



**CITY OF FRIENDSWOOD
ZONING BOARD OF ADJUSTMENT
TUESDAY, AUGUST 25, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to Order

2. Action Items

- A. Oath of Office: Aubrey Harbin, Notary Public, will administer an Oath of Office for two new Alternate Board Members, Clay Smith and Megan McKay, re-appointments for Regular Board members, Ronald Dyer and Mike Czarowitz, re-appointment for Alternate Board member, Jason Byers, and appointment from Alternate Board Member to Regular Board Member, Glen Grayban

3. Communications from the Public

- A. (To comply with provisions of the Open Meetings Act, the Board may not deliberate on subjects discussed under this agenda item. However, the Board may direct such subjects be placed on a later regular agenda for discussion and/or possible action.)

4. Public Hearing

- A. To receive comments, both oral and written, regarding a request for a variance of 8 feet, 10 inches from the required rear yard setback of 25 feet on the property located at 311 Morningside Drive, being part of Lot 12 (12-6), Block 2, Friendswood Subdivision, Galveston County, Friendswood, Texas
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Public Comments

5. Discussion and Possible Actions

- A. Consideration and possible action regarding a request for a variance of 8 feet, 10 inches from the required rear yard setback of 25 feet on the property located at 311 Morningside Drive, being part of Lot 12 (12-6), Block 2, Friendswood Subdivision, Galveston County, Friendswood, Texas

6. Public Hearing

- A. To receive comments, both oral and written, regarding a request for a variance of 5 feet from the required interior side yard setback of 10 feet on the property located at 5318 Kingsmill Road, being Lot 12, Block 11, Wedgewood Village Subdivision Section 2, Harris County, Friendswood, Texas

- A. Staff Presentation
- B. Applicant Presentation
- C. Public Comments

7. Discussion and Possible Actions

- A. Consideration and possible action regarding a request for a variance of 5 feet from the required interior side yard setback of 10 feet on the property located at 5318 Kingsmill Road, being Lot 12, Block 11, Wedgewood Village Subdivision Section 2, Harris County, Friendswood, Texas

8. Approval of Minutes

- A. Minutes of the regular meeting held Tuesday, June 23, 2020

9. Staff and/or Council or Board Liaison Reports

10. Adjournment

Becky Bennett
Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE, ON

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

All meetings of the Zoning Board of Adjustment are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Zoning Board of Adjustment reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.

Memo

To: Zoning Board of Adjustment Members

From: Brian Rouane, Building Official
Becky Bennett, Development Coordinator

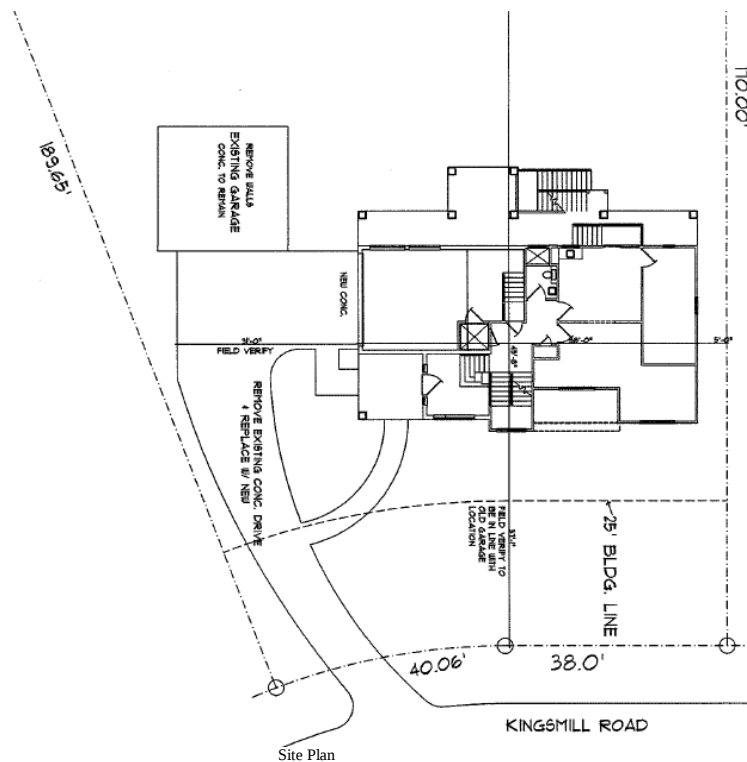
Date: August 6, 2020

Subject: 5318 Kingsmill Road

The applicant is requesting the following:

To encroach 5-feet into the required interior side yard setback of 10-feet, being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

The applicant demolished the previous home and garage after Hurricane Harvey. The owner intends to construct a new home and garage. The garage will use its existing foundation.



Current City of Friendswood zoning regulations require a lot that is zoned Single Family Residential (SFR) to abide by the following minimum setbacks – 25' front yard, 25' rear yard, 10' interior side yard setback when abutting a residential zoning district, and 20' exterior side yard.

The subject property is zoned Single Family Residential (SFR) and is abutted by other properties zoned Single Family Residential (SFR).

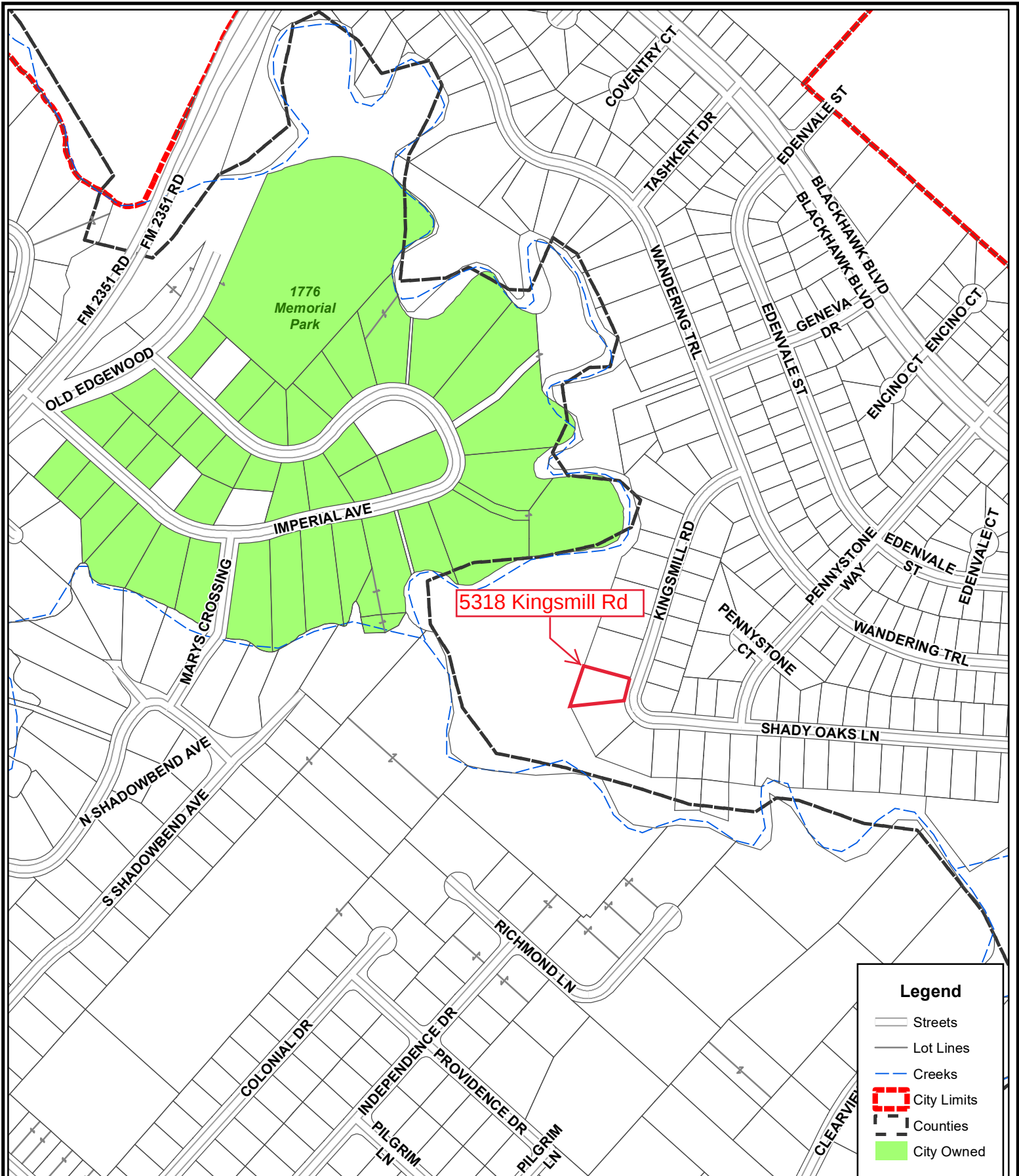
The subject property was platted as Section 2 of Wedgewood Village Subdivision in 1967. The subdivision was later annexed into the city limits of Friendswood in 1983.



Friendswood GIS Zoning Map

Attachments:

- Maps: Location, Aerial and Zoning Map
- ZBOA Application
- Former survey
- Denied site plan/survey
- Residential Regulation Matrix – SFR setbacks
- Wedgewood Village Subdivision Section 2 plat
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 436'

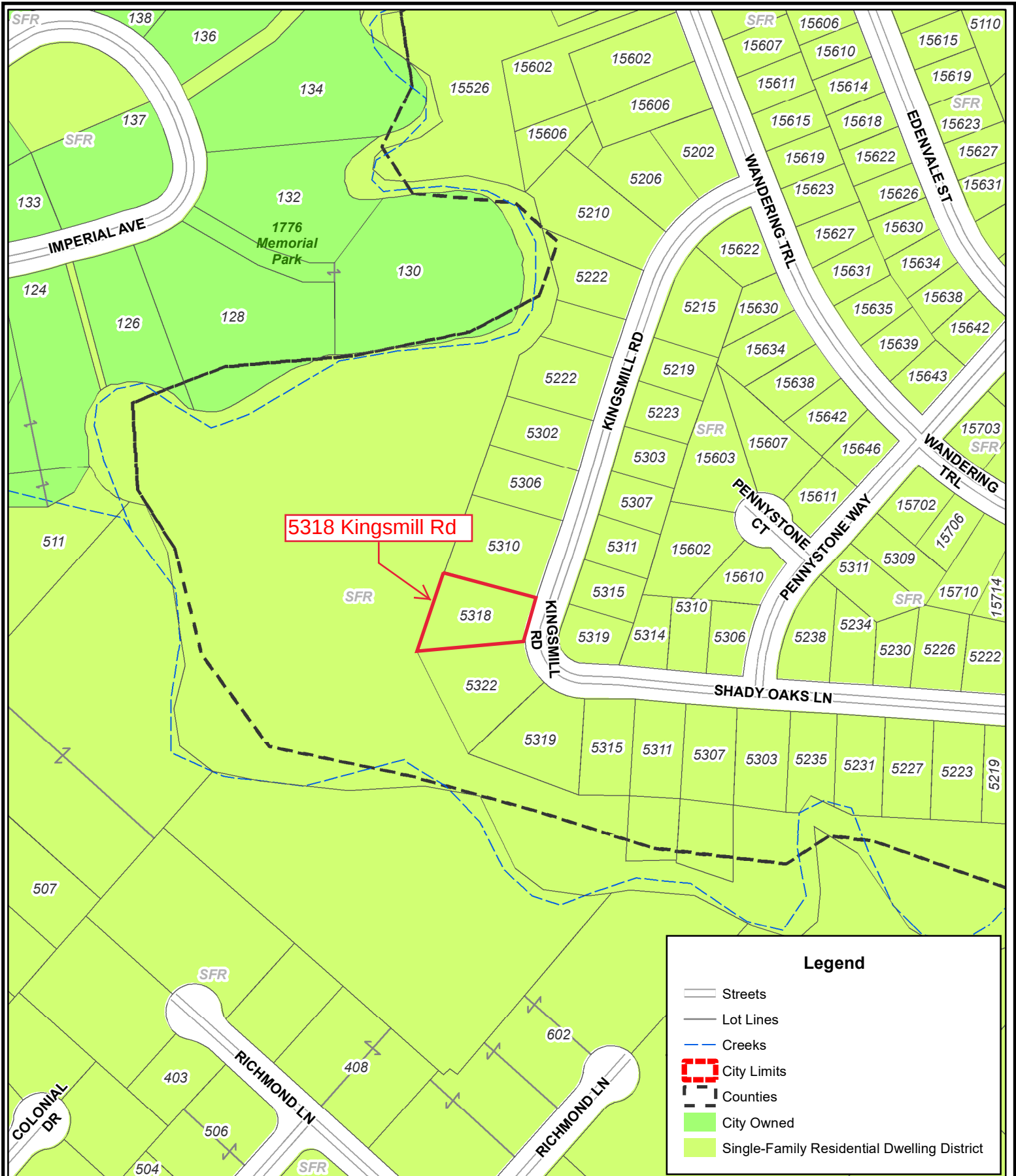


City of Friendswood
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Friendswood GIS Mapping



1" = 109'



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Friendswood GIS Mapping



1" = 218'



FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

\$100 Application Fee

☒ Request for Variance

☐ Request for Appeal

☐ Request for Special Exception

Property Address: 5318 Kingsmill Road

Legal Description of Property (attach certified metes & bounds): LT 12 BLK 11 Wedgwood Village Sec 2

County: Harris

Property Owner Information:

Christina & Roberto Perez, Jr.

Printed Name

cperez@texasmolecular.com

Email

832-508-3666

Phone

Christina Perez 8/4/2020 CP
7/14/2020

Signature

Date

Agent Information: (if applicable)

Printed Name

Email

Phone

Signature

Date

VARIANCE: From what ordinance (number and section) is the variance being requested?

(Variance cannot be for the purpose of rezoning – see Appendix C, Zoning, Section II B)

Section 7.Q.2. Regulation Matrix – Residential Districts

APPEAL: From what order, requirement, decision or determination of the administrative official is the appeal being requested?

SPECIAL EXCEPTION: From what ordinance (number and section) is the special exception being requested?

Please state the grounds for the appeal/variance/special exception you are seeking:

Our home is being rebuilt after Harvey, all house plans had been made based on the subdivision's deed restrictions 5 ft set-back line from side property. The property adjacent to the set-back line is an easement purchased by our neighbor and they have no objection to our home being 5 feet closer to their property line.

8-4-2020

12:02pm

Date & Time Received

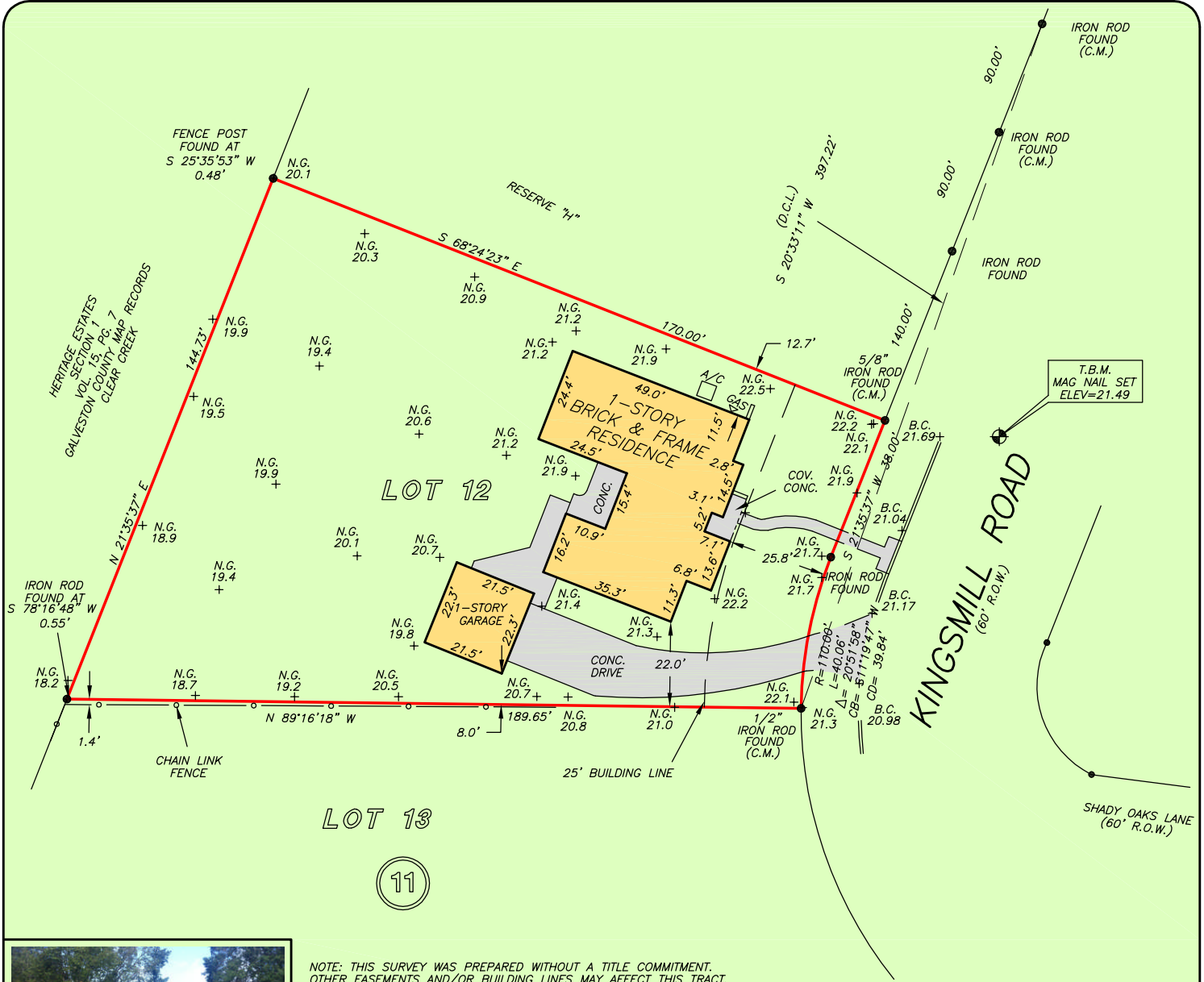
Becky Bennett

City Official

ADDRESS: 5318 KINGSMILL ROAD
FRIENDSWOOD, TEXAS 77546
OWNERS: CHRISTINA KELLY PEREZ AND
ROBERTO PEREZ, JR.

TOPOGRAPHIC SURVEY
LOT 12, BLOCK 11
WEDGEWOOD VILLAGE, SECTION 2

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 149, PAGE 144 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS



NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: ELEVATIONS ARE BASED IN HARRIS COUNTY
FLOODPLAIN REFERENCE MARKER NO. 210110
ELEVATION=26.66 FEET NAVD88 2001 ADJ.
NOTE: ALL ELEVATIONS ARE MEASURED IN FEET ('').

NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H. L. & P.
FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL
DISTRIBUTION SYSTEM OF NO. C587390

LEGEND	
T.B.M.	TEMPORARY BENCH MARK
N.G.	NATURAL GROUND
B.C.	BACK OF CURB
C.D.	CENTERLINE OF DITCH
	BENCH MARK

THIS PROPERTY IS AFFECTED BY THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 485468C 0005 E
MAP REVISION: 09-22-1999
ZONE AE
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 149, PG. 144, H.C.M.R.

DRAWN BY: VT/RE/PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. 18-09089
SEPTEMBER 12, 2018
REVISED: SEPTEMBER 13, 2018 (NAME)



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

(A) GENERAL NOTES:

1. ALL WORK TO BE DONE AS PER I.R.C. AND REGULATIONS OF THE CITY OF FRIENDSWOOD.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION TO MAKE HIMSELF AWARE OF ALL EXISTING CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. (ALL DIMENSIONS ARE TO FACE OF STUDS)
4. PROVIDE GROUND PROTECTION AT ELECTRICAL OUTLETS AS REQUIRED BY I.R.C. AND LOCAL BUILDING CODE.
5. ALL EXHAUSTS SHALL BE VENTED TO OUTSIDE OF BUILDING.
6. PROVIDE SUFFICIENT TURNING SO THAT VENT AND SOL PIPES DO NOT PENETRATE WOODEN PLATES.
7. INSTALL GAS AND FURNACE AS PER I.R.C. AND AS PER MANUFACTURER'S RECOMMENDATIONS.
8. CONTRACTOR TO PROVIDE OWNER PRIOR TO CONSTRUCTION ALL MECHANICAL CALCULATIONS DEPICTING DUCT SIZES AND DUCT WORK.
9. WATER REBET GYP. BOARD (FULL HEIGHT) REQUIRED AT SHOWER, TUBS & WALLS SUBJECT TO WATER SPLASH.
10. TUB AND SHOWER (IF NOT FIBER GLASS) SHALL BE TIED TO 10" ABOVE DRAIN INLET.
11. GLAZING AT TUBS, SHOWERS, AND DOORS SHALL BE IMPACT RESIST. (SAFETY GLASS)
12. PROVIDE GEL (WHERE SHOWN) SHALL COMPLY WITH I.R.C.
13. LOCATE HOT WATER HEATERS IN ATTIC OVER WALL TEES WITH METAL PAN & DRAIN TO OUTSIDE.
14. ALL HOSE BIBBS ARE ADDED WITH VACUUM BREAKERS.
15. ALL GLASS DOORS SHALL COMPLY WITH I.R.C. AND SHOULD BE TEMPERED AS REQUIRED BY CODE.
16. ALL STAIR RAILS SHALL BE 34" MAX. ABOVE RISERS AND BALCONY RAILS SHALL BE 42" MAX. ABOVE FINISHED FLOOR DESIGN AND INSTALL AS PER I.R.C. REQUIREMENTS.
17. ALL LAUNDRY ROOMS AND BATHROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH A MINIMUM AREA OF 1/20TH OF THE FLOOR AREA. IN LIEU OF NATURAL VENTILATION, MECHANICAL EXHAUST SHALL BE PROVIDED.
18. WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE INTERIOR WITH PLASTER, TILE OR SIMILAR MATERIALS AND ARE SUBJECT TO WATER SPLASH, THE FINISHING SHALL BE PROTECTED WITH APPROVED WATERPROOF PAPER CONFORMING TO THE I.R.C.
19. INSULATION PLATE SPREAD SHALL NOT EXCEED 25 AND SMOKE DENSITY SHALL NOT EXCEED 450.

(B) SMOKE DETECTOR NOTES R313.3 2012

SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.

(C) GENERAL NOTES FOR FIRE RATING:

1. SECTION REPAIR OPENINGS BETWEEN A PRIVATE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 3/8" THICK OR 20 MINUTE FIRE RATED DOORS. THE DOOR ASSEMBLY SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
2. SECTION FROM THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED FROM THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CELING ASSEMBLY, THE STRUCTURE SEPARATING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" PREPARED GYPSUM BOARD OR EQUIVALENT.
3. SECTION FROM ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY ROOFING PROTECTED ON THE ENCLOSED SIDE W/ 5/8" GYPSUM BOARD.

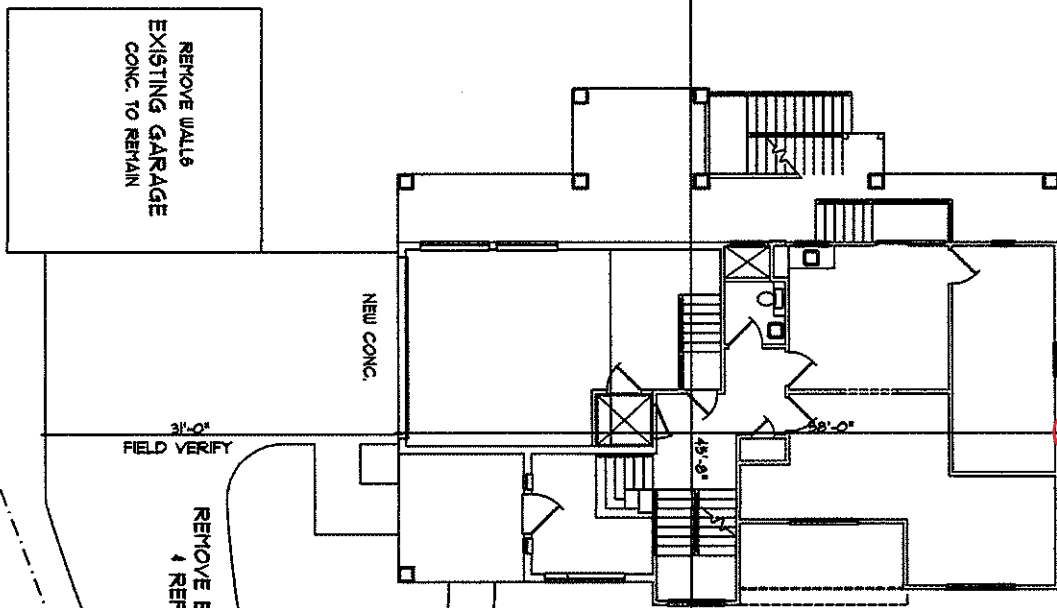
(D) GENERAL NOTES FOR GLAZING:

1. SECTION FROM A HAZARDOUS LOCATION, THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING: 1. GLAZING IN BURNING DOORS EXCEPT JALOUSIES.
2. GLAZING IN A FIBER OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
3. SECTION FROM GLAZING IN WALLS ENCLLOSING STAIRWAY LANDINGS OR HALLS OR OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

(E) GENERAL NOTES FOR FIREPLACE

1. ALL PRE-FAB FIREPLACES SHALL COMPLY WITH I.R.C. AND A CODE OF THE INSTALLATION MANUAL. WILL BE AVAILABLE AT THE JOB SITE FOR THE INSPECTOR'S REVIEW.
2. ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0" & SEE MANUFACTURER'S SPECS TO INSTALL.
3. FIREPLACE DIRECT VENT TO COMPLY WITH IRC SECTION M1804.21-1, M1804.21.2, THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 4'-0" HORIZONTALLY FROM OR 1'-0" ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO A DWELLING.

NOT APPROVED



SITE PLAN

SCALE: 1/8"=1'-0"

5318 KINGSMILL ROAD
FRIENDSWOOD, TEXAS 77546
LOT 12 OF BLOCK 11
WEDGEWOOD VILLAGE, SECTION 2

NOTE:

- SEE ELEVATION CERTIFICATE PREPARED BY PRECISION SURVEYORS, INC (TERRANCE HIGH) THE GARAGE IS ATTACHED TO THE HOUSE BY A COVERED BREZZEWAY, 1.05.217
- A/C PAD ELEVATION=33.2'
- ENGINEERED FLOOD VENTS TO PROVIDE RELIEF OF HYDROSTATIC PRESSURE OF 100 SF OF ENCLOSED AREA
- 3400-800 SF
- 3400-600 SF
- THIS CERTIFICATE WAS REVISED FROM 10-5-2018 INFORMATION FOR A6 & A9 IS NOT INCLUDED
- 1/ C1 CHANGED

SEE DRAINAGE PLAN



REGULATION MATRIX - RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR - E Single Family Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20
MFR - L Multi Family - Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50

MFR - M Multi Family - Medium	9	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MFR - H Multi Family - High	12	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MHR Mobile Home	10	—	—	<u>25</u> B	<u>25</u>	10 I	<u>30</u>	<u>25</u> B	<u>20</u>	K	No	<u>50</u>
A I	—	—	—	<u>25</u> B	<u>25</u>	10 I	<u>25</u> B	<u>20</u> C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	<u>20</u> B, H	<u>20</u>	0 D, J	5 B, H	4 C, H	40	K	Yes D	<u>50</u>

A.Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B.Thirty-five feet on thoroughfares.

C.Twenty-five feet on thoroughfares.

D.Zero set-back on side only, minimum five-foot separation between buildings.

E.Ten foot minimum separation between buildings.

F.Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing set back for additions provided they are not less than a minimum of five feet.

G.Developer must elect either units per acre or lot area. Two family residential units on two lots are required when lot area is elected.

H.Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the Drainage Utility/Access easement (if streets are private) whichever is greater.

I.Twenty-five feet when abutting land zoned single-family residential (SFR) district.

J.Ten feet when abutting land zoned anything other than MFR - GHD (Garden Home District).

K.Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

3.

Area and height exceptions.

a.

Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

b.

A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

1.

Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a.

The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b.

Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2.

Exceptions: Structures located within a General PUD or PUD-Mixed Use shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a General PUD or PUD-Mixed Use application will be as established in the Ordinance authorizing and approving the Planned Unit Development.

3.

The maximum height allowed for structures within the Downtown District (DD) is 70 feet as measured in accordance with the method prescribed in [Section 20](#), Definitions, subsection OO, Height.

c.

Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

d.

When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

e.

The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.

f.

Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.



City of Friendswood

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546-4856

August 13, 2020

TO WHOM IT MAY CONCERN:

In accordance with State and Local Zoning Law, all owners of land within two hundred feet of any property being considered for an appeal, variance, or a special exception must be afforded an opportunity to address the subject at a public meeting held for this purpose.

You are hereby notified that the **Friendswood Zoning Board of Adjustment** will hold a Public Hearing to consider a request for a variance that may be of interest to you.

PROPERTY OWNER: **Christina and Roberto Perez, Jr.**

LOCATION OF PROPERTY: **5318 Kingsmill Rd**
Lot 12, Block 11, Wedgewood Village Subdivision Section
2, Harris County, Texas

REQUEST: To encroach 5-feet into the required interior side yard setback of 10-feet, being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

The Public Hearing will be held at
Friendswood City Hall, Council Chambers, 910 S. Friendswood Drive
Friendswood, Texas

PUBLIC HEARING DATE: August 25, 2020
PUBLIC HEARING TIME: 7:00 PM

Documentation will be available online 72 hours prior to the meeting.

www.ci.friendswood.tx.us

Government Information > Meeting Agendas & Minutes

Staff contact: Becky Bennett, Development Coordinator
281-996-3290 or Email: bbennett@friendswood.com

Memo

To: Zoning Board of Adjustment Members

From: Brian Rouane, Building Official
Becky Bennett, Development Coordinator

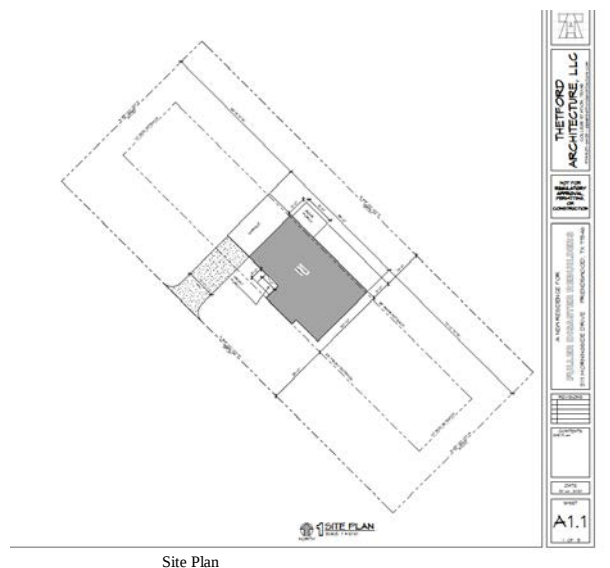
Date: August 7, 2020

Subject: 311 Morningside Drive

The applicant is requesting the following:

To encroach 8-feet, 10-inches into the required rear yard setback of 25-feet, being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

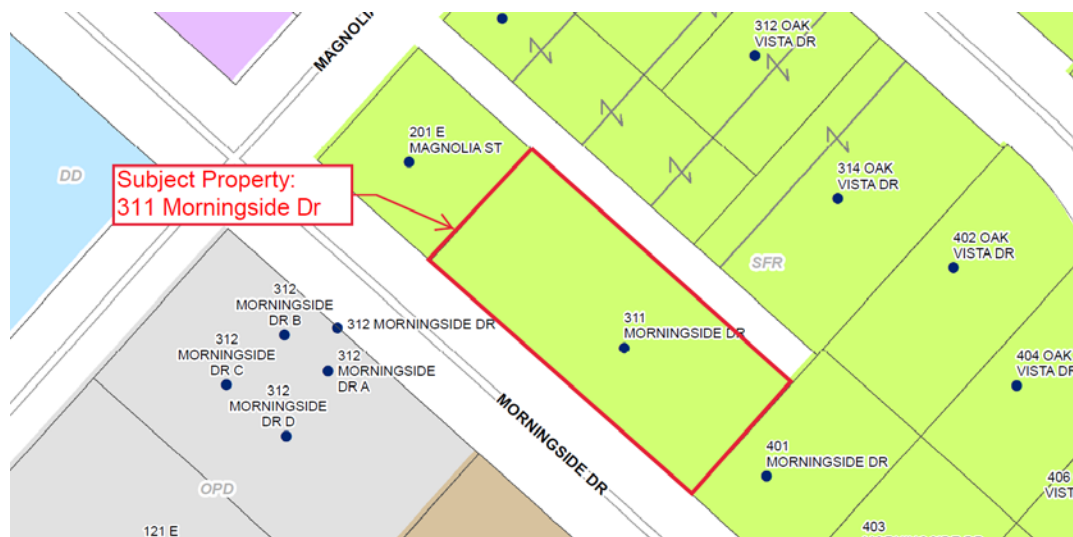
The applicant is proposing to demolish the existing structure and build a new single family residence. The new 1,500 square foot home is being constructed by the Fuller Center Disaster Rebuilders whose mission is to restore badly damaged homes resulting from a disaster for disadvantaged people without the means to make repairs themselves. Ten inches of the encroachment is the main structure and 8 feet of the proposed encroachment is an attached patio cover.



Current City of Friendswood zoning regulations require a lot that is zoned Single Family Residential (SFR) to abide by the following minimum setbacks – 25' front yard, 25' rear yard, 10' interior side yard setback when abutting a residential zoning district, and 20' exterior side yard.

The subject property is zoned Single Family Residential (SFR) and is abutted by other properties zoned Single Family Residential (SFR). The property is fronted and backed by public rights-of-way. The lot is 188 feet in width and 80 feet in depth.

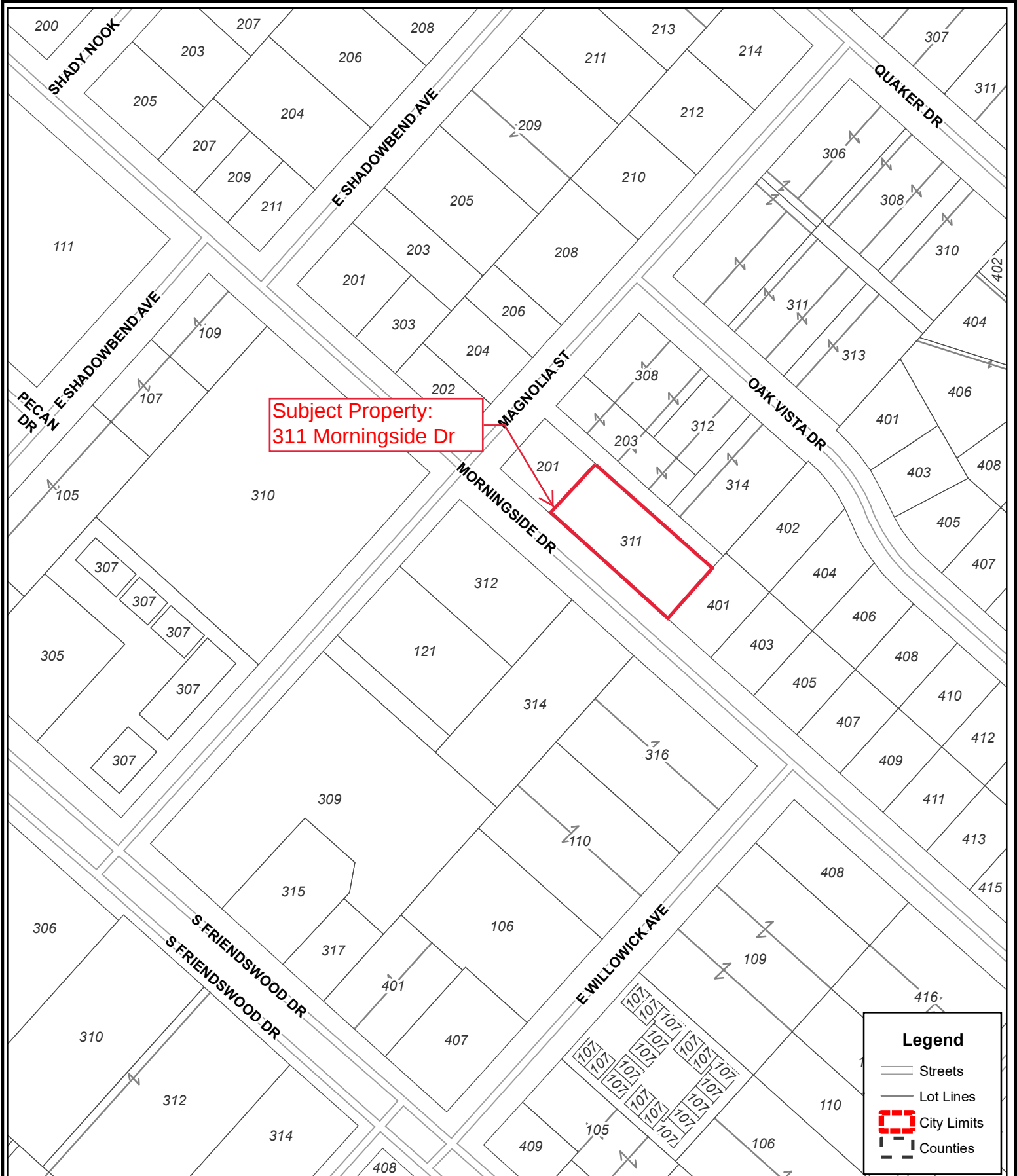
The subject property is not platted but does qualify for a Certificate of Platting Exemption since the lot has frontage on an existing, improved public street with all utilities and public infrastructure needed to serve the land.



Friendswood GIS Zoning Map

Attachments:

- Maps: Location, Aerial and Zoning Map
- ZBOA Application
- Denied site plan/survey
- Proposed building elevations
- Residential Regulation Matrix – SFR setbacks
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

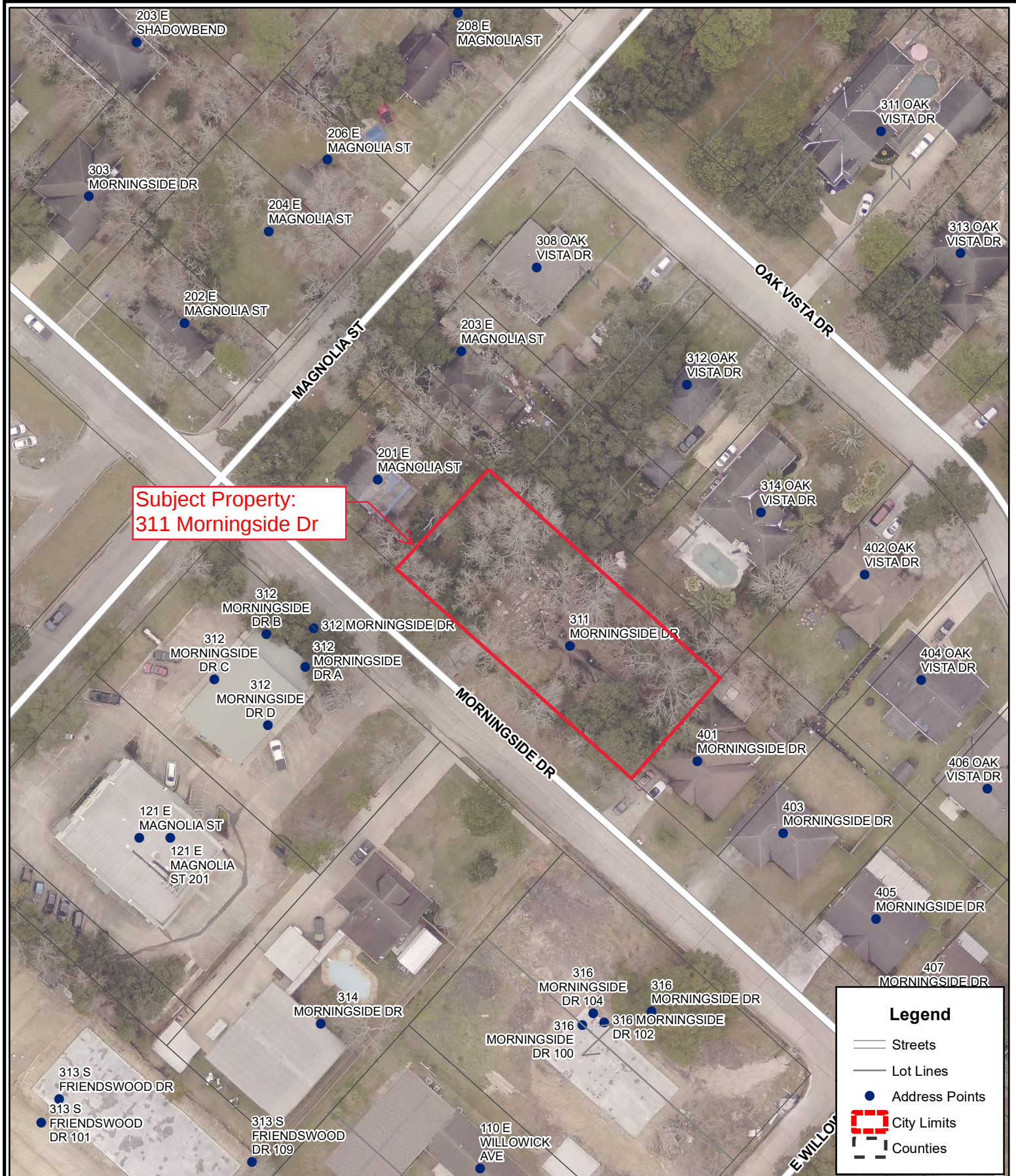


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 152'

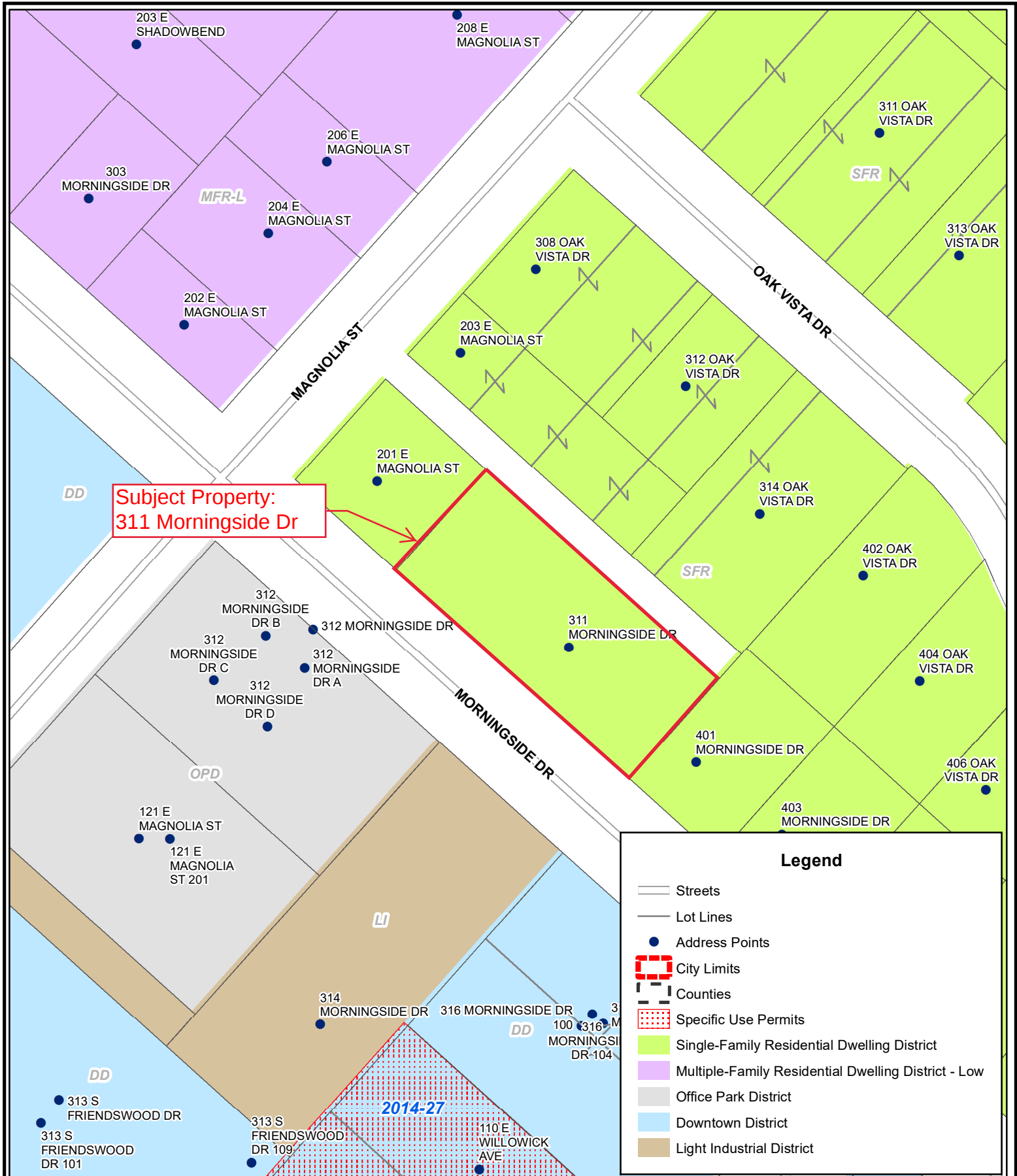


City of Friendswood
910 South Friendswood Drive
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Friendswood GIS Mapping



1" = 76'



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1" = 76'



FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

\$100 Application Fee

☒ Request for Variance

☐ Request for Appeal

☐ Request for Special Exception

Property Address: 311 Morningside Dr

Legal Description of Property (attach certified metes & bounds):

ABST 151 S MCKISSICK SUR S W PT OF BLK 2 (2-0-1) STOUTS ADDN

County: Galveston

Property Owner Information:

Darrell G. Cole

Printed Name

darrellgcole@hotmail.com

Email

(281) 482-7934

Phone

Darrell G Cole 7-30-20

Signature

Date

Agent Information: (if applicable)

Jimmy Elmore (Fuller Center Disaster Rebuilders)

Printed Name

jimmy.elmore@outlook.com

Email

713-826-9418

Phone

Jimmy Elmore 7-30-20

Signature

Date

VARIANCE: From what ordinance (number and section) is the variance being requested?

(Variance cannot be for the purpose of rezoning – see Appendix C, Zoning, Section II B)

Zoning Ordinance, Section 7.Q.2. Regulation Matrix - Residential Districts

APPEAL: From what order, requirement, decision or determination of the administrative official is the appeal being requested?

SPECIAL EXCEPTION: From what ordinance (number and section) is the special exception being requested?

Please state the grounds for the appeal/variance/special exception you are seeking:

Home construction hardship due to the shape and shallowness of the lot. The dimensions of the allowable build area is not adequate for building a home that conforms with style of surrounding homes or with the homeowner's needs.

8-3-2020

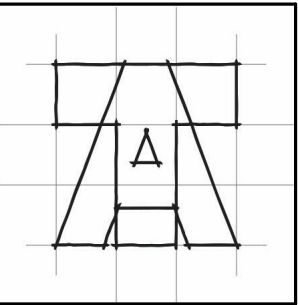
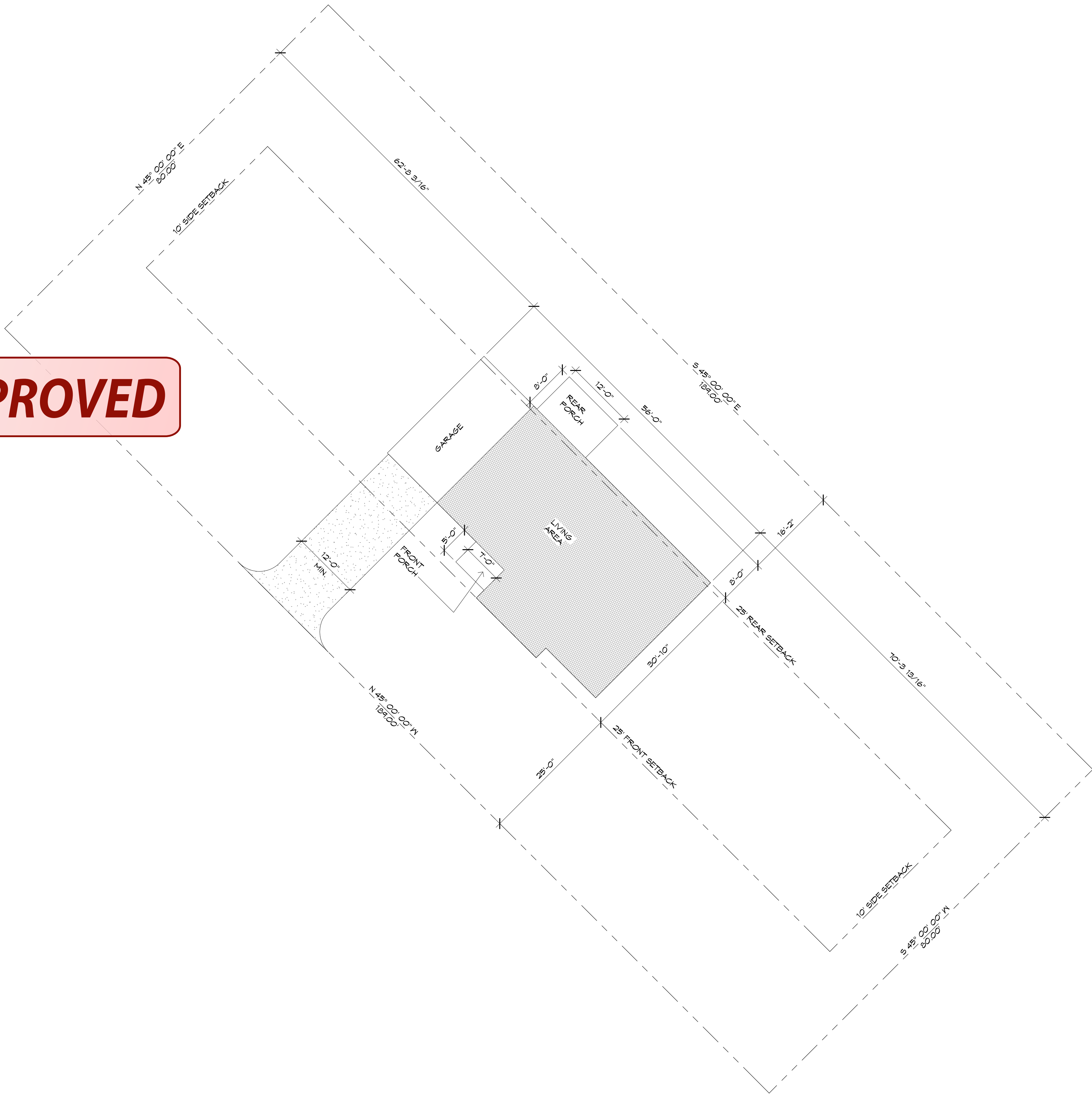
8:47

Date & Time Received

Becky Bennett

City Official

NOT APPROVED



THETFORD
ARCHITECTURE, LLC
COLLEGE STATION, TEXAS
979-587-6483 | alan@thetfordarchitecture.com

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

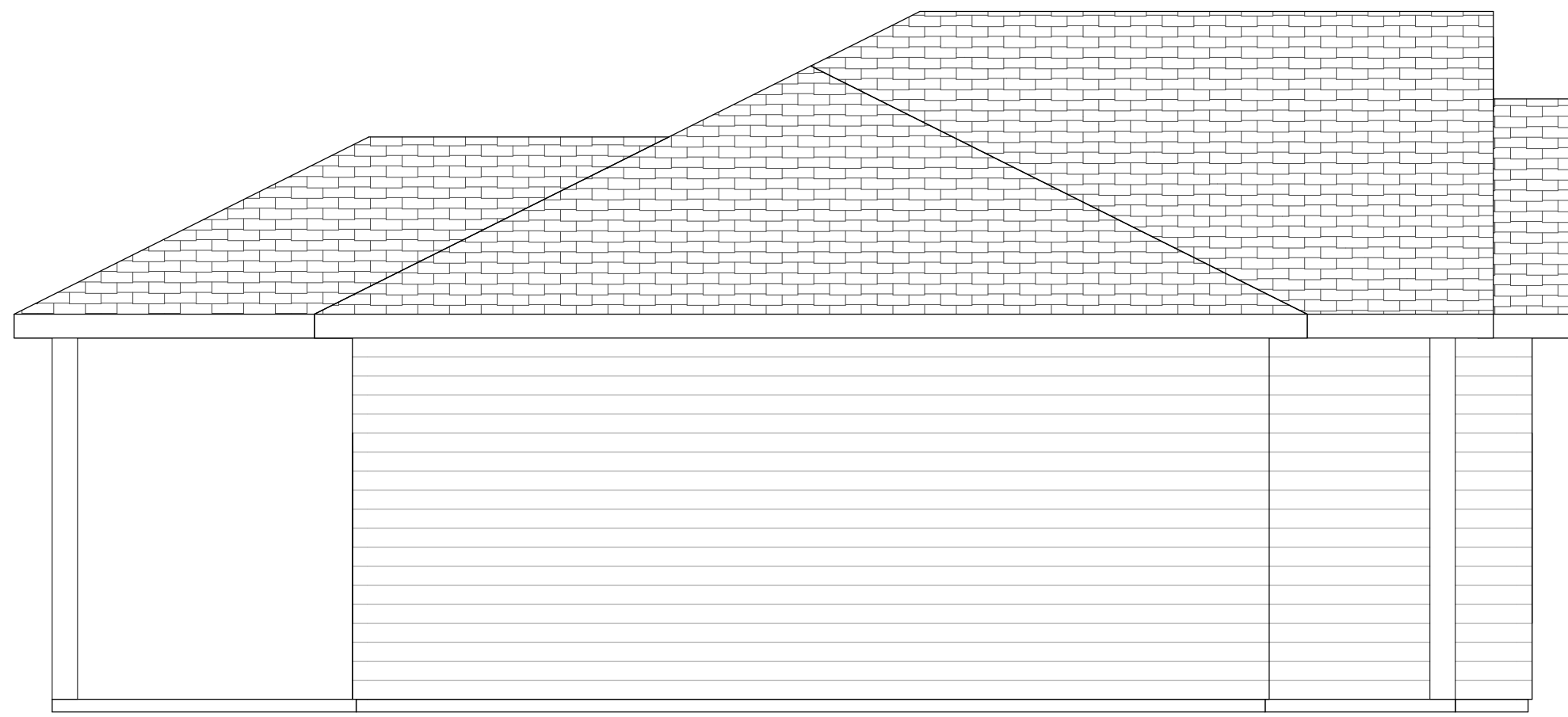
A NEW RESIDENCE FOR
FULLER DISASTER REBUILDERS
311 MORNINGSIDE DRIVE FRIENDSWOOD, TX 77546

REVISIONS	

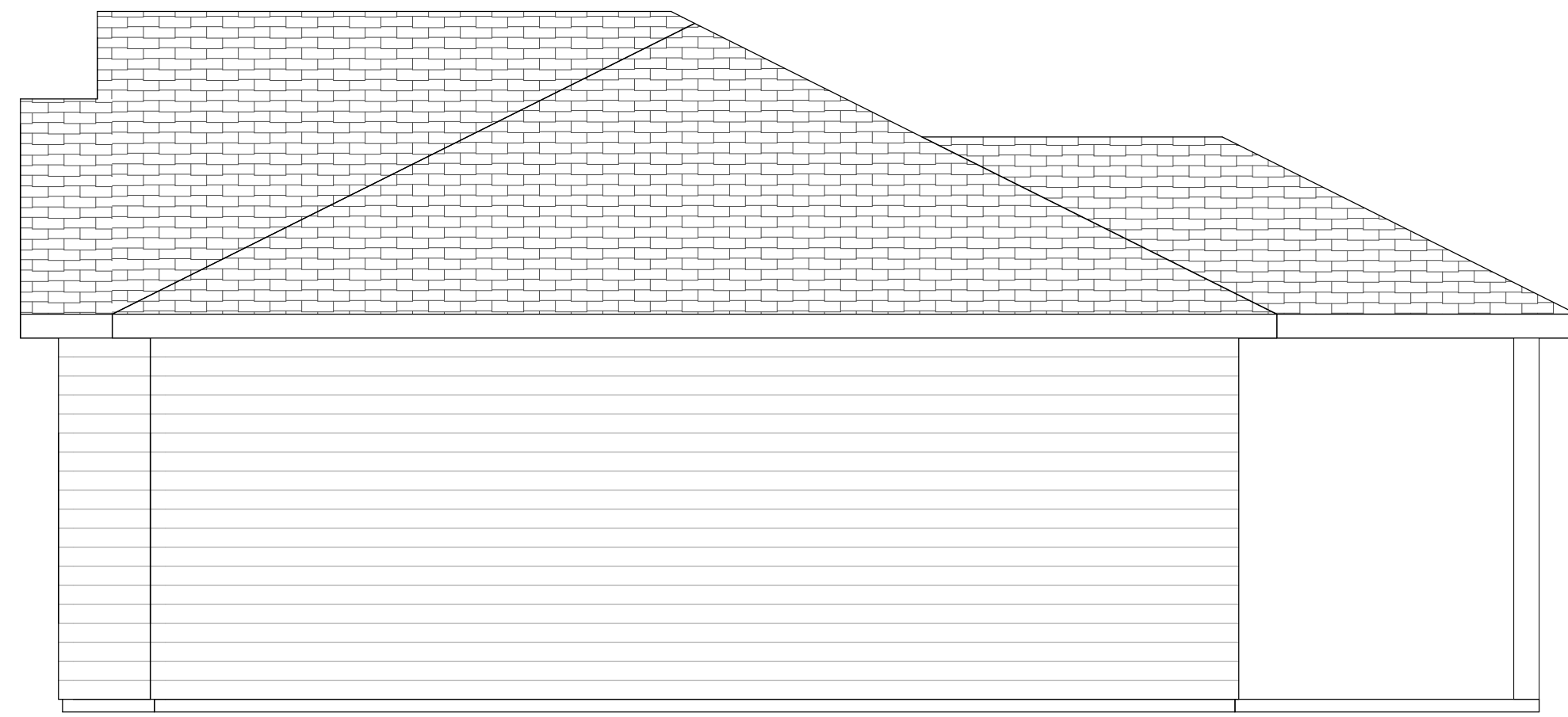
CONTENTS
SITE PLAN

DATE
30 JUL. 2020

SHEET
A1.1
1 OF 5



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



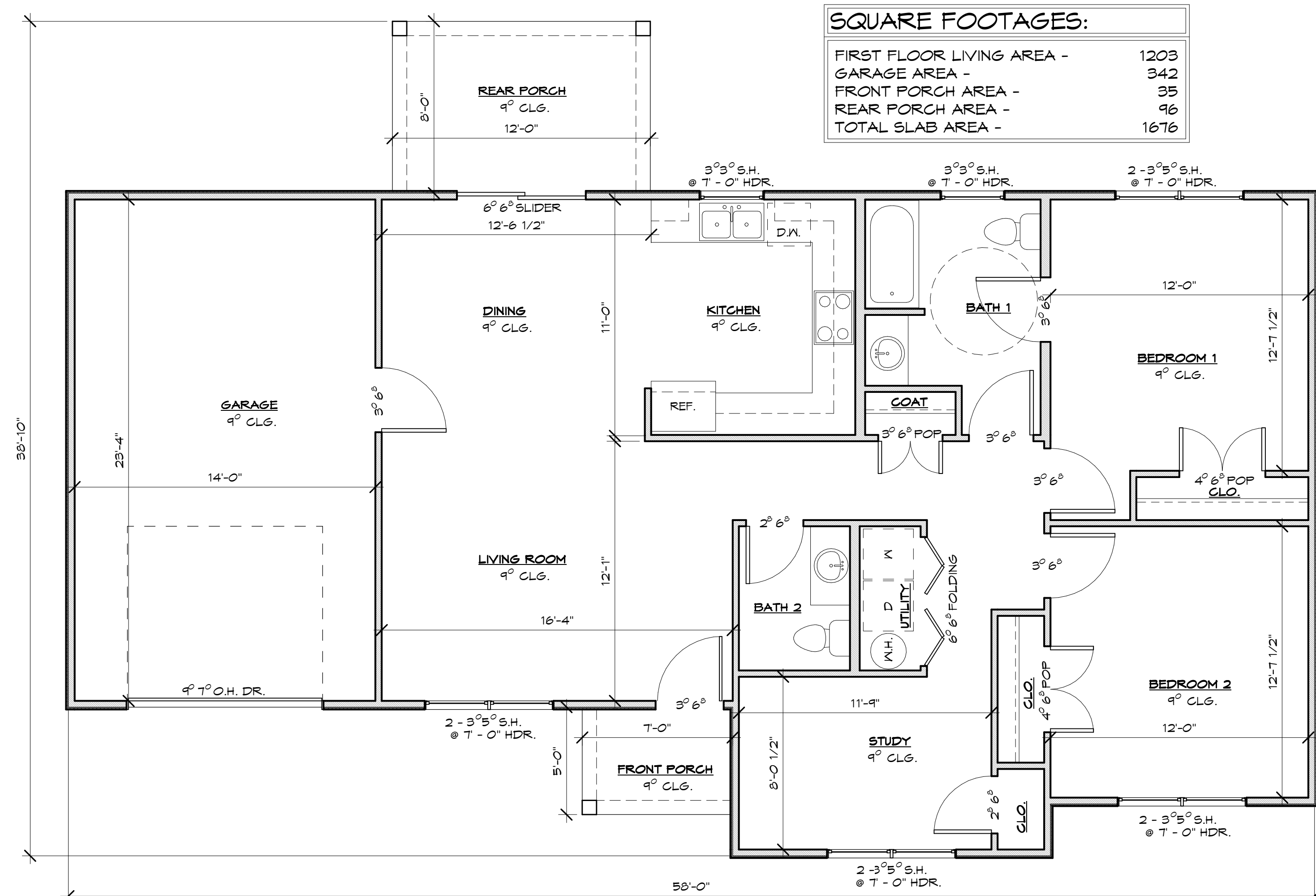
5 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



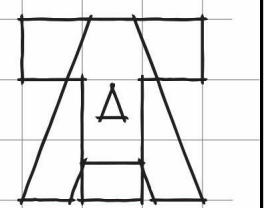
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



**THETFORD
ARCHITECTURE, LLC**
COLLEGE STATION, TEXAS
979-597-6493 | alan@thetfordarchitecture.com

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

A NEW RESIDENCE FOR
FULLER DISASTER REBUILDERS
311 MORNINGSIDE DRIVE FRIENDSWOOD, TX 77546

REVISIONS

CONTENTS
FLOOR PLAN
FRONT, SIDE, & REAR ELEVATIONS

DATE
01 JUL. 2020

SHEET
A2.1
1 OF 1

REGULATION MATRIX - RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR - E Single Family Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20
MFR - L Multi Family - Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50

MFR - M Multi Family - Medium	9	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MFR - H Multi Family - High	12	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MHR Mobile Home	10	—	—	<u>25</u> B	<u>25</u>	10 I	<u>30</u>	<u>25</u> B	<u>20</u>	K	No	<u>50</u>
A I	—	—	—	<u>25</u> B	<u>25</u>	10 I	<u>25</u> B	<u>20</u> C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	<u>20</u> B, H	<u>20</u>	0 D, J	5 B, H	4 C, H	40	K	Yes D	<u>50</u>

A.Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B.Thirty-five feet on thoroughfares.

C.Twenty-five feet on thoroughfares.

D.Zero set-back on side only, minimum five-foot separation between buildings.

E.Ten foot minimum separation between buildings.

F.Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing set back for additions provided they are not less than a minimum of five feet.

G.Developer must elect either units per acre or lot area. Two family residential units on two lots are required when lot area is elected.

H.Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the Drainage Utility/Access easement (if streets are private) whichever is greater.

I.Twenty-five feet when abutting land zoned single-family residential (SFR) district.

J.Ten feet when abutting land zoned anything other than MFR - GHD (Garden Home District).

K.Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

3.

Area and height exceptions.

a.

Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

b.

A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

1.

Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a.

The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b.

Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2.

Exceptions: Structures located within a General PUD or PUD-Mixed Use shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a General PUD or PUD-Mixed Use application will be as established in the Ordinance authorizing and approving the Planned Unit Development.

3.

The maximum height allowed for structures within the Downtown District (DD) is 70 feet as measured in accordance with the method prescribed in [Section 20](#), Definitions, subsection OO, Height.

c.

Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

d.

When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

e.

The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.

f.

Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.



City of Friendswood

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546-4856

August 13, 2020

TO WHOM IT MAY CONCERN:

In accordance with State and Local Zoning Law, all owners of land within two hundred feet of any property being considered for an appeal, variance, or a special exception must be afforded an opportunity to address the subject at a public meeting held for this purpose.

You are hereby notified that the **Friendswood Zoning Board of Adjustment** will hold a Public Hearing to consider a request for a variance that may be of interest to you.

PROPERTY OWNER: **Darrell G. Cole**

LOCATION OF PROPERTY: **311 Morningside Drive**
Abstract 151 Sarah McKissick Survey, part of Lot 12 (12-6) Block 2, Friendswood Subdivision, Galveston County, Texas

REQUEST: To encroach 8-feet, 10-inches into the required rear yard setback of 25-feet, being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

The Public Hearing will be held at
Friendswood City Hall, Council Chambers, 910 S. Friendswood Drive
Friendswood, Texas

PUBLIC HEARING DATE: August 25, 2020

PUBLIC HEARING TIME: 7:00 PM

Documentation will be available online 72 hours prior to the meeting.

www.ci.friendswood.tx.us

Government Information > Meeting Agendas & Minutes

Staff contact: Becky Bennett, Development Coordinator
281-996-3290 or Email: bbennett@friendswood.com