



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 22, 2021 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS LISTED BELOW:

1. CALL TO ORDER

2. Communication from the public/committee liaisons

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

3. Public Hearing

- A. Conduct a public hearing to receive comments both oral and written regarding proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

4. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Consider approval of the Final Plat of Pfeiffer Estate.
- B. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 24, 2021.
- C. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, July 8, 2021.

5. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- A. Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C Zoning Ordinance,

Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, August 12, 2021 and (ii) Thursday, August 26, 2021.

7. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.
- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.
- D. Receive general comments and communication from City Council Liaison, Robert Griffon.
- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

8. ADJOURNMENT



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

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, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 19TH DAY OF JULY, 2021, AT 1:00 P.M.



LETICIA BRYSCH, CITY SECRETARY

ALL MEETINGS OF THE PLANNING & ZONING COMMISSION 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 PLANNING & ZONING COMMISSION 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: July 22, 2021

Subject: Conduct a public hearing to receive comments both oral and written regarding proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

Action:

SUMMARY / ORIGINATING CAUSE

These proposed amendments are intended to amend the building height exceptions for commercial districts CSC, NC, LI, I, BP, and OPD and clarify reference notes on both the residential and commercial regulation matrices.

Last year, the Commission spent a great deal of time reviewing the height ordinance in regards to attachments to buildings. Changes regarding those exceptions were made in all commercial zoning districts to allow exceptions for attachments to commercial buildings such as finials, crosses, and other religious symbols meaning in certain situations. These proposed amendments will allow taller commercial buildings in all other commercial zoning districts, while maintaining protection of adjacent residential uses by requiring a minimum of twice the building height from the building to the nearest Single Family Residential (SFR) zoning. The maximum building height would be 70 feet.

Some examples of other approved building height exceptions include:

Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning

The Gardens at Friendswood Lakes Senior Apartments - 1423 W. Parkwood Ave; 60 feet; approximately 375 feet from SFR zoning

Mary Queen Catholic Church - 606 Cedarwood Drive; 57 feet tower and 73-foot tall crosses; abuts residential zoning and underlying zoning is SFR

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

For economic development reasons, sometimes the price of commercial property is very high and building multi-story buildings is one way that a property owner can make a project viable. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Sec 7.Q. Building Height and Misc Amendments Redline

Section 7. Schedule of district regulations.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.
2. See regulation matrix.

REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet	Landscape Requirements		Exception	
				Front	Rear (a)	Side		Notes	Lot					
						Interior					Exterior			
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District				When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard		
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes			30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes		D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes		D, I	30%; EE
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes		E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes		H	30%
BP	10,000	100	100	30	25	25	25 J	25	25 J	40	Yes	Commented [BB3]: 25' setback is being the exception.		
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes			
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes		B, C	60%

Commented [BB1]: Some letters in parentheses are in the matrices and some are not.

Commented [BB2]: (a) is not specific to rear setbacks.

Commented [BB3]: 25' setback is the standard with J being the exception.

- When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet ~~from street R.O.W.~~
- When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet ~~from street R.O.W.~~
- When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

Commented [BB4]: Remove ROW to account for private streets or access easements.

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(Supp. No. 3, Update 1)

- D. When rear yard of an NC or LNC district abuts a ~~non~~residential district, rear yard setback shall be a minimum of ~~125~~ feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. ~~When DD rear yard abuts a non residential district, rear yard shall be a minimum of zero feet.~~ Reserved.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.
- L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

Commented [BB5]: Setback should be greater between commercial and residential districts.

Commented [BB6]: This is standard via the matrix. The exception is F.

Commented [BB7]: Added same requirement as in the residential section.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximu m Feet (b and e)	Parking Require ment Unit	Zero Lot Lines Y or N	Maximu m Lot Coverage
				Front	Rear (a)	Side						
						Interi or (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%

Commented [BB8]: Regulation Matrix does not need to include reference to parking requirements.

Commented [BB9]: Lot width is not specific to this.

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MFR-L Multifamily —Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily —Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	50 D, J	5 B, H	4 C, H	40	K	Yes D	50%

Commented [BB10]: This is usually a smaller setback than backing up to an abutting side.

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. ~~Zero setback on side only, minimum five foot separation between buildings. Reserved.~~
- 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 setback ~~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~~.
Example: a duplex requires two 45-foot wide lots.
- H. ~~Front yard and exterior side yard~~ Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement ~~(if streets are private)~~, whichever is greater.

Commented [BB11]: Building separation determined by IRC and IFC.

Commented [BB12]: Already addressed. Not codified yet.

Commented [BB13]: Wording causes confusion to applicants. Example helps clarify intent.

Commented [BB14]: Would be applicable to all setbacks, not just front and side.

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(Supp. No. 3, Update 1)

- I. 25 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 (MFR-GHD)).

~~K. Parking is required in accordance with the parking group table in the design criteria manual.~~

Commented [BB15]: Parking addressed in Design Criteria Manual and not called out for commercial matrix.

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, ~~but in no event greater than 70 feet in height~~, when the building setback from the nearest property line is equal to or greater than 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. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.~~
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 - 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 - 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

Commented [BB16]: If the building setback is equal to the building height, the angle is 45 degrees.

Commented [BB17]: Would include finials, crosses, etc.

- e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
- f. Accessory buildings or structures in residential districts: 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.
- g. 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.
- h. 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.
- i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
- j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a Specific Use Permit (SUP).

Commented [BB18]: Currently no path to allow ISD taller buildings (theater, stadium, etc.)

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008;

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(Supp. No. 3, Update 1)

Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020)

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(Supp. No. 3, Update 1)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 22, 2021

Subject: Consider approval of the Final Plat of Pfeiffer Estate.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The proposed plat is a single, residential lot containing 2.956 acres of land. The property owner purchased a small piece of land from the neighbor and must update his property boundary via plat.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Parks, Fire Marshal, and Police Department. The plat appears to meet City ordinances; there are no remaining conditions or reasons.

ATTACHMENTS

1. Compliance Memo_Pfeiffer Estate
2. Pfeiffer Estate Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: July 14, 2021
Re: Pfeiffer Estate Short Form Final Plat

Project Description: The proposed plat is a single, residential lot containing 2.956 acres of land. The property owner purchased a small piece of land from the neighbor and must update his property boundary via plat.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Parks, Fire Marshal, and Police Department.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons*:

None.

Staff Comments:

None.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, JOSEPH BURROWS PFEIFFER AND TARA NICHOLE PFEIFFER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 2.956 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT PFEIFFER ESTATE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2021.

JOSEPH BURROWS PFEIFFER, OWNER
TARA NICHOLE PFEIFFER, OWNER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH BURROWS PFEIFFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TARA NICHOLE PFEIFFER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF PFEIFFER ESTATE, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS

THIS _____ DAY OF _____, 2021.

BECKY BENNETT, DEVELOPMENT COORDINATOR
JOE MATRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK, ____M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK, ____M., IN INSTRUMENT _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

I, TOBY PAUL COUCHMAN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL LOT AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS, AND THAT THE BOUNDARY CLOSURES WITHIN 1 IN 10,000.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5265
RELEASE DATE: 07/09/2021

TOBY PAUL COUCHMAN
TEXAS REGISTRATION NO. 5565
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

FLOOD STATEMENT

THIS TRACT IS LOCATED IN FLOOD ZONES "X", "X"(SHADED) AND "AE" ACCORDING TO FEMA FIRM NUMBER 48167C 0012G DATED 8-15-19

BENCHMARK E-459 EL 26.00

0.05 MILE SOUTHWEST ALONG BRIARMEADOW DRIVE FROM THE INTERSECTION WITH SUNSET DRIVE. DISC ON WEST SIDE OF BRIARMEADOW DRIVE

METES AND BOUNDS DESCRIPTION;

A TRACT OF LAND CONTAINING 2.956 ACRES, BEING SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 20 GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 17 AND 18 OF THE HOIDALE AND COFFMAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394, LATER TRANSFERRED TO PLAT RECORD 14, MAP NUMBER 48, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, BEING ALL THE TWO TRACTS OF LAND CONVEYED TO JOSEPH BURROWS PFEIFFER AND TARA NICHOLE PFEIFFER BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2017007802 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2.956 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A 1/2 INCH (CAPPED) IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHERLY CORNER OF A TRACT AS CONVEYED TO JOSEPH L COSART IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2003057680;

THENCE NORTH 45°00'00" EAST, ALONG THE COMMON LINE WITH SAID COSART TRACT, PASSING A 1/2 INCH CAPPED IRON ROD AT 630.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 640.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER LYING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF MELODY LANE, (60 FEET WIDE AS MONUMENTED/80 FEET ULTIMATE RIGHT OF WAY WIDTH);

THENCE SOUTH 45°00'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER, SAME POINT BEING THE NORTHERLY CORNER OF A TRACT AS CONVEYED TO DONNELL R MOORE IN DEED RECORDED UNDER CLERK'S FILE NUMBER 7526009;

THENCE ALONG AND WITH THE COMMON LINE OF SAID MOORE TRACT THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 45°00'00" WEST, AT A DISTANCE OF 10.00 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "SURVEY-1" AT 10.00 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 296.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY-1" FOUND FOR CORNER
2. SOUTH 45°00'00" EAST, A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY-1" FOUND FOR CORNER;
- SOUTH 45°00'00" WEST, A DISTANCE OF 42.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY-1" FOUND FOR CORNER;
- NORTH 45°00'00" WEST, A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY-1" FOUND FOR CORNER;
- SOUTH 45°00'00" WEST, A DISTANCE OF 302.00 FEET FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "SURVEY-1" FOUND FOR CORNER;

THENCE NORTH 45°00'00" WEST, ALONG THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 200.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.956 ACRES (128,763 SQUARE FEET) OF LAND.

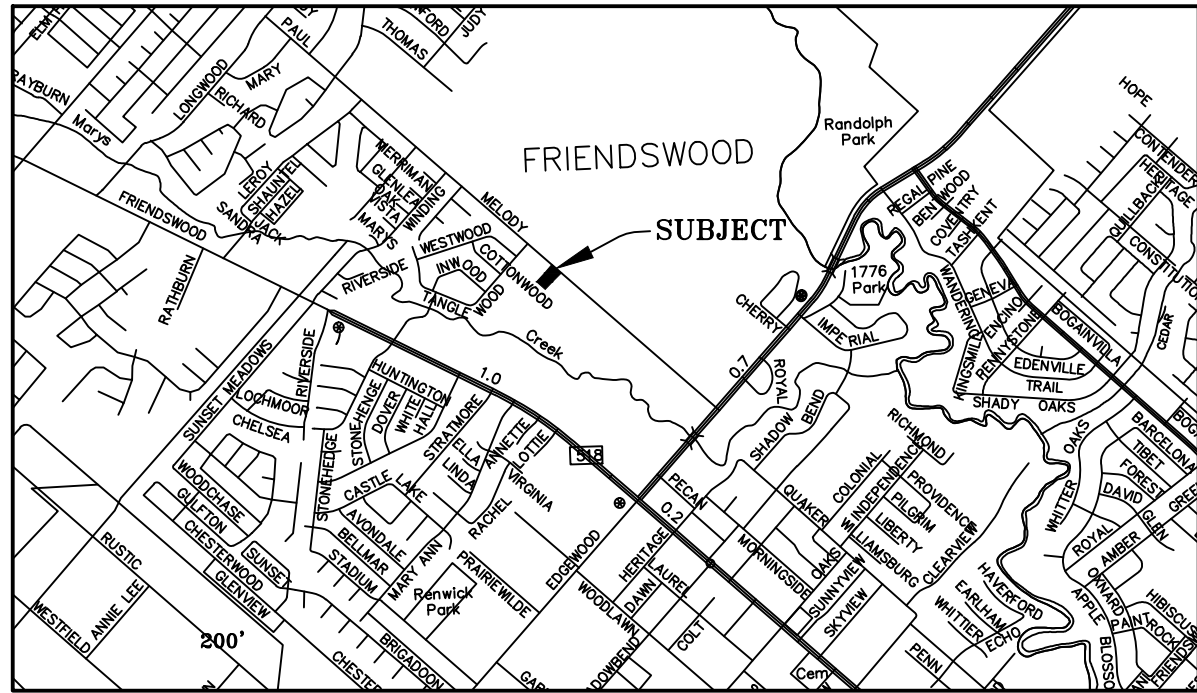
ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	11,600
LOT WIDTH MINIMUM FEET	90 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

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 SETBACK FOR ADDITIONS PROVIDED THEY ARE NOT LESS THAN A MINIMUM OF FIVE FEET.

K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.



VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT)

GENERAL PLAT NOTES

1. R.O.W. INDICATES RIGHTS-OF-WAY.
2. (M) INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. F.I.R. INDICATES FOUND IRON ROD.
5. F.I.P. INDICATES FOUND IRON PIPE.
6. U.E. INDICATES UTILITY EASEMENT.
7. A.E. INDICATES AERIAL EASEMENT.
8. VOL./PG. INDICATES VOLUME/PAGE.
9. P.O.B. INDICATES POINT OF BEGINNING
10. G.C.C.F. INDICATES CLERK'S FILE OF GALVESTON COUNTY.
11. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
13. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
14. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
15. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
16. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
17. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
18. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
19. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791021-04982, EFFECTIVE DATE MAY 20, 2021.
20. THE RIGHT OF WAY OF MELODY LANE AS MONUMENTED AT SUBJECT PROPERTY IS CURRENTLY 60 FEET. THE ULTIMATE RIGHT OF WAY WIDTH ACCORDING TO THE CITY OF FRIENDSWOOD PLANNING DEPARTMENT IS 80 FEET.

FINAL PLAT PFEIFFER ESTATE

A SUBDIVISION OF 2.956 ACRES OF LAND, SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 20 GALVESTON COUNTY, TEXAS, BEING OUT OF LOTS 17 AND 18 OF THE HOIDALE AND COFFMAN SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394, LATER TRANSFERRED TO PLAT RECORD 14, MAP NUMBER 48, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

1 LOT 1 BLOCK
JULY 09 2021

PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH.: 281.996.1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER

JOSEPH BURROWS PFEIFFER
TARA NICHOLE PFEIFFER
406 MELODY LANE
FRIENDSWOOD, TEXAS 77546
PH.: 281-471-4222

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 22, 2021

Subject: Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 24, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 6-24-2021 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 24, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JUNE 24, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 24, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS PERRY
COMMISSIONER CATHERINE KOERNER
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

2. Oaths of Office

- A. Administer the oaths of office for re-appointed member (i) Richard Sasson and newly appointed member (ii) Catherine Koerner.

Harbin swore in Commissioner Sasson then Commissioner Koerner.

3. Communication from the public/committee liaisons

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

None.

4. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

A. Consider approving the Partial Final Plat of Avalon at Friendswood Section 1

**Vice-Chairman Richard Sasson moved to approve Consider approving the Partial Final Plat of Avalon at Friendswood Section 1. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

5. Discussion Items

A. Discussion regarding proposed amendments to Appendix "C" Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clean up reference notes and to Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height

Bennett explained the majority of the proposed ordinance changes are clerical and just clean up items, making things a little easier to understand for staff and applicants. She said one major change is that commercial districts outside of downtown currently have a maximum building height of 40 feet. She stated the proposal is to make all of the commercial districts throughout the city match and outside of the downtown district, a 4-story building would be allowed up to 70-feet if they meet additional requirements. She said the main concern of the subcommittee was to protect any nearby residential properties. Bennett said to increase building height, the design would also require increasing the setback. She said the purpose of the increased setback is to avoid buildings looking down into people's backyards.

Bennett said the other other item of substance is to allow elementary and secondary schools to increase height with their specific use permit. She stated a lot of school buildings have particular needs, like amphitheaters, that exceed 40 feet in height. Bennett said there are some school renovations coming up and the building height will be an issue for the school district.

Commissioner Hinckley said the subcommittee believes that two and a half times the building height gives a single-family resident ample view and protection from that building elevation.

Commissioner Mann questioned the section where the zero foot side setback with a minimum 5-foot separation between buildings was removed. Bennett answered that between the zoning ordinance, the building code, and the fire code, there are separation requirements between structures and the zoning ordinance was making it more lax than what fire code and building code require. Mann stated those other adopted codes would be the default to which Bennett confirmed.

Commissioner Perry suggested having no maximum building height if the property could accommodate the setback requirement. He said that as land becomes more scarce, building heights will most likely increase. Perry explained this way the ordinance would not need to be amended again in the future. Sasson responded that at this stage of the Friendswood lifecycle, going much beyond 70-feet might be too ambitious right now. Commissioner Hinckley said he agreed with Sasson but the subcommittee can talk about it.

Commissioner Matranga questioned the wording on the Elementary and Secondary Schools section and Bennett said she would coordinate with City Attorney Fischer.

6. Consideration and Possible Action

- A. Consider setting the dates of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 8, 2021 and (ii) Thursday, July 22, 2021.

7. Communications

- A. Receive information from Commissioners to include, but not limited to: suggestions for future agenda items, general comments and/or updates from liaison assignments.

Commissioner Hinckley said ZBOA met regarding a variance request on a house that was built in the 1950s trying to replace a non-conforming porch. He said the variance was approved.

Commissioner Hinckley said the subcommittee discussed the height ordinance and had some more discussions on the tree ordinance.

Commissioner Sasson said Harold Whittaker of the Galveston County Consolidated Drainage District has stepped down and Kevin Holland assumed that position.

Commissioner Perry stated since the last meeting, several public forums were held to discuss the proposed changes on the Future Land Use Map including concert in the park, the farmers market, and two town hall meetings.

Commissioner Matranga said it was interesting that 80% - 90% of the comments were all about the future of the Friendswood Lakes Boulevard, not necessarily about the future land use map.

- B. Receive an update on tasks from the Planning Subcommittee.

No comments.

- C. Receive an update on tasks from the Ordinance Subcommittee.

No comments.

- D. Receive general comments and communication from City Council Liaison, Robert Griffon. Robert Griffon said Brian Gettinger/Freeze and Nichols discussed a report about tunnels. He said they were talking about a 7.2 mile tunnel at Interstate 45 and then another at FM 2351.

Griffon said there is a meeting coming up on Monday at the Galveston County Commissioners Court for the ARP fund. He said there are some 66 million dollars there that can only be spent on drainage and he will be at that meeting.

Griffon mentioned the city and TxDOT held a ground-breaking ceremony for the accessible sidewalks project in the Downtown District.

- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

No comments.

8. ADJOURNMENT

This meeting was adjourned at 07:45 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 22, 2021

Subject: Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, July 8, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 7-08-2021 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 8, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 8, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JULY 8, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER RICHARD CLARK, COMMISSIONER TRAVIS MANN WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

Lorrie Foreman spoke in regards to the proposed tree mitigation ordinance. She was concerned with property owners removing trees without permission and how the city could respond.

3. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, June 10, 2021.

**Commissioner Tom Hinckley moved to approve Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, June 10, 2021. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- A. Consideration and possible action regarding the election of a chairperson and vice chairperson.

**Vice-Chairman Richard Sasson moved to nominate Joe Matranga as Chairman. Seconded by Commissioner Koerner. The motion was approved unanimously.

Commissioner Koerner nominated Richard Sasson as Vice-Chairman. The motion was approved unanimously.

5. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements.

Hinckley stated the Ordinance Subcommittee had benchmarked the City of League City and the City of Pearland and made a compromise between the two. He explained the first draft proved to be too onerous which resulted in only requiring mitigation for class 1 and class 2 trees that are removed. He said the subcommittee also added a provision to offer credit for the removal of invasive species.

Bennett explained the required tree survey is not new but the details of what is to be included on the tree survey have been added. She stated a tree survey is required at the time of platting or site plan submittal and that commercial properties are not permitted to perform any type of site work without city approval. Bennett said unpermitted work, such as tree removal, would be addressed by a code enforcement officer.

Bennett said the subcommittee added a clause that the commission may approve alternate landscape plans. She said that clause is in several other sections of the Zoning Ordinance but this would allow the commission the flexibility to make exceptions for when a property owner has large, existing trees. She said the current ordinance requires a 3-inch caliper replacement tree and the proposed ordinance would increase that requirement to 4-inches, 6-inches, or 8-inches depending on the size tree that has been removed. Bennett stressed the subcommittee is looking for quality trees over the quantity of trees.

Bennett said another change based on comparing other city's requirements is to charge a flat rate

fee per caliper inch for payment into the "tree fund." She explained some sites, such as heavily wooded lots, are not suited to 100% on site replacement so the developer has the option of planting the replacement trees off-site or paying into a fund. Bennett provided a comparison of two sites and what the mitigation would entail. Hinckley added the larger trees include a multiplier for replacement size to discourage the removal of large trees.

- B. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District COD boundary to reduce the COD boundary on FM 2351 to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.

Bennett stated these proposed changes are the result of several meetings between staff, a subcommittee, and Coastal Bend Development following the Industry Park Planned Unit Development. The developer has since withdrawn the PUD with the understanding they would make some changes and the city would make some changes. The first is to add a few uses to the Permitted Use Table in Industrial Zoning that are incidental to warehouse uses. She said the developer is interested in leasing to engineering firms, insurance carriers, administrative support companies, etc. Hinckley said the subcommittee did not see any issues with adding the four uses for industrial zoning.

Bennett said the next item the developer brought up was buffering between zoning districts. This specific plan includes industrial zoning against commercial zoning which requires an 8-foot opaque fence and a 10-foot landscape buffer. She said the developer does not want to buffer himself from himself, which is understandable. Bennett stated the proposed ordinance change is to allow the commission to consider alternate screening plans for uses interior to common developments. She gave an example of warehouse to warehouse where a buffer is not necessary versus an office building up against a tire shop where the buffer would still be needed.

Bennett said the next proposed change is similar except it is in regards to lighting. She explained the developer would like increased lighting interior to their development. Perry said he liked the security aspect of allowing brighter lighting within, as long as it does not impact the neighbors.

Bennett presented the next proposed change to reduce the Community Overlay District boundary along FM 2351 from Beamer Road to Clear Creek. She explained the COD is meant to beautify the city's major thoroughfares but does present a problem for industrial parks. She said the proposed reduction would still require landscaping along the main road but not extend 300-feet plus into the industrial parks where tractor trailers need to be able to maneuver. Matranga further explained the panhandle area of Friendswood is encumbered with oil fields and the other side of FM 2351 is outside the city limits.

Bennett stated since some of the proposed changes reference a "common development" a definition has been added for that term based on language used in the Sign Ordinance. Perry questioned the description of "interrelated" businesses used in the definition. Koerner said she interpreted the language differently than Perry and some clarification would help. Bennett responded the subcommittee would work on cleaning up the definition.

- C. Discussion regarding the 2021 Liaison Schedule and Subcommittee Assignments.

Chairman Matranga discussed the liaison and subcommittee assignments. He said the new list would be emailed to the commissioners.

6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Consider setting the dates of the next Planning and Zoning Commission regular meetings
(i) Thursday, July 22, 2021 and (ii) Thursday, August 12, 2021.

7. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.

Perry congratulated Matranga and Sasson on their reappointments. He said he has learned a lot from them and complimented their leadership.

- B. Receive an update on tasks from the Planning Subcommittee.

No comments.

- C. Receive an update on tasks from the Ordinance Subcommittee.

No comments.

- D. Receive general comments and communication from City Council Liaison, Robert Griffon. Griffon announced sales tax collection is up which is good for the budget and road repairs. He said he attended the Galveston County Commissioners meeting and found that through the American Recovery Plan there are funds available that do not have to be used for Covid but can be used for infrastructure. He said Galveston County is very interested in working with the city.

- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

Harbin said the TxDot sidewalk project has been slightly delayed by the weather but will be starting soon. She also mentioned the large trees at 501 S. Friendswood Drive are currently being cut back out of the power lines by Trees Inc. She said the building foundation has been staked out already, as well.

Harbin said the Texas American Planning Association (APA) conference is coming up in Fort Worth. She said the city does budget for the commissioners to attend and to let her know if anyone is interested. Matranga said that conference has a track specifically for elected and appointed officials that provides great information.

8. ADJOURNMENT

This meeting was adjourned at 08:16 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 22, 2021

Subject: Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.

Action:

SUMMARY / ORIGINATING CAUSE

These proposed amendments are intended to amend the building height exceptions for commercial districts CSC, NC, LI, I, BP, and OPD and clarify reference notes on both the residential and commercial regulation matrices.

Last year, the Commission spent a great deal of time reviewing the height ordinance in regards to attachments to buildings. Changes regarding those exceptions were made in all commercial zoning districts to allow exceptions for attachments to commercial buildings such as finials, crosses, and other religious symbols meaning in certain situations. These proposed amendments will allow taller commercial buildings in all other commercial zoning districts, while maintaining protection of adjacent residential uses by requiring a minimum of twice the building height from the building to the nearest Single Family Residential (SFR) zoning. The maximum building height would be 70 feet.

Some examples of other approved building height exceptions include:

Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning

The Gardens at Friendswood Lakes Senior Apartments - 1423 W. Parkwood Ave; 60 feet; approximately 375 feet from SFR zoning

Mary Queen Catholic Church - 606 Cedarwood Drive; 57 feet tower and 73-foot tall crosses; abuts residential zoning and underlying zoning is SFR

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

For economic development reasons, sometimes the price of commercial property is very high and building multi-story buildings is one way that a property owner can make a project viable. Commercial development and diversifying the tax base are current goals of the City as it relates to Vision 20/20 and the Future Land Use Plan.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Sec 7.Q. Building Height and Misc Amendments Redline

Section 7. Schedule of district regulations.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.
2. See regulation matrix.

REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet	Landscape Requirements			Exception	
				Front	Rear (a)						Notes	Lot			
						Side		When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard						
						Interior	Exterior								
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District			(max. 4 stories)(b, e and k)				Commented [BB2]: (a) is not spec	
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes			30%	
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes		D, H	30% H	
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes		D, I	30% EE	
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes		E, F, G	60%	
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes		H	30%	
BP	10,000	100	100	30	25	25	25 J	25	25 J	40	Yes		Commented [BB3]: 25' setback is being the exception.		
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes				
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes		B, C	60%	

Commented [BB1]: Some letters in parentheses are in the matrices and some are not.

Commented [BB2]: (a) is not specific to rear setbacks.

Commented [BB3]: 25' setback is the standard with J being the exception.

- When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet ~~from street R.O.W.~~
- When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet ~~from street R.O.W.~~
- When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

Commented [BB4]: Remove ROW to account for private streets or access easements.

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(Supp. No. 3, Update 1)

- D. When rear yard of an NC or LNC district abuts a ~~non~~residential district, rear yard setback shall be a minimum of ~~125~~ feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. ~~When DD rear yard abuts a non residential district, rear yard shall be a minimum of zero feet.~~ Reserved.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.
- L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

Commented [BB5]: Setback should be greater between commercial and residential districts.

Commented [BB6]: This is standard via the matrix. The exception is F.

Commented [BB7]: Added same requirement as in the residential section.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximu m Feet (b and e)	Parking Require ment Unit	Zero Lot Lines Y or N	Maximu m Lot Coverage
				Front	Rear (a)	Side						
						Interi or (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%

Commented [BB8]: Regulation Matrix does not need to include reference to parking requirements.

Commented [BB9]: Lot width is not specific to this.

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(Supp. No. 3, Update 1)

MFR-L Multifamily —Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily —Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	50 D, J	5 B, H	4 C, H	40	K	Yes D	50%

Commented [BB10]: This is usually a smaller setback than backing up to an abutting side.

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. ~~Zero setback on side only, minimum five foot separation between buildings. Reserved.~~
- 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 setback ~~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~~.
Example: a duplex requires two 45-foot wide lots.
- H. ~~Front yard and exterior side yard~~ Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement ~~(if streets are private)~~, whichever is greater.

Commented [BB11]: Building separation determined by IRC and IFC.

Commented [BB12]: Already addressed. Not codified yet.

Commented [BB13]: Wording causes confusion to applicants. Example helps clarify intent.

Commented [BB14]: Would be applicable to all setbacks, not just front and side.

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- I. 25 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 (MFR-GHD)).
- ~~K. Parking is required in accordance with the parking group table in the design criteria manual.~~

Commented [BB15]: Parking addressed in Design Criteria Manual and not called out for commercial matrix.

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, ~~but in no event greater than 70 feet in height~~, when the building setback from the nearest property line is equal to or greater than 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. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.~~
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 - 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 - 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

Commented [BB16]: If the building setback is equal to the building height, the angle is 45 degrees.

Commented [BB17]: Would include finials, crosses, etc.

- e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
- f. Accessory buildings or structures in residential districts: 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.
- g. 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.
- h. 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.
- i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
- j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a Specific Use Permit (SUP).

Commented [BB18]: Currently no path to allow ISD taller buildings (theater, stadium, etc.)

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008;

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Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020)

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