



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 28, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR PLANNING AND ZONING COMMISSION 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. 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. 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 Preliminary Plat First Baptist Church No. 2, a Subdivision of 9.49 acres of land situated in the S. McKissick Survey, Abstract No. 151, being a replat of all of Lot 1 in Block 1 and all of Lot 1 in Block 2 of Final Plat of First Baptist Church of Friendswood, and being portions of the residue of Lot 1 and Lot 2 in Block 2 of Friendswood Subdivision, including an unrecorded portion of East Heritage Drive, as recorded in Volume 254, Page 37 of the Galveston County Deed Records, and transferred to Plat Record 7, Page 20 of the Galveston County Map Records, and Lot 1 of Harper Subdivision, an unrecorded subdivision all in Friendswood, Galveston County, Texas
- B. Consideration and possible action regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

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. Final Plat of First Baptist Church of Friendswood No. 2

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

- A. Thursday, June 11, 2020 - regular meeting
Thursday, June 25, 2020 - regular meeting

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council
- E. From Staff - commercial and residential project updates, City Council action and ordinance updates

7. 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, MELINDA WELSH, 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 IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
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: May 28, 2020

Subject: Consideration and possible action regarding the Preliminary Plat First Baptist Church No. 2, a Subdivision of 9.49 acres of land situated in the S. McKissick Survey, Abstract No. 151, being a replat of all of Lot 1 in Block 1 and all of Lot 1 in Block 2 of Final Plat of First Baptist Church of Friendswood, and being portions of the residue of Lot 1 and Lot 2 in Block 2 of Friendswood Subdivision, including an unrecorded portion of East Heritage Drive, as recorded in Volume 254, Page 37 of the Galveston County Deed Records, and transferred to Plat Record 7, Page 20 of the Galveston County Map Records, and Lot 1 of Harper Subdivision, an unrecorded subdivision all in Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat will incorporate four properties owned by First Baptist Church into one lot. The plat will also amend the building setbacks on the properties zoned Downtown District to zero foot setbacks.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat will allow the church to move forward with the final plat and ultimately obtain building permits to start construction on their planned projects.

RECOMMENDATIONS

The plat was approved with conditions by the Commission on Thursday, May 14, 2020. Since that time, all conditions have been addressed.

ATTACHMENTS

1. Compliance Memo_First Baptist Church No 2 Prel Plat
2. Preliminary Plat of First Baptist Church of Friendswood No 2 5-18-2020

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: May 21, 2020
Re: First Baptist Church No 2 Preliminary Plat

Project Description: This plat will incorporate four properties owned by First Baptist Church into one lot. The plat will also amend the building setbacks on the properties zoned Downtown District to zero foot setbacks.

The plans were re-reviewed by staff in the following departments: Planning.

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:

This plat was conditionally approved on May 14, 2020 and has since addressed all outstanding conditions.

Remaining Items:

None.

REGULATION MATRIX TABLE:

REGULATION MATRIX - COMMERCIAL DISTRICTS											
ZONING DISTRICT	LOT AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	HEIGHT (FEET)		LANDSCAPE REQUIREMENTS	EXCEPTIONS	NOTES	MAXIMUM LOT COVERAGE		
				MINIMUM	MAXIMUM						
DD	15,000	0	0	0	0	0	0	0	0	0	0

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 5 FEET.

REGULATION MATRIX - RESIDENTIAL DISTRICTS											
ZONING DISTRICT	LOT AREA (SQ. FT.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	HEIGHT (FEET)		PARKING	ZERO LOT LINES	MAXIMUM LOT COVERAGE			
				MINIMUM	MAXIMUM						
SFR	2,7	11,000	50	25	35	10	1	NO	35%		
MFR-1	6.0	2,200	45	25	35	10	1	NO	35%		

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 THROUGHFARES.

C. TWENTY-FIVE FEET ON THROUGHFARES.

D. TEN FOOT MINIMUM SEPARATION BETWEEN BUILDINGS.

E. LOTS CURRENTLY IN EXISTENCE WITH LESS THAN SEVEN 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 5 FEET.

F. DEVELOPER MUST ERECT OTHER UNITS PER ACRE ON LOT AREA. TWO FAMILY RESIDENTIAL UNITS ON TWO LOTS ARE REQUIRED WHEN LOT AREA IS ELECTED.

G. TWENTY-FIVE FEET WHEN ABUTTING LAND ZONED SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT.

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

ABBREVIATION LEGEND:

FND	- FOUND
IR	- IRON ROD
CM	- CONTROL MONUMENT
ESMT	- EASEMENT
TX	- TEXAS
NO.	- NUMBER
VOL.	- VOLUME
G.	- PAGE
P.P.	- PLAT RECORD
G.C.M.R.	- GALVESTON COUNTY MAP RECORDS
G.C.D.R.	- GALVESTON COUNTY DEED RECORDS
G.C.C.F.	- GALVESTON COUNTY CLERKS FILE
TX.S.P.C.	- TEXAS STATE PLANE COORDINATES

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 64°28'22" E	54.66'
L2	S 05°47'30" W	10.71'
L3	S 63°20'13" E	63.96'
L4	S 18°49'20" E	21.89'
L5	S 54°39'55" E	42.15'
L6	S 75°27'14" E	41.47'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	457.04'	123.37'	15°28'00"	S 49°38'10" W	123.00'
C2	425.93'	116.39'	15°39'23"	N 49°28'38" E	116.03'

PROJECT BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 010110
Brass disc stamped RM 010110 on bridge at FM 2351 and Clear Creek located on downstream, east sidewalk, at the NE corner of bridge, N. of stream centerline in the Clear Creek Watershed near stream A100-00-00.
Elevation: 26.66 feet NAVD 1988, 2001 adjusted.

F.E.M.A. FLOOD ZONE STATEMENT

I have examined the flood insurance rate map, community panel no. 48167C0012 G, dated August 15, 2019 and have determined that the tracts hereby surveyed lie partially within zone "X" or areas determined to be outside the 500-year floodplain, partially within zone "Shaded X" or areas determined to be inside the 500-year floodplain, partially within zone "AE" or areas determined to be inside the 100-year floodplain, and partially within zone "AE floodway".

100-year base flood elevation: 26 feet (based on FIRM map)

Note: The information in this statement was obtained from the FEMA Flood Map Service Center. This map is for use in administering the national flood insurance program. It does not necessarily identify all areas subject to flooding under specific conditions.

CITY OF FRIENDSWOOD

STANDARD PLAT NOTES

- 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.
- 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.
- 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 erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- 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 private easements; the First Baptist Church of Friendswood 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.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- 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 First Baptist Church of Friendswood.
- There are no existing pipelines or pipeline easements within the limits of this subdivision.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

STANDARD PLAT NOTES

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner. Use this note for private or single lot system only.
- 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.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 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 without the approval of the District.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____
Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

GCCDD Ref ID# 200007

REASON FOR REPLAT: CONSOLIDATE PROPERTIES INTO ONE PLAT AND TO MODIFY BUILDING LINES ON RESERVES A, B & D

PRELIMINARY PLAT OF FIRST BAPTIST CHURCH OF FRIENDSWOOD NO 2

A SUBDIVISION OF 9.49 ACRES OF LAND SITUATED IN THE S. MCKISSICK SURVEY, ABSTRACT NO. 151, GALVESTON COUNTY, TEXAS, BEING A REPLAT OF ALL OF LOT 1, IN BLOCK 1, AND ALL OF LOT 1, IN BLOCK 2, OF FINAL PLAT OF FIRST BAPTIST CHURCH OF FRIENDSWOOD, AND BEING PORTIONS OF THE RESIDUE OF LOT 1 AND LOT 2, IN BLOCK 2, OF FRIENDSWOOD SUBDIVISION, AS RECORDED IN VOLUME 254, PAGE 37 OF THE GALVESTON COUNTY DEED RECORDS, AND TRANSFERRED TO PLAT RECORD 7, PAGE 20 OF THE GALVESTON COUNTY MAP RECORDS, GALVESTON COUNTY, TEXAS, A CALLED 0.1738 ACRE PORTION OF EAST HERITAGE DRIVE, CONVEYED TO FIRST BAPTIST CHURCH OF FRIENDSWOOD BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2020024277 ON MAY 6, 2020 AND LOT 1 OF HARPER SUBDIVISION, AN UNRECORDED SUBDIVISION IN GALVESTON COUNTY, TEXAS.

SCALE: 1" = 60'
4 RESERVES
OWNER: FIRST BAPTIST CHURCH OF FRIENDSWOOD
DATE: MAY, 2020
4 BLOCKS

FIRST BAPTIST CHURCH OF FRIENDSWOOD

MOE MAYS, OFFICER
111 E. HERITAGE DRIVE
FRIENDSWOOD, TEXAS 77546
281-482-7573

LAND SURVEYOR:

TSE
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281-478-8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION NO. 10075300



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 28, 2020

Subject: Consideration and possible action regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

Action: Significant

SUMMARY / ORIGINATING CAUSE

In regards to the request by First Baptist Church to construct a new sanctuary with a tower and steeple exceeding the maximum building height currently allowed in the Downtown District (DD), City Council requested that the Planning and Zoning Commission look into the building height requirements and exceptions in more detail. First reading of the Specific Use Permit (SUP) for the church was approved by City Council with the requirement that they comply with the regulations of the Downtown District.

The current maximum building height allowed in the Downtown District (DD) is 70 feet.

It is the intent of the Ordinance Subcommittee to consider what is best for Friendswood.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

To be determined.

RECOMMENDATIONS

The Ordinance Subcommittee recommends the amendments included in the attachment, which cleans up the height exceptions and definitions, but does not increase the height allowance for any part of structures located in the Downtown District (DD).

ATTACHMENTS

1. Height Exceptions Amendments

Zoning Ord. Section 7.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in [section 20](#). Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

Q.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 or structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:~~

Comment [BB1]: Redundant

- ~~1. Buildings or structures in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and 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 section 9.G.~~

- ~~b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix. ec. The height regulations of this section shall not apply to belfries, chimneys, domes, cupolas, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or steeples, spires, ornamental tops, 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 building is 50 feet overall height, measured from the first finished floor to the highest point, unless located in the downtown district (DD), or otherwise approved by the planning and zoning commission.~~

Comment [BB2]: Not necessary

- ~~d. The total combined maximum height allowed for structures within the downtown district (DD) is 70 feet.~~

- ~~2. Exceptions: e. Structures located within a general PUD or PUD-mixed-use district 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.~~

Comment [BB3]: Already addressed in regulation matrix.

- ~~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.~~

- ~~fe. 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.~~

- ~~gd. 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.~~

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

ig. 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.

Section 20. Definitions

Height.

- a. The height of a building shall be measured to:
 - (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);
 - (2) The top of the highest deck of a mansard roof; or
 - (3) The top of the highest parapet wall of a flat roof.
- b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.
- c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.
- ~~d. No part of a building or structure is allowed to exceed the maximum height allowed in a specific zoning district except for the following:
 - (1) Elements inclusive of, but not limited to, chimneys, vents, and roof-top mechanical equipment, provided that the maximum allowed building or structure height is not exceeded by more than four feet; or
 - (2) Elements inclusive of, but not limited to, radio or television antennae or aerials (but not including microwave receivers, transmitters, repeaters, or satellite receivers), provided that the maximum allowed building or structure height is not exceeded by more than ten feet.~~

Comment [BB4]: Addressed under Area and height exceptions

PEARLAND

(b) Exemptions.

(1) Rooftop mounted towers and antennas may be located on any buildings serving a nonresidential use and on an alternative tower structure without obtaining a conditional use permit, if:

- The structure, other than a tower on which the tower or antenna will be placed, exceeds fifty feet (50') in height;
- The tower and antenna will add no more than twenty feet (20') total to the height of the existing structure;
- The tower or antenna does not contain advertising; and
- It complies with the lighting regulations for towers as specified in this division.

(2) Freestanding antennas do not require a CUP in any nonresidential zoning district if it does not exceed the height requirement(s) in the district and it meets all other requirements of the district.

(b) Exceptions to Height Regulations.

(1) In districts where the height of buildings is restricted to two (2) stories, cooling towers may extend for an additional height not to exceed fifty feet (50') above the average grade line of the building.

(2) Water stand pipes and tanks, church steeples, domes and spires, ornamental cupolas, City or School District buildings, and institutional buildings may be erected to exceed the height limit, as specified in the particular zoning district, provided that one (1) additional foot shall be added to the width and depth of front, side, and rear yards for each foot that such structures exceed the district height limit.

Comment [BB5]: Increase the setbacks for additional height. No max.

LEAGUE CITY

(j) *Projections above height limits.* The following projections above base district height limits are permitted:

- Belfries, domes, chimneys, cupolas, skylights, clock towers and other similar structural elements not used for human occupancy, may project above the base district height limit, provided that they do not cover more than 20 percent of the roof area;
- Mechanical equipment and enclosures, elevator penthouses, ventilators, and other similar equipment, may project up to five feet above the base district height limit, but may not exceed the height of parapet walls;
- Parapet walls or cornices may project up to five feet above the base district height limit;
- Theater scenery lofts only to the height necessary to accomplish their purpose;
- Church steeples, religious symbols, or similar elements on religious assembly buildings;
- Signs, pursuant to [chapter 90](#);
- Flagpoles; and
- Wireless communications facilities, pursuant to communications towers and structures ordinance.

Exceptions to height limits. Height limits do not apply to barns, silos, or other farm buildings and structures; spires, belfries, cupolas, domes, and false mansards; monuments; water towers, fire and hose towers; windmills, chimneys, smoke stacks; flag poles, radio and television towers, masts, aerials and parabolic satellite receivers and microwave transmitters and receivers used in connection with radio and television broadcasting, but not including parabolic satellite TV reception antennas, unless otherwise regulated.

Comment [BB6]: No maximum.

MISSOURI CITY

• Sec. 9.4. - Exceptions to height regulations.

- Uses listed in this [section 9.4](#), shall be exempt from the height limitations contained in the schedule of district regulations and shall be limited as designated herein.

A. Chimneys, cooling towers, elevator bulkheads, tanks, water towers, antennae used for reception only, ornamental cupolas, domes and parapet walls shall be subject to the height limitations contained in this subsection.

1. For structures attached to buildings, the lesser of:

- Not more than ten feet above the point on the main building to which the structure is attached; or
- Not more than ten feet above the maximum height limit for the district in which the structure is located.

2. For freestanding structures, not more than ten feet above the maximum height limit for the district in which the structure is located.

B. Steeples, spires and bell towers shall be subject to the height limitations contained in this subsection. Maximum height shall be measured from ground level.

Comment [BB7]: Additional 10-feet

Comment [BB8]: Overall height is 2x the building.

1. For structures attached to buildings, not more than two times the **height** of the point on the building to which the steeple or spire structure is attached.
2. For freestanding structures, not more than ten feet above the maximum **height** limit for the district in which the structure is located.

SUGAR LAND

- **Sec. 2-171. - **Height** Exceptions and Exemptions.**

- [SHARE LINK TO SECTION PRINT SECTION DOWNLOAD \(DOCX\) OF SECTIONS EMAIL SECTION COMPARE VERSIONS](#)

A. The **Height** of any Structure erected, established, altered, converted or relocated may not exceed the maximum **Height** permitted for the district where located, except as follows:

1. Hospitals, private schools, and **churches** may exceed the permitted district **Height** by an additional 35 feet if all required Yards for the Building are increased by at least 1 additional foot for each 2 feet of additional Building **Height** allowed herein. When adjacent to Residential Districts, Bulk Plane regulations applicable to the district in which the structure is located supersede this exception.
2. Ornamental features, including but not limited to the following elements may be constructed up to **15 feet** above the maximum **height** allowed:
 - a. Chimneys,
 - b. Church steeples,
 - c. Ornamental tower spires,
 - d. Cooling towers,
 - e. Elevator bulkheads,
 - f. Roof gables,
 - g. Parapet walls, and
 - h. Mechanical equipment.
3. Sports lighting facilities and water towers owned by or under the control of a Governmental Entity and utility poles and towers owned by a Public Utility and used for the transmission and distribution of electricity may be erected to any **Height** in any zoning district, unless prohibited by the airport **height** hazard zoning regulations.
4. Satellite Dish Antennas as permitted by Article IV.
5. Towers and antennas as permitted by Article VII, regulating telecommunication towers and antennas.

Comment [BB9]: Churches can add 35-feet with increased setbacks.

Comment [BB10]:

Comment [BB11]: Ornamental features 15-feet over max height

WEBSTER

Building height means the vertical distance from curb level opposite the center of the front of the building to the elevation of the highest point of the roof. For the purpose of this section, the measurement of a building height **shall not include** chimneys, roof gables, vents, steeples, **spires**, ornamental towers, antennae, monuments, cooling towers, tanks, water towers, fire towers, necessary mechanical appurtenances, stage towers or scenery lofts, or similar appurtenances.

Comment [BB12]: No maximum.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 28, 2020

Subject: Final Plat of First Baptist Church of Friendswood No. 2

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat will incorporate four properties owned by First Baptist Church into one lot. The plat will also amend the building setbacks on the properties zoned Downtown District to zero foot setbacks.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the final plat will allow the church to move forward with the final plat and ultimately obtain building permits to start construction on their planned projects.

RECOMMENDATIONS

The final plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal's Office and the Police Department. The plat appears to meet all requirements of the City and has no outstanding conditions.

ATTACHMENTS

1. Compliance Memo_First Baptist Church No 2 Final Plat
2. Final Plat of First Baptist Church of Friendswood NO 2 5-22-2020

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: May 21, 2020
Re: First Baptist Church No 2 Final Plat

Project Description: This plat will incorporate four properties owned by First Baptist Church into one lot. The plat will also amend the building setbacks on the properties zoned Downtown District to zero foot setbacks.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, 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.

Remaining Items:

None.

