

Memo

To: Zoning Board of Adjustment Members

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

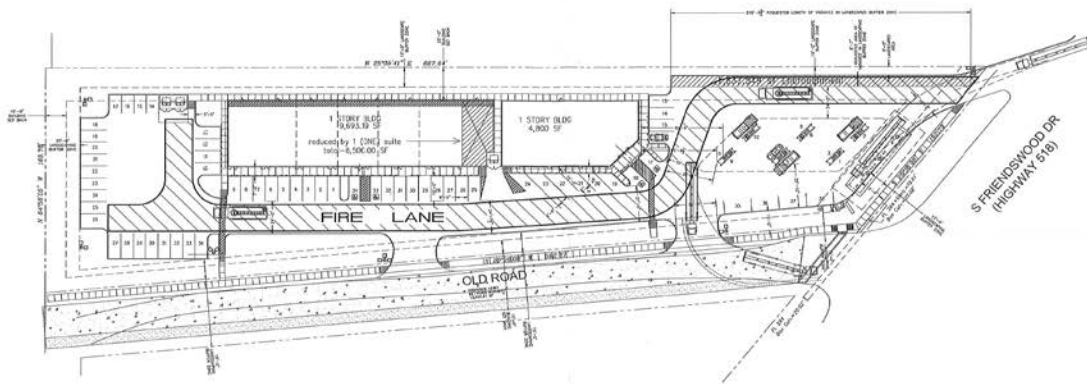
Date: January 23, 2018

Subject: 2210 S. Friendswood Drive

The applicant is requesting the following:

To encroach 8' 7" wide x 219' ½" deep (1837.55 square feet) of pavement into the required 15 foot landscape buffer along the interior side yard - being a variance from the Zoning Ordinance Section 7.5.5.e Landscaping.

The applicant is proposing to develop a gasoline station, convenience store, and leasable spaces on the site. The front driveway would encroach the required landscape buffer 8' 7" leaving 6' 5" green space remaining.



Architect provided drawing

Current City of Friendswood zoning regulations require a commercial lot located adjacent to a residential lot to maintain a landscape buffer per Section 8.I.1.

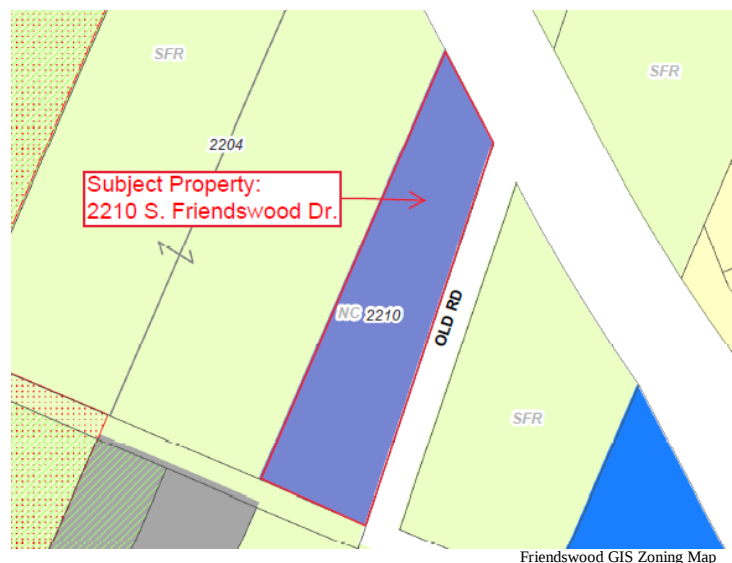
Landscaping and screening requirements. Purpose. The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community.

The Community Overlay District ("COD") is intended to preserve and enhance the physical characteristics of the City of Friendswood along its entryways. The standard 10 foot landscape buffer shall be increased to a 15 foot landscape buffer in the COD. Landscape Open Space Buffer Strips shall contain a tree every 25 feet plus an 8 foot, opaque fence.

City Staff require commercial projects to first attend a Development Review Committee (DRC) meeting prior to the submission of any application. DRC meetings provide the applicant with zoning, platting, parking, landscaping, and other construction requirements. Staff initially met with the applicants and their realtor on November 16, 2016 prior to their purchase of the property. Staff later met again with the applicants and their realtor on April 12, 2017 and again with the architect on August 9, 2017.

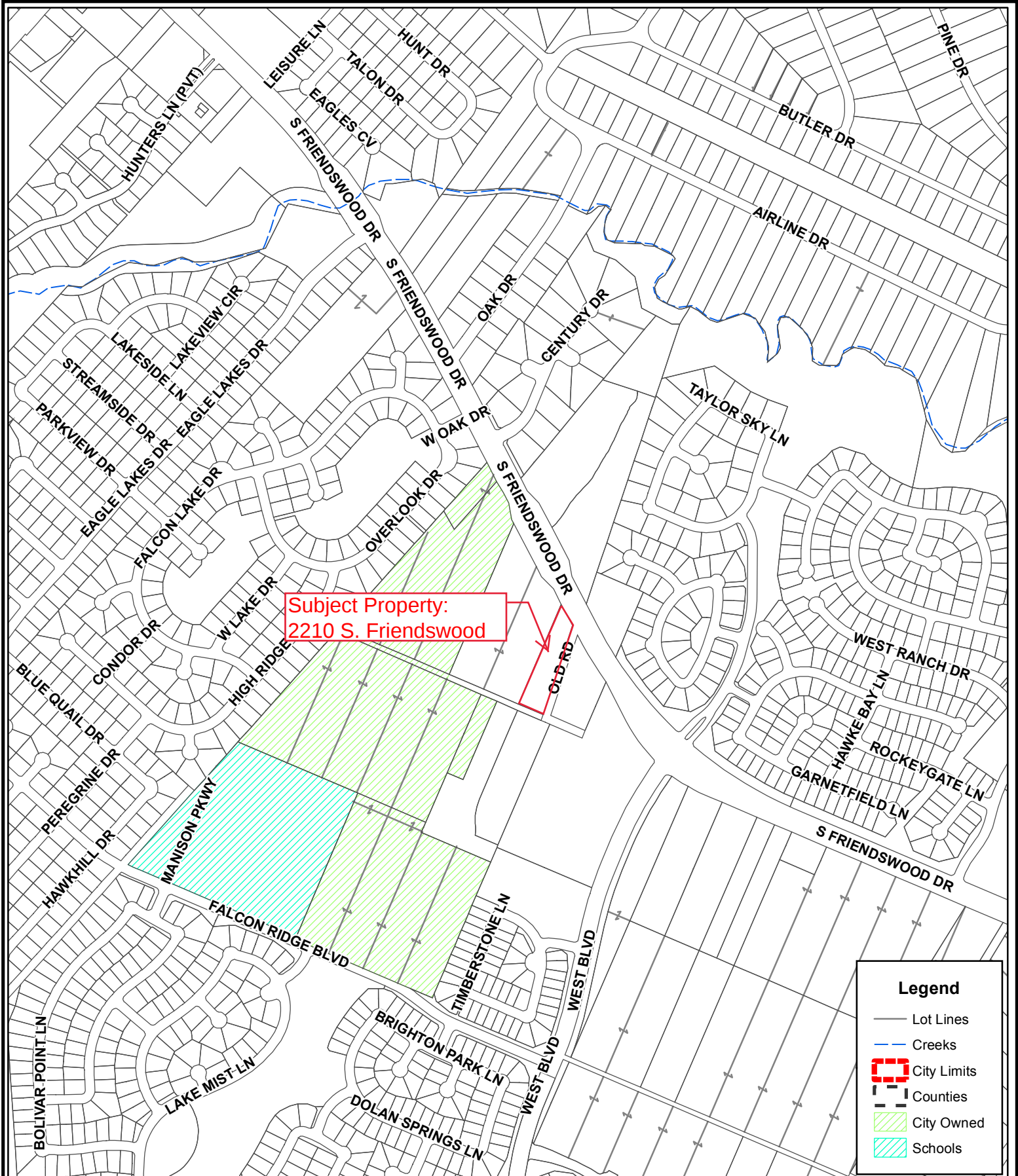
The subject property located at 2210 S. Friendswood Drive consists of one lot that has not been platted but qualified for a Certificate of Platting Exemption as the lot fronts an existing right-of-way and has access to public utilities. The Certificate of Platting Exemption was issued November 18, 2016.

The subject property is zoned Neighborhood Commercial (NC) and abuts a tract zoned Single Family Residential (SFR) on the interior, road rights-of-way on two sides, and a road easement along the rear. The property was rezoned from Single Family Residential (SFR) to Neighborhood Commercial (NC) January 9, 2017.



Attachments:

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



Subject Property:
2210 S. Friendswood

Legend

- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned
- Schools

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" = 779'



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.

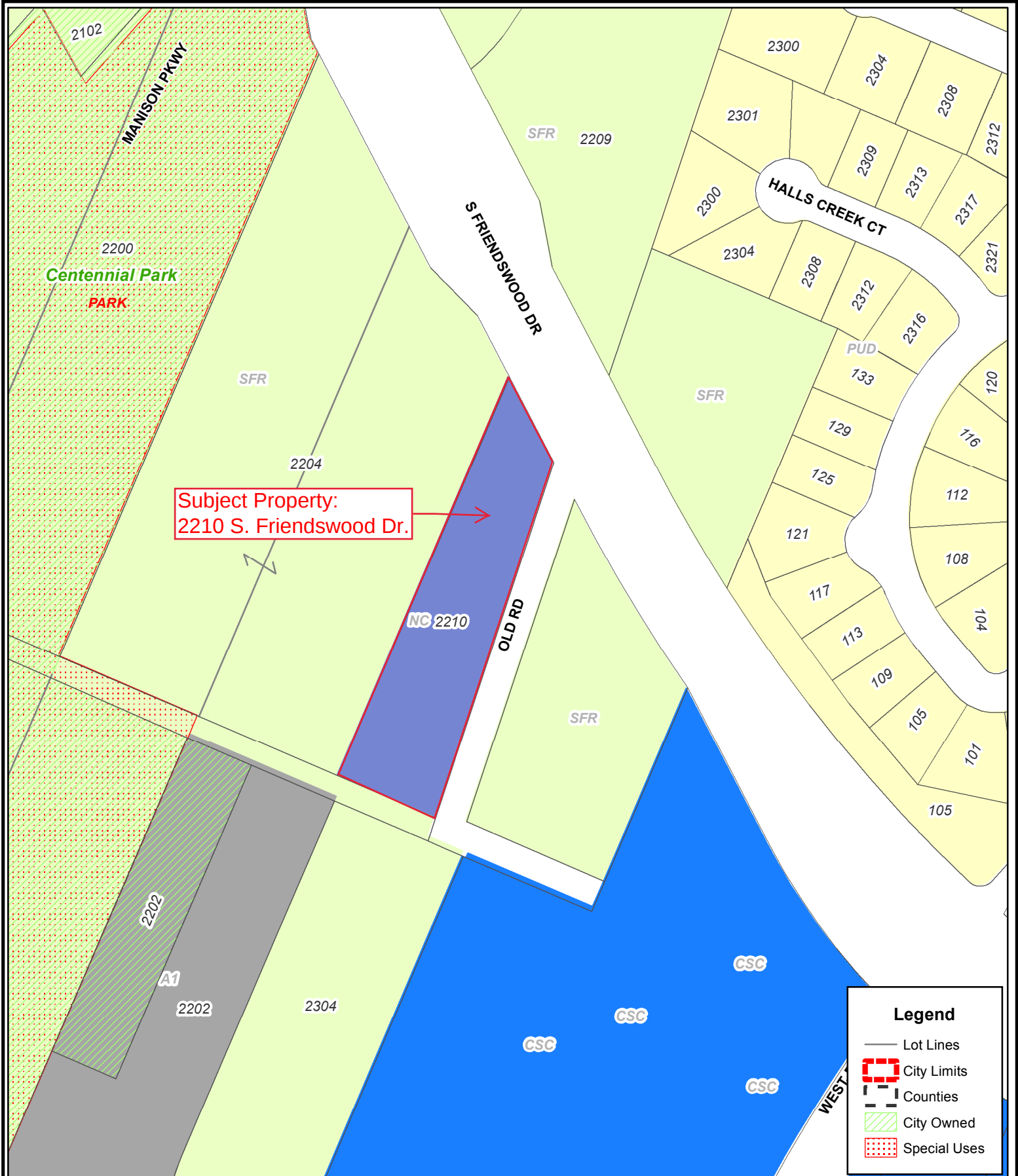


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping

1" = 97'





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" = 195'



FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

\$100 Application Fee

☒ Request for Variance

☐ Request for Appeal

☐ Request for Special Exception

Property Address: 2210 S FRIENDSWOOD DR (FMS18)

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

County: GALVESTON

Property Owner Information:

IAA REALTY (NAVEED GANATRA)

Printed Name

GANATRA88 @ HOTMAIL.COM

Email

713-320-5090

Phone

[Signature] 12.28.17

Signature

Date

Agent Information: (if applicable)

BRIAN BACA

Printed Name

BRANEWA22 @ GMAIL.COM

Email

713-480-6500

Phone

[Signature]

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)

APPENDIX B, SECTION III. GENERAL REQUIREMENTS AND DESIGN

CRITERIA D1, BUFFERING MAJOR THROUGH FARE LANDSCAPING BUFFER/PAVEMENT.

Appendix C, Section 7.5.5.e.

Landscaping - buffer to separate

uses per subsection 8.I.

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?

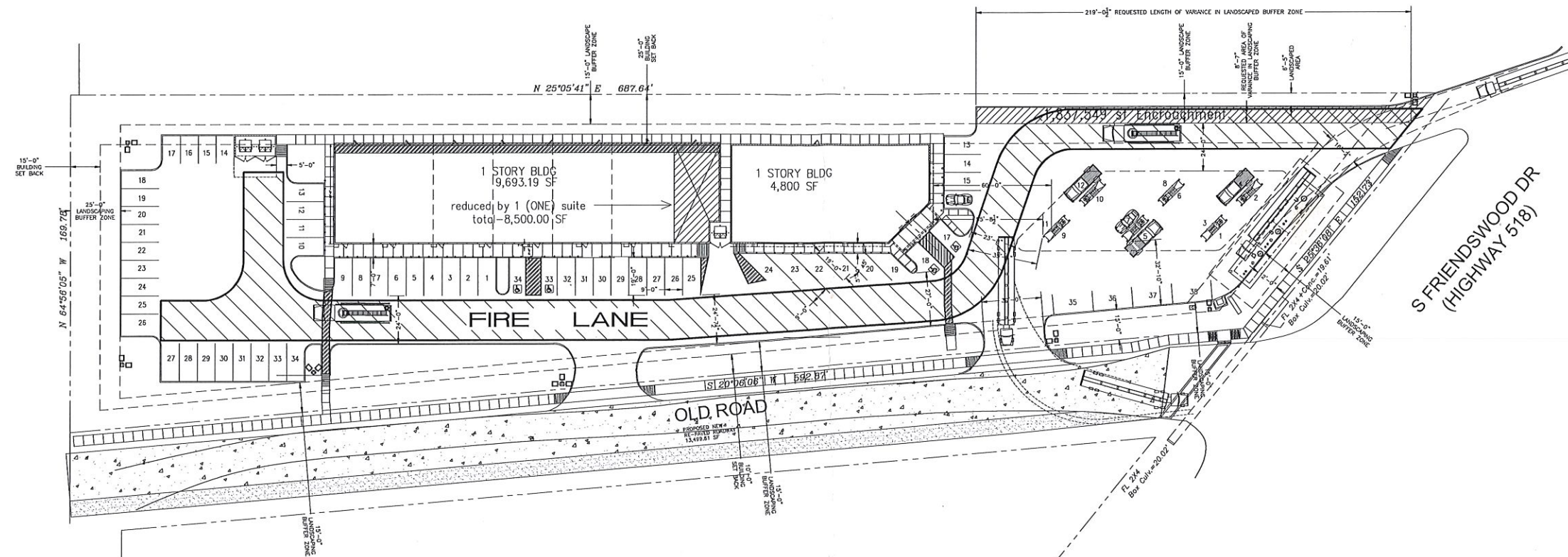
Please state the grounds for the appeal/variance/special exception you are seeking:

VARIANCE REQUEST TO ENCROACH 1837.55 SQFT OF PAVEMENT
INTO THE REQUIRED 15" LANDSCAPING BUFFER ZONE
ALONG THE INTERIOR SIDE YARD.

12.29.17

Date & Time Received

Becky Summers
City Official



PARKING ANALYSIS

RETAIL C-STORE

8 PER 1,000 GFS REQUIRED

4800/1,000 GFS x 8 = 38; PROVIDE-(38)

RETAIL LEASE SPACE

4 PER 1,000 GFS REQUIRED

8500/1,000 GFS x 4 = 34; PROVIDE-(34)

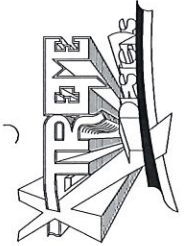
TOTAL PARKING REQ. = 72; PROVIDE-(72)

DENIED
 P50
 12.29.17

GROUND'S for VARIANCE

1. The path of the Fuel Truck(s), are as shown on Exhibit site plan, are utilizing the Directional 20' Wide, Tx DOT preliminarily approved and in process of Final Permit.
2. The Entry for the Fuel Truck(s), are going to enter site utilizing ONLY the Directional 20' Wide driveway and Exiting on OLD ROAD, as shown on Exhibit Site Plan
3. The Entry for the EMERGENCY VEHICLE(S), are going to enter site utilizing ONLY the Directional 20' Wide driveway and Exiting on OLD ROAD, as shown on Exhibit Site Plan
4. All other Delivery Trucks will also utilize the 20' Wide driveway to enter Site and use the same path as the EMERGENCY VEHICLE and exit through driveway(s) on OLD ROAD.
5. The only vehicle entering and exiting the proposed driveways on OLD ROAD, will be the Trash Dumpster Truck, to perform pick-up of trash and Replacement of Trash Dumpster Container.

VARIANCE EXHIBIT-A



DRAWINGS ISSUED FOR:

07-12-17	BEGIN PROJECT
07-19-17	
09-11-17	DESIGN SUBMITAL
10-19-17	DESIGN REVISION
12-29-17	VARIANCE REVISION

Issued for Construction

REVISIONS

DECEMBER 29, 2017

NEW CONSTRUCTION of
 NEW CONVENIENCE STORE FACILITY

2210 Friendswood Dr.
 Friendswood, Texas 77546

A PROJECT OF:
 IAA REALTY, INC.

DRAWING TITLE

VARIANCE
 EXHIBIT A

DWG

VC-1

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3													
Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property In a Residential District or Garden Home District	When Abutting Property In a Non-Residential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	<u>30</u>	15	<u>25</u>	10	<u>25</u>	10	40	Yes		30%
NC	12,000	100	120	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	<u>25</u>	10	<u>25</u>	10	40	Yes	D, I	30% I
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	<u>70</u> (maximum 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	<u>25</u>	10	<u>25</u>	10	40	Yes	H	30%

BP	10,000	100	100	30	<u>25</u>	<u>25</u>	10 J	<u>25</u>	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	<u>25</u>	<u>25</u>	10	<u>25</u>	10	40	Yes	A	50%
I	20,000	100	100	30 B	<u>25</u> C	40 C	10	<u>25</u> C	10 C	40	Yes	B, C	60%

- A. 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.
- B. 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.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within 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 0 feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90% of the total lot area, per sections 7.G.5. and 7.H.8.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80% of the total lot area, per section 7.G-1.6.
- J. 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 section 7.O.1.



City of Friendswood

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

January 23, 2018

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: **I A A Realty Incorporated**

LOCATION OF PROPERTY: **2210 S. Friendswood Drive**
Abstract 9 Pg 13 S Part of Lot 45 (45-2) Slones Unrecorded
Subdivision

REQUEST: To encroach 1837.55 square feet of pavement into the required
landscape buffer along the interior side yard - being a variance from
the Zoning Ordinance Section 7.5.5.e Landscaping.

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

PUBLIC HEARING DATE: February 6, 2018

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

Documents are currently available for viewing at City Hall in the
Community Development Department - 2nd Floor, 910 S. Friendswood Dr., Friendswood, Texas

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