1)

# Issues / Needs Heard So Far

This poster has a list of major issues already heard since project work started in May, and whether they are ongoing issues from Bellaire’s current Comprehensive Plan. Please do the following:

1. Place a **green sticker dot** next to items you agree are an important issue or need in Bellaire, or a **red sticker dot** next to any items you consider not important or disagree with.
2. On the comment pages, write any associated comments.
3. Also add **other community issues and needs in Bellaire** that should be considered during this Comprehensive Plan review process.





# Residential Edge Locations

# Bellaire Residential Edges



## Edge Locations

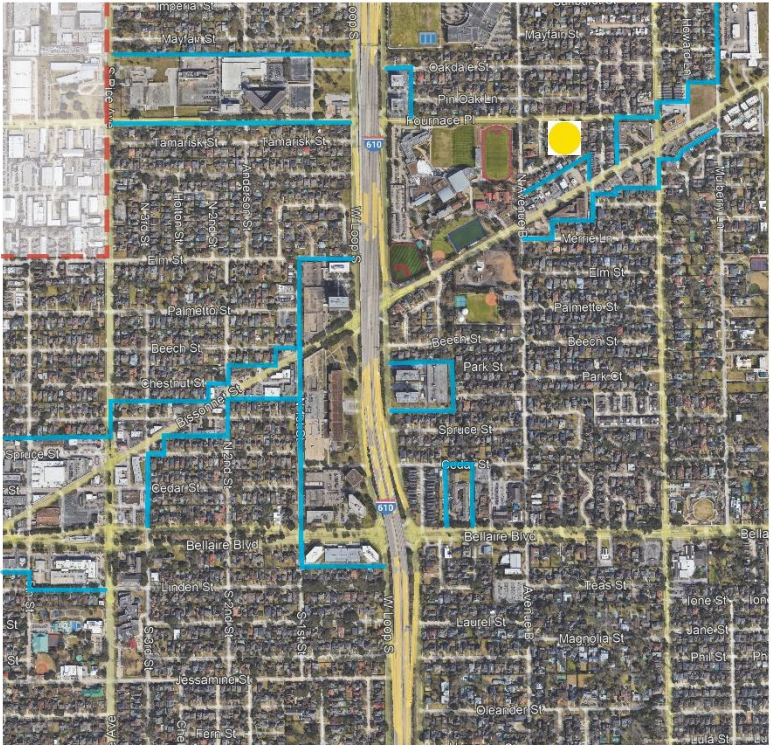
The interaction of residential and commercial land uses has long been a focus of planning and zoning in Bellaire. The aerial views show locations where commercial development is directly adjacent to residential properties, or nearby.

**Please do the following:**

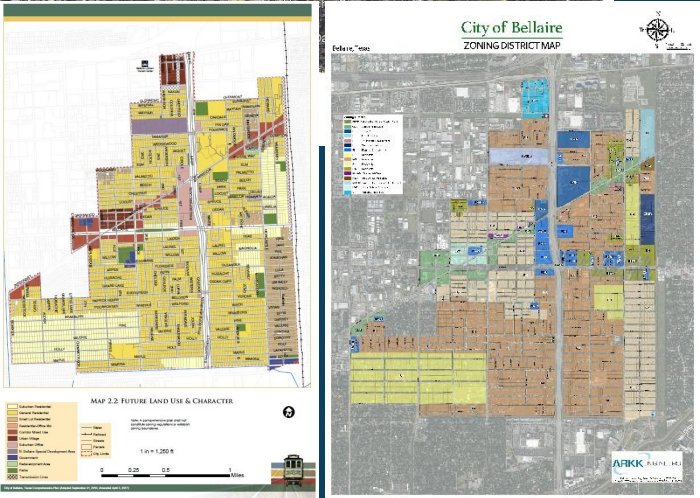
- 1. Place a numbered sticker dot on the aerial views in any location where you wish to provide a comment.
- 2. On the comment pages, write the corresponding number and your comment.
- 3. You can also write general comments on this topic (no need to write a number by it).

**Your comment may involve:**

- Positive features you like about a current commercial use or site/building design at the location, which should be replicated in other development and redevelopment where possible.
- Concerns you have about the current type of commercial use or activity at the location and/or its physical characteristics (such as building size/height, building setback from street or property lines, site/building design, parking, outdoor lighting, etc.).
- Concerns you have about potential future use of a property if it is currently undeveloped, inactive or might be redeveloped in the future, including with any type of mixed use that might include a residential component.



Central Bellaire



North Bellaire

LEGEND  
Commercial Properties Adjacent to Residential Properties

City of Bellaire



West Bellaire

LEGEND  
Commercial Properties Adjacent to Residential Properties

City of Bellaire



# Where Should Bellaire Planners Focus Their Attention?



## Where Should Bellaire Planners Focus Their Attention?

Aside from the focus on interaction between residential and commercial land uses, what other future opportunities or challenges for Bellaire should the plan address, in areas such as:

- Land use and development/redevelopment in general
- Housing and neighborhoods
- Transportation
- Public infrastructure, facilities and services
- Parks and other community amenities
- Commercial area enhancement
- Community appearance
- Others?

**Please do the following:**

1. Place a star sticker on the Bellaire map in any location where you wish to point out a future opportunity or challenge for the community.
2. On the comment pages, reference that particular location and write your comment.
3. You can also write general comments on this topic, without a specific location.



City of Bellaire



# It's ultimately about ...

