



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 25, 2020 - 7:00 PM**

AGENDA

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

- 1. Call to order**
- 2. 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. 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. Minutes for the regular meeting held Thursday, May 14, 2020
 - B. Minutes for the regular meeting held Thursday, May 28, 2020
- 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 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
- 5. Discussion Items**
 - A. Discussion regarding update to 1998 Comprehensive Plan

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

- A. Regular Meeting - Thursday, July 9, 2020
Regular Meeting - Thursday, July 23, 2020

7. 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 - May DRC Report, 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, 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.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 14, 2020 - 7:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MAY 14, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, MAY 14, 2020, AT 07:02 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER ERIC GUENTHER - VIA VIDEO
COMMISSIONER RICHARD CLARK
COMMISSIONER BRETT BANFIELD
COUNCIL LIAISON TRISH HANKS - VIA PHONE
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER LISA LUNDQUIST AND COMMISSIONER MARCUS PERRY 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)

None.

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.

****Commissioner Richard Clark moved to approve Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

A. Minutes for the regular meeting held Thursday, April 23, 2020

B. TBH Holding Group LLC Final Plat

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 proposed amendments to the site plan for the building located at 1765 S. Friendswood Drive, also known as Virgata Commons, Building A

****Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding proposed amendments to the site plan for the building located at 1765 S. Friendswood Drive, also known as Virgata Commons, Building A. Seconded by Commissioner Brett Banfield. The motion was approved unanimously.**

Harbin explained Virgata Commons is made up of the two buildings on the corner of FM 518 and Leisure Lane. She said Building A is the one nearest Chick-fil-a. Harbin said the developer is proposing to add 735 square feet onto the end cap. She said the building originally had a drive thru designed and approved but none of the tenants needed a drive thru so it was not constructed.

Sasson said the building looks nice. He asked if the developer would be leaving the curb, grass, and trees along the side of the building. Harbin said the building would expand into the grassy area but the curb would remain along with some grass.

Matranga asked if the onsite parking would be adequate. Harbin said the overall required parking would not be impacted.

B. Consideration and possible action regarding the site plan for Friendswood Retail Shell Building to be located at 1720 S. Friendswood Drive.

**Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding the site plan for Friendswood Retail Shell Building to be located at 1720 S. Friendswood Drive. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.

Harbin explained the site between the strip center housing Goodwill and Pho Yen and the Masa Sushi building is currently a detention pond surrounded by a chain link fence. She said the proposed development would fill in the front of the pond and leave a portion remaining in the rear. The new retail building would front FM 518 and include a pet supply store plus one more tenant. Harbin stated the plan has been reviewed and approved by the Galveston County Consolidated Drainage District.

Sasson asked if the fencing would be removed. Harbin said the surrounding fence would all be removed. Sasson asked how cars would access the rear parking lot. Harbin explained an existing shared access easement ran the length of the property line leading towards HEB Grocery Store. She said both driveways into the development would utilize the access easement. Sasson asked about access from Masa Sushi. Harbin stated she contacted the Masa Sushi owner but he was not in favor of connecting the developments. Sasson stated he liked the trees and diversity of the tree types. He asked how the property would tie into power. Harbin said the plan is to utilize an existing power pole for the new transformer. Sasson questioned the underground detention system. Harbin explained culverts and storm pipes are placed under the building to detain and move water. Sasson asked if sidewalks were on each side of the development. Harbin said the adjacent properties do not have sidewalks to tie into.

Guenther said the area is pretty busy with traffic and asked if the developer would be widening the access road. Harbin said the existing access road is about 24-feet wide and will not be widened.

Banfield commented he thought shared access was required by city ordinance. Harbin said shared access can be required but Masa Sushi does not have a stub out at the property line so the owner would have to allow construction on his property to make the connection and he was not in favor of such, at this time.

Matranga asked if the pond was for detention or retention. Bennett said the dry pond is for detention. Matranga stated the development would be a nice upgrade. He commented he wished they would have added windows or an architectural element on the side of the building facing the access road.

Guenther asked if the city could require stop signs at the parking area. Harbin answered the access road is private property but there is a stop sign near the rear to Gina's Italian Restaurant.

C. Consideration and possible action regarding the Partial Preliminary Plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey A-69 City of Friendswood, Galveston County, Texas

**Commissioner Brett Banfield moved to approve Consideration and possible action regarding the Partial Preliminary Plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey A-69 City of Friendswood, Galveston County, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin stated the commission should recognize from this item from the last agenda. She explained this plat would be for a private subdivision, being a partial plat containing 50 lots. The section would be accessed from Friendswood Lakes Blvd near the West Ranch subdivision connection. She said during the last meeting there were some outstanding items on the plat which the applicant has since addressed.

Bobby Skinner/Taylor Morrison Homes said they have been in discussions with the city of League City working towards a possible land swap for the southern most lots.

Banfield said if the City Engineer is okay with the water service plans, he was okay with the plat. Harbin explained the line would have a small loop at the end and include an automatic flush valve. Skinner said the ultimate plan is to loop the water line around the lake once an agreement is in place with the city of League City.

Clark asked Skinner to explain the land swap. Skinner said there is discussion about swapping an odd shaped commercial tract for the 37 residential lots in League City.

Guenther asked if a land swap is a big deal to the city. Harbin said the city has yet to see the proposal. Guenther asked why they did not start on the north side first. Harbin said the boulevard construction for the south sections would be completed before the north sections.

Sasson asked when the recreation center would be built. Skinner stated as soon as they can.

Matranga asked how long the road extension would be. Skinner answer about \$330,000 worth, being enough distance to reach the first intersection.

Banfield stated he wanted to share that land swaps have been done before with League City.

- D. 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

****Vice-Chairman Richard Sasson** moved to conditionally approve, subject to staff comments, 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 . Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Harbin explained the First Baptist Church is working on a 20-year plan and this plat is to combine all the properties together. She said the build lines are in accordance with the individual, underlying zoning districts. She said there are some outstanding comments to address such as adding easements for the new 8-foot sidewalks where they will not fit in the right-of-way.

Eric Brown/Total Surveyors said all the outstanding items have been addressed. He stated he received the new title report today, including the recently vacated right-of-way, and will submit those corrections to staff.

Sasson asked if sidewalks are usually shown on plats. Harbin said public sidewalk easements are shown on plats.

- E. Consideration and possible action regarding a recommendation to City Council regarding amendments to the Planning and Zoning Rules of Procedure (2019-15) to remove the 90 day limit on denied agenda items

****Vice-Chairman Richard Sasson** moved to approve Consideration and possible action regarding a recommendation to City Council regarding amendments to the Planning and Zoning Rules of Procedure (2019-15) to remove the 90 day limit on denied agenda items. Seconded by Commissioner Brett Banfield. The motion was approved unanimously.

Harbin stated the current city regulation states the Commission cannot reconsider the same item for 90-days after being denied. She explained that with the new state requirements governing time limits on plat consideration, the city would need to amend their procedure. She said the 90-day rule would not be completely removed but staff was proposing to add an exception for plats and plans in accordance with Local Government Code. She explained the vote tonight is for recommendation to City Council.

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

- A. Regular meeting - Thursday, May 28, 2020
Regular meeting - Thursday, June 11, 2020

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Clark said the Zoning Board Of Adjust (ZBOA) would be meeting this coming Tuesday so he will have something to report on next meeting.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

Sasson said the Ordinance Subcommittee would be meeting to discuss building heights in the Downtown District.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

No comments.

- E. From Staff - March/April DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin said the March-April DRC report had been sent out.

7. Adjournment

This meeting was adjourned at 07:54 PM.



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

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MAY 28, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, MAY 28, 2020, AT 07:02 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER BRETT BANFIELD
COMMISSIONER ERIC GUENTHER - VIA VIDEO
COMMISSIONER MARCUS PERRY
COUNCIL LIAISON MAYOR MIKE FOREMAN
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER LISA LUNDQUIST WAS 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)

None.

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

****Commissioner Brett Banfield moved to approve 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 . Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin stated this same preliminary plat was considered on the last agenda and approved with conditions. She said the applicant has since made all staff corrections to the plat.

Sasson asked what the correction items included. Harbin answered the surveyor needed to correct an acreage discrepancy, add a representative name for the church, correct the vicinity map scale, add regulation matrices for the different zoning districts, add public sidewalk easements, and remove the signature blocks.

- 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

****Vice-Chairman Richard Sasson** moved to discuss the 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. Seconded by Commissioner Marcus Perry.

Sasson said City Council approved the first reading of the Specific Use Permit for First Baptist Church contingent upon complying with the regulations for the Downtown District. He said council then asked the commission to review the regulations regarding building height in the Downtown District. Sasson stated the Ordinance Subcommittee discussed the topic and unanimously agreed the maximum height of 70-feet in the Downtown District is adequate.

Sasson said, during the council meeting, the applicant first said the steeple would not be obtrusive from FM 518 but then later said they needed the extra height so the church would be visible from FM 518. Clark said he does not foresee just this one tower but ten towers and said that is not the vision he wants for Friendswood.

Perry said the subcommittee had a healthy debate that eventually had him changing his position on the matter. Perry said staff provided benchmarks from other cities. Banfield stated he had also changed his mind regarding increasing the height in the downtown. Guenther agreed.

Matranga said the church cross would not be obstructive as it is not bulky. Bennett stated writing an ordinance specifically for thin structures or crosses would prove difficult.

Matranga said it had previously been mentioned in other meetings that the maximum building height stemmed from Friendswood's ladder truck capabilities. Sasson told him that was no longer the case. Banfield said the Downtown District increased height was driven by land prices and the financial gain for building vertically.

The commission agreed to discuss further at the next regular meeting.

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.

****Vice-Chairman Richard Sasson** moved to approve Consent Agenda. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

- 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

Clark said he was unable to attend the ZBOA meeting last week but Bennett said the variance requests had been approved by board.

Matranga stated he, Sasson, and staff had been interviewing volunteers to take over when Commissioner Guenther ends his term.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

No comments.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

Mayor Mike Foreman attended in Hanks' absence. He thanked Guenther for his service to the community. Foreman announced the 4th of July Steering Committee were working on planning "reverse parades" throughout the city to celebrate the holiday without social gathering. He said, unfortunately, the fireworks and park celebration would be suspended this year. Foreman stated the city would be holding drive in movies and concerts in the park regularly during the summer, though.

- E. From Staff - commercial and residential project updates, City Council action and ordinance updates

Harbin said the variances approved by ZBOA were to allow a Hurricane Harvey victim to rebuild utilizing a grant from the General Land Office. She said it would be a good thing for the resident and the community.

Bennett stated ZBOA would be held in June to hear variances for rebuilding a home following destruction by a fire.

7. Adjournment

This meeting was adjourned at 07:59 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: June 25, 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

This is a follow up discussion regarding amendments to the building height requirements, specifically an exception to certain types of structures including church steeples at the May 28, 2020 meeting.

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. 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 Planning and Zoning Commission to consider what is best for Friendswood.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Concerns identified by the Planning and Zoning Commission regarding changing the ordinance to allow a 90-foot tall combination of building, tower and steeple include the following:

- Avoid unintended consequences - not all ornamental additions will be aesthetically pleasing
- Maintain the small town character of Friendswood - the overall tree canopy height is about 60 feet tall with the tallest known tree to be 71 feet.
- Consider the impact on neighbors - allowing structures of that height will impact the view of neighboring homes
- Consider the purpose of certain types of structures and their height - the Commission understands the need for height of certain types of structures such as communication towers and water towers
- Protect the future of the Downtown District - changing the ordinance not only affects this particular property. It would allow other structures of similar height.

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. Redline_Section Q.3. Area and height exceptions
2. Clean Copy_Section Q.3. Area and height exceptions
3. Building Height Presentation

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:~~

Commented [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:

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- 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.~~

Commented [BB2]: Not necessary

~~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 structures 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.~~

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

Commented [BB3]: Already addressed in regulation matrix.

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.~~

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.~~

- fc. 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:

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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.~~

Commented [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:

- a. The structure, other than a tower on which the tower or antenna will be placed, exceeds fifty feet (50') in height;
- b. The tower and antenna will add no more than twenty feet (20') total to the height of the existing structure;
- c. The tower or antenna does not contain advertising; and
- d. 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.

Commented [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:

- (1) 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;
- (2) 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;
- (3) Parapet walls or cornices may project up to five feet above the base district height limit;
- (4) Theater scenery lofts only to the height necessary to accomplish their purpose;
- (5) Church steeples, religious symbols, or similar elements on religious assembly buildings;
- (6) Signs, pursuant to [chapter 90](#);
- (7) Flagpoles; and
- (8) 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.

Commented [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:

- (a) Not more than ten feet above the point on the main building to which the structure is attached; or
- (b) 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.

Commented [BB7]: Additional 10-feet

Commented [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.

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

Commented [BB10R9]:

Commented [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.

Commented [BB12]: No maximum.

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. 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 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.
- c. The height regulations of this section shall not apply to belfries, chimneys, domes, cupolas, towers, elevator bulkheads, flagpoles, steeples, spires, ornamental tops, construction equipment, smokestacks, tanks, ham radio and television antennas, and items similar to those listed herein. The total combined maximum height for these structures and the building is 50 feet overall height, unless located in the downtown district (DD), or otherwise approved by the planning and zoning commission.
- d. The total combined maximum height allowed for structures and buildings within the downtown district (DD) is 70 feet.
- e. Structures located within a PUD district 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 planned unit development.
- f. 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.
- g. 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.
- h. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
- i. 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.

Commented [BB1]: Redundant

Commented [BB2]: Not necessary

Commented [BB3]: Already addressed in regulation matrix.

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.

Commented [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:

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 - f. Roof gables,
 - g. Parapet walls, and
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Commented [BB12]: No maximum.

CITY OF FRIENDSWOOD

Building Height Workshop Planning & Zoning Commission



ORDINANCE SUBCOMMITTEE

The Ordinance Subcommittee met in response to City Council direction following a Specific Use Permit (SUP) application. The application includes a proposed structure reaching an overall maximum height of 90-feet, 10-inches.



ZONING ORDINANCE

CURRENT ALLOWABLE HEIGHT

Downtown District

- 70-foot maximum
- 4 Stories maximum

Circa 2005 – 2008
Main Street Committee

The Committee doubled the building height of 35 feet to 70 feet thus creating, what is now the Downtown District maximum building height.

All Other Districts

- 40-foot maximum building height
- 50-foot total combined maximum height for the building plus: *Belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers, 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.*



BENCHMARKS

CITY	DISTRICT	MAX HEIGHT (ft)	EXCEPTIONS
Bastrop	Downtown Mixed Use	40	increase setbacks
Mineral Wells	Local Business	35	increase setbacks
	General Retail	65	
Jacksonville	Local Retail	35	No max
	Commercial	45	
Pearland	Old Townsite	40	increase setbacks
	Business Park	65	
	General Business	45	
League City	Old Towne	??	Belfries, chimneys, domes, cupolas, clock towers - 20% roof area; Parapet walls 5 feet; Steeples, spires, flag poles, cupolas, domes - no max
	Mixed Use	30-125	
Tomball	Old Town	2 stories; 3-4 stories with CUP	No max
Burleson	Old Town Overlay	35	No max
Rowlett	Downtown	2.5 stories	Additional 25 feet
Missouri City	Local districts	35	Steeple, spires, bell towers - overall height is 2 times the building Domes, cupolas, parapet walls - 10 feet
	Commercial districts	No limit	



DISCUSSION TOPICS

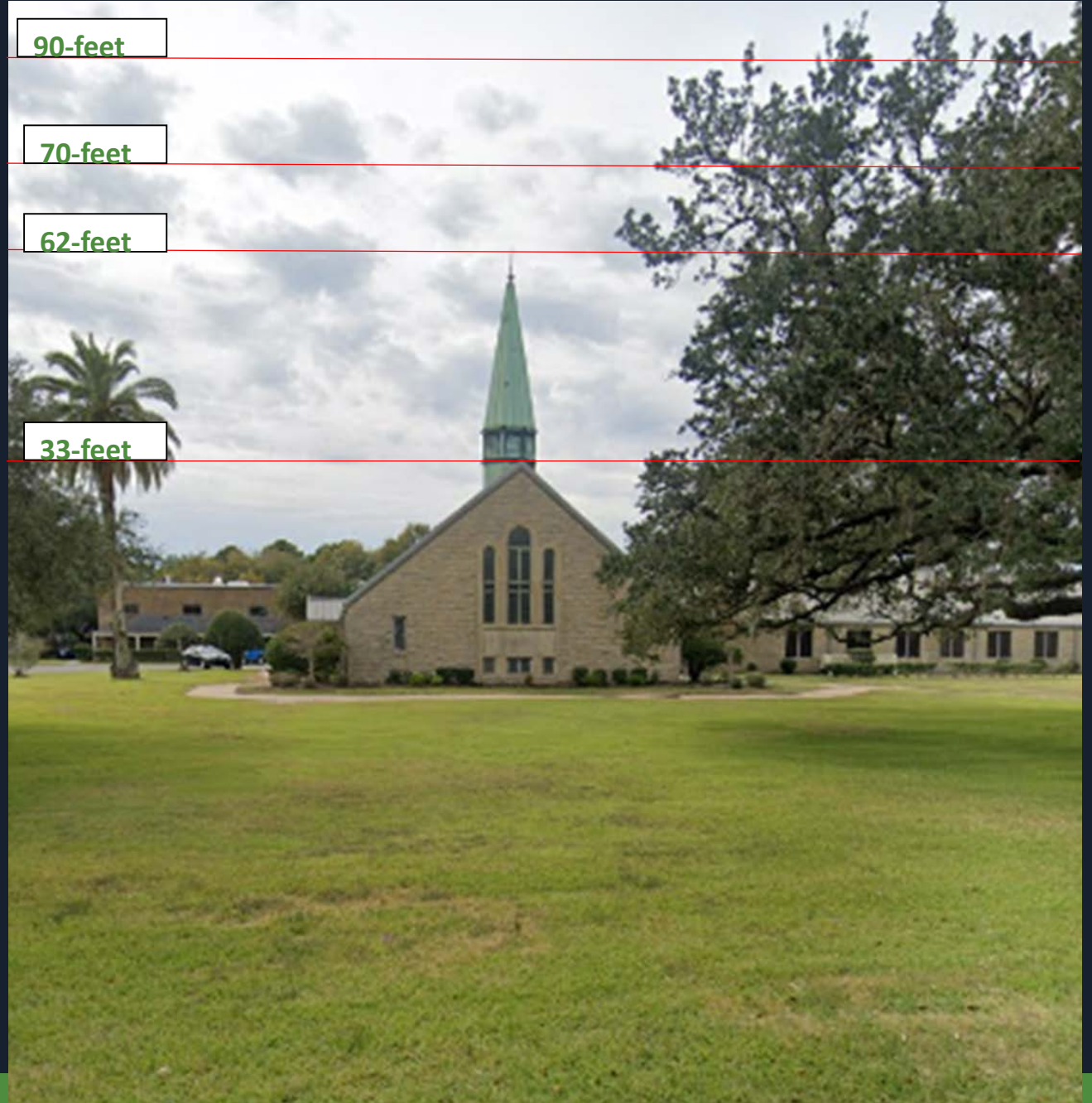
- Eliminate ordinance contradictions and clarify language and terms
- Avoid unintended consequences
- Maintain the small town character of Friendswood
- Consider the impact on neighbors
- Consider the purpose of certain types of structures and their height
- Visibility of the church
- Protect the future of the Downtown District



Friends Church

Height estimates:

Building height	33 feet
Steeple plus lightning rod	62 feet
Allowable height	70 feet
Discussion height	90 feet

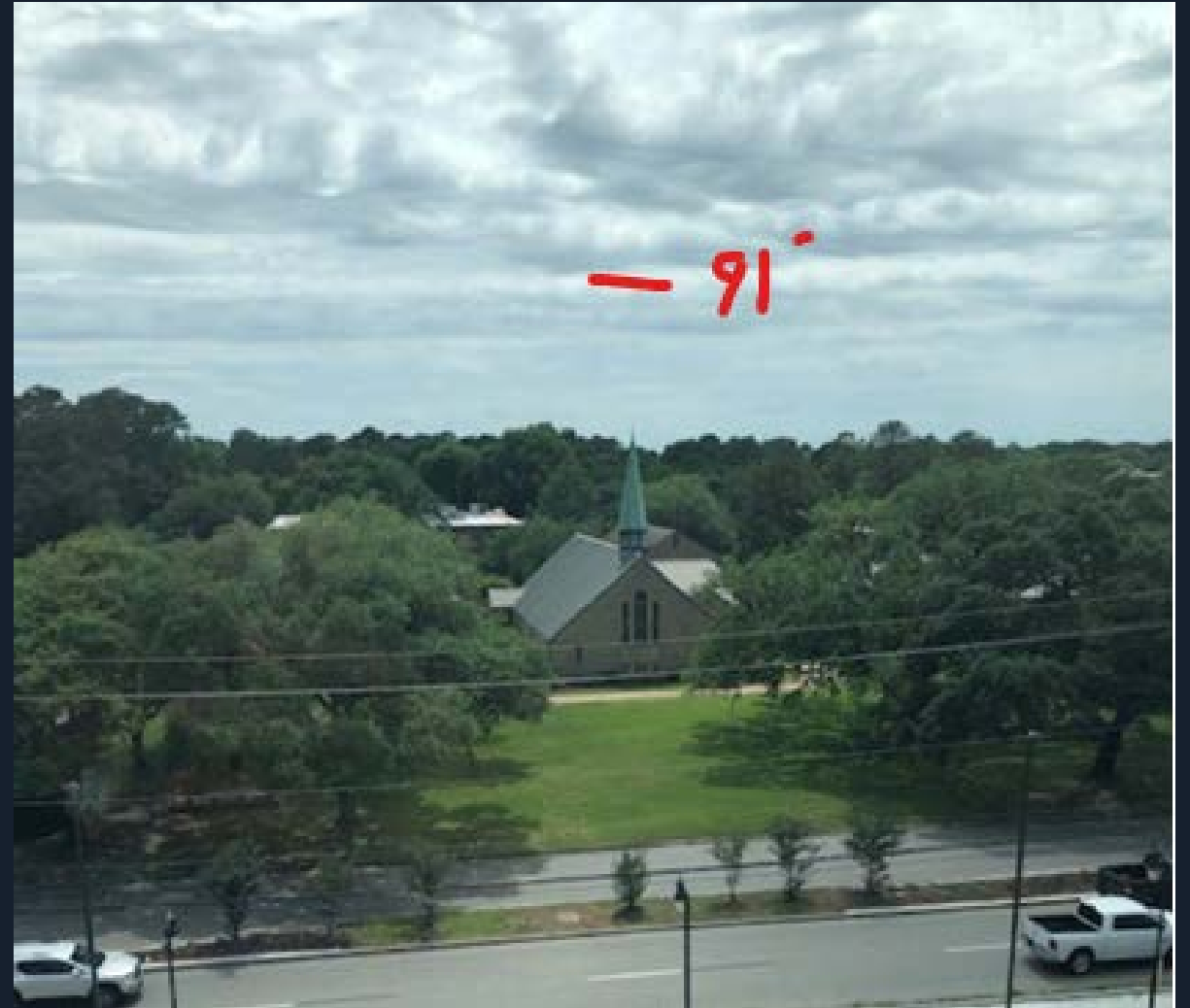


Friends Church

View from the top of Tannos Plaza 6, the four story building located at 505 S. Friendswood Drive.

Estimated tree canopy height is about 60 feet.

The Specific Use Permit application proposed a total structure height of 90-foot, 10-inches.



PLANNING & ZONING RECOMMENDATION

- Remove conflicting language in the Height Definition, Section 20.
- Remove redundancy in Area and Height Exceptions, Section 7.
- Clarify height regulations by district, Section 7.
- Uphold the maximum building height as recommended by the original “Main Street Committee.”





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 25, 2020

Subject: Discussion regarding update to 1998 Comprehensive Plan

Action: Significant

SUMMARY / ORIGINATING CAUSE

Staff update to 1998 Comprehensive Plan. The update is just beginning and includes the following:

Document/recognize the successes of 1998 Comp Plan

Incorporate other existing City plans into the Plan

Establish planning time frame of 20 years

Layout for chapters

New design! Incorporate updated maps and photos

Other items to do:

Establish update procedures for future

Update Future Land Use Map

Update other chapters

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

An updated Comprehensive Plan would serve as a guide to citizens and developers regarding the future of Friendswood. Combining the goals of the many plans will also be a useful tool for decision makers for both long term and short term decisions.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Comp Plan Update AHarbin
2. Comp Plan Update 2020 DRAFT

CITY OF FRIENDSWOOD

Comprehensive Plan Update



Proposal for Update

In-House Updates

- Baseline Analysis of Existing Conditions
- Major Thoroughfare Plan (transportation)
- Community Facilities Plan
- Utility Plan
- Land Use Plan

Plans being managed by other departments:

- Parks Plan
- Drainage Plan

Outside Consultant

- Any additional Goals & Objectives
- Vision/Goals for future
- Sustainability Plan
- Any other sections



Comprehensive Plan

- **Document successes of 1998 Comp Plan**

- Create a Main Street Corridor
- Upgrade Police Facility
- Plan sites for new fire stations
- Tie 14-inch trunk line from Parkwood Ave. to the 10-inch line on S. Friendswood Drive
- Sanitary sewer trunk force main system on FM 528



Success of the 1998 Comprehensive Plan

Complete	Ongoing	
	X	Land Use: Economic concerns regarding build out population of 50,000 citizens or more
	X	Land Use: Combining smaller parcels into larger parcels for more optimum development
X		Land Use: Rezone large parcel of land on FM 528 to Business Park – a desirable location for future high technology users, possibly a campus setting.
X		Land Use: Review Permitted Use Table – specifically review for inconsistencies. Neighborhood Commercial (NC) should be revised to make more compatible with adjoining neighborhoods.
X		Land Use: Create a Main Street Corridor that would revitalize what is currently the Original Business District (OBD).
	X	Land Use: Encourage developers to link together neighborhood areas with parks and hike and bike trails.
	X	Parks: The planning for future facilities should incorporate into their design as many of the recognized recreational needs as is possible to be achieved with reasonable and planned capital investments.
X		Community Facilities: Upgrade police facility.
X		Community Facilities: Plan sites for two new fire stations.
X		Schools: Add two lower grade level schools.
X		Water: Melody Lane System – extend service into a vacant area of approx. 400 acres between Melody Lane and Clear Creek.
X		Water: South Friendswood System – looping of minor distribution lines which are comprised of 8-inch and 12-inch lines within residential development. This line network would serve approximately 1088 acres.
X		Water: Bay Area Boulevard Area – 14-inch trunk line from Parkwood Ave. to the 10-inch line on Friendswood Drive.
X		Sanitary: Bay Area Boulevard Area – Sanitary trunk force main system on FM 528
X		Drainage: Update flood plain information
	?	Drainage: Erosion and Settlement Disposition
X		Drainage: Storm Water Management
X		Drainage: Flood Plain Ordinance and Drainage Criteria
	X	Drainage: Misc. – funding alternatives, flood alert systems, monumentation, elevation certification, and implementation strategies and schedules

Comprehensive Plan

- Incorporating other existing City plans into the Comp Plan

BUILDING ON THE PAST, BUT LOOKING FORWARD TO THE FUTURE

The development of Friendswood has been shaped by the land and natural resources since the time of its founding in 1895. The acres of prairie land well drained by Clear Creek, Coward's Creek, Mary's Creek and Chigger Creek beautifully framed with dense woods along the creeks attracted the original Quaker settlers. Fig orchards, satsuma orange orchards, and rice fields once flourished where Friendswood homes now stand. The last vestiges of them and the homes that the Quakers constructed are nearly gone, but the legacy left by those founders and early settlers remains. That legacy is the heritage of a way of life that did more to shape the character of the community than any brick and mortar buildings ever could.

Friendswood has grown considerably; the current population is more than 36,000. Friendswood encompasses parts of two counties--Northern Galveston and southern Harris County, divided by the popular Clear Creek. Clear Creek offers direct water access to the Gulf of Mexico through Clear Lake and Galveston Bay. It is located 3 miles west of I-45, halfway between Houston and Galveston. Friendswood encompasses 21 square miles and is over 70% developed. There is ample room for growth--commercially, industrially and residentially.

Friendswood recognizes the role that comprehensive planning plays in being able to provide the citizens with the quality of life they desire. New development and improved public services are successes of prior planning efforts and are extremely important to the success of this Plan. Essentially, they have provided the framework for this Plan. Although the location of facilities and their use have not changed,

Moving forward, each of the following planning efforts, among others, have been thoroughly analyzed and applicable goals of these plans have been incorporated into this Plan where appropriate.

- Comprehensive Plan 1998
- Downtown Improvement Plan (2018)
- Parks & Open Space Master Plan (2010)
- Capital Improvements Plan (2017)
- Master Drainage Plan Phase I (1993) and Phase II (2007)
- Vision 2020
- Utility Master Plan
- City Wide Traffic Study (2020)



Comprehensive Plan

- Establish plan time frame of 20 years
- Establish update procedures for future reviews
 - Annual
 - 5, 10, 15 years



Comprehensive Plan

- Last, but not least a new design

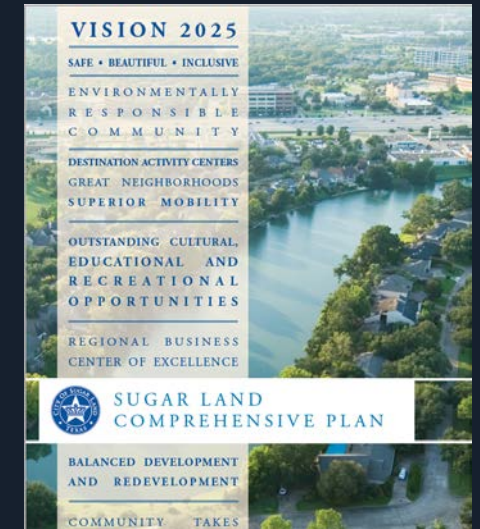


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PLAN INTRODUCTION

Friendswood's reputation for traditional values, quality education, and excellent housing attract new families into the community each year. Friendswood takes pride in its premier lifestyle and low crime rate that offers its citizens the best in beautiful parks, abundant trees, and recreational and sports facilities in a manageable hometown atmosphere. The city is adorned with a unique blend of beautiful parks, natural trails and lush landscaping, along with a championship golf course. Children excel in studies through a superior school system. All of these attributes are a perfect match for Friendswood's affluent resident base of well-educated, high-income families. In fact, more than half of the city's residents are employed in executive, professional and managerial positions and generate an average household income of \$140,000.

In addition, Friendswood features a vibrant business-friendly atmosphere. From office buildings and shopping centers to retail outlets and mixed-use projects, new developments are consistently on the horizon. Friendswood offers single-family residential housing in pleasant park-like settings, tucked-away from the busy stream of vehicular traffic. Choices abound with master-planned communities for new homes, resale homes in a variety of architectural styles in neighborhood subdivisions, and several communities offering seniors the finest in independent and assisted living in Texas.

The previous comprehensive plan and various master plans will guide this update. Building upon the past, the City will continue to gather facts, assess current challenges and opportunities, and plan for the future of Friendswood. The intent of this plan is to guide the City in resolving current issues, guide future growth toward a specific, desirable and economic pattern, and guide the use of land area and valuable resources to the betterment of everyone.

PLAN TIME FRAME

What will Friendswood look like in 20 years?

This Comprehensive Plan is an update to the 1998 Comprehensive Plan. This Plan provides guidance for a period of up to 20 years and describes the community's vision of its long-range needs for physical growth and development. This Plan sets the framework and is used as a guide for implementing policies and making decisions that will affect the physical environment and general welfare of the community as it grows toward a fully developed state.

This plan is never static. Taking into consideration potential growth trends in the area and unforeseen future changes that may affect the City directly, this Plan should be reviewed annually with more significant updates every five and ten years. This Plan is one of several tools the City has at its disposal to accomplish the quality of life desired by its citizens.

BUILDING ON THE PAST, BUT LOOKING FORWARD TO THE FUTURE

The development of Friendswood has been shaped by the land and natural resources since the time of its founding in 1895. The acres of prairie land well drained by Clear Creek, Coward's Creek, Mary's Creek and Chigger Creek beautifully framed with dense woods along the creeks attracted the original Quaker settlers. Fig orchards, satsuma orange orchards, and rice fields once flourished where Friendswood homes now stand. The last vestiges of them and the homes that the Quakers constructed are nearly gone, but the legacy left by those founders and early settlers remains. That legacy is the heritage of a way of life that did more to shape the character of the community than any brick and mortar buildings ever could.

Friendswood has grown considerably; the current population is more than 42,000. Friendswood encompasses parts of two counties--Northern Galveston and southern Harris County, divided by the popular Clear Creek. Clear Creek offers direct water access to the Gulf of Mexico through Clear Lake and Galveston Bay. It is located 3 miles west of IH-45, halfway between Houston and Galveston. Friendswood encompasses 21 square miles and is over 70% developed. There is ample room for growth--commercially, industrially, and residentially.

Friendswood recognizes the role that comprehensive planning plays in being able to provide the citizens with the quality of life they desire. New development and improved public services are successes of prior planning efforts and are extremely important to the success of this Plan. Essentially, they have provided the framework for this Plan – through the integration of existing conditions that have not changed, relevant goals and objectives, and through the identification of successes already achieved.

Moving forward, each of the following planning efforts, among others, have been thoroughly analyzed and applicable goals of these plans have been incorporated into this Plan where appropriate.

- Comprehensive Plan 1998
- Downtown Improvement Plan (2018)
- Parks & Open Space Master Plan (2010)
- Capital Improvements Plan (2017)
- Master Drainage Plan Phase 1 (1993) and Phase II (2007)
- *{ongoing plans Engineering is working on}*
- Pavement Management Plan (2017?)
- Vision 2020
- Utility Master Plan (2008)
- City Wide Traffic Study (2020)

HOW FAR WE HAVE COME...THE 1998 COMPREHENSIVE PLAN

The City of Friendswood Comprehensive Plan 1998 was a plan designed for use in making day-to-day, long-range and financial decisions required by City personnel, as well as appointed and elected officials. It also served as a useful tool in promoting the community's economic development. That plan did not include a specific date range, but was intended to be updated periodically. Efforts were made in 2008 to update the plan; however, ultimately, the only update was the Future Land Use Map (2008). The Major Thoroughfare Plan was updated in 2018. Fortunately, significant accomplishments have been made in the last 20 years. Individual plans have been created, some updated and some now expired. It is the intent of this Plan to combine the recently updated plans and studies, and maintain any outstanding relevant recommendations from the 1998 Comprehensive Plan.

Success of the 1998 Comprehensive Plan

Complete	Ongoing	
	X	Land Use: Economic concerns regarding build out population of 50,000 citizens or more
	X	Land Use: Combining smaller parcels into larger parcels for more optimum development
X		Land Use: Rezone large parcel of land on FM 528 to Business Park – a desirable location for future high technology users, possibly a campus setting.
X		Land Use: Review Permitted Use Table – specifically review for inconsistencies. Neighborhood Commercial (NC) should be revised to make more compatible with adjoining neighborhoods.
X		Land Use: Create a Main Street Corridor that would revitalize what is currently the Original Business District (OBD).
	X	Land Use: Encourage developers to link together neighborhood areas with parks and hike and bike trails.
	X	Parks: The planning for future facilities should incorporate into their design as many of the recognized recreational needs as is possible to be achieved with reasonable and planned capital investments.
X		Community Facilities: Upgrade police facility.
X		Community Facilities: Plan sites for two new fire stations.
X		Schools: Add two lower grade level schools.
X		Water: Melody Lane System – extend service into a vacant area of approx. 400 acres between Melody Lane and Clear Creek.
X		Water: South Friendswood System – looping of minor distribution lines which are comprised of 8-inch and 12-inch lines within residential development. This line network would serve approximately 1088 acres.

X		Water: Bay Area Boulevard Area – 14-inch trunk line from Parkwood Ave. to the 10-inch line on Friendswood Drive.
X		Sanitary: Bay Area Boulevard Area – Sanitary trunk force main system on FM 528
X		Drainage: Update flood plain information
	X	Drainage: Erosion and Settlement Disposition
X		Drainage: Storm Water Management
X		Drainage: Flood Plain Ordinance and Drainage Criteria
	X	Drainage: Misc. – funding alternatives, flood alert systems, monumentation, elevation certification, and implementation strategies and schedules

WHY PLANNING IS IMPORTANT

With a growing population in Friendswood and the areas surrounding the City, it is imperative that Friendswood establish goals and plans moving forward regarding diverse housing, maintaining older infrastructure, and adding new infrastructure and amenities. Approaching a population of 50,000 people and the impact that will have on city resources is also a major concern.

An area of particular interest is the Downtown District. The citizens of Friendswood have high aspirations for the downtown area of Friendswood, although the Downtown District faces several challenges. Texas Department of Transportation controls FM 518, the wide, heavily traveled S. Friendswood Drive that bisects the Downtown District. It must efficiently convey traffic through the District, not just to it. In addition, the “downtown” is not like a traditional, older downtown. It lacks a strong historical architectural fabric. Because the City was founded by Quaker missionary farmers, buildings other than the church, the home and the school were not developed early in Friendswood’s history. Most commerce took place in nearby towns. Opportunities within the District are possible because of the amount of vacant or underutilized land ripe for development, the affluent population who patronize Downtown, strong civic organizations supporting its enhancement, and the contributions of TXDOT to its beautification and maintenance.

The goal of attaining a balanced tax base of 80 percent of the tax revenue funded by residential properties and 20 percent of the tax revenue funded by commercial properties has been an ongoing vision for Friendswood, and at one time the concept was formalized in the Vision 20/20 plan by the Community Economic Development Committee (CEDC). Attracting business will increase the economic success of the City by offsetting pressures on residential based taxes, however, consideration must also be

“Downtown Friendswood will be a visually appealing, pedestrian friendly, safe, traditional Texas small town that integrates cultural, commercial and residential activities that is recognized as the heart of the community.”

Friendswood Residents, Downtown Improvement Plan

given to preserving the history and character of the City for current and future residents.

REGIONAL AREA

The City of Friendswood is located 17 miles south of Houston in the southern part of Harris County and the northern part of Galveston County. Being in two counties often involves dual planning at the local level on projects originated by one or both counties. Drainage, recreation and transportation are representative types of projects which could involve cooperative efforts and joint planning.

The City is linked to I-45 by three Farm to Market Roads, 2351, 518, and 528, as well as a major thoroughfare in Whispering Pines Ave/El Dorado Road. Each provides important vehicular access to and from the City and surrounding areas. The combination of these arteries form the basic structure for the City's thoroughfare system. The growth of Friendswood and that which will occur in cities surrounding Friendswood will create additional traffic volumes to be handled by each of these arteries.

Friendswood's boundaries are defined, as they now exist, unless there are future boundary adjustments made with adjacent cities. Friendswood has common boundaries with League City, Pearland, Alvin, Houston and unincorporated areas of both Brazoria and Harris Counties. FM 518 serves as a north-south conduit linking the City to Pearland on its north boundary and League City on the south boundary. FM 528 serves as an east-west conduit linking the City to Houston/Unincorporated Harris County to the east and Alvin to the westerly boundary. Jointly planning either side of the common lines to ensure compatible land uses and access between communities would be beneficial to all the communities involved.

INSERT CITY COMPARISONS – PEARLAND, LEAGUE CITY, ALVIN & MAP

FRIENDSWOOD PLANNING AREA

The planning area for the City of Friendswood includes the current incorporated area of the City of Friendswood (see Map 1.1). The City of Friendswood includes approximately 21 square miles. FM 518 and FM 528 are the economic spines of the City running north-south and east-west. The Downtown District is located along FM 518 between FM 2351 and Chigger Creek. The future Friendswood Parkway will provide an additional thoroughfare that will enable vehicles to travel from I-45 to Beltway 8 thru League City, Friendswood and Pearland.

Surrounding the planning area are the neighboring communities of Pearland, League City, Alvin, Houston, and unincorporated Harris County. Friendswood is a community with established city limit boundaries with no options for expansion other than land donations or swaps from adjacent cities.

ADD MAP 1.1 (city limits)

FRIENDSWOOD DEMOGRAPHICS

Historical Population Growth (insert Table 1.1)

Year	Population		Percent Growth	
	Pearland	Friendswood	Alvin	League City
2019 Population Estimate	122,460	40,290	26,723	107,536
2010 Census Population	91,252	35,805	24,236	83,560
Total land area in square miles, 2010	47.02	20.74	24.29	51.29
Median Household Income (in 2018 dollars)	\$102,891	\$104,097	\$53,714	\$104,831
Median Age, 2018	35.3	40.9	33.6	34.9
Percent of population 65 & Older, 2010	10.7	15.2	12.4	10
2019 Sales Tax Generated				
Total Housing Units, 2019	41,563	14,241	10,199	36,697
Number of Business Firms	8,984	3,915	2,508	6,997

1895	25	n/a
1900	80	220%
1910	150	88%
1920	215	43%
1930	300	40%
1940	400	33%
1950	520	30%
1960	960	85%

Age Distribution

<i>Year</i>	<i>Over 65 Population</i>	<i>Over 65 Percentage</i>
1980	448	4.2
1990	1,302	5.7
2000	2,509	8.6
2010	4,198	11.7

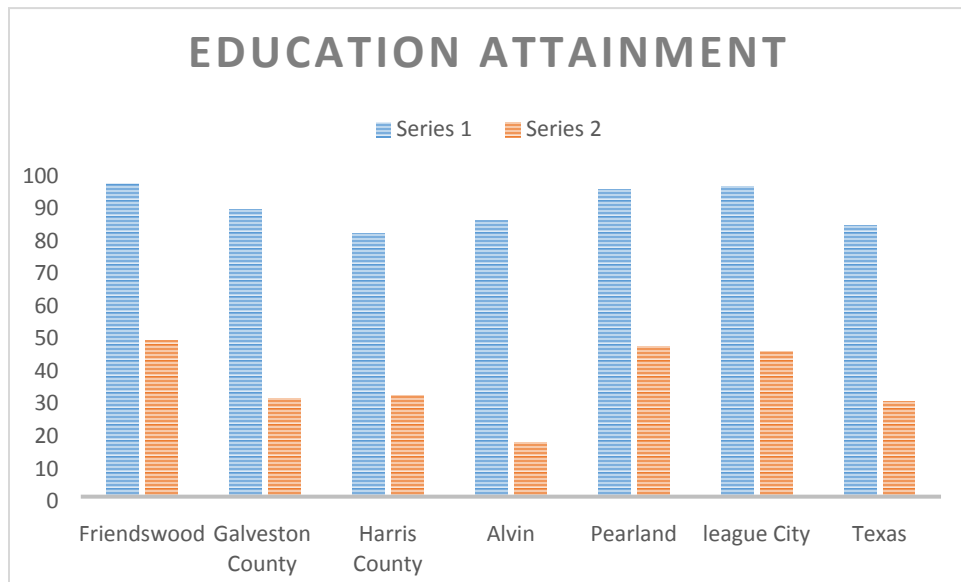
Household & Family Income

<i>City</i>	<i>1979 Median Income</i>	<i>1989 Median Income</i>	<i>2000 Median Income</i>	<i>2010 Median Income</i>	<i>2018 Median Income</i>
Friendswood	\$31,918	\$50,492	\$77,293	\$99,780	\$104,097

Race & Ethnicity

<i>Race & Ethnicity</i>	<i>Texas</i>	<i>Galveston County</i>	<i>Harris County</i>	<i>Friendswo od</i>	<i>Alvin</i>	<i>Pearla nd</i>	<i>League City</i>
White	78.8	80.2	69.6	86.9	91.6	62.2	80.5
Black/African American	12.8	13.3	19.9	2.6	2.8	17.8	7.9
American Indian/Alaska Native	1	0.8	1.1	0.3	0.2	0.6	0.3
Asian	5.2	3.5	7.4	6.5	2.3	13.6	5.5
Pacific Islander	0.1	0.1	0.1	0	0	0	0
Two or More Races	2	2.1	1.9	2.8	1.4	3	2.8
Hispanic/Latino Descent	39.6	25	43.3	15.6	39	21.9	20.1

Education Attainment



Blue – High school or higher

Orange – Bachelor's degree or higher

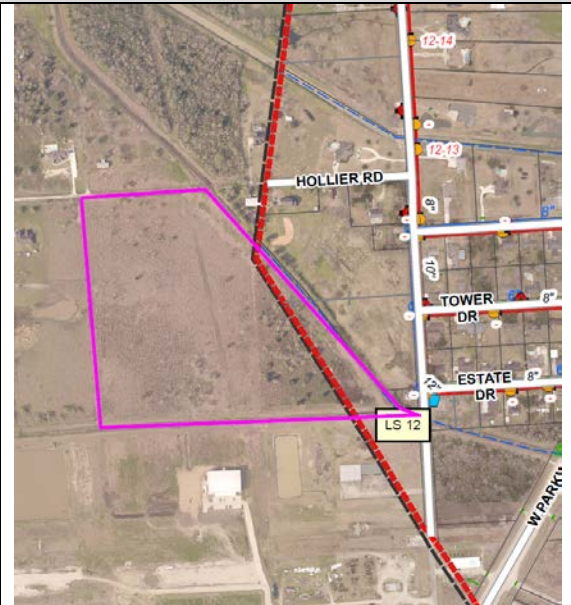
WHERE DO WE GO FROM HERE?

Identify goals for updated plan.

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: June 3, 2020
 Re: DRC Report

The following DRC Meetings were held in May 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Barrel Rd. – 3 acres New single family home plus mother-in-law home	SFR	No	Preliminary and Final Plats required Access - is a concern; possibly acquire adjacent property Water and sewer - available at Mandale Rd.and Estate Dr.; however, the service lines would have to cross 1 of 2 drainage ditches/Dickinson Bayou to get to the property. Best bet for sewer would probably be a septic system. If they were to access from Mandale via a driveway/ bridge/ crossing, they may be able to bridge the water and sewer across at that point. Drainage - may be eligible to purchase regional detention – make application to GCCDD; 75-foot drainage easement required along ditch. Bridge will need to be reviewed and approved by all required applicable agencies (i.e. GCCDD, City of Friendswood, Dickinson Bayou Committee, possibly Army Corp. of Engineers; TxDOT inspects all bridges within City of Friendswood rights of way; Flood Zones – no hazardous flood zones	

Hollier Rd. Single family home – one acre tract	SFR	No	Preliminary/Final Plats Required; 10ft of right-of-way to be dedication on Hollier Rd. Water – tie into line at Mandale Rd. approx. 300ft away Sewer – septic system or grinder pump Drainage – pay into regional detention (Galveston Co. only) Flood zones – no hazardous flood zones	
801 W Parkwood Ave. Commercial development fronting FM 528 – adjacent to existing shopping center at 709 W. Parkwood Ave.	SFR	Yes Commercial zoning needed – NC or CSC	Preliminary/Final Plats required Zoning – subject to COD requirements; screening for adjacent residential properties required Water – available Sewer – available Drainage – on-site detention required Flood zones – contains all flood zones – UX, SX, AE, Floodway; subject to current flood ordinance TxDOT – permits required for any work within ROW of FM 528	