



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 23, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING (AMENDED AGENDA TO CORRECT DATES OF AUGUST MEETINGS UNDER ITEM 7) TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order

2. Action Items

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. Oath of Office: Aubrey Harbin, Notary Public, will administer an Oath of Office for one new Commissioner, Thomas Hinckley

3. Communication from the public/committee liaisons

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

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. Minutes for the regular meeting on June 25, 2020
B. Minutes for the special meeting held July 6, 2020

5. Consideration and Possible Actions

- A. Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas

6. Discussion Items

- A. Discussion 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

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

- A. Regular meeting - Thursday, August 13, 2020
Regular meeting - Thursday, August 27, 2020

8. 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, Robert Griffon - general comments and communication from City Council
- E. From Staff - June DRC Report, commercial and residential project updates, City Council action and ordinance updates

9. 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, JUNE 25, 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
JUNE 25, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, JUNE 25, 2020, AT 07:02 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

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 at 7:00pm.

Between agenda items 5 and 6, at 7:47pm, a Motion to Suspend the Rules was made by Commissioner Banfield to revisit agenda item 2 Communication from the public. The motion was seconded by Lundquist. The vote was unanimously approved.

Moe Mays of First Baptist Church asked the commission why he was not allowed to discuss the proposed height ordinance changes. Chairman Matranga explained the public is allowed to speak under agenda item 2 Communications from the public.

Mays stated the church has served the community well and that allowing an increased height for the cross would not set a precedent.

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 Marcus Perry moved to approve Consent Agenda. Seconded by Commissioner**

Brett Banfield. The motion was approved unanimously.

- 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

****Vice-Chairman Richard Sasson moved to discuss 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.**

Vice-Chairman Richard Sasson moved to approve 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. The motion was approved unanimously.

Harbin explained this agenda item was to follow up from the previous meeting and make sure the commission are all on the same page. She said the commission would workshop with City Council before an official vote, though. Harbin showed a power point presentation outlining the height ordinance discussion. Harbin explained the subcommittee originally reviewed the height ordinance

at the request of City Council. She said a lack of clarity in the existing ordinance led to proposed changes to clean up some items. Harbin stated the Ordinance Subcommittee met and discussed the recent SUP application for a 90-foot, 10-inch structure. Harbin said the Main Street Committee increased overall height to 70-feet back in 2005-2008 while creating the Downtown District. She said all other zoning districts allow a 40-foot building plus an additional 10feet for cupolas, towers, steeples, etc.

Harbin said staff did benchmark other cities and found most to limit building height around 40 to 50-feet. She said staff did not find any other downtowns allowing 70-foot buildings. She stated the way some cities regulate additional height is to increase the setback requirements. Sasson summarized the discussion topics. He stated the Friends Church pictures gives perspective of how tall 90-feet would be. Sasson asked for an informal straw vote regarding removing conflicting language and redundancy, clarifying the height regulations, and upholding the 70-foot height as recommended by the Main Street Committee.

Clark mentioned the Friends Church photos are not precise but do lend a perspective. Clark said a 90-foot structure in that area would be tall enough to actually block the view of the International Space Station for a time, each time it passes. Clark said a lighted monument could possibly cause light pollution, as well. He said once you make the rule, everyone can do it. He stated when he thinks of allowing a 90-foot building, he imagines ten buildings, not just one.

Guenther said a lot of thought has gone into the height ordinance and he supports it as presented.

Lundquist agreed with the general consensus. She said increasing building height is a slippery slope and she is not inclined to make an exception. Lundquist stated 70-feet is plenty tall especially since the church is right in the middle of homes.

Matranga asked what the predominant adjacent zoning was around the Downtown District. Harbin said the majority is Single Family Residential plus two blocks of Multi-Family Residential - Low Density. Matranga asked how the benchmark cities were picked. Bennett answer the adjacent cities were looked into plus cities that participate in the Texas Downtown Association.

5. Discussion Items

A. Discussion regarding update to 1998 Comprehensive Plan

Harbin showed a presentation that would go before City Council to start updating the Comprehensive Plan. She said in house updates would take place instead of hiring a third party consultant. Harbin said a new design, with help from other staff, would be part of the updated Comp Plan. She said the successes of the 1998 plan would be incorporated into the new plan. She said another important effort is to incorporate existing plans such as Park Master Plan, Major Thoroughfare Plan, etc. Harbin said the Comp Plan would establish a time frame, probably around 20 years, plus a periodic plan review. She said these items will be discussed at length with the Commission and City Council.

Perry asked if the "children" plans get inspiration from parent document. Harbin explained having all the "children" plans without the parent plan is backwards and double work for staff and consultants. Perry asked why the proposed 20 year plan. Harbin said the time frame is up for discussion but 20 years is about average for comp plans.

Sasson said he is impressed staff is taking on the Comp Plan in house. He said it is saving the tax payers a lot of money.

Banfield said he appreciates an annual review and the Comp Plan becoming a living document.

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

Harbin said the Commission would also be having a work session with City Council on Monday, July 6th to discuss the building height ordinance.

7. Communications

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

Chairman Matranga presented Commissioner Guenther with a plaque in appreciation of his service as a volunteer on the commission. Sasson, Banfield, Clark, and Lundquist all thanked Guenther for being part of the Commission.

B. From Planning Subcommittee – update on tasks
None.

C. From Ordinance Subcommittee – update on tasks
None.

D. From City Council Liaison, Trish Hanks - general comments and communication from City Council
None.

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

Harbin thanked Commissioner Eric Guenther for his volunteer years with the Commission. Bennett and Fischer also thanked Commissioner Guenther.

Lundquist said the Fairy Trail in Stevenson Park made national news.

8. Adjournment

This meeting was adjourned at 08:03 PM.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
MONDAY, JULY 6, 2020 - 5:30 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 6, 2020

1. Call to order

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON MONDAY, JULY 6, 2020, AT 05:41 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER RICHARD CLARK, COMMISSIONER BRETT BANFIELD WERE ABSENT FROM THE MEETING.

2. Joint Work Session

A. Comprehensive Plan Update

Harbin presented to City Council that staff is working on updating the 1998 Comprehensive Plan. She showed a presentation outlining the past accomplishments and future goals of the Comp Plan. Harbin said a draft of Chapter 1 is in the backup material and there would be more discussions to come.

B. Joint work session with City Council regarding Zoning Ordinance amendments relating to building height

Harbin presented to Council a presentation outlining the research and discussion had by the Commission regarding building height regulations. Chairman Matranga explained many scenarios had been discussed and other cities were benchmarked for guidance. Matranga said the Commission's recommendation is to clarify the existing language while upholding the current height regulations. Harbin explained the Main Street Committee that met from 2005-2008 created guidelines for the Downtown District (DD). She said the intent of allowing 4-story buildings was that the building height would be around 55-feet, allowing an additional 15-feet for roof top equipment and ornaments.

Mayor Foreman said the Commission researched building heights just as Council asked and stated he would like to find language that would allow the First Baptist Church to build their 90-foot cross. Councilman Scott told the Commission they did a very good job and said he does not want to see property owner rights restricted by zoning. He suggested writing the height exception to include non-combustible materials and uninhabitable spaces.

Commissioner Sasson said the cross or any other ornamental structures could be lighted and stated the light pollution could bother the residential neighbors. He stated Commissioner Clark made a previous comment to imagine ten 90-foot structures, not just one. He explained a change in the ordinance could create unintended consequences.

Councilman Griffon said the city needs to be cognizant of the Religious Land Use And Institutionalized Persons Act (RLUIPA) when discussing restrictions on churches. Chairman Matranga assured Council there was no discrimination as the church was requesting an exception to current code. Matranga said the Commission researched changes to the height ordinance to be applied city wide instead of for one individual project.

Councilman Rockey asked the Commission to include the First Baptist Church in their discussions regarding the ordinance changes. Councilwoman Hanks stated she did not have an issue with the church's request and suggested the ordinance include very specific language as to what could be allowed to exceed the maximum building height. Councilwoman Branson agreed with conferring with the church as the ordinance change will impact the vision for their campus.

Chairman Matranga thanked Council for their direction and said the Commission would draft the requested changes.

3. Adjournment

This meeting was adjourned at 06:39 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: July 23, 2020

Subject: Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

The preliminary plat for 212 E Heritage Drive is creating one residential lot and correcting dedication of right-of-way for E. Heritage Drive. The property owner is receiving a grant from the State to build an elevated home to replace the mobile home that was on the property previously. Before we can issue building permits, the property must be platted. The owner also received approval for two variances (front and side building lines) in order to build the new structure in the same location as the former one and avoid the floodway.

East Heritage Drive is an existing roadway; no physical changes are needed to the infrastructure.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the applicant to move forward in the process and obtain final plat approval.

RECOMMENDATIONS

There are outstanding conditions that need to be corrected. See attached PZ Memo for detailed Subdivision Ordinance references.

ATTACHMENTS

1. 212 E HERITAGE, FRIENDSWOOD, TX 77546 - REVISED PRELIMINARY PLAT (BLACK & WHITE)
2. PZ Memo_Sanders Tract Preliminary Plat

METES AND BOUNDS DESCRIPTION

A tract of land containing 0.366 acre, more or less, being part of and out of "TRACT G", OUT OF LOT 1, BLOCK 2, FRIENDSWOOD SUBDIVISION, in the Sarah McKissick League, recorded in Book 1943, Page 283, Deed Records Galveston County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the South corner of said Lot 1, Block 2, of the FRIENDSWOOD SUBDIVISION, in the Sarah McKissick League, Galveston County, Texas;

THENCE N41°44'08"E, along the Southeast line of said Lot 1, a distance of 437.50 feet to the POINT OF BEGINNING and Southernmost corner of the herein described tract found in Mary's Creek;

THENCE N48°15'52"W, a distance of 21.50 feet to a point for corner in Mary's Creek;

THENCE N07°23'52"E, a calculated bearing and distance of 233.13 feet with Mary's Creek, to a point for corner in Mary's Creek;

THENCE S48°15'52"E, a distance of 133.67 feet along the Southwest line of a 60 foot Public Right-of-Way easment, to a 1/2 inch iron rod set for the Easternmost corner of the herein described tract;

THENCE S41°44'08"W, parallel to the Southeast line of said Lot 1, a distance of 23.04 feet to a 1/2 inch iron rod set at a point of inflection;

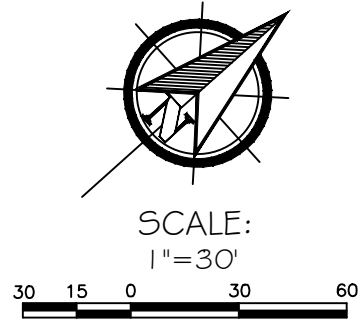
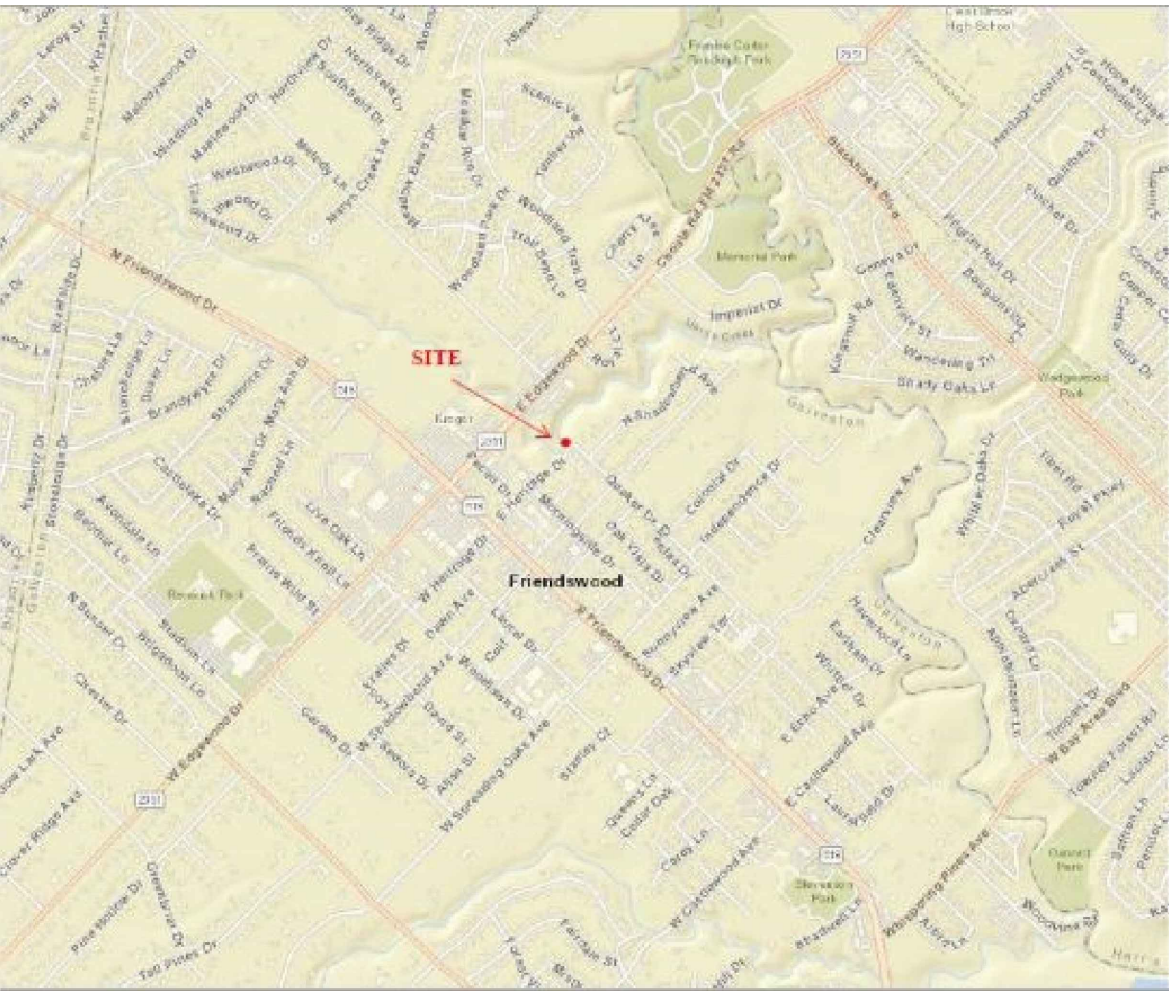
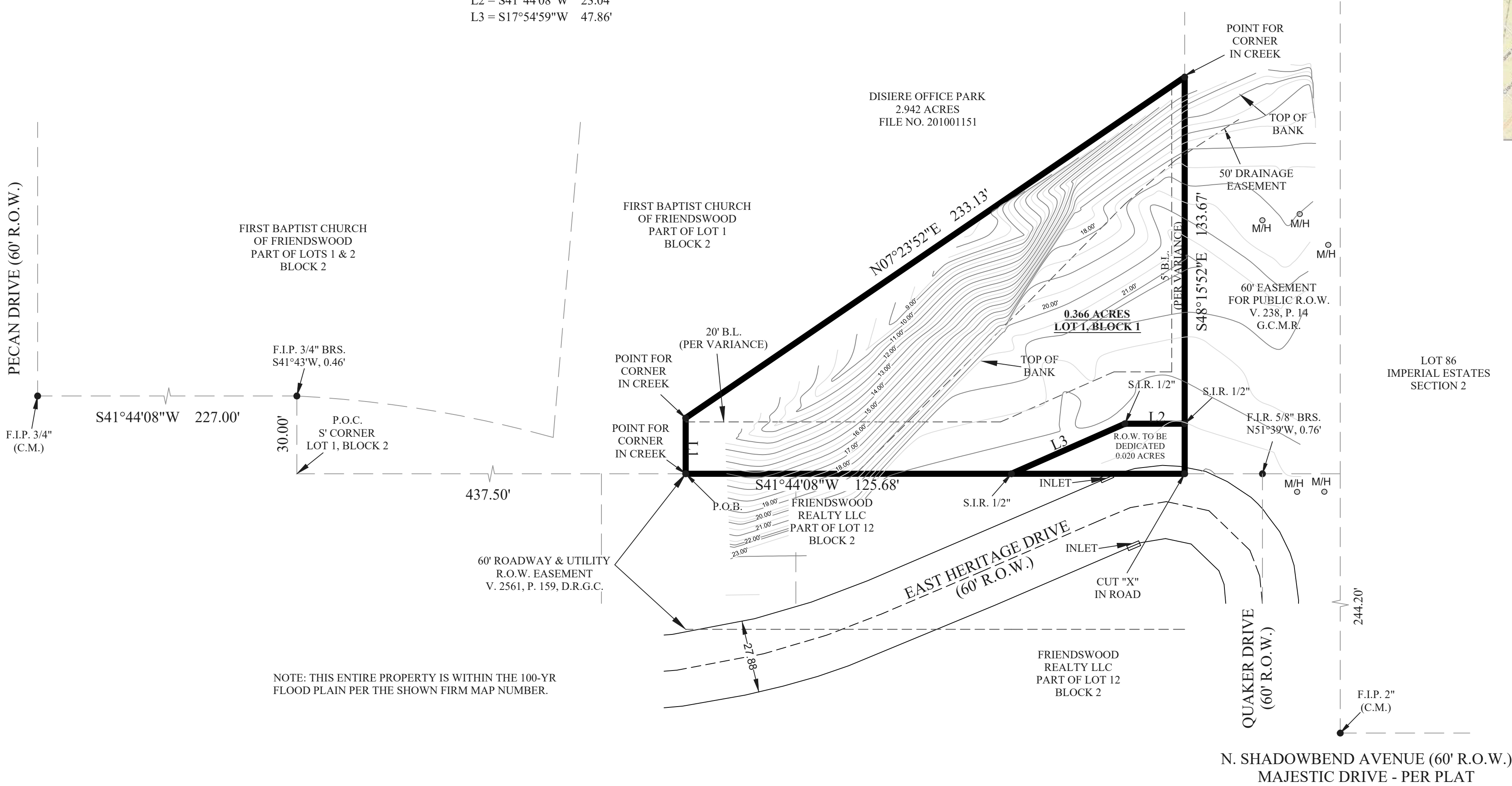
THENCE S66°10'51"W, a distance of 47.86 feet to a 1/2 inch iron rod set at a point of inflection in the Southeast line of said Lot 1;

THENCE S41°44'08"W, along the Southeast line of Lot 1, a distance of 125.68 feet to the POINT OF BEGINNING and containing 0.366 acre, more or less.

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 property owner or HOA 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 Property owner or HOA.
- There are no existing pipelines or pipeline easements within the limits of this subdivision.

L1 = N48°15'52"W 21.50'
L2 = S41°44'08"W 23.04'
L3 = S17°54'59"W 47.86'



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 valid for three hundred sixty five (365) days. Please Note, this does not necessarily mean that all of the information provided in this plat has been completely checked and verified. The plat submitted has been prepared, signed and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys the Engineer's responsibility and accountability to that surveyor.

General Notes: (Galveston County Consolidated Drainage District)

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements. Furthermore, no permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within said right-of-ways or drainage easements without the approval of the DISTRICT.
- The detention and drainage facilities are to be maintained by the property owner.
- 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, flowerbed, or other landscaping is not permitted in 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.

LEGEND	FLOOD ZONE	SINGLE FAMILY RESIDENTIAL REGULATION MATRIX	
B/C: BACK OF CURB BLDG.: BUILDING (C): CALCULATED C.B.: CHORD BEARING CBW: CONCRETE BLOCK WALL C/L: CENTERLINE CONC.: CONCRETE COV.: COVERED CS: CONCRETE SLAB (D): DESCRIPTION D/W: DRIVEWAY E.O.W.: EDGE OF WATER (M): MEASURED F.I.R.: FOUND IRON ROD	P.C.: POINT OF CURVATURE P.C.P.: PERMANENT CONTROL POINT P.I.: POINT OF INTERSECTION P.O.B.: POINT OF BEGINNING P.O.C.: POINT OF COMMENCEMENT P.P.: POWER POLE P.R.C.: POINT OF REVERSE CURVATURE P.R.M.: PERMANENT REFERENCE MONUMENT P.T.: POINT OF TANGENCY CF: NO. CLEK'S FILE NUMBER	(FOR INFORMATIONAL PURPOSES ONLY) SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED, PER F.I.R.M. MAP NUMBER 4816700012Q, LAST REVISION DATE 8-15-19. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.	
		LOT AREA MINIMUM SF	11,600
		LOT WIDTH MINIMUM FEET	90
		LOT DEPTH MINIMUM FEET	0
		YARD MINIMUM FEET FRONT	20
		YARD MINIMUM FEET REAR	25
		YARD MINIMUM FEET SIDE INTERIOR (EAST)	15
		HEIGHT MAXIMUM FEET	40
		PARKING REQUIREMENT UNIT	K
		ZERO LOT LINES	NO
		MAXIMUM LOT COVERAGE	35%
		* PER VARIANCE	

PRELIMINARY PLAT
SANDERS TRACT
0.366 ACRES OF LAND,
BEING A PART OF AND OUT OF "TRACT G" OUT OF
LOT 1 BLOCK 2
FRIENDSWOOD SUBDIVISION
IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151
GALVESTON COUNTY, CITY OF
FRIENDSWOOD, TEXAS

1 LOT, 1 BLOCK

SURVEYOR:
DAVID R. STRICKLAND, R.P.L.S.
4118 DUVAL STREET
HOUSTON, TX 77087
(281) 705-4297

OWNER:
JENNIFER SANDERS
212 E. HERITAGE DRIVE

DATE: JULY 13, 2020 SCALE: 1"=30'

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: July 20, 2020
Re: Sanders Tract Preliminary Plat

Project Description: This plat is to formalize the lot at 212 East Heritage and dedicate the necessary right-of-way for East Heritage Drive.

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

See attached spreadsheet.

NAME OF SUBDIVISION: Sanders Tract DATE OF P&Z MEETING: 7/23/2020

See redline comments for any additional items not outlined below.

Code Reference	Initial Submittal – 6/29/2020	Resubmittal – 7/13/2020
Partial Plat – Section I.b.4.		
☐ Preliminary Plat Requirements – Subdivision Ordinance		
Section II. b. (2.) (a) 1. Proposed name of subdivision.	Name the subdivision	
Section II. b. (2.) (a) 2. Legal description of subdivision, including the name of the county and surveying abstract number.	Correct the legal description	
Section II. b. (2.) (a) 3. Total acreage and total number of lots, blocks, and reserves. Lots within each block shall be numbered consecutively. Blocks shall also be numbered consecutively.	Add lot and block	
Section II. b. (2.) (a) 4. Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.	Add address of owner	
Section II. b. (2.) (a) 5. Name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.	Add surveyor information	
Section II. b. (2.) (a) 6. The scale must be drawn numerically and graphically shown on the plat. The minimum scale acceptable for a plat shall be one inch equals 100 feet (1" = 100'). Larger scales are permissible provided the scale chosen is divisible by ten and the area within 200 feet of the subdivision is shown on the plat.		
Section II. b. (2.) (a) 7. A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at left side.		
Section II. b. (2.) (a) 8. The date on which the plat was drawn shall be indicated on the plat. (Each revision shall bear a new date.)	Add the day into the date	
Section II. b. (2.) (b.) A vicinity map, preferably in the upper right corner of the plat, to show relation of subdivision to well-known streets, political subdivisions and watercourses in all directions to a distance of at least one mile. The suggested scale of the vicinity map is one inch equals two thousand feet (1" = 2000') and shall be oriented in the same	Vicinity map shall show features in all directions a minimum distance of one mile.	Vicinity map shall show features in all directions a minimum distance of one mile.

direction as the detailed subdivision drawing.		
Section II. b. (2.) (c.) Boundaries of ownership with bearings and overall dimensions. 1. Area to be subdivided drawn in heavy lines with overall dimensions and bearings. 2. Lines outside of boundaries shall be dashed. 3. An accurate location of the subdivision should be provided by reference to a well-established survey or league corner, subdivision corner, or other known point.	Draw boundary in heavy lines. Use dashed lines for lines outside the boundary.	
Section II. b. (2.) (d.) Contours with intervals of one-half foot, referred to sea level (U.S. Coast and Geodetic Survey Data) as required to show at least two contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control and temporary benchmark set within the subdivision.	Contour intervals shall be at one-half foot.	
Section II. b. (2.) (e.) The areas outside the plat boundaries shall be identified with the names and recording information of adjacent subdivisions or owners of record of adjoining parcels of land.	Draw all adjacent lots.	
Section II. b. (2.) (f) The location, widths, and names of all existing and proposed public and private streets or public rights-of-way within or adjacent to the subdivision shall be indicated. All railroad rights-of-way, pipelines, easements and other permanent features such as section lines, boundaries of political subdivisions, on all sides for a distance of not less than 200 feet shall also be indicated.	Label Quaker Drive. Show all easements within 200-feet.	Show all easements within 200-feet.
Section II. b. (2.) (g.) Existing sewers, water mains, culverts, pipelines or other underground structures, and other public utilities and buildings within the tract or within two hundred (200) feet shall be identified with pipe sizes, grades and locations indicated.	Show existing water and sewer lines.	Show existing water and sewer lines.
Section II. b. (2.) (h.) The location and approximate width or dimension of existing and proposed lakes, watercourses, storm detention areas, and drainage easements within the subdivision or within two hundred (200) feet thereof shall be indicated.	Drainage easement for GCCDD?	GCCDD letter (from Lentz Engineering) states a 100-foot easement is required. The plat shows a 50-foot easement.
Section II. b. (2.) (i.) All parcels of land intended to be dedicated for public use or reserved for the use of all property owners in the proposed subdivision, together with the conditions or limitations of each reservation, if any, shall be identified. Those reserves not intended for residential shall be labeled as restricted reserves and shall require additional action by the commission prior to development as a residential lot.	Identify right-of-way to be dedicated. Minimum lot size at ROW is 90% of 90-feet = 81 ft required. Adjust L3.	Identify right-of-way to be dedicated. Minimum lot size at ROW is 90% of 90-feet = 81 ft required. Adjust L3.
Section II. b. (2.) (j.) A preliminary drainage plan with calculations shall	Will waive plan. Identify the 100-yr floodplain	Identify the 100-yr floodplain on the plat.

be provided. Floodplain information shall also be provided with the 100-year floodplain shown on the preliminary plat.	on the plat.	
Section II. b. (2.) (k.) A preliminary utility plan with calculations shall be provided.	Will waive plan.	
☐ Public and Private Streets		
Section III b. (1.) (a.) Provide for adequate vehicular access to all properties within a subdivision's plat boundaries. All lots, tracts and reserves shall have frontage on an approved public right-of-way or access easement.		
Section III b. (1.) (b.) Provide adequate street connections to adjacent properties to ensure adequate traffic circulation within the general area.		
Section III b. (1.) (c.) Provide a local street system serving properties to be developed for residential purposes which discourages through traffic while maintaining sufficient access and traffic movement for convenient circulation within the subdivision and access by fire, police and other emergency services.		
Section III b. (1.) (d.) Provide a sufficient number of continuous streets and major thoroughfares, particularly in those areas designated for the development of multifamily residential, commercial and industrial land uses, to accommodate the increased traffic demands generated by these land uses.		
Section III b. (1.) (e) When necessary to continue the neighborhood pattern for adjacent developments, existing streets in the adjoining areas shall be continued and shall be at least as wide as such existing streets in alignment therewith, but in no case narrower than required by current regulation. Centerline offset shall be a minimum of 125 feet. Greater centerline offsets may be required by the commission when necessary for traffic safety.		
Section III b. (1.) (f) When adjoining areas are not subdivided, the commission may require the arrangement of streets in the subdivision to make provisions for the proper projection of streets into such unsubdivided areas.		
Section III b. (1.) (g.) Street intersections shall be as nearly at right angles as practical giving due regard to terrain, topography, sight distances and safety.		
Section III b. (1.) (h.) Private streets, where allowed, shall meet all the requirements set forth for public streets, including, but not limited to construction standards, width, curves, sight distance visibility and		

function, and all other design criteria and specifications, and shall be privately maintained to those standards.		
Section III b. (1.) (i.) (1) There shall be a minimum of one point of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. There shall be a minimum of two points of access into a subdivision or subdivision phase from a collector street for subdivisions in excess of 75 platted lots. In the case of phased construction, each phase should meet this requirement, but in no case shall there be less than one access per 75 platted lots.		
Section III b. (i.) (2.) A collector street may be a new or existing street built to current collector street standards for right-of-way width and pavement width, or an existing street built to past standards but which by definition currently functions as a collector street.		
Section III b. (i.) (3.) No subdivision can connect to a collector street through another subdivision unless each is part of a planned, phased subdivision development. In such cases, the commission may require such through streets to have additional right-of-way width and paving width, in keeping with b(1)(e) to promote better traffic flow.		
Section III b. (i.) (4.) All lots in a subdivision must be within 750 feet of an intersection on a street within a subdivision that leads to a collector street, but the commission may approve a greater distance in keeping with the considerations for increased cul-de-sac lengths and block lengths.		
Section III b. (i.) (5.) The commission may permit an isolated, stand-alone subdivision to connect to a collector street by way of a new street not built to collector standards if such street is within the plat boundaries of the subdivision.		
Section III b. (i.) (6.) Due to existing conditions on the land being platted, such as the existence of pipelines, bodies of water, 100-year floodplain, etc., the commission may require additional points of access from a collector street to protect health, safety and welfare.		
☐ Major Thoroughfares and collector streets		
Section III. c. 1. Street classification, location and alignment shall be in accordance with the Thoroughfare Plan and finally determined by the commission.		
Section III. c. 2. Right-of-way width and transitions. The width of the right-of-way to be dedicated for any designated or proposed thoroughfare or collector street shall be in conformance with the		

thoroughfare plan. In those instances where the proposed subdivision is located contiguous to an existing thoroughfare or collector street having a right-of-way less than that required by the thoroughfare plan, sufficient additional right-of-way must be dedicated to bring the right-of-way width in conformance with the plan. The minimum right-of-way width required for the development of a designated or proposed thoroughfare or collector street must be of sufficient width to accommodate the approved roadway pavement and attendant drainage and utility facilities.						
Section III. c. 3. Curves and intersections. Curves proposed for the right-of-way of designated thoroughfares and collector streets shall be in conformance with the current design criteria. Reverse curves must be separated by a tangent distance of not less than one hundred feet. Intersections with public and/or private streets shall be at right angles but may vary upon approval of the commission after due regard for terrain, topography, sight distances and safety. Where acute angles are approved, a radius of at least 25 feet in the right-of-way line in the acute corner must be provided.						
☐ Buffering major thoroughfares						
Section III d. 1. Where a subdivision abuts or contains an existing or proposed arterial street, the commission may require marginal access streets, reverse frontage with screen planting contained in non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. If landscaping or berming is used as a buffer between the major thoroughfare and the residential property uses, the subdivider shall provide a ten-foot landscape easement along the major thoroughfare according to the major thoroughfare plan and shall construct sidewalks thereon in accordance with this chapter and the current design criteria. Properties in COD – Zoning Ord. Section 7.5.6.b.						
Section III d. 2. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city under conditions approved by the commission.						
Section III d. 3. Street right-of-way widths shall be as shown in the general plan for the city, and where not shown therein shall be not less than as follows: <table><tr><td><u>Street Type</u></td><td><u>Minimum ROW width</u></td></tr><tr><td>Major Thoroughfare</td><td>120 feet</td></tr></table>	<u>Street Type</u>	<u>Minimum ROW width</u>	Major Thoroughfare	120 feet		
<u>Street Type</u>	<u>Minimum ROW width</u>					
Major Thoroughfare	120 feet					

Collector 80 feet Minor (private and public) 60 feet Commercial Streets 80 feet Boulevards 80 feet		
☐ Partial or half streets		
Section III e.1. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided, the other remaining half of the street shall be platted within such subdivision, in accordance with section II. Appropriate notations and one-foot reserve must be placed upon the plat restricting access from any partial or half streets so dedicated to adjacent acreage tracts until the adjacent property is subdivided in a recorded plat and the additional right-of-way is acquired providing the full right-of-way as specified in this appendix.		
☐ One Foot Reserves		
Section III. f. One foot reserves. In those instances where any public street is established in a plat submitted to the commission and where such street forms a stub street into adjacent acreage or where such street lies along the parallel with the plat boundary and adjacent to acreage, a one-foot wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public, between the public street right-of-way and the adjacent unsubdivided acreage, to prevent access to this public street from the adjacent unsubdivided acreage unless and until the commission has had an opportunity to review the development proposals for such adjacent acreage, and a plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one-foot reserve on a plat are contained in the following notation which must be placed upon the face of any plat where a one-foot reserve is to be established: “One foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.”		
☐ Cul-De-Sacs		

Section III g. (1.) Length. The length of cul-de-sacs shall not be longer than 750 feet. In cases where proposed subdivisions are surrounded by existing development which precludes compliance with block length standards, the commission may approve the creation of cul-de-sac streets which exceed 750 feet in length if the turnaround complies with the current design criteria and the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on cul-de-sac streets of 750 feet or less. In considering any such application, the commission shall consider measures which would ensure: (a) Adequate water pressure for potable water needs and firefighting capabilities; (b) The ability of the city to timely provide emergency services; and (c) That traffic hazards and traffic congestion is not created due to density or number of lots. In achieving these measures, the commission may require the use of medians, larger lot dimensions, or other alternative solutions deemed appropriate by the commission as may be necessary to satisfy the intent of this paragraph. Each application for an extended dead end cul- de-sac street shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.		
Section III g. (2.) The proposed cul-de-sac right-of-way and pavement radii shall comply with the requirements of the current design criteria.		
Section III g. (3.) Temporary turnarounds are to be used where curb and gutter is not installed at the end of the street more than 400 feet long that will be extended in the future and noted thus: "Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."		
☐ Blocks		
Section III h. (1.) The lengths, widths, and shape of blocks shall be determined with due regard to: (a) Provision of adequate building sites suitable to the special needs of the type of use contemplated. (b) Requirements as to lot sizes and dimensions. (c) Need for convenient access, circulation, control and safety of street traffic. (d) Limitations and opportunities of topography.		

Section III h. (2.) Block lengths (measured along the block-face from intersection to intersection between the nearest two streets, or from center of the cul-de-sac radius to the nearest street intersection). (a) Minimum block length shall be not less than 300 feet, except for cul-de-sacs which shall have no minimum length. (b) Maximum block length for residential: 1,200 feet. (See subsection g of this section for cul-de-sacs) (c) Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.		
Section III h. (3.) The commission may approve the creation of blocks which exceed the maximum length if the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on blocks that do not exceed the maximum length. In considering any such application, the commission shall consider measures which would ensure: (a) Adequate water pressure for potable water needs and firefighting capabilities; (b) The ability of the city to timely provide emergency services; (c) That a traffic hazard and/or traffic congestion is not created due to density or number of lots; and (d) Alignment of any street with a block length greater than 1,200 feet does not promote excess speed on the street. In achieving these measures, the commission may require the use of medians, larger lot dimensions, or other alternative solutions deemed appropriate by the commission as may be necessary to satisfy the intent of this section. Each application for an extended block length shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.		
Section III h. (4.) The proposed street right-of-way and pavement width shall comply with the requirement of the current design criteria.		
Section III h. (5.) Temporary turnarounds are to be used where curb and gutter is not installed at the end of a street more than 400 feet long that will be extended in the future, and should be noted thus: "Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."		
☐ Lots		
Section III i. (1) The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use		

contemplated.		
Section III i. (2.) Lot dimensions shall conform to the latest zoning ordinance.		
Section III i. (3.) Corner lots for residential use shall have extra width to permit required building setback from an orientation to both streets.		
Section III i. (4) The subdividing of the land shall be such as to provide, by means of a public or private street, each lot with satisfactory access to, provided, however; such private streets shall comply with, and are privately maintained to, the requirements for public streets.		
Section III i. (5.) Double-frontage and reverse-frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of the lots abutting such traffic artery or other disadvantageous use.		
Section III i. (6.) Side lot lines shall be substantially at right angles or radial to street lines.		
☐ Building Setback Lines		
Section III j. Building setback lines shall conform to the latest zoning ordinance.	Identify building lines as "per variance". Can add the recording number, too.	
☐ Public use and service areas:		
Section III k. (1.) Easements for Utilities. Except where alleys are permitted for the purpose, the city shall require easements of at least ten feet for poles, wires, conduits, storm sewers, gas, water, and wastewater or other utility lines, along all rear lot lines, along side lot lines if necessary, or in the same or greater widths may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. All water and wastewater lines shall be located in the street rights-of-way unless agreed to and/or specified by the city.		
Section III k. (2.) Drainage Easements. Where a subdivision is traversed by a watercourse, drainageway, bayou, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourses, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection	Drainage easement for GCCDD?	GCCDD letter (from Lentz Engineering) states a 100-foot easement is required. The plat shows a 50-foot easement.

therewith. Location and width of drainage easements shall be determined by the commission and shall be in conformity with the city's master drainage plan.		
Section III k. (3.) Sidewalks. Sidewalks are required along all streets. Standard Plat Note #1: "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 not less than four feet and comply with Federal, State, and Local requirements."	Sidewalks: ☐ Existing ☐ Provided ☐ Fund	
Section III k. (3.) (a.) Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where open ditch streets are approved.		
Section III k. (4.) (a.) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.		
Section III k. (4.) (b.) Easement boundaries must be tied by dimensions to all adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement.		
Section III k. (4.) (b.) (1.) Standard Plat Note # 3. No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution system pipelines.		
Section III k. (4.) (b.) (2.) Standard Plat Note #2. 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.		
Section III k. (4.) (e.) Compliance with density requirements for type of development. No plat shall be approved for the subdivision of land unless such plat reflects and satisfies the minimum open space (density) requirements for the particular type of development proposed as provided in the zoning regulations of the city.		
Section IV. Parkland Dedication		

Landscaping (Appendix C Zoning Ordinance)

Section 8.I.f.(3) Tree survey required.

(a) A tree survey showing thereon the location of all living trees that have a caliper of 12 inches or greater, measured at a point 4 ½ feet above the natural ground level, shall be required for:

(i) All proposed development on land located in districts zoned as neighborhood commercial (NC), community shopping center (CSC), original business district (OBD), local neighborhood commercial (LNC), office park district (OPD), light industrial (LI), industrial (I), agricultural (A-1), business park (BP), planned unit development – mixed use (PUD - Mixed Use), or multi-family residential, low density (MFR - L), multi-family residential, medium density (MFR – M), and multi-family residential, high density (MFR- H);

(ii) All proposed development on land for which a specific use permit is required by Sections 7.P. and 9.G; and

(iii) For residential developments on land located in districts zoned as single-family residential (SFR), planned unit development – cluster home (PUC - Cluster Home), or multi-family residential – garden home district (MFR - GHD); provided, however, the tree survey required by this subparagraph shall be required only for the common areas located within those developments, such as community parks, where residents of the developments would have common access.

(b) If the property contains no trees fitting the description in subsection (a) of this section, no tree survey shall be required if a signed statement verifying that no such trees exist is filed with the community development office of the city (hereinafter "community development").

(c) The developer or owner of the property to be developed shall sign the tree survey certifying that it is, to the best of their knowledge, true and correct.

(d) The tree survey shall be submitted to community development concurrently with or as a part of the site plan, development permit, or plat. Community development shall be authorized to review the data onsite for verification. The tree survey shall be accepted by community development or community development shall provide a notice, in writing, of its reasons for any action other than an acceptance thereof.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: July 23, 2020

Subject: Discussion 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

At the Joint Work Session between City Council and the Planning and Zoning Commission on Monday, July 6, City Council communicated that they would like for First Baptist Church to be allowed to construct their building, tower and steeple combination of 90 feet 10 inches.

There are two ways to achieve this -

1. Change the Zoning Ordinance to allow an exception to 90 feet for any and all structures in the Downtown District (DD). The goal would be to write the ordinance in such a way to avoid any unintended consequences. Restrictions could be included for the types of structures that can exceed the building height such as stipulating that it cannot be habitable, it cannot be combustible, and clarify that it must be decorative. Limiting the size may also be an option.
2. Request that the church amend their Specific Use Permit (SUP) to allow the church to construct the building, tower and steeple combination to the requested height of 90 feet 10 inches. The current Zoning Ordinance still needs to be amended to clarify the height exceptions more clearly as they relate to the DD zoning district. One additional item to consider is whether or not to include any provisions for exceptions for the Commission to be able to consider in the future. The proposed ordinance, as written, does not allow for any exceptions in DD. This would allow height exceptions to be considered on a case-by-case basis.

Option 2 also satisfies these other requests by Council...

- a. Notify surrounding property owners (not possible with a Zoning Ordinance change that would affect the entire Downtown District; although a newspaper notice would be required)
- b. Include the church in discussions (not ideal with a Zoning Ordinance change that would affect the entire Downtown District)
- c. Avoid unintended consequences

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

City Council would like some kind of compromise to allow the church to construct the building, tower and steeple at 90ft 10 inches.

ATTACHMENTS

1. Clean Copy_Section Q.3. Area and height exceptions
2. Redline_Section Q.3. Area and height exceptions

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:

- 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. 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.

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Commented [BB12]: No maximum.

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: July 21, 2020
 Re: DRC Report

The following DRC Meetings were held in June 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
2004 Lundy Lane	SFR	No	Plat required to subdivide; if lots are created from Lundy Lane, a road is required (min. 60ft right-of-way or private road); water line extension required to serve all lots; no sanitary sewer service available; fire hydrant required within 500 feet; on-site detention required; crossing over the ditch adjacent to Schulte will be required to support 80,000 lbs (fire truck access) and gate keys required, if gated;	