



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 8, 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. Public Hearing

A. To receive comments both oral and written regarding:

Proposed amendments to Appendix C, Zoning Ordinance "Section 7.Q.2. Commercial Regulation Matrix" to add sub note "k." defining height maximum, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

4. Consent Agenda

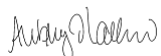
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes from the regular meeting held Thursday, September 10, 2020

5. Action Items

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

- A. Consideration and possible action regarding a recommendation for the proposed amendments to Appendix C, Zoning "Section 7.Q.2. Commercial Regulation Matrix" to add sub note "k." defining height maximum, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement
 - B. Consideration and possible action regarding the Preliminary Plat of Sterling Creek Sections 5 and 6 (located along the future Friendswood Lakes Blvd.) being 21.8440 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of an a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston County, Texas
 - C. Consideration and possible action regarding a one-time, six-month extension for the following preliminary plats: Avalon at Friendswood Section One, a Private Subdivision
 - D. Consideration and possible action regarding a site plan amendment for the property located at 209 S. Friendswood Drive to amend the streetscape furnishings (light poles and pavers) required by the Design Criteria Manual - Appendix E Downtown District Amenities
- 6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
- A. Regular meeting - Thursday, October 22
Regular meeting - Thursday, November 12
- 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, Robert Griffon - general comments and communication from City Council
 - E. From Staff - September 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 8, 2020

Subject: To receive comments both oral and written regarding:

Proposed amendments to Appendix C, Zoning Ordinance "Section 7.Q.2. Commercial Regulation Matrix" to add sub note "k." defining height maximum, "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

Proposed amendments to the Zoning Ordinance that will allow First Baptist Church to construct the new sanctuary with a tower as well as a cross on top of the tower that exceeds the current allowable building height by 18 feet.

Historical Timeline:

Jan 2020 - First Baptist Church submitted SUP application with structure, tower and cross exceeding maximum building height of DD.

June 2020 - First Baptist Church received approval of SUP 2020-25, which included the stipulation that the cross comply with the regulations of DD zoning district. City Council also requested P&Z Commission to review the ordinance and make a recommendation.

July 6, 2020 - At the Joint Work Session between City Council and the Planning and Zoning Commission presented their recommendation to keep the DD requirements as-is and require the church to comply. 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.

First Baptist Church lowered the tower height to comply with the DD building height maximum of 70 feet, decreasing the height of the cross to 18 feet above the allowable building height.

July 23, 2020 - Following the Joint Work Session, staff provided two options to the Commission that would allow the church to move forward - change the ordinance or amend SUP 2020-25. Following that meeting, staff received more detailed direction requesting the Commission to change the Zoning Ordinance, rather than allowing the church to amend their SUP.

Now: Staff and the Planning and Zoning Commission drafted an amendment to the Zoning Ordinance to allow exceptions to the maximum allowable building height in the DD, as well as clarified the exceptions in the other commercial districts. The intent was to make the exception list as narrow as possible.

Summary of Ordinance Amendments:

Relocation of the height maximum (subnote k to the Commercial Regulation Matrix) clarifies that belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers are subject to the Height Maximum.

Exceptions are then clarified for all commercial zoning districts - finial, crosses and other religious symbols are allowed to exceed the building height or the height maximum in all commercial zoning districts. Properties zoned CSC, OPD, NC, LI, I and BP have an additional relief in that they can increase setbacks in order to build higher than 40 feet provided they meet the requirements.

Communication towers, free standing and attached to buildings, were separated into their own section.

Planned Unit Developments (PUDs) are exempt because they write their own regulations or designate an existing City zoning district by which they will abide.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the ordinance will allow finial, crosses, and other religious symbols to exceed the building height or the height maximum in all commercial zoning districts, including the Downtown District (DD).

RECOMMENDATIONS

The Planning and Zoning Commission will make a recommendation to City Council following the public hearing.

ATTACHMENTS

1. Building Height Ordinance 09-10-2020 clean copy
2. Redline_Building Height Ordinance 09-10-2020 redline copy

Section 7. - Schedule of district regulations.

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; cc
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%

LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- k. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per lot	Lot Area Minimum Square	Lot Width	Yards—Minimum Feet			Height Maximum Feet	Parking Requirement Unit	Zero Lot Lines Y or	Maximum Lot Coverage
				Front	Rear	Side				

	Acre	Feet			(a)		Exterior (Corner Lot)		(b and e)		N	
						Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family—Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%
MFR-L Multifamily—Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily—Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily—Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, J	5 B, H	4 C, H	40	K	Yes D	50%

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
 - B. 35 feet on thoroughfares.
 - C. 25 feet on thoroughfares.
 - D. Zero setback on side only, minimum five-foot separation between buildings.
 - E. Ten-foot minimum separation between buildings.
 - F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
 - G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.
 - H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
 - I. 25 feet when abutting land zoned single-family residential (SFR) district.
 - J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district).
 - K. Parking is required in accordance with the parking group table in the design criteria manual.
3. Area and height exceptions.
- a. Height maximum 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.
 - b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts
 - 1. On building or structures located in these districts, finials, crosses and other religious symbols shall not extend more than 10 feet above the building or extend more than 10 feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - c. Exceptions for the Downtown District (DD):
 - 1. On buildings or structures located in the Downtown District (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - d. Communications towers height criteria.
 - 1. *Height limitations of communication towers.* The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by City Council.

2. *Height limitations for communication towers placed on existing buildings.* Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.
- e. Building or structures located in Planned Unit Development (PUD):

Buildings and structures located in a Planned Unit Development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
 - f. Accessory buildings or structures in residential districts:

Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
 - g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

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.

Section 7. - Schedule of district regulations.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.
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CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; co
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%

LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.

k. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

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

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. Zero setback on side only, minimum five-foot separation between buildings.
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.
- H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
- I. 25 feet when abutting land zoned single-family residential (SFR) district.
- J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district).
- K. Parking is required in accordance with the parking group table in the design criteria manual.

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.~~

Commented [BB1]: Moved to group with setback exceptions

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

Commented [BB2]: Redundant

~~a. 1. Buildings or structures~~Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts;

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~~may exceed 40 feet in height when:~~

~~a. 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.~~

~~b.b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts~~

~~1. —On building or structures located in these districts, finials, crosses and other religious symbols shall not extend more than 10 feet above the building or extend more than 10 feet above the allowable building height; and~~

~~2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.~~

~~c. Exceptions for the Downtown District (DD):~~

~~The height regulations of this section shall not apply to elevator bulkheads, flagpoles, monuments, ornaments, steeples, spires, smokestacks, tanks, antennas, and items similar to those listed herein.~~

~~11. On buildings or structuresWhen located in the Downtown District (DD), these structures finials, crosses and other religious symbols shall not extend more than 1820 feet above the building or extend more than 1820 feet above the allowable building height; and~~

~~2. When located in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts, these structures shall not exceed more than 10 feet or extend more than 10 feet above the allowable building height; and~~

~~3. Finials, crosses and other religious symbolsThe structures shall not be used for habitation or storageaccessible and shall not be illuminated above the roofline.~~

d. Communications towers height criteria.

~~1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by eCity Ceouncil.~~

~~2. Height limitations for communication towers placed on existing buildings. Communication Ttowers and which are located on top of buildings or structures in nonresidential districtsantennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.~~

~~3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.~~

~~b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.~~

~~2. Exceptions. e. Building or structures located in Planned Unit Development (PUD):~~

~~Buildings and Sstructures located within a general Pplanned Uunit Ddevelopment (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 Pplanned-unit developmentUD.~~

~~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.~~

f. Accessory buildings or structures in residential districts:

~~Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.~~

~~ge. 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.~~

~~hd. 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.~~

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Commented [AH3]: Needs futher discussion...if the exception is allowed by ordinance, notifying surrounding property owners does not allow them any options for relief. The Commission will have to listen to complaints and still have to allow the exception, if it meets the ordinance.

Commented [AH4]:

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Commented [BB6]: This section is Area and Height Exceptions

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Commented [BB7]: No longer have different types of PUDs

Commented [BB8]: Redundant

~~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.~~

Commented [BB9]: Moved to group with height exceptions

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

g. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

Section 20. - Definitions.

Height.

- a. The height of a building shall be measured to:
 - (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);
 - (2) The top of the highest deck of a mansard roof; or
 - (3) The top of the highest parapet wall of a flat roof.
- b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.
- c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.

~~d. No part of a building or structure is allowed to exceed the maximum height allowed in a specific zoning district except for the following:~~

Commented [BB10]: Addressed under Area and Height Exceptions

- ~~(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.~~



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 10, 2020 - 7:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
SEPTEMBER 10, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 10, 2020, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER TOM HINCKLEY
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER CLARK, CITY ATTORNEY FISCHER, AND COUNCIL LIAISON GRIFFON 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)

No comments.

3. Public Hearing

A. To receive comments, both oral and written, regarding:

A zone classification change located at 213 E. Heritage Drive, 2.504 acres, of land out of and being part of Lot 12, Block 2 of Friendswood Subdivision, a map or plat thereof recorded under Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), being that certain tract of land described in deed to Friendswood Realty under File No. 2010040672 of the Official Public Records of Galveston County, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR), Multi-Family Residential Low Density (MFR-L), and Multi-Family Residential Low Density / Specific Use Permit to allow an Institution for the Aged (MFR-L/SUP Institution for the Aged) to Planned Unit Development (PUD)

Harbin explained the applicant is proposing a single-family residential development where the former Friendswood Health Care Center has been demolished. She said the property will need to be platted to create the smaller lots and that will also clean up some right-of-way issues. Harbin said Heritage Drive is not constructed within the dedicated ROW. She stated the applicant is proposing to use the Multi-Family Residential-Low Density (MFR-L) zoning district as a base which allows 6 units per acre for a total of 12 lots on the project. She said the proposed lot size starts at 35-feet wide with elevated structures. Harbin said the applicant still has a few items of note to work out such as fire hydrant spacing and an approved fire truck turn around on Shady Nook.

Harold Benson/applicant presented a slideshow including a letter from the city to the previous owner regarding elevating the structures. He explained the ground level would be garages at about 1500 sq ft. He said the PUD would allow the homeowner to own the land and maintain it instead of creating a Property Owner Association to manage common areas. He said the proposal is the same density as what is allowed in the existing zoning district. Benson said the smallest lots would be on Quaker Drive and the development would yield over 60% green space. Benson said five of the lots would be larger than the minimum garden home lot sizes. Benson showed pictures of a development in San Francisco called the Painted Sisters.

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 of the regular meeting held Thursday, August 27, 2020

****Vice-Chairman Richard Sasson moved to approve Minutes of the regular meeting held Thursday, August 27, 2020. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

5. Action Items

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

- A. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 213 E. Heritage Drive, 2.504 acres, of land out of and being part of Lot 12, Block 2 of Friendswood Subdivision, a map or plat thereof recorded under Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), being that certain tract of land described in deed to Friendswood Realty under File No. 2010040672 of the Official Public Records of Galveston County, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR), Multi-Family Residential Low Density (MFR-L), and Multi-Family Residential Low Density / Specific Use Permit to allow an Institution for the Aged (MFR-L/SUP Institution for the Aged) to Planned Unit Development (PUD)

****Commissioner Brett Banfield moved to approve the Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 213 E. Heritage Drive, 2.504 acres, of land out of and being part of Lot 12, Block 2 of Friendswood Subdivision, a map or plat thereof recorded under Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), being that certain tract of land described in deed to Friendswood Realty under File No. 2010040672 of the Official Public Records of Galveston County, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR), Multi-Family Residential Low Density (MFR-L), and Multi-Family Residential Low Density / Specific Use Permit to allow an Institution for the Aged (MFR-L/SUP Institution for the Aged) to Planned Unit Development (PUD) Seconded by Commissioner Lisa Lundquist.**

Banfield said he is in favor of the proposed PUD because the density would be lower, have an increase in green space, and not increase the impervious cover. Banfield said Friendswood needs other types of housing for citizens other than 90-foot lots. He said he has no flood concerns since the buildings would be elevated. Banfield stated redevelopment of in-fill lot using a PUD is good so the neighbors know what is coming.

Lundquist said she has no issues with the use and thinks it would be a huge improvement. She asked what would become of the green space across Heritage Drive. Benson answered there is not enough room to build a structure but would be some type of green space for the residents. He said the Property Owner's Association would be responsible for that land.

Perry stated he was torn based on the aesthetic changes it would bring to the neighborhood plus the smaller lot width. He said a deviation from a 7000 square foot lot to a 4000 square foot lot size was concerning.

Sasson asked Harbin what the deviations from existing zoning district were. She said the applicant is asking for narrower lots from 45' down to 35'; smaller lot area from 7000 sq ft down to 4000 sq ft, and to build single family units instead of multi-family units. Sasson said he appreciates the approach of building elevated homes but worries about what it will look like in the neighborhood.

Edwin Benson/son showed a picture of townhouses in Seabrook. He said he has lived here a long time and swam down FM 518 in the 1979 flood. Benson said they need to build up and their proposal is a new idea that is pushing the edge.

Sasson clarified that they all appreciate building up in a flood plain but the only vote on the agenda was in regards to allowing smaller lots. Sasson explained the zone change runs with the land and is not tied to the applicant. He said the density feels tighter after subtracting the road and green

Sasson clarified that they all appreciate building up in a flood plain but the only vote on the agenda is in regards to allowing smaller lots. Sasson explained the zone change runs with the land and is not tied to the applicant. He said the density feels tighter after subtracting the road and green space. He said the proposal is inconsistent with surrounding properties and 12 homes seems very dense.

Hinckley stated he had mixed opinions. He said he does not like the narrow lots but that it would be nice to see the area developed. He said the fire truck turn around at Shady Nook is a big concern that has not been addressed. Harold Benson stated they would be proposing a t-head to meet the lot frontage requirements but that he does not have an answer for fire truck turn-around.

Edwin Benson stated the current road does not meet code either. He said as the property is zoned they can put 12 units but those units would be on one lot. He said Friendswood wants their own piece of dirt and they are asking for a variance so you can own the dirt. Hinckley asked if they would be selling the lots or developing the lots. Harold Benson stated he is not a builder. Hinckley expressed concern with not having a consistent builder across the lots.

Perry said the current zoning would allow for the proposal if the units were sold condominium style. Harold Benson said the homes are more marketable to own the land and the building. Edwin Benson said they could push the units together and add common stairwell to meet code but their sales people did not like that idea. Harbin confirmed the current zoning would allow condo style without any exceptions. Harold Benson said the land was not cheap and he wants to get the most out of the land.

Matranga said he is also torn. He stated he would like to see it developed and would be receptive to a developer needing help with a difficult piece of property. Matranga said what gave him pause is the fact that the Bensons said they want to maximize lots. Matranga also said the conceptual drawings look nice but are not locked in with the zone change. He said the homes being only 10 feet apart is also concerning.

Harbin said staff can include the conceptual drawings as an exhibit which would become part of the PUD. She said West Ranch and Friendswood Trails are other developments with 5-foot setbacks. Matranga explained he is more concerned with three story buildings being only 10-feet apart. Matranga stated a PUD cannot be used to get around the zoning ordinance. He said the PUD met some of the requirements of a PUD but not all.

Hinckley expressed concern that approving 35-foot lots would open it up for others and was worried for future consequences.

Banfield amended his motion to include the first floor must be fully enclosed and require a 10-foot building line from abutting properties. Lundquist seconded the motion.

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.2. Commercial Regulation Matrix" to add subnote I defining height maximum, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

Harbin presented the final draft of proposed changes to the building height ordinance.

Matranga said he has no further comments past the previous meetings. Perry said he could not support the changes because it opens the city up to unintended consequences.

Lundquist stated the language looks as good as it is going to get and she has no issues moving forward. Sasson stated he cannot improve on the proposed change. Sasson said he does not think it is the correct course of action and will not be supporting the change. Banfield said staff did a great job on the unicorn of ordinances. He said he would not support the ordinance change on a matter of principal. Banfield stated using an SUP was the way to go from the beginning to allow the church a special exception.

Harbin said staff will move forward with the newspaper notice for the hearing and come back next month.

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

- A. Regular meeting - Thursday, September 24, 2020
Regular meeting - Thursday, October 8, 2020

8. Communications

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

Banfield said they would be firing up the planning subcommittee soon. He said the planning subcommittee consisted of himself, Perry and Lundquist. Banfield announced that Jerry Ericsson had passed away. He said Ericsson was a 3 term City Councilman and President of the Rotary. Banfield said the memorial service would be held Saturday at Stevenson park, with a flyover and then he would be buried in Arlington. Banfield said Ericsson would be missed.

Sasson also stated he would miss his friend. He said the service time would be at 10:30am. Sasson said the ordinance subcommittee would be meeting soon. He said he attended the GCCDD meeting and found that 83,510 truckloads of dirt had been removed from the Imperial Estates detention area so far. He said the drainage district is making lots of progress.

- B. From Planning Subcommittee – update on tasks

No further comments.

C. From Ordinance Subcommittee – update on tasks

No further comments.

D. From City Council Liaison, Robert Griffon - general comments and communication from City Council

Not present.

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

Harbin said the Friendswood Link zone change had been withdrawn and would not be on City Council's agenda for Monday.

9. Adjournment

This meeting was adjourned at 08:44 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 8, 2020

Subject: Consideration and possible action regarding a recommendation for the proposed amendments to Appendix C, Zoning "Section 7.Q.2. Commercial Regulation Matrix" to add sub note "k." defining height maximum, "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

Proposed amendments to the Zoning Ordinance that will allow First Baptist Church to construct the new sanctuary with a tower as well as a cross on top of the tower that exceeds the current allowable building height by 18 feet.

Historical Timeline:

Jan 2020 - First Baptist Church submitted SUP application with structure, tower and cross exceeding maximum building height of DD.

June 2020 - First Baptist Church received approval of SUP 2020-25, which included the stipulation that the cross comply with the regulations of DD zoning district. City Council also requested P&Z Commission to review the ordinance and make a recommendation.

July 6, 2020 - At the Joint Work Session between City Council and the Planning and Zoning Commission presented their recommendation to keep the DD requirements as-is and require the church to comply. 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.

First Baptist Church lowered the tower height to comply with the DD building height maximum of 70 feet, decreasing the height of the cross to 18 feet above the allowable building height.

July 23, 2020 - Following the Joint Work Session, staff provided two options to the Commission that would allow the church to move forward - change the ordinance or amend SUP 2020-25. Following that meeting, staff received more detailed direction requesting the Commission to change the Zoning Ordinance, rather than allowing the church to amend their SUP.

Now: Staff and the Planning and Zoning Commission drafted an amendment to the Zoning Ordinance to allow exceptions to the maximum allowable building height in the DD, as well as clarified the exceptions in the other commercial districts. The intent was to make the exception list as narrow as possible.

Relocation of the height maximum (subnote k to the Commercial Regulation Matrix) clarifies that belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers are subject to the Height Maximum.

Exceptions are then clarified for all commercial zoning districts - finial, crosses and other religious

symbols are allowed to exceed the building height or the height maximum in all commercial zoning districts. Properties zoned CSC, OPD, NC, LI, I and BP have an additional relief in that they can increase setbacks in order to build higher than 40 feet provided they meet the requirements.

Communication towers, free standing and attached to buildings, were separated into their own section.

Planned Unit Developments (PUDs) are exempt because they write their own regulations or designate an existing City zoning district by which they will abide.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the ordinance will allow finial, crosses, and other religious symbols to exceed the building height or the height maximum in all commercial zoning districts, including the Downtown District (DD).

RECOMMENDATIONS

The Planning and Zoning Commission will make a recommendation to City Council following the public hearing.

ATTACHMENTS

1. Building Height Ordinance 09-10-2020 clean copy
2. Redline_Building Height Ordinance 09-10-2020 redline copy

Section 7. - Schedule of district regulations.

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; cc
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%

LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- k. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per lot	Lot Area Minimum Square	Lot Width	Yards—Minimum Feet			Height Maximum Feet	Parking Requirement Unit	Zero Lot Lines Y or	Maximum Lot Coverage
				Front	Rear	Side				

	Acre	Feet			(a)		Exterior (Corner Lot)		(b and e)		N	
						Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family—Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%
MFR-L Multifamily—Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily—Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily—Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, J	5 B, H	4 C, H	40	K	Yes D	50%

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
 - B. 35 feet on thoroughfares.
 - C. 25 feet on thoroughfares.
 - D. Zero setback on side only, minimum five-foot separation between buildings.
 - E. Ten-foot minimum separation between buildings.
 - F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
 - G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.
 - H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
 - I. 25 feet when abutting land zoned single-family residential (SFR) district.
 - J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district).
 - K. Parking is required in accordance with the parking group table in the design criteria manual.
3. Area and height exceptions.
- a. Height maximum 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.
 - b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts
 - 1. On building or structures located in these districts, finials, crosses and other religious symbols shall not extend more than 10 feet above the building or extend more than 10 feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - c. Exceptions for the Downtown District (DD):
 - 1. On buildings or structures located in the Downtown District (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - d. Communications towers height criteria.
 - 1. *Height limitations of communication towers.* The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by City Council.

2. *Height limitations for communication towers placed on existing buildings.* Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.
- e. Building or structures located in Planned Unit Development (PUD):
Buildings and structures located in a Planned Unit Development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
 - f. Accessory buildings or structures in residential districts:
Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
 - g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

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.

Section 7. - Schedule of district regulations.

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; co
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%

LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.

k. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per	Lot Area Minimum Square	Lot Width	Yards—Minimum Feet			Height Maximum Feet	Parking Requirement Unit	Zero Lot Lines Y or	Maximum Lot Coverage
				Front	Rear	Side				

	Acre	Feet			(a)		Exterior (Corner Lot)		(b and e)		N	
						Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family—Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%
MFR-L Multifamily—Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily—Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily—Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, J	5 B, H	4 C, H	40	K	Yes D	50%

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. Zero setback on side only, minimum five-foot separation between buildings.
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.
- H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
- I. 25 feet when abutting land zoned single-family residential (SFR) district.
- J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district).
- K. Parking is required in accordance with the parking group table in the design criteria manual.

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.~~

Commented [BB1]: Moved to group with setback exceptions

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

Commented [BB2]: Redundant

~~a. 1. Buildings or structures~~Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts;

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~~may exceed 40 feet in height when:~~

~~a. 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.~~

~~b.b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts~~

~~1. —On building or structures located in these districts, finials, crosses and other religious symbols shall not extend more than 10 feet above the building or extend more than 10 feet above the allowable building height; and~~

~~2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.~~

~~c. Exceptions for the Downtown District (DD):~~

~~The height regulations of this section shall not apply to elevator bulkheads, flagpoles, monuments, ornaments, steeples, spires, smokestacks, tanks, antennas, and items similar to those listed herein.~~

~~11. On buildings or structuresWhen located in the Downtown District (DD), these structures finials, crosses and other religious symbols shall not extend more than 1820 feet above the building or extend more than 1820 feet above the allowable building height; and~~

~~2. When located in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts, these structures shall not exceed more than 10 feet or extend more than 10 feet above the allowable building height; and~~

~~3. Finials, crosses and other religious symbolsThe structures shall not be used for habitation or storageaccessible and shall not be illuminated above the roofline.~~

d. Communications towers height criteria.

~~1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by eCity Ceouncil.~~

~~2. Height limitations for communication towers placed on existing buildings. Communication Ttowers and which are located on top of buildings or structures in nonresidential districtsantennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.~~

~~3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.~~

~~b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.~~

~~2. Exceptions. e. Building or structures located in Planned Unit Development (PUD):~~

~~Buildings and Sstructures located within a general Pplanned Uunit Ddevelopment (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 Pplanned-unit developmentUD.~~

~~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.~~

f. Accessory buildings or structures in residential districts:

~~Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.~~

ge. 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.

hd. 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.

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Commented [AH3]: Needs futher discussion...if the exception is allowed by ordinance, notifying surrounding property owners does not allow them any options for relief. The Commission will have to listen to complaints and still have to allow the exception, if it meets the ordinance.

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Commented [BB8]: Redundant

~~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.~~

Commented [BB9]: Moved to group with height exceptions

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

~~jg. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:~~

- ~~1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and~~
- ~~2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.~~

Section 20. - Definitions.

Height.

a. The height of a building shall be measured to:

- (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);
- (2) The top of the highest deck of a mansard roof; or
- (3) The top of the highest parapet wall of a flat roof.

b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.

c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.

~~d. _____ No part of a building or structure is allowed to exceed the maximum height allowed in a specific zoning district except for the following:~~

Commented [BB10]: Addressed under Area and Height Exceptions

- ~~(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.~~



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 8, 2020

Subject: Consideration and possible action regarding the Preliminary Plat of Sterling Creek Sections 5 and 6 (located along the future Friendswood Lakes Blvd.) being 21.8440 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of an a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is the next section of Sterling Creek Subdivision consisting of two Sections, 40 lots, 4 reserves and 5 blocks. The property is zoned Multi-Family Residential - Garden Home District (MFR-GHD).

Since the subdivision abuts Friendswood Lakes Boulevard, it is subject to the development requirements of the Community Overlay District (COD) for residential developments. The proposed landscape plan is included.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Apart from needing access to Friendswood Lakes Boulevard to meet the access requirements, the plat appears to be in compliance with the City of Friendswood Subdivision Ordinance.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. There are no outstanding conditions/reasons.

Certificates of Occupancy will be contingent upon the completion of Friendswood Lakes Blvd. for access and life safety reasons.

ATTACHMENTS

1. Sterling Creek Sec 5 and 6 Prelim Plat Pg 1 of 2
2. Sterling Creek Sec 5 and 6 Prelim Plat Pg 2 of 2
3. Sterling Creek Sec 5 and 6 Landscape Plan
4. Sterling Creek Sec 5 and 6 Landscape Visual Representation
5. Sterling Creek Sec 5 and 6 Compliance Memo

METES AND BOUNDS DESCRIPTION:

21.8440 ACRES (951,436 SQUARE FEET) OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A" AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686 OF THE GALVESTON COUNTY DEED RECORDS, SAID 194.21 ACRES BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS; SAID 21.8440 ACRE TRACT BEING FULLY OUT OF AND PART OF SAID LOTS 19 AND 20 OF THE DAVID FAHEY SUBDIVISION AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF STERLING CREEK, SECTION 3, RECORDED IN CLERK'S FILE NUMBER 2017055886 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST LINE OF SAN JOAQUIN ESTATES, SECTION 3, AS RECORDED IN VOLUME 17, PAGE 63, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°13'39" EAST, ALONG THE COMMON LINE OF SAID STERLING CREEK, SECTION 3 AND SAN JOAQUIN ESTATES, SECTION 3, PASSING AT A DISTANCE OF 823.27 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID STERLING CREEK SECTION THREE AND BEING THE NORTHWEST CORNER OF PROPOSED STERLING CREEK SECTION 4 AND CONTINUING FOR A TOTAL DISTANCE OF 1,183.27 TO A 5/8 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°46'21" EAST, ALONG THE SOUTHERLY LINE OF SAID PROPOSED STERLING CREEK SECTION 4, A DISTANCE OF 165.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING LOCATED ON THE EXTENSION OF THE SOUTHWEST LINE OF GRACE CROSSING A 60.00 FOOT PRIVATE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT AS RECORDED ON SAID STERLING CREEK SECTION 3;

THENCE SOUTH 48°13'39" EAST, ALONG THE SAID EXTENSION OF THE SOUTHWEST LINE OF GRACE CROSSING, A DISTANCE OF 16.04 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°47'03" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPOSED STERLING CREEK SECTION 4, A DISTANCE OF 1,131.65 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE EXTENSION OF THE NORTHEAST LINE OF AVERY LANE, A 60.00 FOOT PRIVATE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT;

THENCE NORTH 48°12'57" WEST, ALONG THE SAID PLANNED EXTENSION OF AVERY LANE, A DISTANCE OF 374.96 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 8, BLOCK 1 OF SAID STERLING CREEK SECTION 3;

THENCE NORTH 41°47'03" EAST, A DISTANCE OF 135.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ALSO THE NORTH CORNER OF UNRESTRICTED RESERVE "A" OF STERLING CREEK SECTION "3-B" AS RECORDED IN CLERK'S FILE NUMBER 2019028674 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°12'56" EAST, A DISTANCE OF 44.96 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID STERLING CREEK SECTION "3-B" AND THE MOST SOUTHERLY CORNER OF RESTRICTED RESERVE "A" OF SAID STERLING CREEK SECTION 3;

THENCE NORTH 41°47'03" EAST, ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "A" OF STERLING CREEK SECTION 3, A DISTANCE OF 218.44 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE SOUTHWEST LINE OF FRIENDSWOOD LAKES BOULEVARD, A 100.00 FOOT RIGHT-OF-WAY;

THENCE SOUTH 49°09'08" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 824.05 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41°47'03" WEST, TRAVERSING THE SAID 194.21 ACRE TRACT "A", A DISTANCE OF 1,532.64 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR ANGLE POINT;

THENCE SOUTH 07°07'49" WEST, CONTINUING ACROSS SAID 194.21 ACRE TRACT, A DISTANCE OF 122.54 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN ANGLE POINT;

THENCE SOUTH 41°46'21" WEST, CONTINUING ACROSS SAID 194.21 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED AND BEING SITUATED ON THE COMMON LINE OF SAID 194.21 ACRE TRACT AND SAID SAN JOAQUIN ESTATES;

THENCE NORTH 48°13'39" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 579.63 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 21.8440 ACRES OF LAND, MORE OR LESS.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

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

REQUIRED CITY OF FRIENDSWOOD GENERAL PLAT NOTES AND STATEMENTS

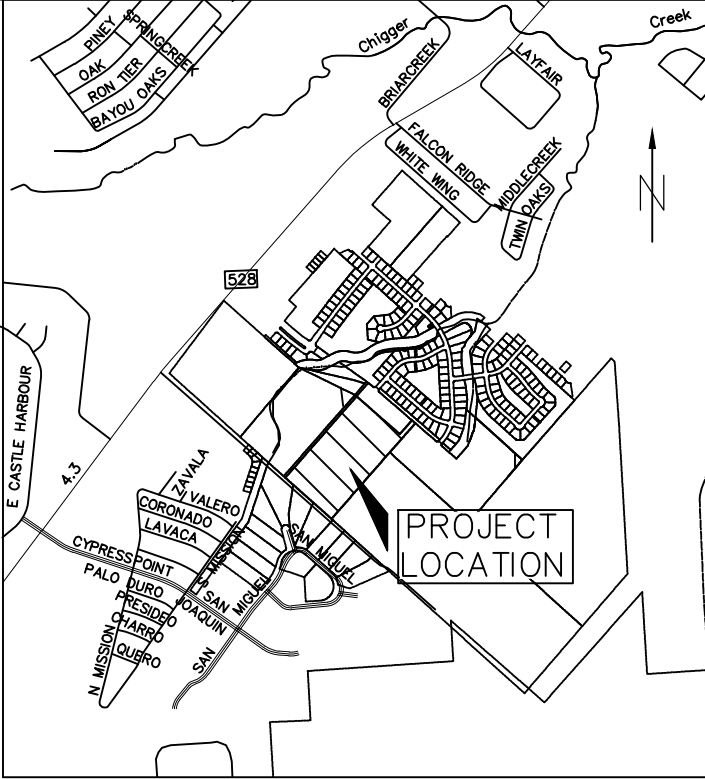
- ROW indicates Rights-Of-Way.
- IE&PUE indicates Ingress/Egress and Public Utility Easement.
- SSE indicates Sanitary Sewer Easement.
- BL indicates Building Line.
- UE indicates Utility Easement.
- T.N.M.P.E. indicates Texas/New Mexico Power Easement.
- L.E. indicates Landscape Easement.
- STM SWR ESMT indicates Storm Sewer Easement.
- GCMR indicates Galveston County Map Records.
- GCDR indicates Galveston County Deed Records.
- GCCF indicates Galveston County Clerk File.
- DE indicates Drainage Easement.
- WLE indicates Waterline Easement.
- POC indicates Point of Commencement .
- POB indicates Point of Beginning.
- PT indicates Point of Tangency
- PC indicates Point of Curvature
- Fire Hydrants cannot be more than 500 feet apart.
- Addresses must be visible from the street or main parking lot.
- There are no existing pipelines or pipeline easements located within the Plat boundary.
- For areas located in the 100 year floodplain, the finished floor elevation of all structures shall be located above base flood elevation (established by FEMA), and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- All water and wastewater lines shall be located in the PUE unless agreed to and/or specified by the City.
- 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 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.
- 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.
- 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 pipelines as defined in Chapter 26 of the Friendswood City Code.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within the private easements; the H.O.A. 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 the H.O.A.
- 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.
- Any and all right-of-way islands located within the boundaries of this plat, even if not shown on the face of this plat, shall be maintained by the H.O.A.
- No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.
- A 20' temporary Drainage Easement along Friendswood Lakes Boulevard is hereby conveyed to the City of Friendswood as recorded in Galveston County Clerk's File # 2020020417.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G200015

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR GRANTING ANY CONSTRUCTION OR BUILDING PERMITS. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN SIX (6) MONTHS.



VICINITY MAP

SCALE: 1" = 2000'

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 48167C0206G DATED AUGUST 15, 2019.

BENCHMARK

EL 32.39

USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD.

TEMPORARY BENCHMARK (TBM)

EL 31.63

BOX CUT IN CURB INLET, LOCATED IN EAGLE CREEK DRIVE ROW AND AS SHOWN ON PLANS. NGVD 1929, 1978 ADJUSTED

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL.
- STERLING CREEK SECTIONS 5 AND 6 WILL BE A PRIVATE SUBDIVISION.
- NO TREES GREATER THAN 12" IN DIAMETER EXIST IN THE COMMON AREAS OR DETENTION AREAS.

PRELIMINARY PLAT
STERLING CREEK SECTIONS 5 AND 6
21.8440 ACRES

21.8440 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT A AND BEING RECORDED IN CLERK'S FILE NO. 2010059686, BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS

2 SECTION 40 LOTS 4 RESERVES 5 BLOCKS

DATE SUBMITTED: OCTOBER 02 2020

OWNER: YELLOWSTONE HILL COUNTRY RANCHING, LLC CHARLES GREGORY EVANS, MANAGER 770 SOUTH POST OAK LN HOUSTON, TEXAS 77056 281-482-3034	STERLING CREEK SECTIONS 5 AND 6 (PRIVATE SUBDIVISION)
ENGINEER: DANIEL SCOTT ENGINEERING SCOTT SHERIDAN, PE, R.P.L.S. P.O. Box 1549 ALVIN, TX 77512 PHONE: (281) 968-7458	PRO-SURV SURVEYING & MAPPING SERVICES
DEVELOPER: YELLOWSTONE HILL COUNTRY RANCHING, LLC CHARLES GREGORY EVANS 770 SOUTH POST OAK LN HOUSTON, TEXAS 77056	
P.O. Box 1366 FRIENDSWOOD, TX 77549 PHONE: (281) 996-1113 FAX: (281) 996-0112 T.B.P.E.L.S. FIRM NO. 10119300	
Sheet 2 of 2	

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 10/02/2020

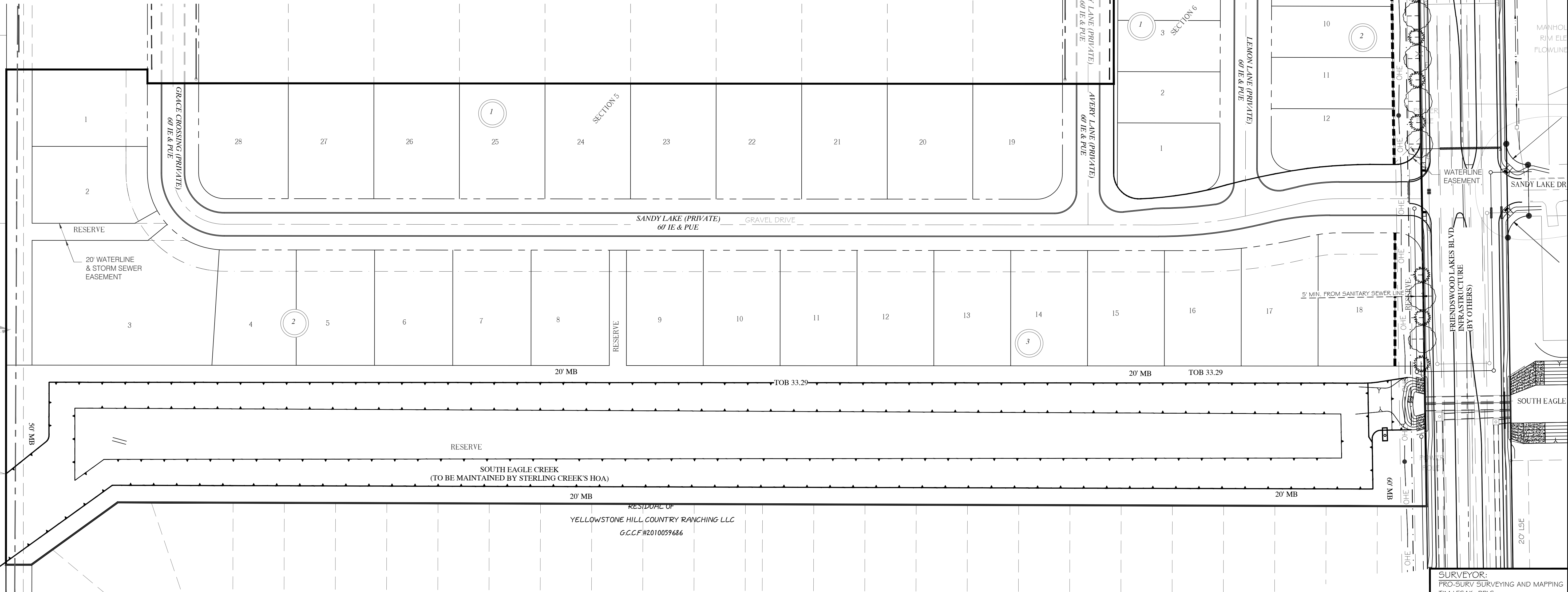
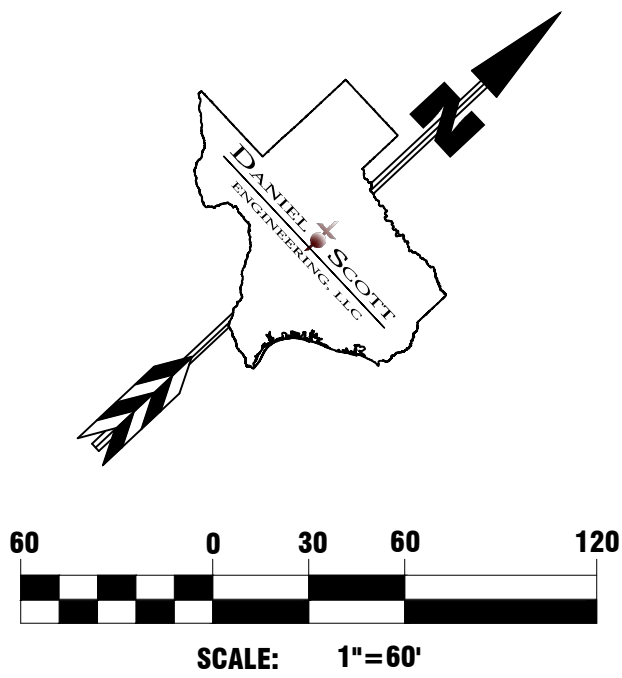
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

LEGEND

AC	ACRES
BL	BUILDING LINE
BSSO	BACK SLOPE SWALE OUTFALL
CF5	CUBIC FEET PER SECOND (FLOW RATE)
CMP	CORRUGATED METAL PIPE
CPC	CONCRETE PILOT CHANNEL
DE	DRAINAGE EASEMENT
EL	ELEVATION
EO	EMERGENCY OVERFLOW
EXIST	EXISTING
FG	FINISHED GRADE
FL 46.27	FLOWLINE ELEVATION
FF	MINIMUM FINISHED FLOOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IE	INGRESS & EGRESS EASEMENT
JB	JUNCTION BOX
LSE	LANDSCAPE EASEMENT
MB	MAINTENANCE BERM
MH	MANHOLE
PP	POWER POLE
PROP	PROPOSED
PBM	PROJECT BENCHMARK NUMBER
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SDR	SLENDER DIAMETER RATIO PIPE
SSOS	STORM SEWER INLET AND OUTFALL STRUCTURE
STRM	STORM
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STEP
WLE	WATERLINE EASEMENT
	2" CALIPER CREPE MYRTLE
	4" CALIPER PINE TREE
	8' TALL WOODEN FENCE

NOTES

1. A 4' WIDE SIDEWALK IS PROPOSED TO BE BUILT AS PART OF THE FRIENDSWOOD LAKES BLVD CONSTRUCTION.
2. 8' TALL WOODEN FENCE WILL BE INSTALLED AT THE TIME OF BUILDING PERMIT FOR EACH LOT THAT BACKS UP TO THE LANDSCAPE RESERVE ALONG FRIENDSWOOD LAKES BLVD.



INTERIM REVIEW ONLY
SCOTT R. SHERIDAN
P.E. 108881
NOT FOR CONSTRUCTION

OCTOBER 01, 2020

THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF DANIEL SCOTT ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE SOLD, COPIED, OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF DANIEL SCOTT ENGINEERING, LLC.

DANIEL SCOTT
SINCE 2007
ENGINEERING, LLC

TSPE 17-8827 (281) 519-8530
P.O. BOX 1548, ALVIN, TX 77512 scott@danielscotteengineering.com

STERLING CREEK SECTION 5 & 6
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

COD LANDSCAPE PLAN

COD LANDSCAPE BUFFER SUMMARY	
L OVERALL RESIDENTIAL FRONTAGE =	526.00 FT
NUMBER OF TREES 2" INTERVAL =	21
NUMBER OF TREES 4" CALIPER =	10
NUMBER OF TREES 2" CALIPER =	11

SURVEYOR:
PRO SURV SURVEYING AND MAPPING
TIM LESAK, RPLS
FRIENDSWOOD, TEXAS 77546
PHONE: (281) 996-1113
FAX: (281) 996-0112

DEVELOPER:
YELLOWSTONE
CHARLES GREGORY EVANS
1506 WINDING WAY, SUITE 301
FRIENDSWOOD, TEXAS 77546
PHONE: (281) 482-3034

DRAWING SCALE	Project No.
HORIZ: 1"=60' VERT: NA	DSE20-018
SHEET No.	Drawing No.
1 OF 1	DSE20018-600



Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: October 5, 2020
Re: Sterling Creek Sections 5 and 6 Preliminary Plat

Project Description: This plat is to construct two more sections of Sterling Creek Subdivision. Both sections are zoned Garden Home District (GHD) although Section 5 is designed to match the previous Single Family Residential (SFR) sections.

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

Approval Options:

Approval

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

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

- ☐ Conditional Approval with the following conditions*
- ☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

Certificate of Occupancies will be contingent upon the completion of Friendswood Lakes Blvd for access and life safety reasons.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 8, 2020

Subject: Consideration and possible action regarding a one-time, six-month extension for the following preliminary plats: Avalon at Friendswood Section One, a Private Subdivision

Action: Significant

SUMMARY / ORIGINATING CAUSE

The developer is requesting a one-time, six month extension of the preliminary plat of Avalon at Friendswood Section One. They are still working on designs and other items to move forward with the construction plans and final plat. The letter requesting the extension is attached.

Upon last report, the proposed land swap with League City fell through. The developer is still in the process of working with League City on other options.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Extending the plat will provide the developer an additional six months to submit the construction plans and final plat. If that six months expires, they will be required to start over with a new preliminary plat submittal.

RECOMMENDATIONS

Staff does not have any concerns with the one-time, six month extension.

ATTACHMENTS

1. Preliminary Plat Extension Request
2. Avalon at Friendswood Sec 1 Prelim Plat 05-13-2020
3. Avalon at Friendswood Compliance Memo 05-13-2020



September 23, 2020

Aubrey Harbin
Planning and Zoning Department
910 South Friendswood Drive
Friendswood, Texas 77546

RE: Avalon at Friendswood Section 1 Preliminary Plat

Dear Aubrey,

On behalf of Taylor Morrison, we, META Planning + Design LLC, respectfully submit this request to the City of Friendswood for a six (6) month extension of approval for the Avalon at Friendswood Section 1 Preliminary Plat, which was approved by the Planning and Zoning Commission on May 14, 2020.

Enclosed you will find:

- City of Friendswood Plat Approval Letter for Avalon at Friendswood Sec 1
- \$100 Check for Plat Extension of Approval Fee

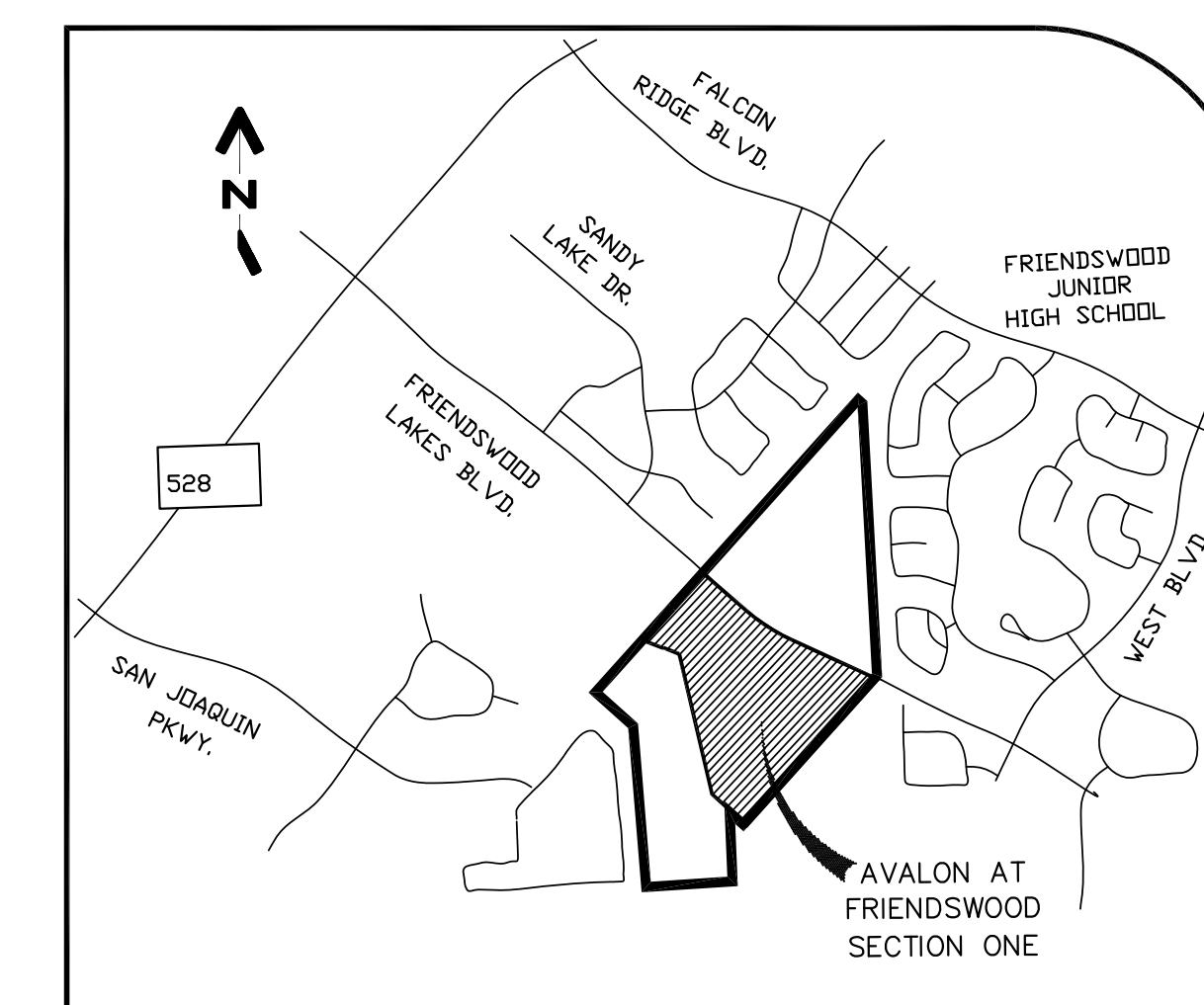
As construction plans and the final plat are not yet ready to be finalized or submitted to the City of Friendswood for approval, an extension of approval is requested to give adequate time to finalize those items. Please review and let us know if you have any questions or comments.

Feel free to contact me if you need any additional information.

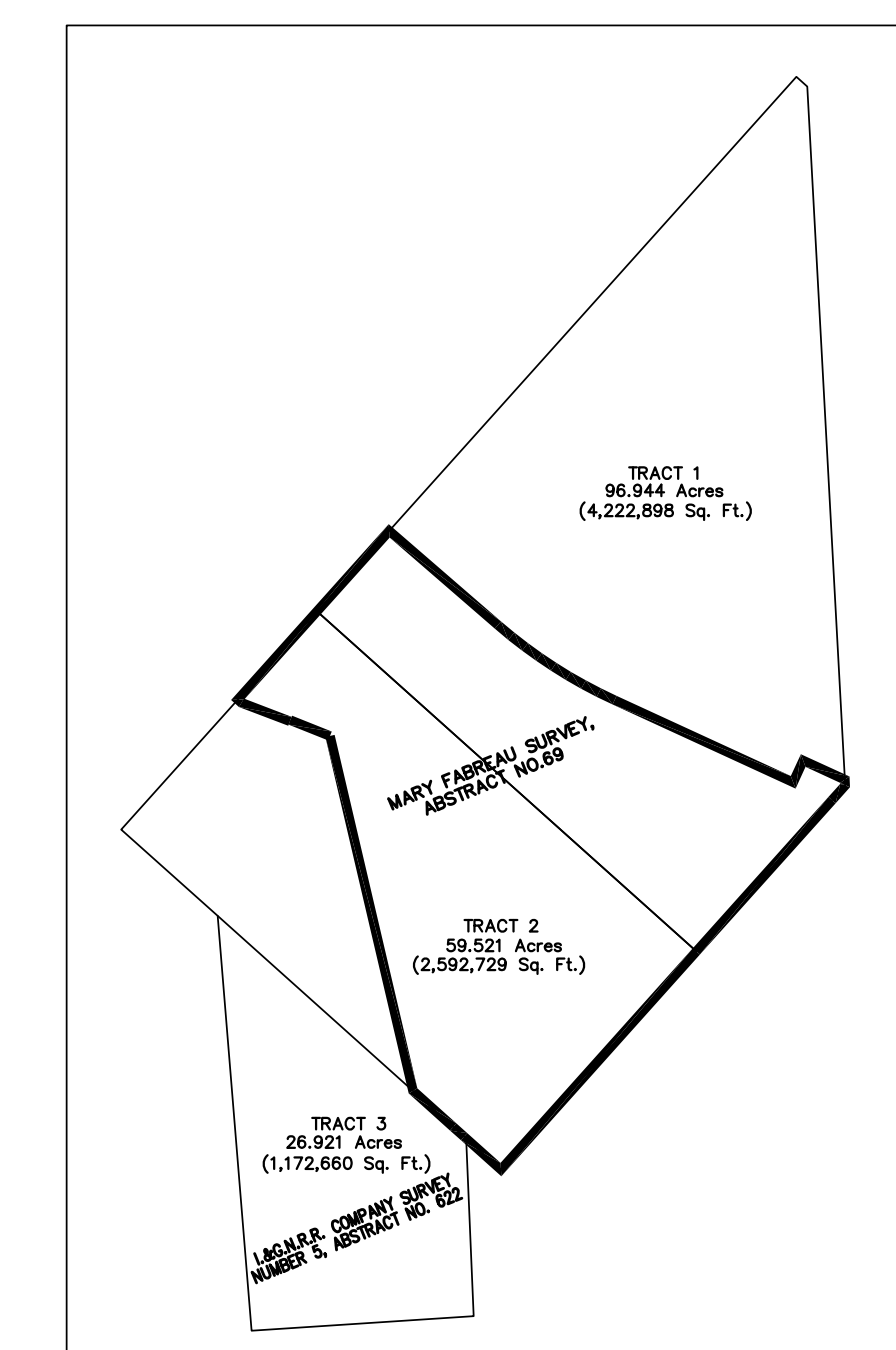
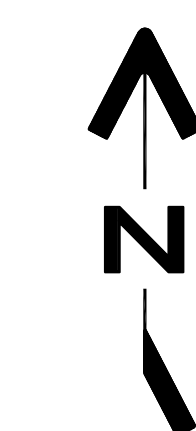
Sincerely,

A handwritten signature in black ink, appearing to read "Dan Valdez", is written over a light blue horizontal line.

Dan Valdez
Enclosures



Vicinity Map
SCALE: 1"=2000'



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

A PARTIAL PRELIMINARY PLAT OF
AVALON AT FRIENDSWOOD
SECTION ONE
A PRIVATE SUBDIVISION
BEING 68.101± ACRES OF LAND
CONTAINING 50 LOTS (70'x90' X 130' TYP.) AND
EIGHTEEN RESERVES IN FIVE BLOCKS.

OUT OF THE
MARY FABREAU SURVEY, A-69
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: **EDDIE RUCKER**
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449
OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: **BOBBY SKINNER**
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

MAY 14, 2020
MTA# 4711A

PAGE 1 OF 2
SCALE: 1"=100'
0 50 100 200

Future
Development

Future
Development

Future
Development

RESTRICTED
RESERVE "F"
LAKE/DETENTION/
LANDSCAPE/OPEN SPACE
±20.64 ACRES

Partition Agreement
First Tract
Called 941.89 Ac.
Wesley West, ET AL
(Vol.1387, Pg.384)

Correction Deed
First Tract
Called 941.89 Ac.
Neva Watkins West
to
Wesley West Cattle Company
(G.C.C.F. #9222784)

NOTE:

- | | | |
|--|--|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/SIGNAGE
±0.57 ACRE | G RESTRICTED RESERVE "G"
RECREATION CENTER
±2.19 ACRES | N RESTRICTED RESERVE "N"
LANDSCAPE/OPEN SPACE
±3.60 ACRES |
| B RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±1.14 ACRES | H RESTRICTED RESERVE "H"
LANDSCAPE/OPEN SPACE
±1.82 ACRES | P RESTRICTED RESERVE "P"
LANDSCAPE/OPEN SPACE
±0.32 ACRE |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.87 ACRE | J RESTRICTED RESERVE "J"
LANDSCAPE/OPEN SPACE
±0.82 ACRE | Q RESTRICTED RESERVE "Q"
LANDSCAPE/OPEN SPACE/SIGNAGE
±0.97 ACRE |
| D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±1.99 ACRES | K RESTRICTED RESERVE "K"
LANDSCAPE/OPEN SPACE
±0.47 ACRE | R RESTRICTED RESERVE "R"
LANDSCAPE/OPEN SPACE
±0.43 ACRE |
| E RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±3.67 ACRES | L RESTRICTED RESERVE "L"
LANDSCAPE/OPEN SPACE/SIGNAGE
±1.67 ACRES | S RESTRICTED RESERVE "S"
LANDSCAPE/OPEN SPACE
±0.07 ACRE |
| F RESTRICTED RESERVE "F"
LAKE/DETENTION/
LANDSCAPE/OPEN SPACE
±20.64 ACRES | M RESTRICTED RESERVE "M"
LANDSCAPE/OPEN SPACE
±2.38 ACRES | T RESTRICTED RESERVE "T"
LIFT STATION
±0.19 ACRE |

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS
OF THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS
PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE
AFOREREMENTIONED ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE FRIENDS PLANNING &
ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR
THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND
DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES,
EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS
OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS,
EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL
UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE
PRELIMINARY SUBDIVISION PLAT.

Crosshatched area is temporary easement
for turnaround until street is extended
south in a recorded plat.
Document#

Tract A
(Called 194.21 Ac.)
Estate of George A. Bofysil, JR.
to
Yellowstone Hill Country Ranching, LLC
(G.C.C.F. #2010059686)

The Lake at San Joaquin
Section One
(Vol.18, Pg.1302)

Sierra at
West Ranch
Section One
(Plot Rec.2014A, Map No.11-13)

Sierra at
West Ranch
Section Two
(Doc. No.2015077523)

DESCRIPTION OF
68.101 ACRES
AVALON AT FRIENDSWOOD SEC 1

Being 68.101 acres of land located in the Mary Fabreau Survey, Abstract Number 69, Galveston County, Texas, out of the remainder of a called 96.944 acre tract described in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019064239 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.), and the called 59.521 acre tract described in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019061400, G.C.O.P.R., said 68.101 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) EPOCH 2010.00);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for the northwest corner of said 96.944 acre tract, the northeast corner of Eagle Lakes, Section 5, a subdivision of record in Volume 18, Page 554 of the Map Records of said Galveston County, Texas (G.C.M.R.) and in the south line of Falcon Ridge, Section Three, a subdivision of record in Volume 18, Page 282, G.C.M.R., from which a 5/8-inch iron rod found in the common line of said Eagle Lakes, Section 5 and Falcon Ridge, Section Two, a subdivision of record in Volume 18, Page 270, G.C.M.R. bears, North 48° 14' 26" West, 1,044.90 feet;

Thence, South 41° 54' 02" West, along the west line of said 96.944 acre tract, 2,541.04 feet to the southwest corner of a called 4.994 acre tract described in the deed to the City of Friendswood by an instrument of record in File Number 2019064237 and in the west line of said 96.944 acre tract and in the east line of Lot 19 of the David Fahay Subdivision, a subdivision of record in Volume 118, Page 415 of the Deed Records of said Galveston County, Texas (G.C.D.R.), said point also being the POINT OF BEGINNING of the herein described tract;

Thence, along the south line of said 4.994 acre tract the following three (3) courses:

1.South 49° 21' 21" East, 631.56 feet to a point for corner, the beginning of a curve;

2.601.19 feet along the arc of a tangent curve to the left, having a radius of 2,100.00 feet, a central angle of 16° 24' 10", and a chord which bears South 57° 33' 25" East, 599.14 feet to a point for corner;

3.South 65° 45' 30" East, 944.77 feet to the southeast corner of said 4.994 acre tract, in the east line of said 96.944 acre tract and in the west line of a called 941.89 acre tract (First Tract) described in the deed to Wesley West Cattle Company by instrument of record in File Number 9222784, G.C.O.P.R., from which a 5/8-inch iron rod with cap stamped "GEOSURV" bears, North 41° 52' 46" East, 79.84 feet;

Thence, South 41° 52' 46" West, along the common line of said 94.944 acre tract and said 941.89 acre tract, 848.45 feet to the southeast corner of said 94.944 acre tract and the northeast corner of aforementioned 59.521 acre tract;

Thence, South 41° 50' 53" West, along the common line of said 59.521 acre tract and said 941.89 acre tract, 1,220.71 feet to the southeast corner of said 59.521 acre tract and a reentrant corner of said 941.89 acre tract;

Thence, North 48° 09' 01" West, continuing along said common line, 494.44 feet to a point for corner, from which a found 5/8-inch iron rod with cap stamped "GEOSURV" bears, North 48° 09' 01" West, 1,089.85 feet;

Thence, North 13° 13' 57" West, departing said common line, 1,514.36 feet to a point for corner;

Thence, North 68° 16' 40" West, 175.37 feet to a point for corner;

Thence, North 73° 56' 58" West, 60.25 feet to a point for corner;

Thence, North 69° 07' 13" West, 158.62 feet to a point for corner;

Thence, North 48° 06' 56" West, 20.12 feet to the west line of said 59.521 acre tract, from which a found 5/8-inch iron rod with cap stamped "GEOSURV" bears, South 41° 53' 04" West, 724.42 feet;

Thence, North 41° 53' 04" East, along said west line, 498.02 feet to the northwest corner of said 59.521 acre tract, the southwest corner of the aforementioned 94.944 acre tract, the southeast corner of the aforementioned Lot 19, and in the north line of Lot 20 of the aforementioned David Fahay Subdivision;

Thence, North 41° 54' 02" East, along the west line of said 94.944 acre tract and the east line of said Lot 19, 450.63 feet to the POINT OF BEGINNING and containing 68.101 acres of land.

The corner monuments were not set at the client's request.

LJA Surveying, Inc.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director Date

Director Date

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permits. This preliminary approval shall expire in six (6) months.

GCDD REF ID G200009

GCDD Plat Notes

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility without the approval of the District.

LOT AREA SUMMARY

LOT SIZES	SECTION 1	TOTAL LOTS
60'x130'	-----	0 LOTS
70'x130'	43 LOTS	43 LOTS
90'x130'	7 LOTS	7 LOTS
TOTAL	50 LOTS	50 LOTS

BLOCK 1	
LOT	SQ. FT.
1	9,506
2	9,937
3	10,774
4	15,708
5	13,216
6	13,442
7	11,755

BLOCK 2	
LOT	SQ. FT.
1	9,450
2	9,450
3	9,450
4	9,450
5	9,450
6	9,450
7	9,450
8	9,450
9	9,378
10	14,811
11	12,598
12	9,592
13	9,371

BLOCK 3	
LOT	SQ. FT.
1	22,953
2	24,725
3	23,617
4	22,142
5	20,123
6	18,805
7	18,553

BLOCK 4	
LOT	SQ. FT.
1	15,081
2	11,902
3	10,114
4	9,438
5	10,160
6	10,816
7	12,114
8	11,443
9	14,696
10	18,788
11	19,889
12	16,771
13	12,209
14	11,539
15	11,740
16	9,897
17	9,100
18	9,100
19	9,100
20	9,100
21	9,012
22	8,837
23	11,615

A PARTIAL PRELIMINARY PLAT OF

AVALON AT FRIENDSWOOD SECTION ONE

A PRIVATE SUBDIVISION

BEING 68.101± ACRES OF LAND

CONTAINING 50 LOTS (70'/90' X 130' TYP.) AND EIGHTEEN RESERVES IN FIVE BLOCKS.

OUT of THE
MARY FABREAU SURVEY, A-69
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: EDDIE RUCKER
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042

PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 2 OF 2
SCALE: 1" = 100'
0 50 100 200

MAY 14, 2020
MTA# 4711A

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A- PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: May 13, 2020
Re: Avalon at Friendswood Section 1 Preliminary Plat

Project Description: The proposed plat is to create 50 residential lots in compliance with the approved Planned Unit Development.

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

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None

Remaining Items:

- Tree Survey - City agrees to defer tree survey until infrastructure plan submittal.
- Landscape Plan details along Friendswood Lake Blvd. will be required as part of construction plans/final plat. The landscape buffer requires 1 tree per 25 linear feet. Based on 2,030 linear feet, a minimum of 82 trees is required. Consideration required for existing 16-foot TNMP easement and placement of trees. A visual representation of the landscape plan is required.
- Inter-local Agreement with League City – applicant and City of Friendswood need to collaborate with League City to determine future plans for installation and maintenance of water, sewer, and storm sewer infrastructure; emergency services - police, fire, and EMS; and eventually trash collection, water meter reading and utility billing (water, sewer and garbage).



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 8, 2020

Subject: Consideration and possible action regarding a site plan amendment for the property located at 209 S. Friendswood Drive to amend the streetscape furnishings (light poles and pavers) required by the Design Criteria Manual - Appendix E Downtown District Amenities

Action: Significant

SUMMARY / ORIGINATING CAUSE

This item is a request for a site plan amendment at 209 S. Friendswood Drive regarding the Downtown District Amenities, specifically the pavers and light poles (directed by staff). During construction, staff noticed that the pavers that were installed and the light poles that were about to be installed did not meet the current DD amenity requirements as detailed in the Design Criteria Manual. After talking with the architect, Stephanie Kaup, she explained that their intent was to match the Dunn Bros. Coffee Shop development, which is also owned by First Baptist Church. The approved plans as part of the SUP indicated that the pavers, light poles and benches would be installed according to the Design Criteria Manual.

The contractor did reach out to staff in August 2020 to get the benches approved. The benches met the design standards as required by the Design Criteria Manual and were approved by staff.

Landscaping changes are also mentioned in the attached request by the applicant; however, those changes have been approved by staff as well. The number and size of trees did not change...only the type.

The color and pattern of the pavers do not meet the requirements, which is 4"x 8" red brick pavers installed in a stretcher bond/running pattern. Additionally, the light poles are required to have a bishop's crook in them. The pages of the Design Criteria Manual are attached for reference.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

After development of the Dunn Bros. Coffee Shop and a few other developments, the Design Criteria Manual was changed to narrow the characteristics of the street furnishings allowed in the Downtown District in order to achieve a more cohesive appearance. Most recently, TxDOT installed red brick pavers in the medians to enhance the landscaping of FM 518 and add to the aesthetics of the Downtown District.

RECOMMENDATIONS

None

ATTACHMENTS

1. Design Criteria Modification Form (PDF) Submitted by Applicant
2. First Baptist Church Approved Landscape Plan
3. Design Criteria Manual-Appendix E Downtown District Amenities

4. First Baptist Church Pavers
5. First Baptist Church Pavers
6. First Baptist Church Pavers
7. FBC Lighting about to be installed
8. Dunn Bros Pavers
9. Dunn Bros Site Photo

CITY OF FRIENDSWOOD DESIGN CRITERIA MODIFICATION FORM

Modifications to standards identified in the Design Criteria Manual may be permitted by the City of Friendswood's City Engineer. The modification proposal must be submitted by a Professional Engineer licensed by the State of Texas and shall follow generally accepted engineering standards for traffic, sidewalk and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in Paragraph 4 below. If an appeal to the City of Friendswood City Engineer decision is requested, the Construction Board of Adjustment (hereinafter referred to as "the City") will review that appeal.

PROJECT NAME: First Baptist Church - Friendswood 209 Parking Repairs and Additions
PROJECT ENGINEER: Architect: Stephen Lucchesi

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

SUBMITTAL DATE: 9-28-2020
SUBDIVISION NAME: N/A - 209 S. Friendswood Drive

MODIFICATION

LOCATION:

Front property line at 209 S. Friendswood Drive

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

1. Brick pavers alternate color and pattern
2. Pedestrian light poles alternate style and height
3. Alternate metal bench manufacturer
4. Alternate tree species to what was submitted in SUP submittal

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

The proposed deviations are planned to provide cohesive elements that closely match existing elements that have been in place since 2011 according to the standards in place at that time on the owner's other property located on the same block. (Dunn Bro.'s Coffee)

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

The proposed deviations are visual only and do not impose any safety hazards, maintenance, or functionality issues listed above. The proposed deviations are planned to provide cohesive elements that more closely match other elements currently existing on the owner's other property located on the same block. (Dunn Bro.'s Coffee)

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

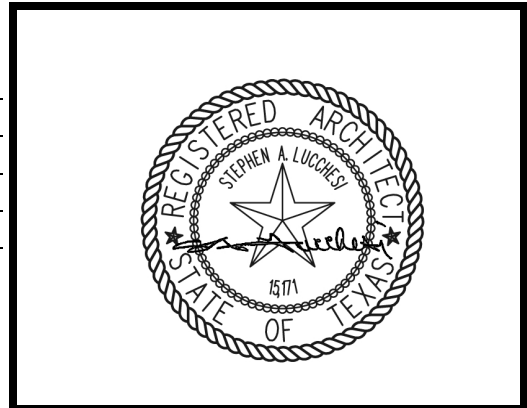
There is no negative impact relating to the items listed above.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

FBC Friendswood (owner) owns the majority of the property of the block from East Heritage Dr. to East Shadowbend fronting S. Friendswood Drive. The one property not owned by the church fronting 518 has not been improved. (See attached Supporting Documentation.

List of Supporting Documentation Attached?

Yes X No



Seal of Professional Engineer:

Department of Public Works Use ONLY

Reviewed By:

Date

Modification Request Approved / Denied By:
Copies of Backup Information/Notes Attached

City Engineer

Date

List of supporting documentation:

Site Plan
Dunn Bros Image
Sidewalk pavers
Light poles
Metal Benches
Trees

Site plan for reference

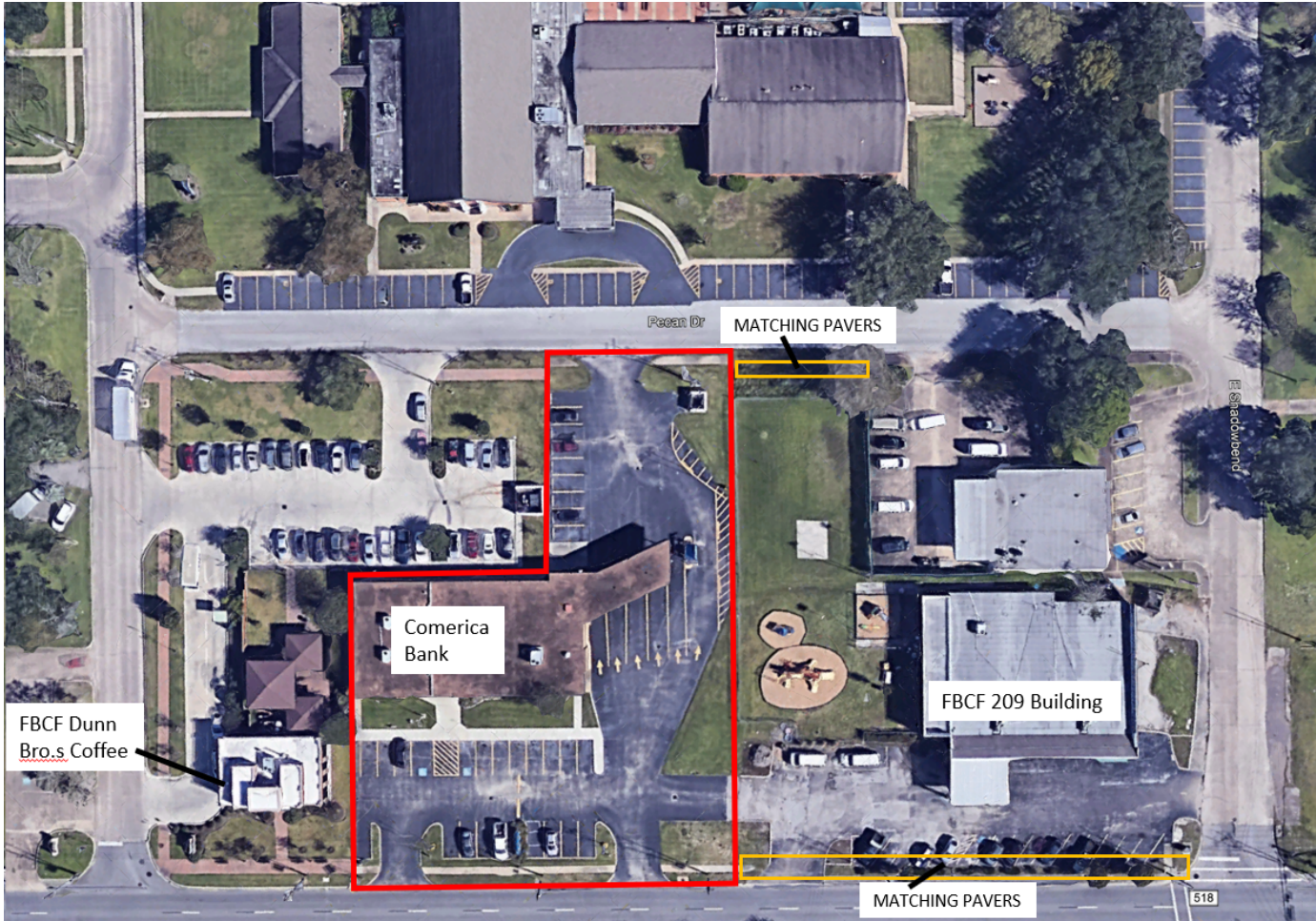


Image of Dunn Bro.s Coffee fronting s. Friendswood Drive (FM 518) for reference



1. Sidewalk Pavers

City of Friendswood design criteria manual preferred application

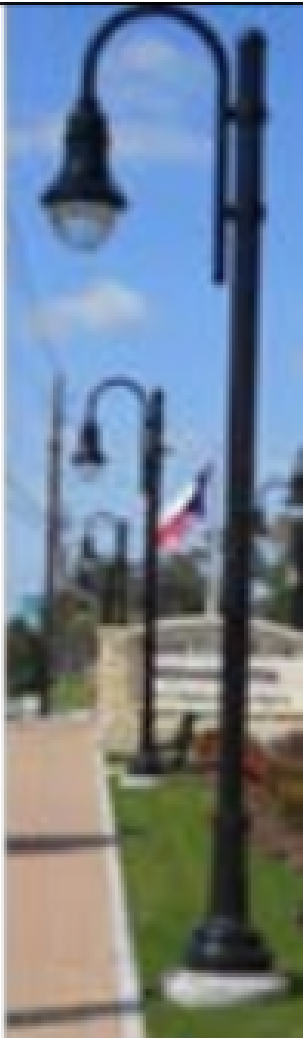


Existing Dun Bros. Coffee Sidewalk with the proposed deviation color sample board included for color match reference identified in red boxes.



2. Pedestrian Light Poles

City of Friendswood
design criteria manual
preferred style



Existing Dunn
Bro.'s Coffee
Pedestrian Light



Proposed pedestrian
light to match Dunn
Bro.'s



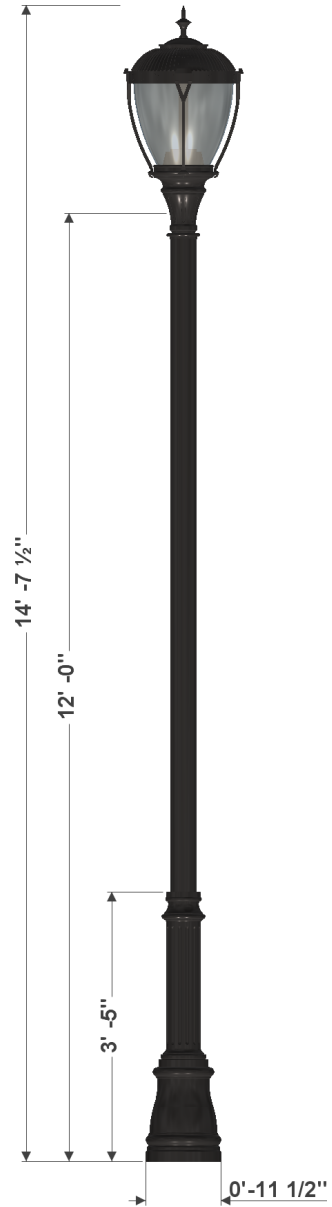
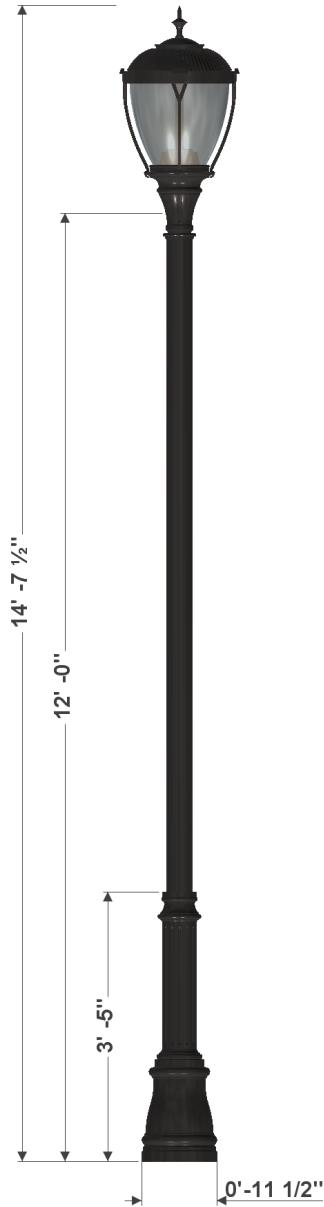


SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

555 Lawrence Avenue | Roselle, IL 60172 | p 847.588.3400 | www.sternberglighting.com

CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY



Catalog Number: PT-1130ALED-5P-16L40T4-MDL014-P / 3912P4-.125 / BK

Job Name: FBC Friendswood - Ripon

Customer Signature:

Drawing #34665

Job Location:

Date:

2020/07/16

2 of 2

3. Metal Benches

City of Friendswood
design criteria manual
preferred style



Existing Dunn Bro.'s
Coffee Bench



Proposed metal bench to
match Dunn Bro.'s



3. Trees

City of Friendswood
design criteria manual
Qualified Tree List

APPENDIX D Qualified Tree List

<u>Common name</u>	<u>Botanical name</u>	<u>Class</u>	<u>N/I</u>	<u>Site</u>	<u>Light</u>	<u>Size</u>	<u>Foliage</u>
Callery Pear/Braford	Pyrus calleryana	2	I	2	1	3	D
Carolina buckthorn	Rhamnus caroliniana	2	N	2	1, 2	3	D
Chalk Maple	Acer leucoderme	2	N	2	2	2	D
Cherry Laurel	Prunus caroliniana	2	N	2	2	2	E
Chinese Elm	Ulmus parvifolia	2	I	2	1	2	D
Chinquapin Oak	Quercus muhlenbergii	2	N	2	1	1	D
Common Crapemyrtle	Lagerstroemia indica	2	I	2	1	3	D

Trees are divided into four classes. Class 1 and 2 trees are considered the most valuable in enhancing the environment and are the most likely to prosper in the Friendswood area. Therefore, only Class 1 and 2 trees shall be approved as new plantings for a) city parks and property, and parking lots and; b) for streets or other public right-of-ways, respectively, unless otherwise approved by the City Engineer on the advice of an Urban Forester. Species that are classified as shade trees will reach a height and size that will conflict with overhead powerlines, permanent structures, or the canopy will exceed the limits of a confined space. Species that are classified as small trees will not provide the protection or aesthetic impact of a large shade tree, yet they are suitable for planting beneath powerlines and are good alternatives for areas of limited space.

Class 1: For the most part this class is for trees that are native, will do relatively well in the Friendswood area, have few diseases or pest problems, are easy to find in local nurseries, and with few exceptions (redbud, possumhaw, and waxmyrtle) are larger in size.

Class 2: This class is for trees that are mostly native, will still do well in the Friendswood area, have little disease or pest problems, sometimes not quite as easy to find in nurseries, are more varied in size, and in many cases are more suitable for wildlife. These trees tend to have larger and messier fruit and/or are thornier than trees in Class 1. Some of these trees are also more prone to some decay at maturity and might not do as well in urbanized areas.

The project SUP Submittal included pear trees because there were three existing pear trees on site. During design, it was determined that the three existing pear trees were old, disproportionate in size, and not in good health.

The trees were removed and for consistency, the plan was adjusted to include all crepe myrtles.

Per the design criteria manual, both Pear and Crepe myrtles are classified as “Class 2” trees and are preferred by the City.

Proposed crepe myrtle street trees



LANDSCAPE CALCULATIONS

EXISTING TREES GREATER THAN 12"

TREES GREATER THAN 12"	TREES TO REMAIN OR BE MITIGATED
CHURCH BLOCK (111 EAST HERITAGE DRIVE)	
20" PINE	TO REMAIN
12" PECAN	TO REMAIN
30" PALM	TO REMAIN
12" PECAN	TO REMAIN
20" LIVE OAK	TO REMAIN
18" LIVE OAK	TO REMAIN
12" LIVE OAK	TO REMAIN
18" LIVE OAK	TO REMAIN
14" LIVE OAK	TO REMAIN
12" ASH	TO REMAIN
FAMILY LIFE CENTER (202 EAST HERITAGE DRIVE)	
30" PALM	TO REMAIN
14" LIVE OAK	TO REMAIN
14" LIVE OAK	TO REMAIN
14" LIVE OAK	TO REMAIN
14" LIVE OAK	TO REMAIN
14" LIVE OAK	TO REMAIN
12" WATER OAK	TO REMAIN
18" WATER OAK	TO REMAIN
30" WATER OAK	TO REMAIN
18" PALM	TO REMAIN
32" WATER OAK	TO REMAIN
40" CEDAR CLUSTER	TO REMAIN
12" PECAN	TO REMAIN
18" PECAN	TO REMAIN
12" PECAN	TO REMAIN
12" PECAN	TO REMAIN
STORAGE BUILDING LOT (201 EAST HERITAGE DRIVE)	
20" PINE	3" ASH AT FLC TO SCREEN METAL BUILDING FACADE
32" PALM	TO REMAIN
12" OAK	TO REMAIN

ADMINISTRATION BUILDING LOT (209 SOUTH FRIENDSWOOD DRIVE) DD

LARGE PARKING LOT

TOTAL AREA OF PARKING AND DRIVEWAYS (AREA) 21,817 S.F. x 10% = 2,182 S.F. LANDSCAPE AREA REQUIRED
5,116 S.F. LANDSCAPE AREA PROVIDED

REQUIRED LANDSCAPING 2,182 S.F. x .50 = 1,091 S.F. LANDSCAPE IN ISLANDS REQUIRED
1,520 S.F. LANDSCAPE IN ISLANDS PROVIDED

PERIMETER LANDSCAPING: 1 TREE PER 40 LINEAR FEET FOR PROPERTY LINES NOT REQUIRING A LANDSCAPE BUFFER

PERIMETER TREE REQUIRED: 15

PERIMETER TREES PROVIDED: 15

260+68+100+168=596=15 TREES

LANDSCAPE PARKWAYS:

ON FM 518 - LANDSCAPE PARKWAY 15 F.T. (MIN. 8 F.T. BRICK PAVED SIDEWALK AND 7 F.T. LANDSCAPE AREA)

MIN. 2 DECORATIVE STREET LIGHTS PER DESIGN CRITERIA MANUAL

MIN. 2 DECORATIVE BENCHES PER DESIGN CRITERIA MANUAL

TREES REQUIRED EVERY 25 LINEAR FEET; CLASS 2 OR 3 TREES; REQUIRED TREES SHALL BE MIN. 2" CALIPER & HALF 4"

241-30=211/25=9 TREES

ON ADJACENT SIDE STREETS - LANDSCAPE PARKWAY 10 FT (MIN. 6" CONCRETE SIDEWALK)

TREES REQUIRED EVERY 25 F.T.; CLASS 2 OR 3 TREES; REQUIRED TREES SHALL BE MIN. 2" CALIPER & HALF 4"

160-25-22=113/25=5 TREES

CHURCH BLOCK (111 EAST HERITAGE DRIVE) DD

CALCULATIONS WITH ALTERNATIVE

EAST HERITAGE DRIVE OFF-STREET PARKING LOT OF 16 SPACES & MORNINGSIDE DRIVE OFF-STREET PARKING LOT OF 8 SPACES

TOTAL AREA OF PARKING AND DRIVEWAYS (AREA) 9,237 S.F. x 10% = 924 S.F. LANDSCAPE AREA REQUIRED
34,145 S.F. LANDSCAPE AREA PROVIDED

REQUIRED LANDSCAPING 924 MULTIPLIED BY .50= 462 LANDSCAPE AREA IN ISLANDS REQUIRED
0 LANDSCAPE AREA IN ISLANDS PROVIDED

* 1 TREE REQUIRED PER ISLAND

(PLEASE SEE SCREENING ALTERNATIVE BELOW)

LANDSCAPE PARKWAYS:

ON ADJACENT SIDE STREETS - LANDSCAPE PARKWAY 10 FT (MIN. 6" CONCRETE SIDEWALK)

TREES REQUIRED EVERY 25 F.T.; CLASS 2 OR 3 TREES; REQUIRED TREES SHALL BE MIN. 2" CALIPER & HALF 4"

541+240+541+240-25-117-25-88= 1,307/25=53 TREES REQUIRED

16 TREES EXISTING, 20 NEW = 36 TREES + 27 TREES APPLIED FROM FAMILY LIFE CENTER (SFR) (BY ALTERNATIVE)= 63 TREES

ALTERNATIVE

ON THE CHURCH BLOCK (111 EAST HERITAGE DRIVE), THE PROPERTY HAS A NUMBER OF EXISTING ON-STREET

PARKING SPACES. WE HAVE LABELED A 10' LANDSCAPE BUFFER AND INCLUDED A 6' WIDE SIDEWALK AROUND

THE PERIMETER. THE REMAINING SPACE IN SOME AREAS LIMITS THE ABILITY TO SPACE TREES CONSISTANTLY

WITHIN THE LANDSCAPE BUFFER. WE HAVE THEREFORE ADDED TREES WITHIN THE LANDSCAPE BUFFER WHERE

THEIR GROWTH WOULD NOT BE IMPEDED AND TO SCREEN THE TWO SMALL OFF-STREET PARKING AREAS.

WE HAVE REFRAINED FROM ADDING ADDITIONAL TREES NEAR THE PLAYGROUND TO ALLOW SUNLIGHT IN THE AREA

THAT CURRENTLY HAS 6 LARGE MATURE TREES. THE CHURCH IS VERY MUCH IN FAVOR OF KEEPING A PARK-LIKE

GREEN SPACE ALONG EAST HERITAGE DRIVE TO COMPLEMENT THE GREEN SPACE ACROSS THE STREET NEAR

THE FAMILY LIFE CENTER. WE ASK THAT THE NUMBER OF MATURE TREES THAT ARE LOCATED AT THE CORNER

OF PECAN DRIVE AND EAST HERITAGE DRIVE (202 EAST HERITAGE DRIVE), THAT ARE A SURPLUS TO THE CURRENT

SFR ZONE, BE APPLIED TO THE CALCULATION FOR THE CHURCH BLOCK.

FAMILY LIFE CENTER (202 EAST HERITAGE DRIVE) SFR

TREE REQUIRED: 1 TREE PER LOT

TREES PROVIDED: 28 TREES (2" TREES REQUESTED TO BE APPLIED TO 111 EAST HERITAGE (CHURCH BLOCK))

STORAGE BUILDING LOT (201 EAST HERITAGE DRIVE) MFR-L

LARGE PARKING LOT

TOTAL AREA OF PARKING AND DRIVEWAYS (AREA) 11,167 S.F. x 10% = 1,117 S.F. LANDSCAPE AREA REQUIRED

3,380 S.F. LANDSCAPE AREA PROVIDED

REQUIRED LANDSCAPING 1,117 S.F. x .50 = 558 S.F. LANDSCAPE IN ISLANDS REQUIRED

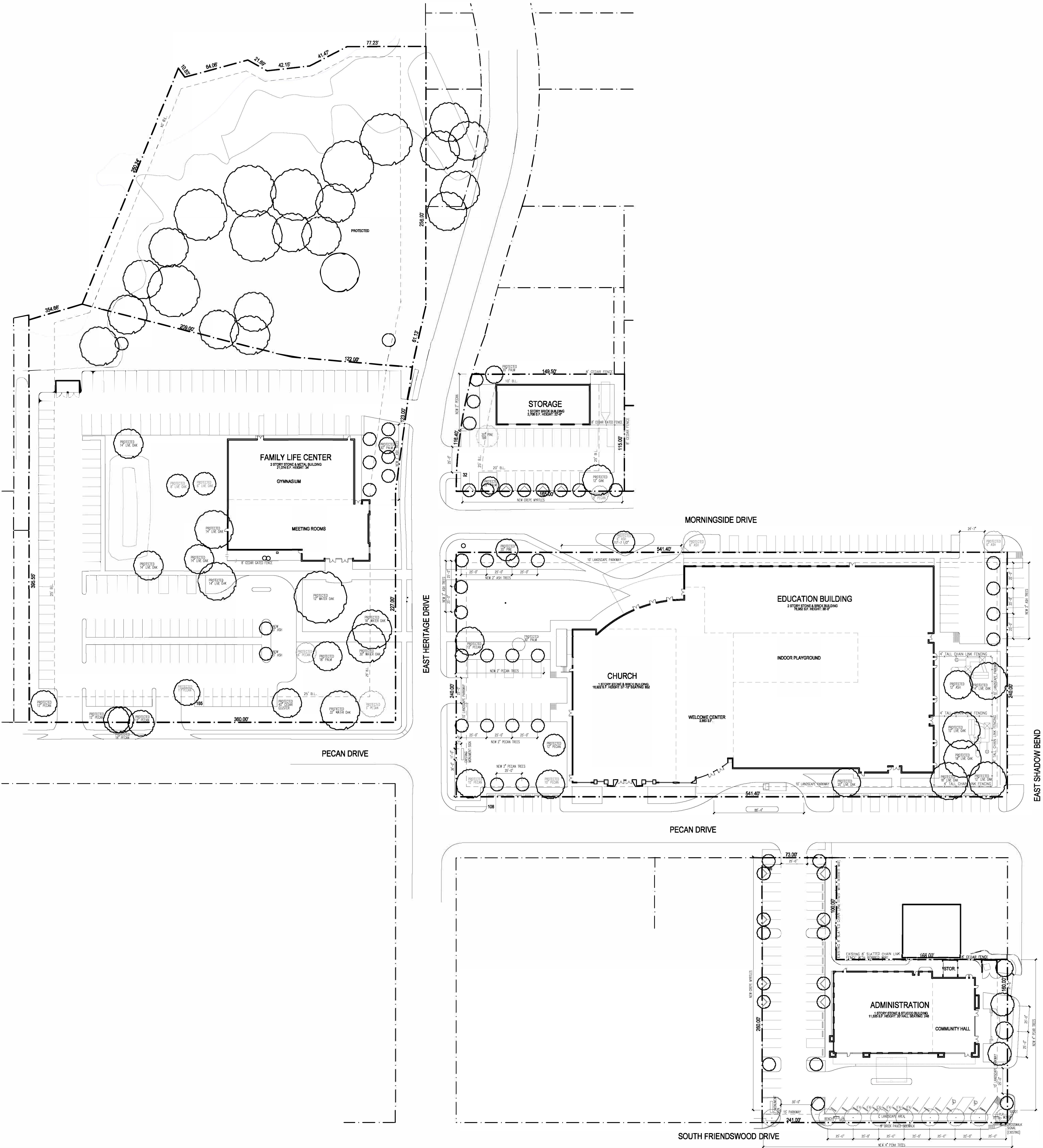
949 S.F. LANDSCAPE IN ISLANDS PROVIDED

PERIMETER LANDSCAPING: 1 TREE PER 40 LINEAR FEET FOR PROPERTY LINES NOT REQUIRING A LANDSCAPE BUFFER

PERIMETER TREE REQUIRED: 13

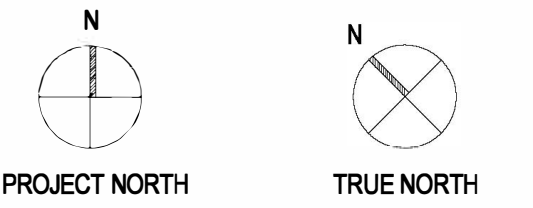
PERIMETER TREES PROVIDED: 14

149+115+165+116-25=520/40=13 TREES



ISSUES

DATE	DESCRIPTION
1-10-20	SUP SUBMITTAL
3-09-20	CITY REVISION
3-30-20	CITY REVISION



FIRST BAPTIST
CHURCH
FRIENDSWOOD

SHEET TITLE

LANDSCAPE PLAN/
TREE SURVEY/
MITIGATION STUDY
SHEET NUMBER

SUP 2.10

ZCA PROJECT #

1104901

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

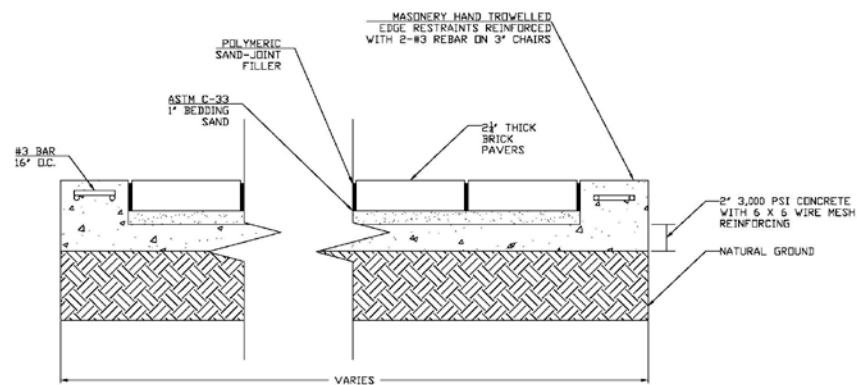
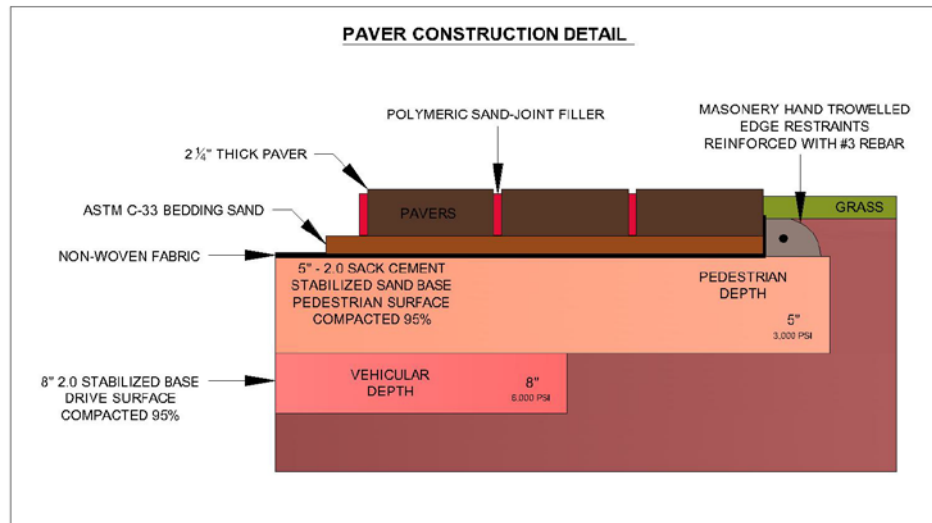
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 ¼" thick
	Color:	Red
	Pattern:	Stretcher Bond

Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 ¼" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.















Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: October 1, 2020
 Re: DRC Report

The following DRC Meetings were held in September 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Approx. 32 acres between Windsong and Creekwood Estates Residential development	SFR	No	Preliminary and final plats required; site plan approval would be required for neighborhood recreation center, if applicable; 1 tree per lot for SFR; tree survey required for common areas; park dedication fee of \$600 per dwelling unit required at time of building permit; water system loop is required; feasibility and impact to nearest sewer tie in will be required; coordination with Creekwood Estates HOA to tie into the storm sewer will be required since it is a private subdivision; a new storm sewer outfall to Chigger Creek will require approval by the Army Corps of Engineers; road access is a concern – minimum ROW for roads is 60 feet; access through Windsong will require the bridge to be upgraded – currently the bridge becomes submerged during large rain events; drainage easements from creek required; drainage study required; property contains all flood zones – compliance with current flood ordinance will be required; fire hydrants are required within 500 feet for residential development; 2 fire access roads are required for 30 lots or more; buffers required around wells and pipelines	

99 El Dorado Subdivide into 2 lots	SFR	No	Short form final plat required; City water is available; City sewer is not available – septic system will need to be permitted through Galveston County Health District; on-site detention required, as well as engineered drainage plan; no high hazard flood zones; habitable structures cannot be built within 50 feet of a pipeline	
2907 W. Parkwood Ave. Baseball center, retail building, convenience store	CSC	No	Preliminary and final plats required; property subject to COD requirements; additional landscape and screening required adjacent to residential zoning; water and sewer are available; on-site detention and engineered drainage plan required; food services will be regulated by Galveston County Health District – plan review and inspections required; no high hazard flood zones; TxDOT permits required for driveways, sidewalks and any other improvements with FM 528 right-of-way	