



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 12, 2020 - 7:00 PM**

AGENDA

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

1. Call to order

2. Communication from the public/committee liaisons

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

3. Consent Agenda

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

- A. Minutes for the regular meeting held Thursday, October 8, 2020
- B. Minutes for the regular meeting held Thursday, October 22, 2020
- C. Final Plat of Sterling Creek Sections 5 and 6
- D. Final Plat of Holbrook Skaggs Addition
- E. Final Plat of West Shadowbend Addition
- F. Final Plat of RBO Development

4. Action Items

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

- A. Consideration and possible action regarding a one-time, one-year extension for the Final Plat of Kessel Chateau

- B. Consideration and possible action regarding Friendswood Downtown Economic Development Corporation's (FDEDC) recommendations regarding the Downtown District amenities, more specifically the sidewalks, lighting plan and light poles as required in Appendix C, Zoning Ordinance, and the Design Criteria Manual

5. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C Zoning Ordinance to require less dense residential uses in higher dense residential districts to still meet the district regulations of the less dense district by amending "Section 7. B. (R-2 and R-3) MFR-L, residential, general purpose and description," "Section 7.C.(R-4)MFR-M, residential, general purpose and description," and "Section 7.D.(R-5)MFR-H, residential, general purpose and description;" and to amend "Section 7.P.6. Permitted Use Table" to allow less dense residential uses in higher dense residential districts by defining Residential Uses in the table
- B. Discussion regarding proposed amendments to Appendix C Zoning Ordinance Section 7.Q.2. "Residential Regulation Matrix" to amend sub note F to allow lots in existence that are zoned Single Family Residential and are less than 90 feet wide to continue with the setbacks that were established when the lot was platted or created

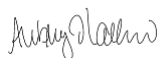
6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Thursday, November 26 - City Holiday - No meeting
Thursday, December 10 - Regular meeting
Thursday, December 24 - City Holiday - No meeting

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 - October DRC Report, commercial and residential project updates, City Council action and ordinance updates

8. Adjournment



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 8, 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
OCTOBER 8, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 8, 2020, AT 07:00 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER BRETT BANFIELD
COMMISSIONER RICHARD CLARK - VIA VIDEO
COMMISSIONER LISA LUNDQUIST
COUNCIL LIAISON ROBERT GRIFFON
DEVELOPMENT COORDINATOR BECKY BENNETT
ASSISTANT CITY MANAGER STEVEN RHEA

COMMISSIONER TOM HINCKLEY, CITY ATTORNEY FISCHER, AND DIRECTOR
HARBIN 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)

Pastor Lorenz spoke in favor of the alternate pavers and light poles for First Baptist Church.

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

Bennett stated the Commission had discussed the proposed changes at several meetings and this agenda item was the public hearing step of the process. She explained the proposed changes included adding a sub note to define height maximums, amending the exceptions, and removing a duplicate requirement in the definitions section.

No public comments.

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

****Vice-Chairman Richard Sasson moved to approve Minutes from the regular meeting held Thursday, September 10, 2020. Seconded by Commissioner Brett Banfield. 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 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

****Chairman Joe Matranga moved to approve the 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. Seconded by Commissioner Marcus Perry. The motion failed 1-5 with Vice-Chairman Richard Sasson, Commissioner Richard Clark, Commissioner Brett Banfield, Commissioner Lisa Lundquist, Commissioner Marcus Perry opposed.

Matranga said he was steadfast against the height increase in the beginning but, as Council made it clear they wanted the ordinance changed, he supports the fact that the Commission and staff wrote the very best ordinance they could. He said he would be voting in favor of the ordinance.

Perry stated part of the Commission's task was to draft an ordinance without unintended consequences. He agreed the proposed ordinance was written as well as possible but was not confident it would protect against unintended consequences.

Lundquist commented that the first training she attended when joining the Commission stated that you do not change an ordinance for one applicant. She explained that this proposed change goes directly against the training the city provided her.

Clark said this ordinance change has real consequences and he feels the Downtown District should not look like what this change would allow.

Sasson stated the applicant does not need 35 more feet than anyone else in the Downtown District. He said if Council desires to allow the taller cross then they should have approved it with the Specific Use Permit. He said he foresees consequences down the road.

Banfield said he is not opposed to the taller height but that the method used to achieve it does bother him. He said the city has a process to allow such a thing and that is a Specific Use Permit. He congratulated staff on writing the proposed ordinance as well as they could. Banfield said Mayor and Council are the elected officials and are there to make the exceptions.

- 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 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, Friendswood, Galveston County, Texas

****Commissioner Brett Banfield moved to approve 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 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, Friendswood, Galveston County, Texas. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

Bennett stated this plat was for the next two sections of Sterling Creek. She said the property had recently been rezoned from Single Family Residential (SFR) to Garden Home District (GHD). Bennett explained one section would be built with 90-foot lots to mimic the previous four sections but the underlying zoning would actually be GHD. She said the developer is required to install a landscape buffer between the subdivision and the future road. Bennett said the city would be unable to issue any certificates of occupancy prior to Friendswood Parkway being constructed.

Matranga asked if building 90-foot lots in a Garden Home District would pose any unintended consequences. Bennett answered that the setbacks could be less but since the developer was platting the usual front setback for a 90-foot lot, the houses would not be too close to the road.

- 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

****Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding a one-time, six-month extension for the following preliminary plats: Avalon at Friendswood Section One, a Private Subdivision. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

Bennett said the developer was still working through infrastructure engineering and needed more time on the preliminary plat. Daniel Valdez/Meta Planning said their engineer was still working through utilities and drainage. He said there are a lot of moving parts and the final plat would not be ready before the preliminary plat expires.

- 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

****Vice-Chairman Richard Sasson moved to approve the 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. Seconded by Commissioner Brett Banfield.**

Sasson moved to amend his motion to vote separately on the lights and pavers, beginning with approval of the alternate lighting. Seconded by Banfield. The motion failed 1-5 with Chairman Joe Matranga, Vice-Chairman Richard Sasson, Commissioner Richard Clark, Commissioner Lisa Lundquist, Commissioner Marcus Perry opposed.

Sasson moved to approve the alternate pavers. Seconded by Perry. The motion failed unanimously.

Bennett explained the church was seeking Commission approval to use an alternate brick paver color, brick paver style, and streetscape lighting. She said the requirements for the Downtown

District are red brick pavers installed in a stretcher bond pattern. She showed pictures of the city style and the style installed by the church. She said the pavers that were installed are browns, tans, and creams in a mixed square pattern. Bennett showed pictures of the city style of lighting which has a "bishop's crook." She then showed pictures of the lights the church was proposing which did not include the "bishop's crook."

Stephanie Kaup/Zeigler-Cooper Architects said the intent was to match the pavers and lights to the church's other property, Dunn Bros. Coffee. She said it is the church's desire to unify all of their properties.

Sasson commented that he visited the site and the installed pavers do not match the pavers installed at Dunn Bros. Coffee. He said TxDOT recently replaced the median landscaping and added bricks matching the Downtown District design. Kaup said the pavers would darken with age and match the Dunn Bros. pavers.

Lunquist said the Design Criteria Manual outlines which materials to use but the church chose to purchase different materials and are now seeking an exception, after the fact. Lunquist commented the church is seeking several exceptions being the pavers, the lights, the already approved benches and landscape, and the building height. Kaup said they knew the building height exceeded city code and were prepared to work through the process to change the height maximum.

Banfield said he did not have a huge issue with the light poles but the paver color was no where close to the required red color, which TxDOT will also be using in their upcoming project. Banfield explained the pavers would be installed on public property and deviating from the Design Criteria Manual was a big deal. He said he sympathized with the expense for correcting the pavers. Banfield said the Friendswood Downtown Economic Development Corporation (FDEDC) spent a lot of money on a Downtown Improvement Plan so the area would have a cohesive design. He commented that Dunn Bros. was built 13 years ago and codes change.

Kaup said the paver colors varied more than she anticipated but would be cohesive with the Dunn Bros. property. Banfield said the project is to be cohesive with the Downtown District not one other property the church owns. Banfield said buying one corner property does not grandfather all of your properties into old requirements.

Matranga said the Commission represents all of Friendswood and there needs to be consistency with the Downtown District vision. He said the pavers and lights that have been installed by the church do not come close to matching the Downtown District amenities.

Omar Peck/representative for First Baptist Church said the Downtown District is not cohesive. He said the city should allow individuality and not look like "Stepford Wives." He commented the criteria outlines "preferred" and the city should call out specific manufacturers if they want everything to match. Bennett replied the criteria allows for some flexibility to avoid creating a monopoly on one style or model of amenity.

Matranga asked staff at what point do applicants ask for alternate materials. Bennett answered developers usually realize during their ordering process if they cannot obtain certain materials. Matranga asked staff when this issue came about. Bennett said she was driving by the site and

noticed the incorrect pavers had been installed. She said she called the contractor immediately.

Sasson said FDEDC was consulted about the alternative street lamps being discussed and they were adamantly against using the strait poles instead of the bishop's crook poles.

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

Lundquist announced the Fall Haul event was coming up.

Sasson said GCCDD would be meeting soon.

- B. From Planning Subcommittee – update on tasks

Banfield said the Planning Subcommittee was about to have their first meeting in a while.

- C. From Ordinance Subcommittee – update on tasks

Sasson said the subcommittee had met and are working on a few items.

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

Councilman Griffon announced the city was open for business again. He said the facilities had been fitted with glass partitions and would be enforcing masks and social distancing. Griffon mentioned the Council voted against the recent tax rate change at their last meeting.

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

Bennett said the September DRC Report had been sent out and included a couple residential properties plus a proposed baseball facility. Bennett stated Council approved the first reading of the proposed zone change for 213 E. Heritage Drive, the former health care center.

8. Adjournment

This meeting was adjourned at 08:14 PM.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 22, 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
OCTOBER 22, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 22, 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 RICHARD CLARK - VIA VIDEO
COUNCIL LIAISON TRISH HANKS
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER MARCUS PERRY, 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)

None.

3. Discussion Items

The commissioners and the corporation members introduced themselves. McGinnis called the Friendswood Downtown Economic Development Corporation (FDEDC) meeting to order.

Harbin explained with staff changes, she and Steven Rhea, the Assistant City Manager, would be the staff liaisons for FDEDC. Harbin explained City Council adopted a Downtown Improvement Plan in 2018 which includes landscape architecture. She said items of note were sidewalks and lighting. She explained with TxDOT installing and improving sidewalks in the Downtown District, their design would conflict with the current design in the city's Design Criteria Manual (DCM). Harbin said there previously was an option for the TxDOT version in the DCM and asked whether to allow both options again. The TxDOT version is a 6-foot concrete sidewalk with 1-foot of brick pavers on each side. The current city requirement is 8-foot brick pavers.

Sasson suggested removing the current version and replacing it with the TxDOT version. Lundquist, Banfield, and Perry said to allow both options.

Lundquist asked how the sidewalks would impact the Friends Church trees. Rhea answered that TxDOT was looking at alternate installations such as a raised walkway.

Sasson explained to FDEDC that the Commission has an Ordinance Subcommittee staffed by Bennett and chaired by Sasson. He asked for an official recommendation from FDEDC regarding the sidewalks to begin an ordinance change. Harbin said allowing both sidewalk versions would also prevent the existing 8-foot brick paved areas from becoming non-conforming.

Harbin said the second topic for discussion was lighting in the Downtown District. She said FDEDC has an opportunity to piggyback the TxDOT contractors to install electrical conduit during the sidewalk construction. She said TxDOT added the conduit to their plan set and absorbed the design costs. She said the concrete pads and foundations for the light poles would be paid for by FDEDC. Harbin said after the TxDOT sidewalk project is complete, FDEDC can then pull the electrical wire through that conduit and put in the new light poles.

Harbin said part of the Downtown Improvement Plan includes a lighting plan by Gandy that identifies the locations and spacing for the poles. She said the TxDOT construction plans for the sidewalks show the light locations. She said the city will be working out easements with property owners, where necessary.

Paul Marx asked if developers working on new projects should postpone installing lights since they do not follow the Gandy lighting plan. Harbin answered that staff can address the lighting during plan review, for now. She stated the new lighting could be incorporated into the Design Criteria Manual.

Harbin stated forty-seven pedestrian lights have been installed on fifteen tracts, two of which are city properties. Ron Cox said the Gandy lighting plan calls for specific poles and fixtures that are different than the lights already installed in the Downtown District. Sasson asked why not match the plan to what is already mandated in the city's Design Criteria Manual. McGinnis explained the lighting consultant suggested the new theme to set the Downtown District apart. He said the proposed lighting is more upscale. Banfield commented it is usually best to take the consultant's advice.

Ron Cox said the city will be paying the electric bill and FDEDC will be paying for the poles and replacements. He questioned what to do with the existing 47 poles. Matranga commented he thinks it would be easy to convince owners to abandon lights if the city will pay the bill and FDEDC will pay for the light.

Banfield suggested removing the lighting requirements from the DCM since the city is heading towards an all public lighting system. He said to put a moratorium on light installation for developments in progress. Cox asked what recommendation for the lights the Commission needs. Harbin said the recommendation should be to remove the requirement to install two lights per lot from the DCM. She also asked for a phasing plan for when lights will be installed and which areas of the Downtown will be first.

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

- A. Thursday, November 12, 2020 - Regular Meeting
Thursday, November 26, 2020 - No Meeting; City Holiday

5. Communications

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

Matranga said the Commission usually holds a December workshop but he wants to make sure everyone is comfortable with meeting in person. Matranga said he would also like to implement "back-up" commissioners for liaison assignments.

- B. From Planning Subcommittee – update on tasks
None.

- C. From Ordinance Subcommittee – update on tasks
None.

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

Council liaison Hanks thanked FDEDC and the Commission for all the work both groups are doing. She said she is impressed the Commission has liaison assignments in addition to meeting twice a month. Hanks mentioned elections are coming up.

- E. From Staff - GIS Hub on Web Site, commercial and residential project updates, City Council action and ordinance updates

Harbin announced the city has a new GIS page that includes subject maps. She said the site will continue to build with new maps and information.

6. Adjournment

This meeting was adjourned at 08:39 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Final Plat of Sterling Creek Sections 5 and 6

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to continue 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.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Parks, Engineering, Fire Marshal, and Police Department. The plat appears to be in compliance with the Subdivision Ordinance; there are no outstanding conditions or reasons.

ATTACHMENTS

1. Compliance Memo_Sterling Creek 5 & 6 Final Plat
2. Sterling Creek 5 & 6 Final Plat

Memo

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

Project Description: This plat is to continue 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, Parks, 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:

None.

SAN JOAQUIN ESTATES
SECTIONS 1, 2, & 3
1763, G.C.M.R.

LOT 11, BLOCK 2
DAVIDSON, CHRISTOPHER LOUISE
C.F.#2010047345

15' U.E.
(V-17/P-64, M.R.G.C.)

LOT 12, BLOCK 2
BERGESON, KEITH L
F.C.#010-11-1261

LOT 13, BLOCK 2
GRISCHAW, THOMAS A
F.C.#005-87-1134

STERLING CREEK, SECTION 2
CLERK'S FILE NO. 2016021773
PLAT RECORDS GALVESTON COUNTY

STERLING CREEK, SECTION 3
CLERK'S FILE NO. 2017055886
PLAT RECORDS GALVESTON COUNTY

RESTRICTED RESERVE "B"
(DETENTION & DRAINAGE USE ONLY)
2.982167 ACRES

STERLING CREEK, SECTION 3
CLERK'S FILE NO. 2017055886
PLAT RECORDS GALVESTON COUNTY

STERLING CREEK, SECTION 3-B
CLERK'S FILE NO. 2019028074
PLAT RECORDS GALVESTON COUNTY

STERLING CREEK, SECTION 4
CLERK'S FILE NO. 2008036009
PLAT RECORDS GALVESTON COUNTY

RESTRICTED RESERVE "A"
(DETENTION & DRAINAGE USE ONLY)
4.321253 ACRES

20' PRELIMINARY EASEMENT &
GRANTED TO EXCON PIPELINE CO.
F.C.#13-42-2973
F.C.#15-18-1772
(C.C.#13-42-2973 & 15-18-1772)

LOT 3, BLOCK 2
RICKARDS, JACK
C.F.# 2003029534

LOT 4, BLOCK 2
EDDY, JAMES DEWEY
C.F.# 2015039820

LOT 5, BLOCK 2
HEVER, STEPHEN
C.F.# 2004044035

LOT 6, BLOCK 2
LOPEZ, EFRAIN
C.F.# 2003051855

LOT 7, BLOCK 2
MARABELLA, JEFFREY
C.F.# 2004018691

LOT 8, BLOCK 2
BROWN, JERRY L
C.F.# 2004052690

LOT 9, BLOCK 2
DECUR, BRIAN J
C.F.# 2004012150

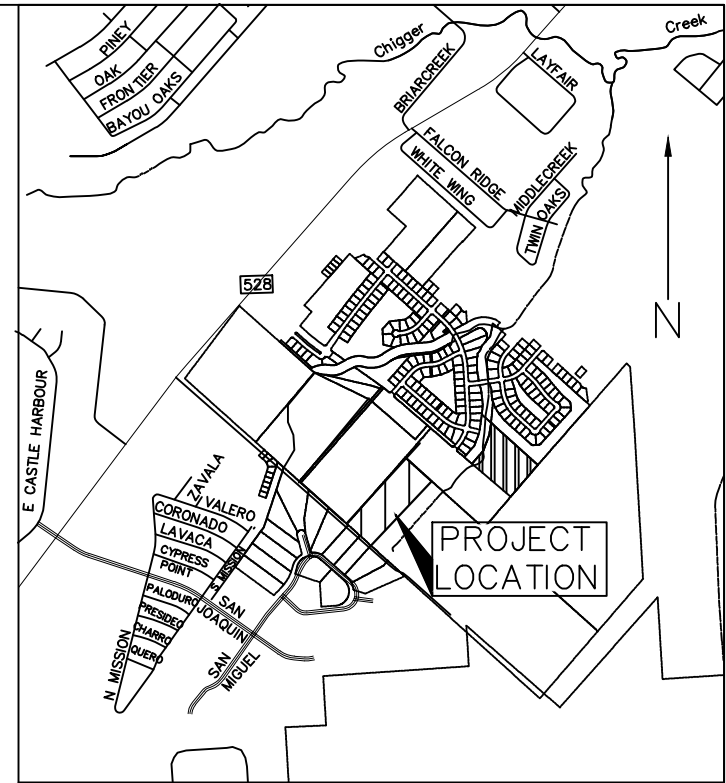
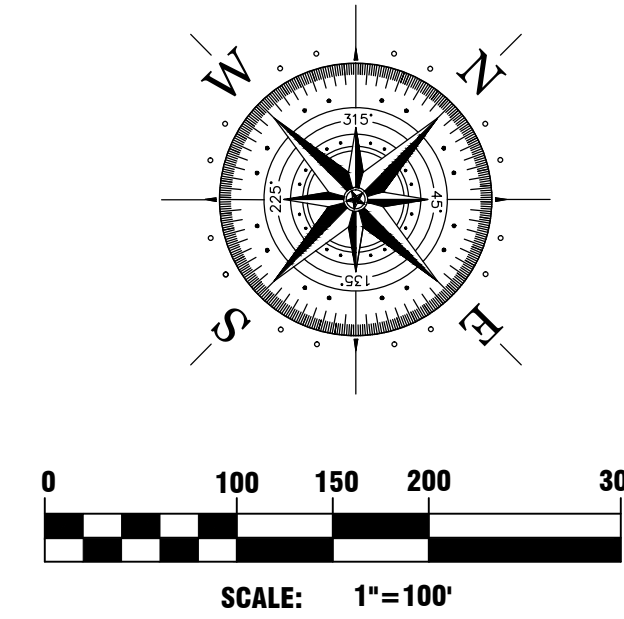
LOT 10, BLOCK 2
LITTLETON, KAREN R
C.F.# 2014046074

LOT 11, BLOCK 2
ABOWD, MATTHEW G
C.F.# 2010058719

LOT 1, BLOCK 4
FAYE, JAMES F
C.F.# 2015042416

LOT 2, BLOCK 4
FAYE, JAMES F
C.F.# 2015042416

LOT 3, BLOCK 4
WILLIAMS, GREGORY L JR
C.F.# 2004035414



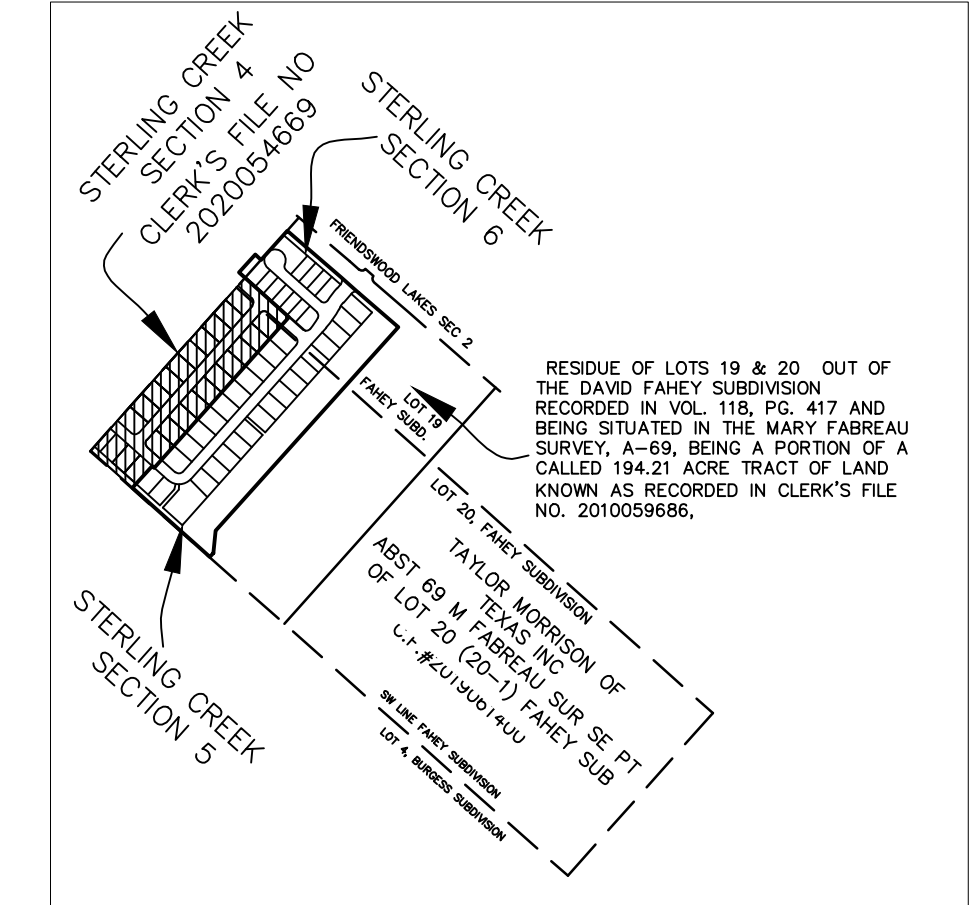
VICINITY MAP
SCALE: 1" = 2000'

LOT SIZE TABLE SECTION 5				
BLK	LOT	Sq. Feet	Acres	
1	1	13982	0.32	
1	2	13528	0.31	
1	3	13528	0.31	
1	4	13528	0.31	
1	5	13528	0.31	
1	6	13528	0.31	
1	7	13528	0.31	
1	8	13528	0.31	
1	9	13528	0.31	
1	10	13982	0.32	
2	1	12150	0.28	
2	2	12292	0.28	
2	3	12150	0.28	
2	4	12746	0.29	
2	5	12378	0.28	
2	6	12378	0.28	
2	7	12378	0.28	
2	8	12378	0.28	
3	1	12150	0.28	
3	2	12150	0.28	
3	3	12150	0.28	
3	4	12150	0.28	
3	5	12150	0.28	
3	6	12150	0.28	
3	7	12177	0.28	
3	8	12967	0.29	
3	9	14717	0.34	
3	10	15915	0.37	

LOT SIZE TABLE SECTION 6				
BLK	LOT	Sq. Feet	Acres	
1	1	9963	0.23	
1	2	7200	0.17	
1	3	7200	0.17	
1	4	7200	0.17	
1	5	7200	0.17	
1	6	7200	0.17	
1	7	15685	0.36	
2	1	9572	0.22	
2	2	8548	0.20	
2	3	8488	0.19	
2	4	8429	0.19	
2	5	19034	0.44	

RESERVE TABLE				
RESERVE	PURPOSE	SQ. FT	ACREAGE	
A	DRAINAGE & DETENTION	289,054	6.6358	
B	LANDSCAPE	10,828	0.2486	
C	LANDSCAPE	13,183	0.3026	
D	LANDSCAPE	2,395	0.0550	

PARTIAL PLAT EXHIBIT
NOT TO SCALE



FINAL 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.

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, 2020.

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

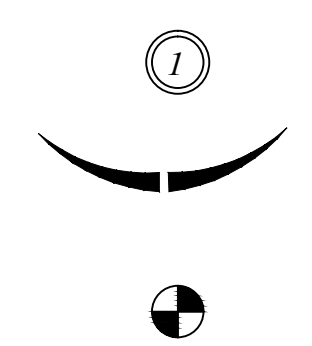
BOX CUT IN CURB INLET, LOCATED IN EAGLE CREEK DRIVE ROW AND AS SHOWN ON PLANS. NGVD 1929, 1978 ADJUSTED

NOTES:

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

CITY OF FRIENDSWOOD REGULATION MATRIX											
YARDS-MINIMUM FEET											
CURRENT ZONE	UNITS PER ACRE	MIN LOT AREA (SQ-FEET)	MIN LOT WIDTH (FEET)	MIN FRONT YARD (FEET)	MIN REAR YARD (FEET)	MIN SETBACK (FEET)	MIN. SIDE SETBACK (FEET)	MIN. SIDE SETBACK (FEET)	MAX BUILDING HEIGHT (FEET)	PARKING REQUIRED	ZERO LOT COVER (%)
MFR-GHD	6	6,000	60.4	20 R.H	20	5 R.H	4 C.H	0 D.J	40	K	50

- NOTES:
- A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
 - B. THIRTY-FIVE FEET ON THOROUGHFARES.
 - C. TWENTY-FIVE FEET ON THOROUGHFARES.
 - D. ZERO SETBACK ON SIDE ONLY. MINIMUM FIVE-FOOT SEPARATION BETWEEN BUILDINGS.
 - E. 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.
 - F. TEN FEET WHEN ABUTTING LAND ZONED ANYTHING OTHER THAN MFR-GHD (GARDEN HOME DISTRICT).
 - G. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.



- BLOCK NUMBER
- FLAGS TO DENOTE WHERE STREET ADDRESS START AND END
- CONTROL MONUMENT
- PIPELINE
- EASEMENT
- BUILDING LINE

OWNER:
YELLOWSTONE HILL COUNTRY RANCHING, LLC
CHARLES GREGORY EVANS, MANAGER
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056
281-482-3034

ENGINEER:
DANIEL SCOTT ENGINEERING
SCOTT SHERIDAN, PE, R.P.L.S.
P.O. Box 1549
ALVIN, TX 77512
(281) 968-7458

DEVELOPER:
YELLOWSTONE HILL COUNTRY RANCHING, LLC
CHARLES GREGORY EVANS
770 SOUTH POST OAK LN
HOUSTON, TEXAS 77056

STERLING CREEK SECTIONS 5 AND 6
(PRIVATE SUBDIVISION)

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. Box 1366
FRIENDSWOOD, TX 77549
(281) 996-1113
FAX: (281) 996-0112
TBPELS FIRM NO. 10119300

Sheet
1 of 2

STATE OF TEXAS
COUNTY OF GALVESTON BY:

YELLOWSTONE HILL COUNTRY RANCHING, LLC, acting by and through Charles Gregory Evans, Manager, hereinafter referred to as the Owner of the 21.8440 acre tract described in the above and foregoing plat of STERLING CREEK SECTIONS 5 AND 6, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public utility easements shown hereon.

CHARLES GREGORY EVANS
MANAGER

STATE OF TEXAS

COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared, Charles Gregory Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR GALVESTON COUNTY,
TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this FINAL Plat of STERLING CREEK SECTIONS 5 AND 6, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and Development Coordinator of the Planning and Zoning Commission of the City of Friendswood, Texas
this _____ day of _____, 2020.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MATRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING to the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as currently adopted by City Council.

By: _____
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

I, TIMOTHY A. LESAK, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all lot and block corners, angle points, and points of curvature will be properly marked with iron rods, and that the boundary closes within 1 in 10,000.

TIMOTHY A. LESAK, RPLS
TEXAS REGISTRATION NO. 6052

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2020,
AT _____ O'CLOCK, ____M., AND DULY RECORDED ON _____, 2020,
AT _____ O'CLOCK, ____M., IN INSTRUMENT NUMBER _____,
GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

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.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TIMOTHY A. LESAK
REGISTRATION #6052
RELEASE DATE: 11/09/2020

"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"

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

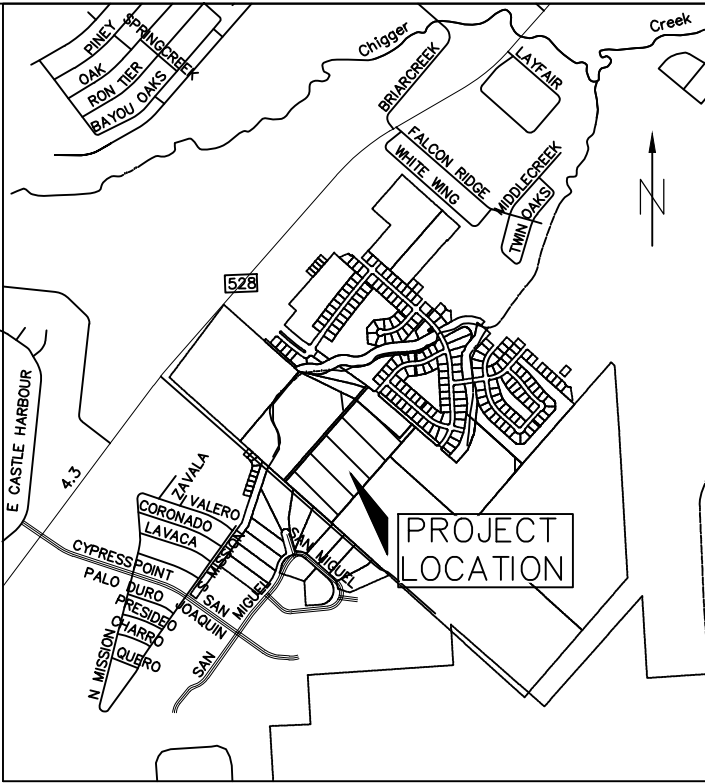
- ROW indicates Rights-Of-Way.
- IE&PUE indicates Ingress/Egress and Public Utility Easement.
- SSE indicates Sanitary Sewer Easement.
- BL indicates Building Line.
- UE indicates Utility Easement.
- T.N.M.P.E. indicates Texas/New Mexico Power Easement.
- L.E. indicates Landscape Easement.
- STM SWR 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 28 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 _____

NOTE: THIS IS TO CERTIFY THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE(365) CALENDAR DAYS. PLEASE NOTE THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.



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.

FINAL 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: NOVEMBER 9 2020

STERLING CREEK SECTIONS 5 AND 6
(PRIVATE SUBDIVISION)

PRO-SURV
SURVEYING & MAPPING SERVICES

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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Final Plat of Holbrook Skaggs Addition

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to subdivide 209 E. Spreading Oaks into two residential lots.

The owner will be dedicating a sewer easement, in conjunction with adjacent owners, to the City for an existing sewer line.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Parks, Public Works, Engineering, Fire Marshal, and Police Department. The plat appears to be in compliance with the Subdivision Ordinance; there are no outstanding conditions or reasons.

ATTACHMENTS

1. Compliance Memo_Holbrook Skaggs Addt
2. Holbrook Skaggs Addition Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: November 5, 2020
Re: Holbrook Skaggs Addition Short Form Final Plat

Project Description: This plat is to subdivide 209 E. Spreading Oaks into two residential lots.

The plans were reviewed by staff in the following departments: Planning, Parks, 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:

The property owner will be dedicating a public sanitary sewer easement by separate instrument.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, J. HILL INVESTMENTS, INC., ACTING BY AND THROUGH ADAM HILL, PRESIDENT, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 0.8057 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT OF HOLBROOK SKAGGS ADDITION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, J. HILL INVESTMENTS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ADAM HILL, PRESIDENT, THEREUNTO AUTHORIZED, THIS _____DAY OF _____, 2020.

J. HILL INVESTMENTS, INC.

By: _____
ADAM HILL, PRESIDENT

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF HOLBROOK SKAGGS ADDITION, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS

THIS _____ DAY OF _____, 2020.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MATRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

THE STATE OF TEXAS

COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK, ____M., AND DULY RECORDED ON _____, 2020, AT _____ O'CLOCK, ____M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL LOT AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS, AND THAT THE BOUNDARY CLOSURES WITHIN 1 IN 10,000.

TOBY PAUL COUCHMAN
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 10/30/2020

"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"

METES AND BOUNDS DESCRIPTION:

THAT CERTAIN TRACT OUT OF LOT 1, BLOCK 4, FRIENDSWOOD, IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4, WHICH IS THE INTERSECTING POINT IN THE CENTERLINE OF A 40' COUNTY ROAD RUNNING SOUTHEAST AND NORTHWEST, AND A 60' COUNTY ROAD RUNNING NORTHEAST AND SOUTHWEST;

THENCE SOUTH 45° 00'00" EAST AND PARALLEL WITH THE SOUTHEAST LINE OF LOT 1, A DISTANCE OF 35.00 FEET TO A POINT;

THENCE SOUTH 45° 00'00" EAST AND PARALLEL WITH THE NORTHEAST LINE OF LOT 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS N 49° 49'27" W - 2.37 FEET, SAID POINT BEING LOCATED; ON THE SOUTHEAST LINE OF EAST SPREADING OAKS (60' R.O.W.);

THENCE SOUTH 45° 00'00" WEST AND PARALLEL WITH THE SOUTHEAST LINE OF LOT 1, A DISTANCE OF 260.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45° 00'00" EAST AND PARALLEL WITH THE NORTHEAST LINE OF LOT 1, A DISTANCE OF 135.00 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 45° 00'00" EAST AND PARALLEL WITH THE SOUTHEAST LINE OF LOT 1, A DISTANCE OF 260.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS N 20°48'37" E - 1.96 FEET, SAID POINT BEING ON THE SOUTHWEST LINE OF QUAKER DRIVE;

THENCE NORTH 45° 00'00" WEST, ALONG THE SOUTHWEST LINE OF QUAKER DRIVE AND PARALLEL WITH THE NORTHEAST LINE OF LOT 1, A DISTANCE OF 135.00 FEET TO THE THE PLACE OF BEGINNING.

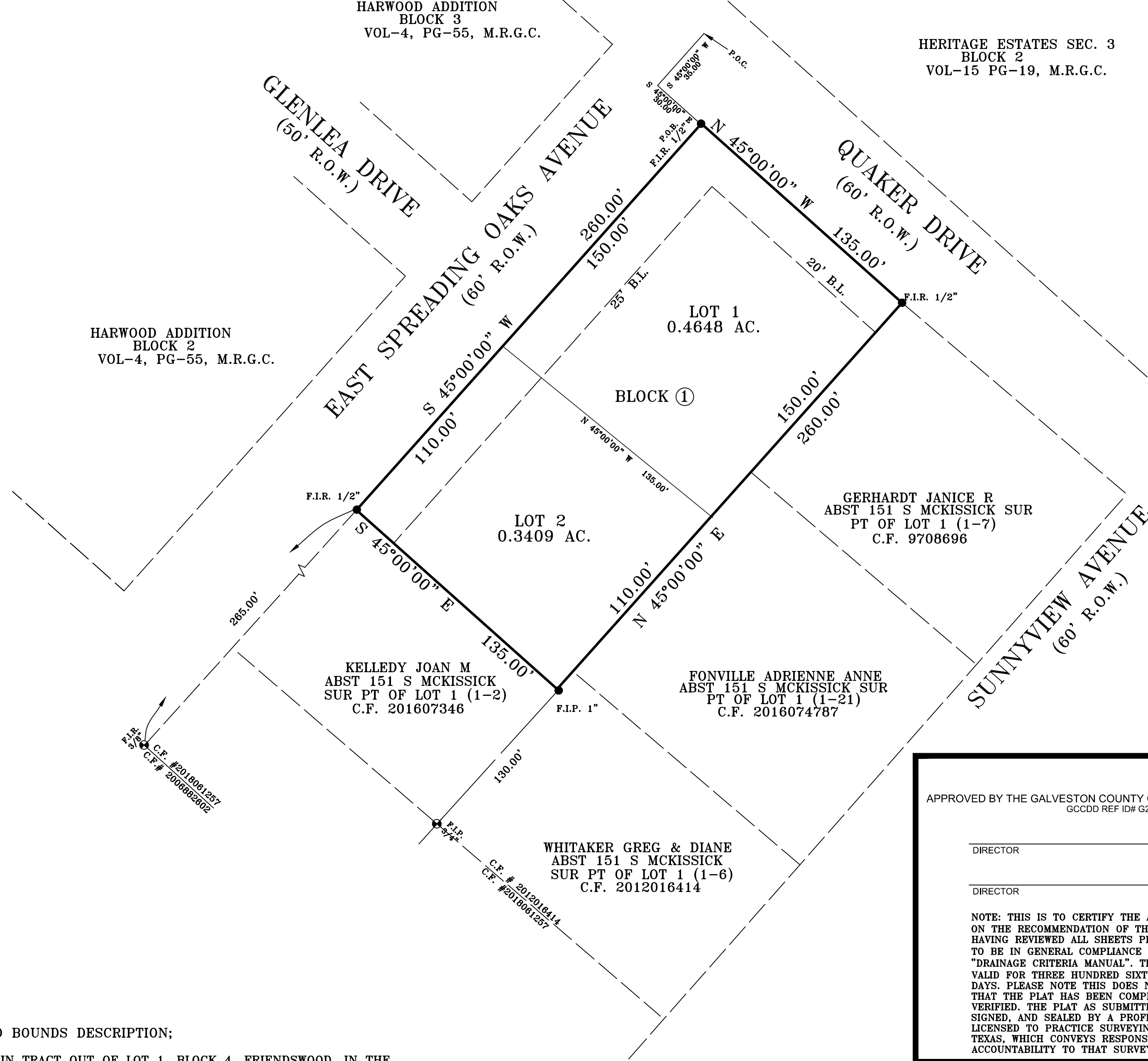
ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	11,000
LOT WIDTH MINIMUM FEET	90 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

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.

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



APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G200018

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

NOTE: THIS IS TO CERTIFY THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE(365) CALENDAR DAYS. PLEASE NOTE THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

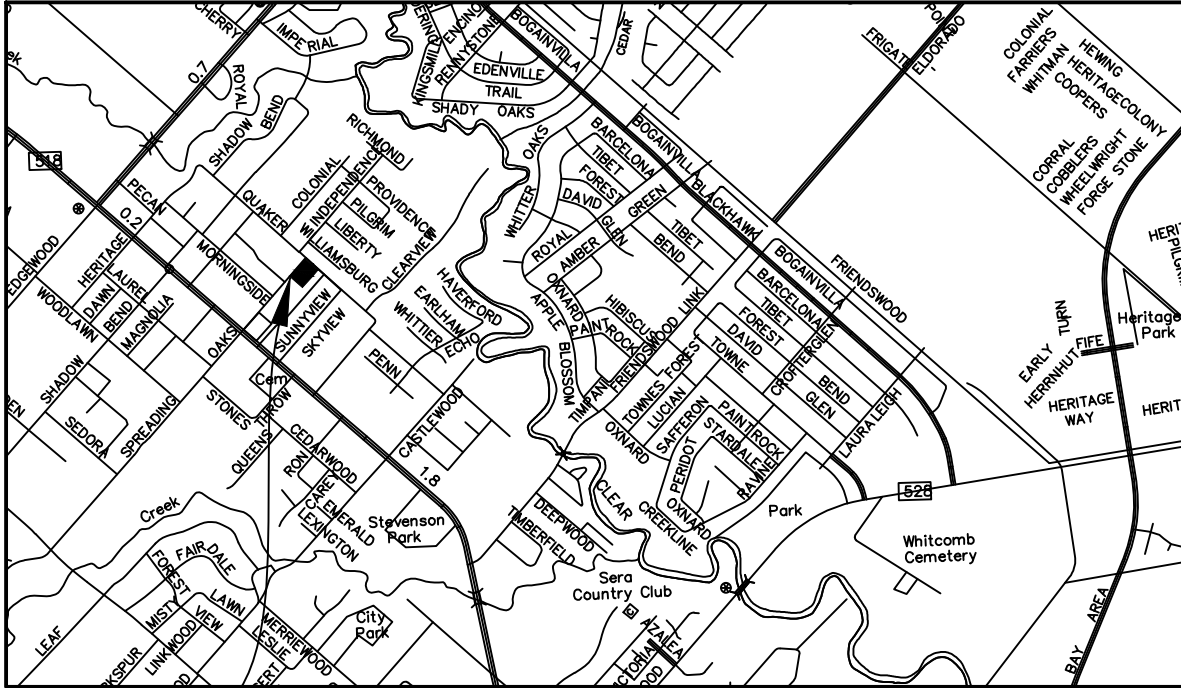
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER. USE THIS NOTE FOR PRIVATE OR SINGLE LOT SYSTEM ONLY.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
5. PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
7. 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.

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 48167C 0041G DATED 8-15-19

BENCHMARK E-459 EL 26.34
0.05 MILE SOUTHWEST ALONG BRIARMEADOW DRIVE FROM THE INTERSECTION WITH SUNSET DRIVE. DISC ON WEST SIDE OF BRIARMEADOW DRIVE



SUBJECT VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT)

GENERAL PLAT NOTES

1. R.O.W. INDICATES RIGHTS-OF-WAY.
2. ⬤ INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. F.I.R. INDICATES FOUND IRON ROD.
5. F.I.P. INDICATES FOUND IRON PIPE.
6. U.E. INDICATES UTILITY EASEMENT.
7. A.E. INDICATES AERIAL EASEMENT.
8. V-/P- INDICATES VOLUME/PAGE.
9. P.O.B. INDICATES POINT OF BEGINNING
10. G.C.C.F. INDICATES CLERK'S FILE OF GALVESTON COUNTY.
11. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
12. THE FINISHED FLOOR ELEVATIONS 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.
13. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
14. 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.
15. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
16. 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 PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
17. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
18. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
19. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-20-3069, EFFECTIVE DATE SEPTEMBER 10, 2020.

FINAL PLAT HOLBROOK SKAGGS ADDITION

A SUBDIVISION OF 0.8057 ACRES OF LAND, BEING A TRACT OUT OF LOT 1, BLOCK 4, FRIENDSWOOD SUBDIVISION, IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE, ABSTRACT 151, GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

2 LOTS 1 BLOCK

OCTOBER 30 2020

PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH: 281.996.1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER

J. HILL INVESTMENTS, INC.
ADAM HILL, PRESIDENT
1506 WINDING WAY DR #104,
FRIENDSWOOD, TX 77546
PH: 281-850-6759

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Final Plat of West Shadowbend Addition

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to create/formalize three (3) residential lots located on W. Shadowbend Avenue between Laurel and Woodlawn Drive. The original lots were part of an unofficial subdivision, known as Harvey and Stout. The lots meet the minimum required lot dimension for the Single Family Residential (SFR) zoning district.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Parks, Public Works, Engineering, Fire Marshal, and Police Department. It appears to be in compliance with the Subdivision Ordinance; there are no remaining conditions or reasons.

ATTACHMENTS

1. Compliance Memo_West Shadowbend Addt plat
2. West Shadowbend Addt Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: November 9, 2020
Re: West Shadowbend Addition Short Form Final Plat

Project Description: This plat is to create/formalize three (3) residential lots.

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:

None.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, SEAN MICKLER, SEAN F. MICKLER AND KATIE B. MASTERTSON AND 205 WEST SHADOWBEND, LLC, ACTING BY AND THROUGH SEAN F. MICKLER, MANAGER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.157 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT WEST SHADOWBEND ADDITION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, 205 WEST SHADOWBEND, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SEAN MICKLER, MANAGER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF GALVESTON

205 WEST SHADOWBEND, LLC

By: _____
SEAN MICKLER, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN MICKLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

WITNESS OUR HAND, THIS _____ DAY OF _____, 2020.

SEAN F. MICKLER, OWNER SEAN MICKLER, OWNER KATIE B. MASTERTSON, OWNER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN MICKLER, SEAN F. MICKLER AND KATIE B. MASTERTSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, PROSPERITY BANK, HOLDING A LIEN UPON THE FINAL PLAT OF WEST SHADOWBEND ADDITION, ACTING BY AND THROUGH PEGGY L. CARRINGTON, SENIOR VICE PRESIDENT, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT JSC FEDERAL CREDIT UNION IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2020019213 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____
PEGGY L. CARRINGTON, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PEGGY L. CARRINGTON, ON BEHALF OF PROSPERITY BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF WEST SHADOWBEND ADDITION, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS
THIS _____ DAY OF _____, 2020.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MATRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

By: _____
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2020, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2020, AT _____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

I, TOBY PAUL COUCHMAN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL LOT AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS, AND THAT THE BOUNDARY CLOSURES WITHIN 1 IN 10,000.

TOBY PAUL COUCHMAN
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5285
RELEASE DATE: 11/09/2020

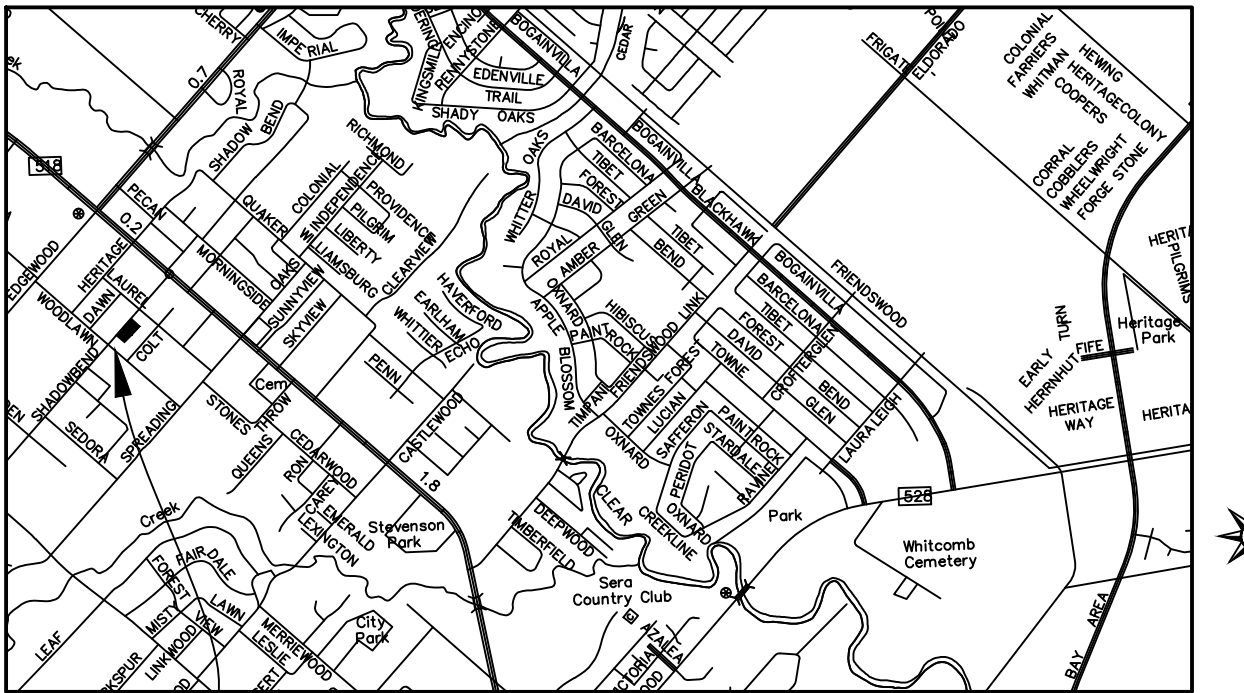
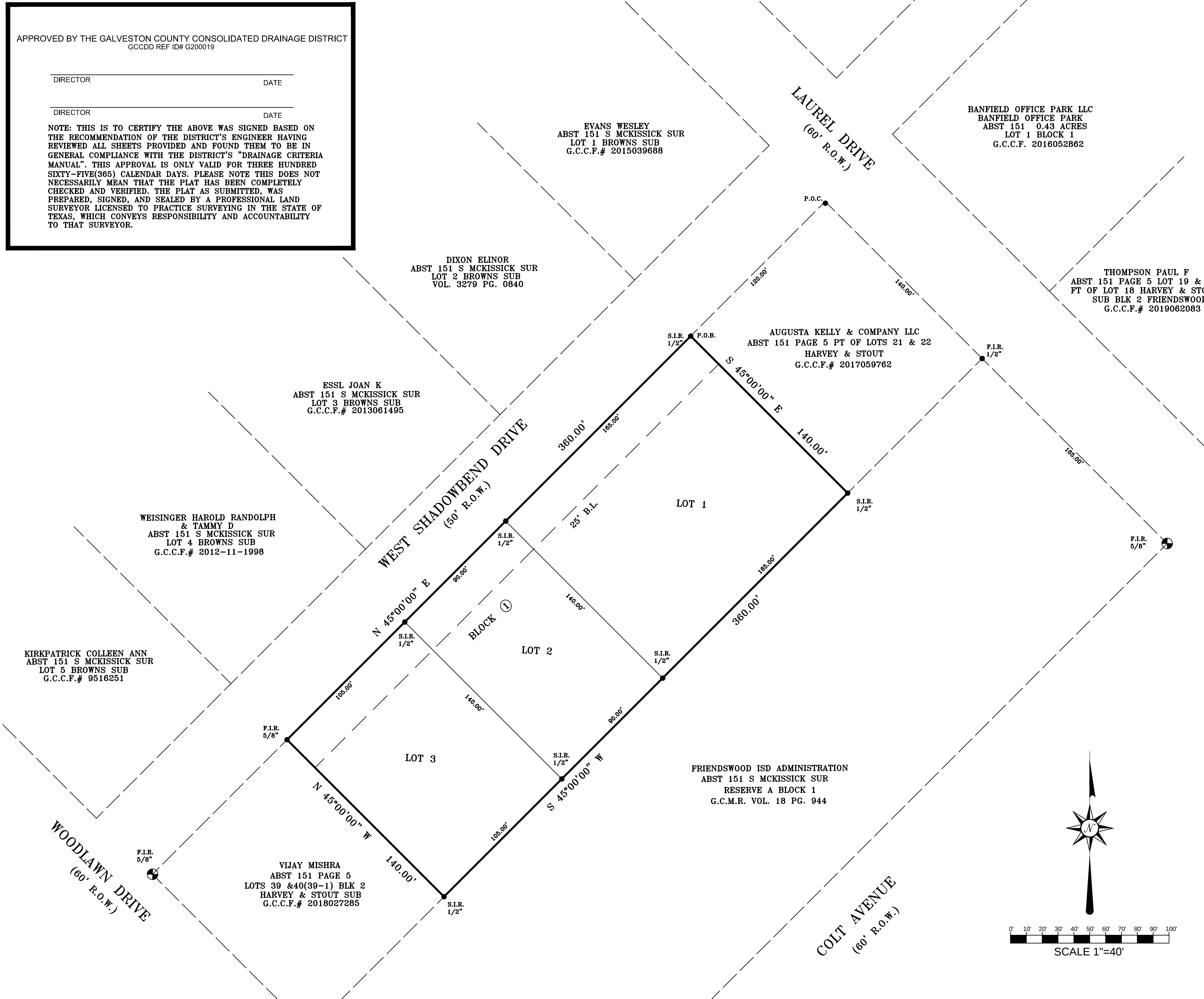
"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELED UPON AS A FINAL SURVEY DOCUMENT"

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G200019

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

NOTE: THIS IS TO CERTIFY THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE(365) CALENDAR DAYS. PLEASE NOTE THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.



SUBJECT VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT)

GENERAL PLAT NOTES

1. R.O.W. INDICATES RIGHTS-OF-WAY.
2. C. INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. F.I.R. INDICATES FOUND IRON ROD.
5. F.I.P. INDICATES FOUND IRON PIPE.
6. U.E. INDICATES UTILITY EASEMENT.
7. A.E. INDICATES AERIAL EASEMENT.
8. VOL./PG. INDICATES VOLUME/PAGE.
9. P.O.B. INDICATES POINT OF BEGINNING
10. G.C.C.F. INDICATES CLERK'S FILE OF GALVESTON COUNTY.
11. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
12. THE FINISHED FLOOR ELEVATIONS 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.
13. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
14. 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.
15. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
16. 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 PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
17. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
18. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
19. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791020-04531, EFFECTIVE DATE OCTOBER 19TH, 2020.

METES AND BOUNDS DESCRIPTION;

A SUBDIVISION OF 1.157 ACRES OF LAND, BEING OUT OF PARTS OF LOTS 21, 22, 39 AND 40 IN THE HARVEY AND STOUT SUBDIVISION OF LOTS 6, 7 AND 8, IN BLOCK 2, OF FRIENDSWOOD SUBDIVISION, IN GALVESTON COUNTY TEXAS, ACCORDING TO PLAT OF SAID HARVEY AND STOUT SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS UNDER VOLUME 315, PAGE 79 OF GALVESTON COUNTY, TEXAS, SAID 0.7714 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE NORTH CORNER OF SAID LOT 21, SAID PONT BEING AT THE PRESENT INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF WEST SHADOWBEND AVENUE (50' WIDE) AND THE SOUTHWEST RIGHT OF WAY LINE OF LAUREL DRIVE (60 WIDE);

THENCE SOUTH 45°00'00" WEST, ALONG SAID WEST SHADOWBEND AVENUE, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE THE NORTHERLY CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 140.00 FEET TO A 1/2 INCH ROD SET FOR THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 45°00'00" WEST, WITH THE NORTHWEST LINE OF THE FINAL PLAT OF FRIENDSWOOD I.S.D. ADMINISTRATION AS RECORDED IN VOLUME 18, PAGE 944 OF THE GALVESTON COUNTY MAP RECORDS, A DISTANCE OF 360.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED TRACT;

THENCE NORTH 45°00'00" WEST, WITH THE COMMON LINE OF A TRACT RECORDED UNDER CLERK'S FILE No. 2018027285, A DISTANCE OF 140.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER ON THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF WEST SHADOWBEND AVENUE AND BEING THE WEST CORNER OF THIS TRACT;

THENCE NORTH 45°00'00" EAST, WITH THE SOUTHEAST RIGHT OF WAY LINE OF WEST SHADOWBEND AVENUE, A DISTANCE OF 360.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.7714 ACRES OF LAND

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	11,600
LOT WIDTH MINIMUM FEET	90 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

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.

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

FINAL PLAT WEST SHADOWBEND ADDITION

A SUBDIVISION OF 1.157 ACRES OF LAND, BEING OUT OF PARTS OF LOTS 21, 22, 39 AND 40 IN THE HARVEY AND STOUT SUBDIVISION OF LOTS 6, 7 AND 8, IN BLOCK 2, OF FRIENDSWOOD SUBDIVISION, VOLUME 315, PAGE 79, BEING A PART OF THE SARAH MCKISSICK LEAGUE, ABSTRACT 151
GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

3 LOTS 1 BLOCK
NOVEMBER 9 2020

OWNER

SEAN MICKLER

KATIE B. MASTERTSON

205 WEST SHADOWBEND LLC

2000 W. PARKWOOD AVE.

FRIENDSWOOD, TEXAS 77546

sean@jacobwhitecc.com

PH: 281-286-6666

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Final Plat of RBO Development

Action: Significant

SUMMARY / ORIGINATING CAUSE

This is a short form final plat of 9.562 acres on Beamer Road for an industrial development. The plat consists of 1 block and 1 reserve. The property is currently zoned Industrial (I). The owner will be extending public water to reach the tract.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. It appears to be in compliance with the Subdivision Ordinance with no outstanding conditions or reasons.

ATTACHMENTS

1. Compliance Memo_RBO Development plat
2. RBO Development Short Form Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: November 9, 2020
Re: RBO Development Short Form Final Plat

Project Description: This plat is for a 9.2562 tract of land on Beamer Road for an industrial development. The owner will be extending public water to reach the tract.

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:

None.

FIELD NOTES:

All that certain 9.2562 acres of land situated in the Perry & Austin League, Abstract No. 55, Harris County, Texas, being that same tract of land conveyed to Red Ball Oxygen Co., Inc., as described in the deed recorded under Clerk's File Nos. RP-2020-287699 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being all of Lot 72, HOIDALE AND COFFMAN ADDITION, according to the map or plat thereof recorded in Volume 3, Page 6 of the Harris County Map Records (H.C.M.R.), SAVE & EXCEPT the northeast 30 feet of said Lot 72 granted to County of Harris, as described in the deed recorded in Volume 661, Page 567 of the Harris County Deed Records (H.C.D.R.), and SAVE & EXCEPT the southwest 20 feet of Lot 72 reserved by Elmer Hoidale, et al, for road and street purposes, as described in the deed recorded in Volume 254, Page 353 of the H.C.D.R., said 9.2562 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the original north corner of Lot 72, same being the north corner of said 30' SAVE & EXCEPT tract and the original east corner of Lot 73, HOIDALE AND COFFMAN ADDITION, and being situated in the centerline of Beamer Road (60 feet wide according to said HOIDALE AND COFFMAN ADDITION and according to said deed recorded in Volume 661, Page 567 of the H.C.D.R.);

THENCE South 41 deg. 32 min. 44 sec. West, along and with the common original line of Lot 72 and Lot 73, same being the northwest line of the 30' SAVE & EXCEPT tract, a distance of 30.00 feet to a 1/2 inch iron rod with cap found at the north corner and POINT OF BEGINNING of the herein described tract of land, same being the west corner of the 30' SAVE & EXCEPT tract and situated in the southwest right-of-way line of said Beamer Road;

THENCE South 48 deg. 27 min. 16 sec. East, over and across Lot 72, along and with said southwest right-of-way line of Beamer Road, same being the southwest line of the 30' SAVE & EXCEPT tract, a distance of 640.00 feet to a 5/8 inch iron rod with cap set at the east corner of the herein described tract of land, same being situated in the northwest line of said 20' SAVE & EXCEPT tract;

THENCE South 41 deg. 32 min. 44 sec. West, departing the southwest right-of-way line of Beamer Road, continuing over and across Lot 72, along and with said northwest line of the 20' SAVE & EXCEPT tract, a distance of 630.00 feet to a 5/8 inch iron rod with cap set in the southwest line of Lot 72 at the south corner of the herein described tract of land, from which the original south corner of Lot 72 bears South 45 deg. 00 min. 00 sec. East, a distance of 20.00 feet;

THENCE North 48 deg. 27 min. 16 sec. West, along and with said southwest line of Lot 72, same being the northeast line of Lot 70, HOIDALE AND COFFMAN ADDITION, a distance of 640.00 feet to a 5/8 inch iron rod with cap set at the common west corner of Lot 72 and the herein described tract of land, same being the south corner of Lot 73;

THENCE North 41 deg. 32 min. 44 sec. East, along and with the northwest line of Lot 72 and the southeast line of Lot 73, a distance of 630.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 9.2562 acres (403,200 square feet) of land.

GENERAL NOTES:

- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE (PROPERTY OWNER) 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 (CENTERPOINT ENERGY).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE RED BALL OXYGEN CO., INC.
- ALL EXISTING PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL BEARINGS SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204.
- THIS RESERVE MAY BE SUBJECT TO THAT CERTAIN UNLOCATED AND UNDEFINED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, AS RECORDED IN VOLUME 1069, PAGE 44 OF THE HARRIS COUNTY DEED RECORDS.

LEGEND:

- I.R. - IRON ROD
- I.P. - IRON PIPE
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- PG. - PAGE
- NO. - NUMBER
- C.F. - CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- R.O.W. - RIGHT-OF-WAY
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	S 41°32'44" W	630.00'

CITY OF FRIENDSWOOD REGULATION MATRIX

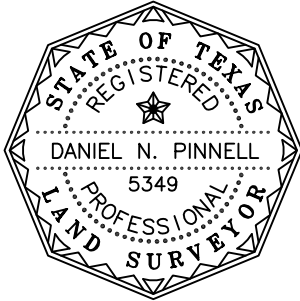
INDUSTRIAL ZONING DISTRICT

SPECIFICATION	REQUIREMENT
LOT AREA MINIMUM SQUARE FEET	20,000 SQ. FT.
LOT WIDTH MINIMUM FEET	100'
LOT DEPTH MINIMUM FEET	100'
FRONT YARD MINIMUM FEET	30' (SEE NOTE 1)
REAR YARD MINIMUM FEET	25' (SEE NOTE 2)
SIDE YARD (INTERIOR) WHEN ABUTTING PROPERTY IN A RESIDENTIAL OR GARDEN HOME DISTRICT MINIMUM FEET	40' (SEE NOTE 2)
SIDE YARD (INTERIOR) WHEN ABUTTING PROPERTY IN A NONRESIDENTIAL DISTRICT MINIMUM FEET	10'
SIDE YARD (EXTERIOR) WHEN BACKING UP TO AN ABUTTING SIDE YARD MINIMUM FEET	25' (SEE NOTE 2)
SIDE YARD (EXTERIOR) WHEN BACKING UP TO AN ABUTTING REAR YARD MINIMUM FEET	10' (SEE NOTE 2)
HEIGHT MAXIMUM FEET	40'
MAXIMUM LOT COVERAGE	60%

NOTES

- WHEN INDUSTRIAL DISTRICT IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT, FRONT YARD SETBACK SHALL BE A MINIMUM OF 50 FEET FROM STREET R.O.W.
- WHEN INDUSTRIAL DISTRICT ABUTS SIDE AND/OR REAR RESIDENTIAL DISTRICT, SETBACK SHALL BE A MINIMUM OF 90 FEET.

I, Daniel N. Pinnell, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone. This boundary survey closes within one in 10,000.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

We, Capital One, National Association, owner and holder of a lien against the property described in the plat known as RBO DEVELOPMENT, said lien being evidenced by instrument of record in the Clerk's File No. RP-2020-287700 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

STATE OF LOUISIANA
COUNTY OF CADDO

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, RED BALL OXYGEN CO., INC., acting by and through Robert A. Ewing, President and Michelle Diglormo, CFO, being officers of RED BALL OXYGEN CO., INC., owners hereinafter referred to as Owners (whether one or more) of the 9.2562 acre tract described in the above and foregoing plat of RBO DEVELOPMENT, do hereby make and establish said subdivision of said property according to all lines dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

IN TESTIMONY WHEREOF, the RED BALL OXYGEN CO., INC. have caused these presents to be signed by Robert A. Ewing, President, attested by Michelle Diglormo, CFO, thereunto authorized,

this _____ day of _____, 2020.

RED BALL OXYGEN CO., INC.

By: _____
Robert A. Ewing, President

Attest: _____
Michelle Diglormo, CFO

STATE OF LOUISIANA
PARISH OF CADDO

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Ewing and Michelle Diglormo, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of RBO DEVELOPMENT in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the

recording of this plat this _____ day of _____, 2020.

By: _____
Becky Bennett
Development Coordinator

By: _____
Joe Matranga
Chairman

I, Jildardo Arias, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as currently adopted by City Council.

By: _____
Jildardo Arias, P.E., CFM,
City Engineer/Director of Engineering

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____ 2020, at _____ o'clock ____M., and duly recorded on

_____ 2020, at _____ o'clock ____M., and at Film Code

Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Chris Hollins
County Clerk
of Harris County, Texas

By: _____
Deputy

RBO DEVELOPMENT

A SUBDIVISION OF 9.2562 ACRE (403,200 SQUARE FEET) OF LAND, SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 55, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS.

BEING A PORTION OF LOT 72, HOIDALE AND COFFMAN ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 BLOCK

OWNERS:
RED BALL OXYGEN CO., INC.
ROBERT A. EWING, PRESIDENT
609 NORTH MARKET STREET
SHREVEPORT, LOUISIANA 71107
318-464-7888

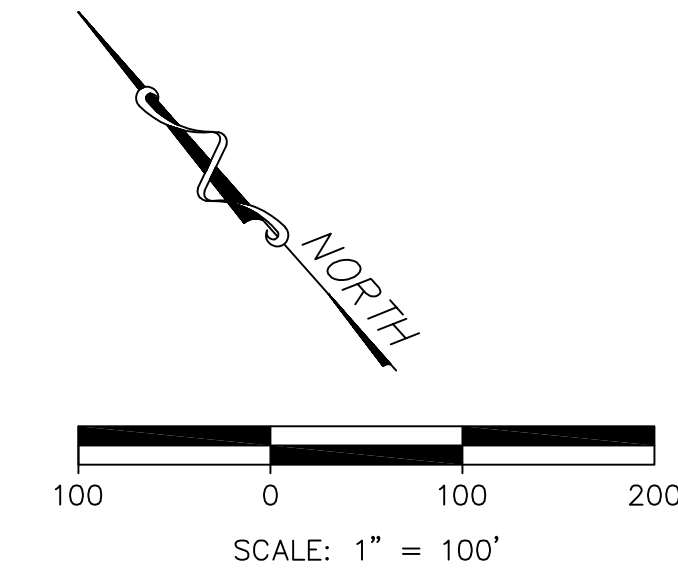
1 RESERVE

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

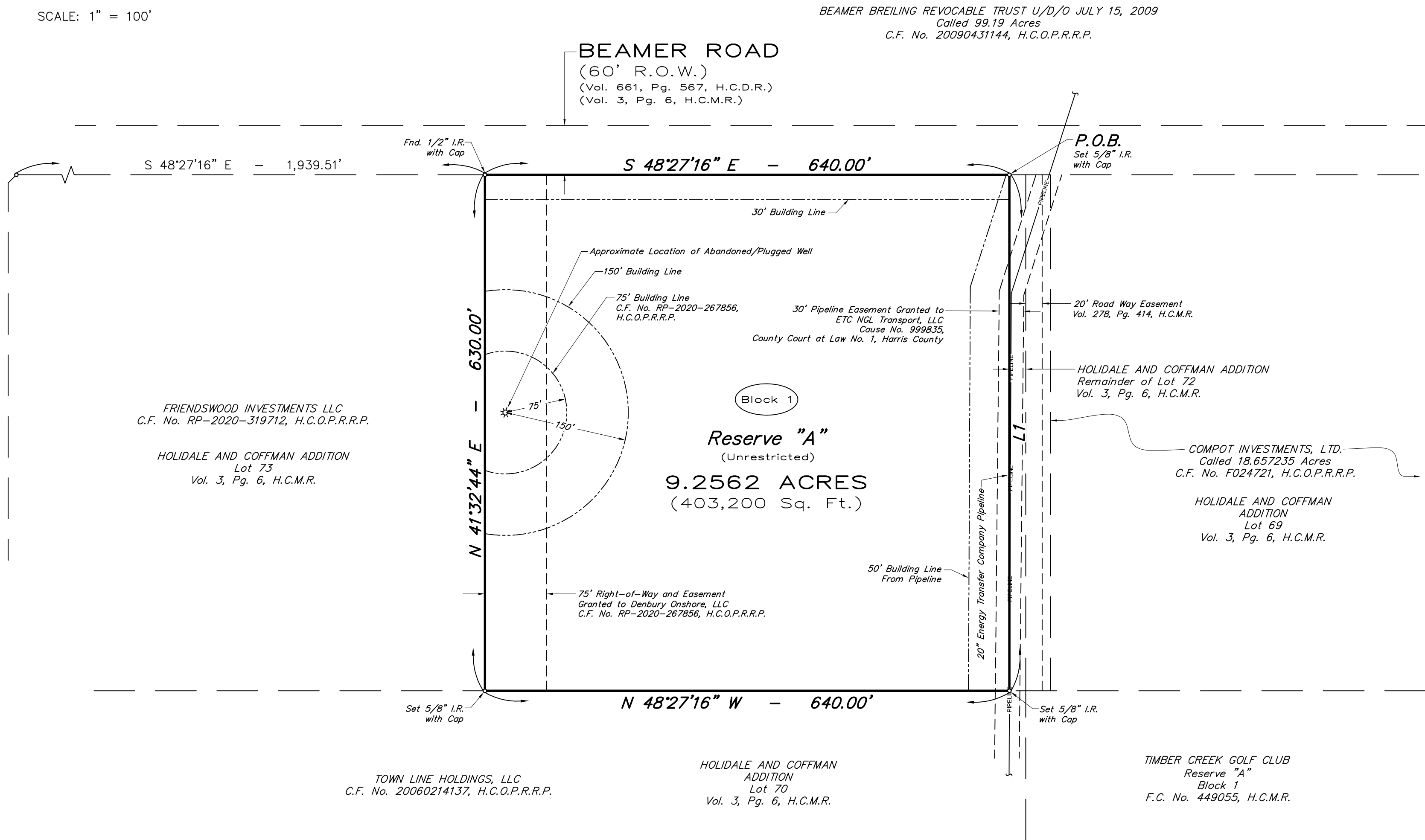
DATE: OCTOBER 28, 2020

SCALE: 1" = 100'

PROJECT NO. 20-160



DIXIE FARM ROAD
a.k.a. F.M. 1959





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Consideration and possible action regarding a one-time, one-year extension for the Final Plat of Kessel Chateau

Action: Significant

SUMMARY / ORIGINATING CAUSE

The final Plat of Kessel Chateau was approved in November 2019 by the Planning and Zoning Commission. The letter for the extension request is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the extension will allow the owner and agent more time to work through the lien holder issue in order to eventually record the plat.

RECOMMENDATIONS

Staff has no objection to the extension.

ATTACHMENTS

1. Kessel Chateau Final Plat Extension Request
2. Kessel Chateau Final Plat



P.O. Box 2543, Alvin, TX 77512

(281) 393-1382

Firm Registration No. 100758-00

Survey1@Survey1inc.com

October 19, 2020

City of Friendswood
Attn: Becky Bennett
Community Development
910 S. Friendswood Dr
Friendswood, TX 77546

Mrs. Bennett,

On behalf of Mr. and Mrs. Kessel, we are cordially requesting an extension of approval for the Kessel Chateau plat. We have been trying to resolve a lienholder issue that was from the previous property owner.

We will be able to begin the recording process within the next few weeks once the lienholder issue has been resolved.

Nevertheless, the extension of approval request is a proactive approach on our part in case this issue is not resolved by the expiration date for the final plat approval.

If you have any questions or comments please contact me at 281-393-1382 or by email at cathy.fontenot@survey1inc.com.

Thank you,

Sincerely,

Cathy Fontenot
Plat Coordinator

STATE OF TEXAS
COUNTY OF GALVESTON

WE, JOHN A. KESSEL AND ANDREA M. KESSEL, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 1.1548 ACRE (50,305 SQ. FT.) TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF KESSEL CHATEAU, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____

JOHN A. KESSEL

ANDREA M. KESSEL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREA M. KESSEL AND JOHN A. KESSEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF
MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

WE (OR I), GERMANTOWN SAVINGS BANK, ACTING BY AND THROUGH _____, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION THE SAID LIEN AND DOES HEREBY CONFIRM THAT GERMANTOWN SAVINGS BANK IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PRINT NAME AND TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KESSEL CHATEAU IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____

BECKY BENNETT
DEVELOPMENT COORDINATOR

JOE MATRANGA
CHAIRMAN

I, JILDARDO ARIAS, P.E., CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

JILDARDO ARIAS, P.E., CFM,
CITY ENGINEER/DIRECTOR OF ENGINEERING

GALVESTON COUNTY
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____ M., AND WAS DULY RECORDED ON _____, 20____, AT _____ O'CLOCK, _____ M., INSTRUMENT # _____ GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF A TRACT OF LAND CONTAINING
1.1548 ACRES (50,305 SQUARE FEET) SITUATED
IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151
GALVESTON COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.1548 ACRES (48,048 SQUARE FEET), SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING PART OF LOT 1, BLOCK 10, OF THE FRIENDSWOOD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 18, AND TRANSFERRED TO VOLUME 7, PAGE 20, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, ALSO BEING ALL OF A TRACT OF LAND CONVEYED UNTO JOHN A. KESSEL AND ANDREA M. KESSEL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018065166, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. SAID 1.1548-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" AT THE INTERSECTION NORTHWEST RIGHT-OF-WAY LINE OF CLEARVIEW AVENUE (60.00 FEET WIDE) AND THE NORTHEAST RIGHT-OF-WAY LINE OF QUAKER DRIVE (WIDTH VARIES) FOR THE SOUTHERN CORNER OF LOT 1, BLOCK 1, OF THE EMPERE CHATEAU SECTION 1 SUBDIVISION RECORDED IN PLAT RECORD 7, MAP NO. 17, OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

THENCE NORTH 48°09'52" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID QUAKER DRIVE A DISTANCE OF 180.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "D.L. HARDY RPLS 4847" FOR THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°50'08" WEST, A DISTANCE OF 10.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 48°09'52" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID QUAKER DRIVE A DISTANCE OF 225.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

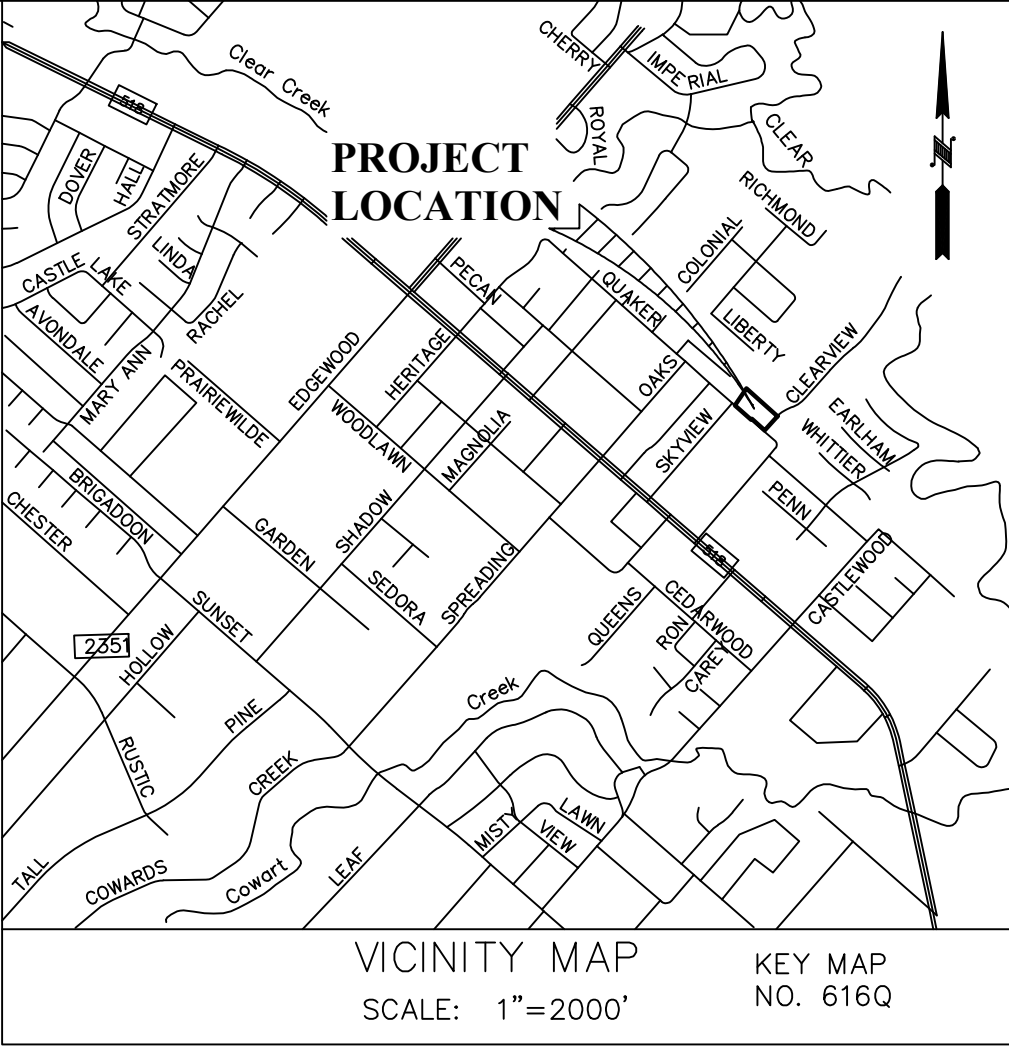
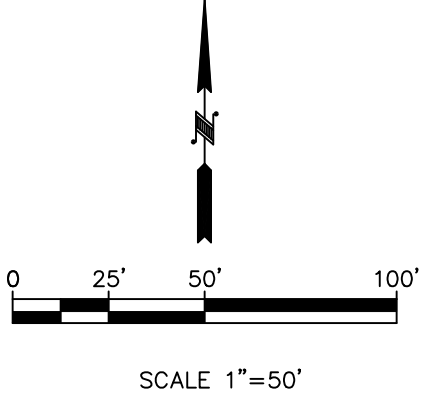
THENCE NORTH 33°56'46" EAST, A DISTANCE OF 212.01 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 48°09'52" EAST, A DISTANCE OF 254.10 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "D.L. HARDY RPLS 4847" FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°50'08" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 1 OF THE EMPERE CHATEAU SECTION 1 SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1548 ACRES (50,305 SQUARE FEET), MORE OR LESS.

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
I.P. = IRON PIPE
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
① = BLOCK NUMBER
② = SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊙ = TEMPORARY BENCHMARK



GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY, AND THE CITY OF FRIENDSWOOD.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791018-17712, EFFECTIVE DATE OCTOBER 19, 2018.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99987259108955. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 23, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS DESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- PROJECT BENCHMARK PUBLISHED ELEVATION - 26.34'
LOCATION OF BENCHMARK - MAG NAIL SET IN THE CENTERLINE OF CLEARVIEW AVENUE AT THE CENTER OF THE PROPERTY. (NVGD 29, 1978 ADJ)
- TEMPORARY BENCHMARK ELEVATION: 26.53'
MAG NAIL SET IN CENTERLINE OF CLEARVIEW AVENUE AT THE CENTER OF THE PROPERTY.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS, AND SWALES), RECREATIONAL AREAS, RESERVES, AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 40' PUBLIC ROADWAY EASEMENT PER VOLUME 2319, PAGE 65 NOT RECOGNIZED OR ACCEPTED BY THE CITY.
- AS RECORDED BY VOLUME 7, PAGE 20, DEED RECORDS OF GALVESTON COUNTY.
- NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARY OF THE PLAT.
- THIS PLAT CLOSSES WITHIN THE ALLOTTED AREA (1:10,000).

FINAL PLAT OF KESSEL CHATEAU

A SUBDIVISION OF 1.1548 ACRES (50,305 SQ FT)
IN THE SARAH MCKISSICK SURVEY, A-151, ALSO
BEING A PARTIAL REPLAT OF LOT 1, BLOCK 10, OF
THE FRIENDSWOOD SUBDIVISION, RECORDED IN
VOLUME 7, PAGE 20, PLAT RECORDS OF
GALVESTON COUNTY, TEXAS
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

1 BLOCK 2 LOTS 0 RESERVES
NOVEMBER 5, 2019

OWNER:
JOHN A. KESSEL AND ANDREA M. KESSEL
FRIENDSWOOD, TEXAS 77546
281-393-1233

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
77m Registration No. 100758-00
P.O. Box 2543 | Allen, TX 77012 | (281)393-1382
PROJECT NO. 10-67574-18



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Consideration and possible action regarding Friendswood Downtown Economic Development Corporation's (FDEDC) recommendations regarding the Downtown District amenities, more specifically the sidewalks, lighting plan and light poles as required in Appendix C, Zoning Ordinance, and the Design Criteria Manual

Action: Significant

SUMMARY / ORIGINATING CAUSE

Following the work session held on October 22, the Friendswood Downtown Economic Development Corporation (FDEDC) held a special meeting on November 5 to discuss and provide recommendations to the Planning and Zoning Commission regarding the sidewalks and lighting plans in the Downtown District.

The Downtown District Improvement Plan was approved by City Council in October 2018.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

FDEDC is commissioned with spending tax dollars in the Downtown District. They hired a consultant to come up with a plan for improving the Downtown, which was approved by Council in October 2018. Now, they are implementing pieces of the plan.

RECOMMENDATIONS

FDEDC Recommendation is attached.

ATTACHMENTS

1. FDEDC Recommendation re DD Amenities 11-6-2020
2. Exhibit A - Sidewalks
3. Exhibit B - Gandy2 Lighting Plan
4. Exhibit C - New DD Lighting Fixtures
5. Exhibit D - Remove Existing Light Requirement
6. DCM Appendix E Downtown District Amenities



Memo

From: Friendswood Downtown Economic Development Corporation (FDEDC)

To: Planning and Zoning Commission
City Council

Date: November 6, 2020

RE: Recommendation regarding Downtown District Amenities in accordance with the
Downtown District Improvement Plan (October 2018)

At the special meeting on Thursday, November 5, 2020, the members voted on the following recommendations:

Sidewalks – Exhibit A

Recommendation: Add the TxDOT sidewalk (6-foot concrete sidewalk with 1-foot red brick pavers on each side to equal 8-foot) to the Design Criteria Manual as an option

Preferred sidewalk design is the 8-foot brick paved sidewalk; however, grant dollars can only be accepted if we use TxDOT's design. Incorporating both designs does not make either one non-conforming if they are both allowed.

Gandy2 Lighting Plan for the Downtown District– Exhibit B

Recommendation: Add the Gandy Lighting Plan to the Design Criteria Manual to determine spacing and number of pedestrian and pedestrian/streetlight fixtures along with the future electrical engineering plan being prepared by HDR for environmental adjustments

Future developments would be required to account for the number of lights in the planned locations.

New Light Fixtures – Exhibit C

Recommendation: Add the light pole and luminaire selected by FDEDC to the Design Criteria Manual as the preferred light pole, along with the design and foundation specifications

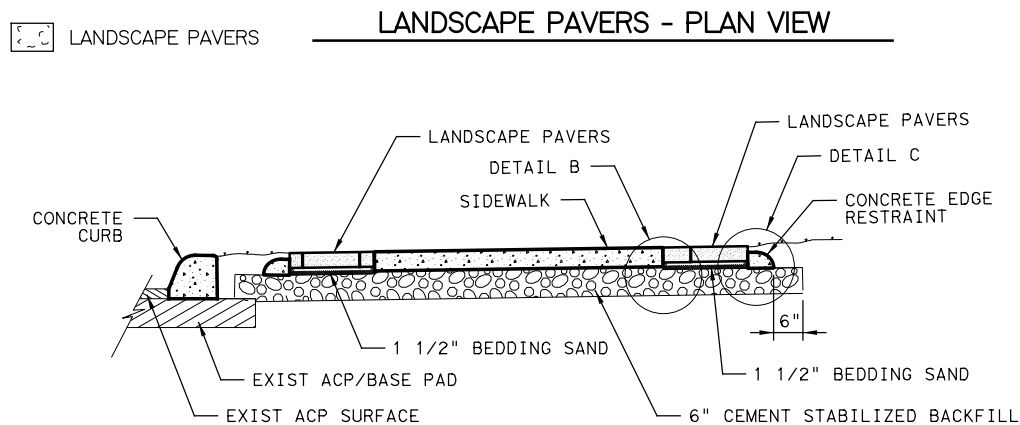
The Downtown District Improvement Plan, approved by City Council, identified the wood, natural look as an aesthetically pleasing material for the Downtown District plan. Three types of poles are identified in the lighting plan:

- P1 – 18ft pedestrian light
- P2 – 32ft roadway/pedestrian light
- P3 – 32ft roadway light

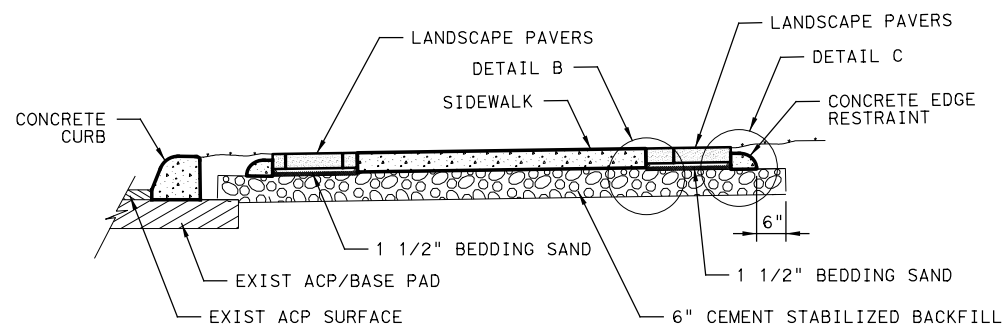
Existing Light Fixtures – Exhibit D

Recommendation: Remove current light requirement (black, Shepard's crook light poles). Provide the option of installing only the new light fixture (number and spacing) or build the foundation only (according to the design specifications) for future installation of the new light pole.

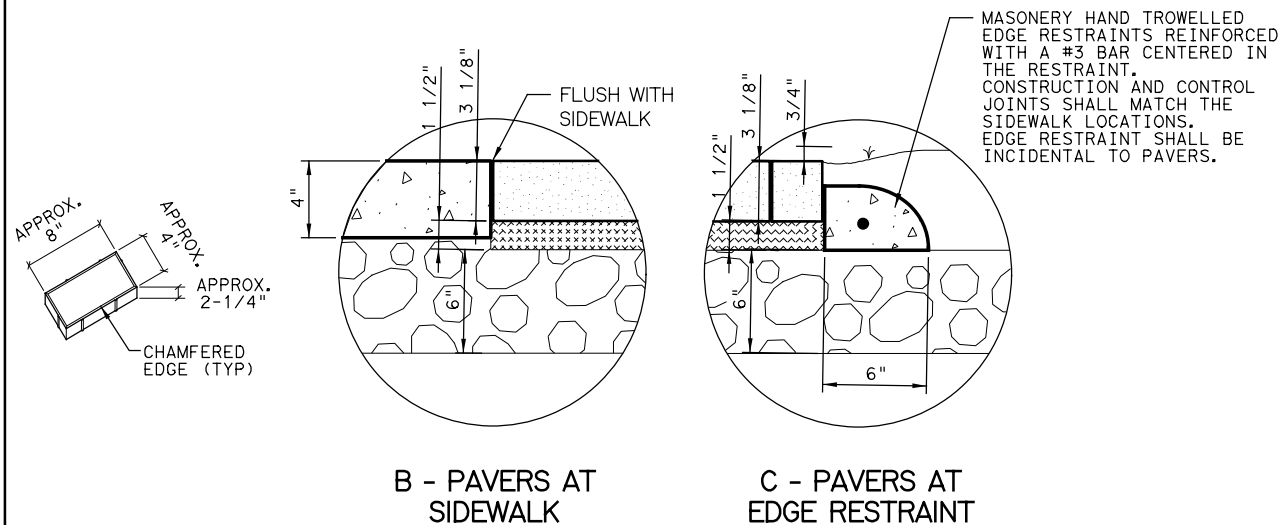
Allowing the installation of more of the current lights compounds the future problem of replacing them. The plan for replacement is still unknown at this time, but FDEDC is planning to start working towards funding of the light fixtures and other details.



LANDSCAPE PAVERS - PLAN VIEW



LANDSCAPE PAVERS - SECTION VIEW



B - PAVERS AT
SIDEWALK

C - PAVERS AT
EDGE RESTRAINT

1. PAVER SHALL BE MANUFACTURED BY PINE HALL BRICK COMPANY, INC. OR APPROVED EQUAL.
2. THE PAVER SHALL BE FROM THE PATHWAY SERIES, FULL RANGE MODEL AND SHALL BE COLOR RED.

REFERENCE TO MANUFACTURER'S TRADE NAME OR PRODUCT IS FOR THE PURPOSE OF IDENTIFICATION ONLY. CONTRACTOR IS PERMITTED TO FURNISH LIKE MATERIALS OF OTHER MANUFACTURERS PROVIDED THEY ARE OF EQUAL QUALITY AND COMPLY WITH SPECIFICATIONS FOR THIS PROJECT. ALL MATERIALS FOR CONSIDERATION AS AN "APPROVED EQUAL" MUST BE SUBMITTED TO THE ENGINEER AT THE PRECONSTRUCTION MEETING. CONSIDERATION FOR LATE SUBMITTALS WILL ONLY BE FOR ANY MATERIALS, SHOWN IN PLANS, WHICH BECOME UNAVAILABLE AS REQUIRED.

WILL ONLY BE

[illegible]

NO.	DATE	REVISION	APPROVED

[illegible]

FM 518

PAVER DETAIL

SHEET 1 OF 1

DESIGN MHS	FED. RD. DIV. NO.	PROJECT NO.		HIGHWAY NO.
GRAPHICS BKT	6			FM 518
CHECK ERR	STATE	DISTRICT	COUNTY	SHEET NO.
	TEXAS	HOU	GALVESTON	61
CHECK	CONTROL	SECTION	JOB	
MHS	0976	03	111	

FDED Recommendation
Exhibit B



gandy² lighting design

6101 north main street
houston, texas 77009
713.489.5111

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The Lighting Designer shall not be responsible for the means, methods, techniques, sequences or procedures on construction or installation, or for the acts and omissions of the Client, the Client's Consultants, or the Contractor.

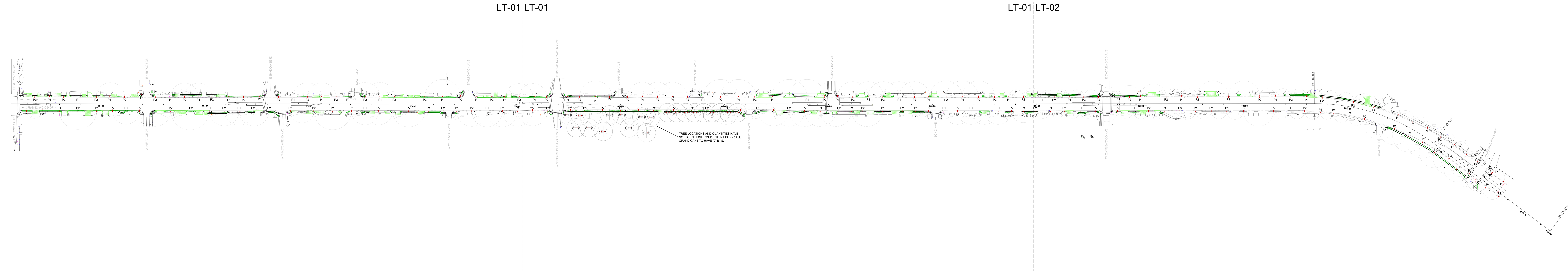
Neither the Client nor his Consultants shall make any changes to the Designer's Drawings, Specifications, or other documents without written permission from the Designer. Such changes include, but are not limited to: substitution or and/or by manufacturers, variations in layouts, quality and quantity of fixtures, lamps, etc.

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

Friendswood Downtown District
Lighting Plan

Revisions

Drawn JDG	Sheet Number LT-00
Checked LTG	
Scale 1/128"=1'-0"	
Date 7/20/2020	Sheet 01 of 03





gandy² lighting design

6101 north main street
houston, texas 77009
713.489.5111

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Friendswood Downtown District
Lighting Plan

Revisions

Drawn

JDG

Checked

LTG

Scale

1/64"=1'-0"

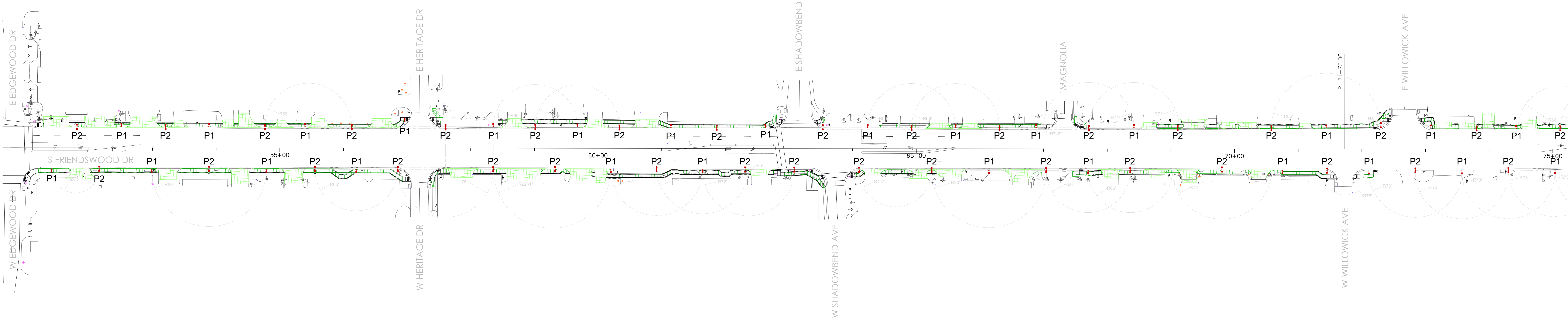
Date

7/20/2020

Sheet Number

LT-01

Sheet 02 of 03





gandy² lighting design

6101 north main street
houston, texas 77009
713.489.5111

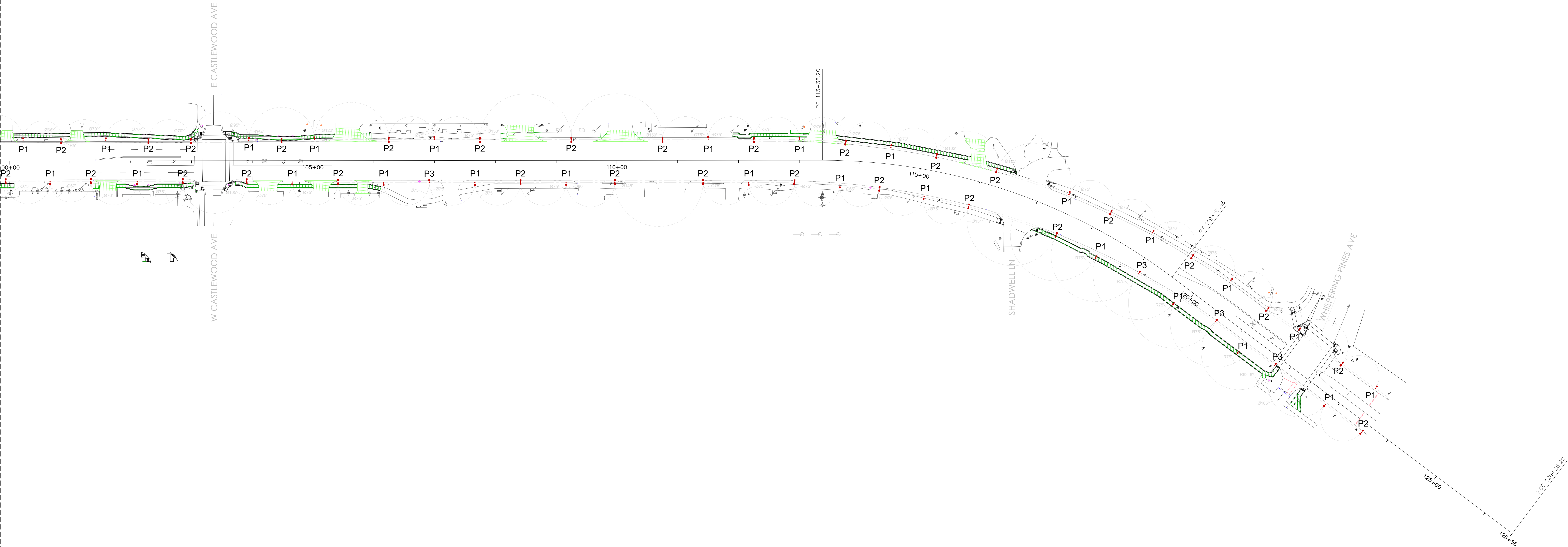
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Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

Friendswood Downtown District
Lighting Plan



Revisions

Drawn JDG	Sheet Number LT-02
Checked LTG	
Scale 1/64"=1'-0"	
Date 7/20/2020	
Sheet 03 of 03	

Type	Description	Poles	Heads	Notes
Faux	P3 - 32' Roadway Pole	Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm	Cyclone / CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX?	5 year warranty on finish. Includes banner arms on poles. Voltage, control options and finishes TBD.
	P2 - 32' Roadway/Pedestrian Pole	Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms	Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?	
	P1 - 18' Pedestrian Pole	Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm	Cyclone / SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?	

Friendswood Downtown District

Type: P1

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / SN21P1-FGF-3M-60W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Faux Metal Pole with a Faux Wood Finish

FIXTURE TYPE: _____

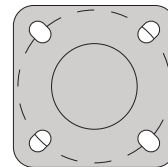
PROJECT NAME: _____

FEATURES:

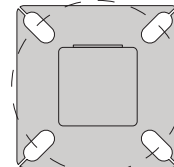
- Heights available from 10 to 22'
- Available as aluminum or steel in round or square profile
- Polyester powder coat painted (AAMA 2604 standard)
- Supplied with a two piece casted aluminum base cover
- Multiple mounting options



Shape	Aluminum		Steel	
	Height	Bolt Circle	Height	Bolt Circle
Round	10-14'	Ø8.63"	10-18'	Ø8.00"
	16-22'	Ø9.50"	20-22'	Ø8.00"
Square	10-18'	Ø9.00"	10-22'	Ø8.50"
	20-22'	Ø12.50"	-	-



Round



Square

ORDERING GUIDE: EXAMPLE: FAUX-ALU-RS-20-F3-T2384-STD

FAUX							
1	2	3	4	5	6	7	8

1
FAUX

2
ALU
STL

3
RS
RT
SS
ST

Series
Faux

Material
Aluminum
Steel

Shape
Round Straight
Round Tapered
Square Straight
Square Tapered ⁽¹⁾

4
10
22

5
F*

6
LIN

Tenon
T2384
T2784
T3124
T4004
TXXX

Pole Height
10'
22'
Specify

Pole Finish
See finish options on
2nd page

Fixture Mounting
Structura Lineal

2 3/8" x 4" Tenon
2 7/8" x 4" Tenon
3 1/2" x 4" Tenon
4" x 4" Tenon
Specify other Tenon

Drill
D1
D2
D3
D4
D5

- 1 @ 90deg
- 2 @ 180deg
- 2 @ 90deg
- 3 @ 90deg
- 4 @ 90deg

7
BNR
GFCI

Options
Banner⁽²⁾
GFCI Box

8
STD
MOD

Special
Standard
Modified

1. Square tapered poles only available in steel.
2. Consult factory for allowable EPA for banners.

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

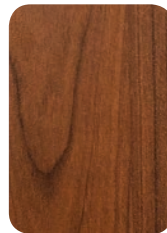
Faux Metal Pole Finishes



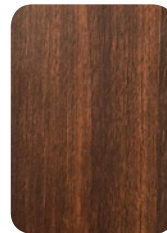
F1



F2



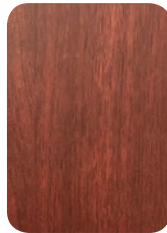
F3



F4



F5



F6



F7



gandy² lighting design

Friendswood Downtown District

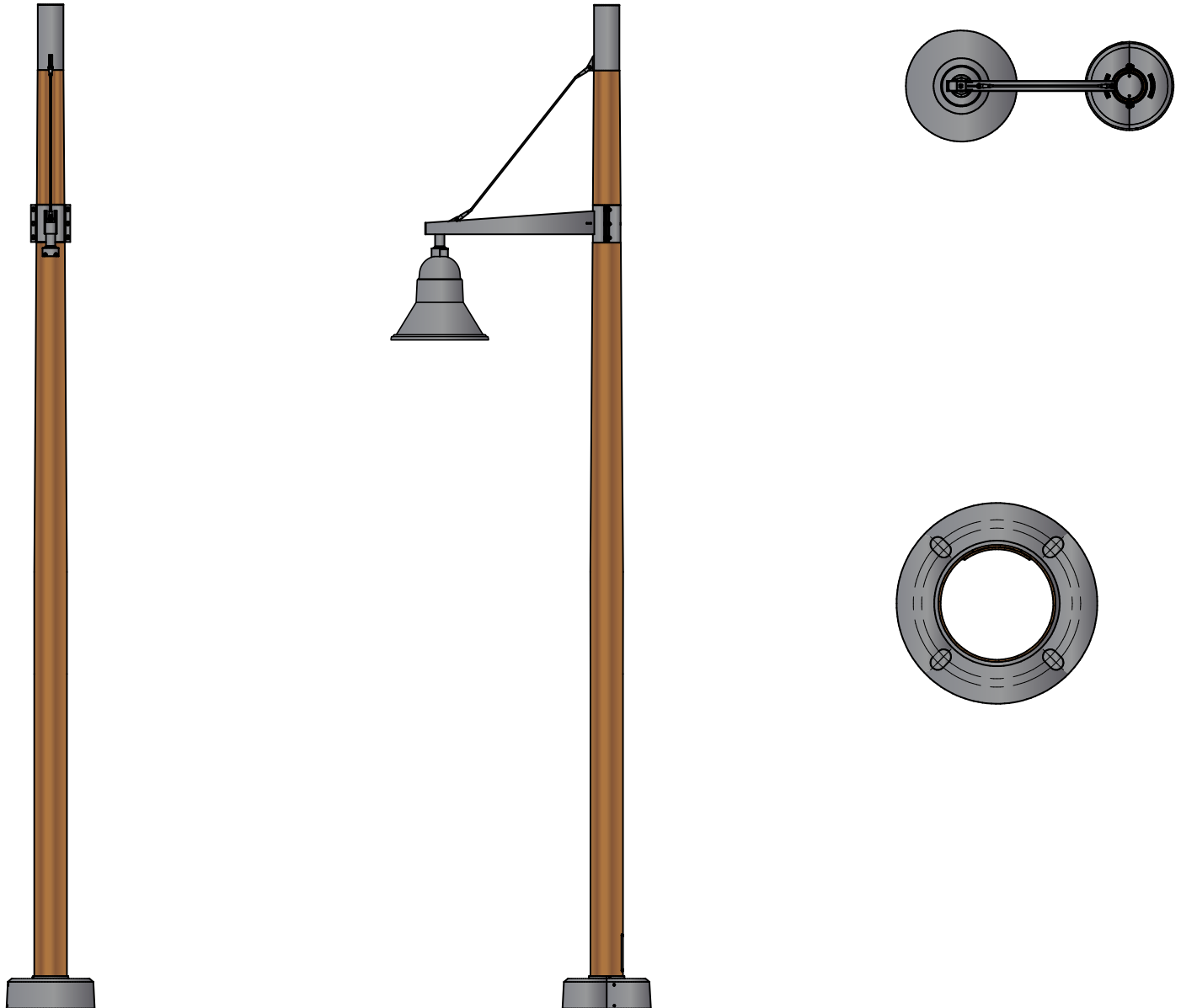
Type: P1

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.





gandy² lighting design

Friendswood Downtown District

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Manufacturer / Number: Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm

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Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Campana DETAILS

Luminaires in the CAMPANA series coexist perfectly with environments such as parks, pedestrian areas, waterfront projects, shopping centres, streets or avenues. This series of luminaires feature a full cutoff optical system that blend aesthetics and performance with panache.



CONSTRUCTION

- Sturdy aluminum casting housing
- Certified IP67 optical system
- Silicone gaskets and stainless steel hardware
- Mounts onto Ø2" I.D. pendant tenon or onto side-mount 2 3/8" Ø O.D. tenon with optional self-leveling (ADV)

FINISH

- Super durable, extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- Available in 10 standard colors / textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B117, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

LED, LENS & OPTICS

- High power LED available in 3000K & 4000K
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- Flat Clear Glass (FGC) - highest efficiency and performance
- Flat Clear Frost (FGF) - reduces glare with better uniformity
- All lens & optics are fully UV stable
- Dark Sky compliant

CN55P1A
EPA: 1.8 FT³
Weight: 59 lbs - 94 kg



ELECTRICAL

- Dimmable 0-10 volt, high power factor (90%) driver
- 120, 208, 240, 277, 347 or 480 volts available
- 10 kA Surge protector supplied standard

OPTIONAL

- Programmable driver (PROG)
- Button-type photocell (PC)
- Adaptor (ADV)
- Field adjustable 10% increment step-dimming switch (SD)

Contact factory for **WIRELESS CONTROLS** and further details



CN55P1B



REV. 4: 05/18

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-18-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / SN21P1-FGF-3M-60W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Pendant MINI SN21P1

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	ADAPTOR	OPTIONS	COLOR	TEXTURE	OP.FIN.
SN21P1	FGC FGF	2	20W	3K	120	NONE	NONE	BK	TX	MG
		3	40W	4K	208	ADV	PC ¹	DG	SM	
		3M	60W		240		PROG	MA		
		4	80W		277		SD	SI		
		5	100W		347			BZ		
		2HS			480			BG		
		3HS						GM		
		3MHS						PG		
		4HS						WH		

¹OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

References

LENS

FGC	FLAT GLASS CLEAR
FGF	FLAT GLASS FROST

DISTRIBUTION

HS	INTERNAL HOUSE SHIELD
----	-----------------------

SEE PHOTOMETRIC PAGE FOR DETAILS

CCT

3K	3000K
4K	4000K

WATT

SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

OPTIONS

NONE	NONE
PC	BUTTON-TYPE PHOTOCELL
PROG*	PROGRAMMABLE DRIVER
SD*	FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH

*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTIONS

COLOR

BK	BLACK RAL9005
DG	DARK GREEN RAL6012
MA	MARINE BLUE RAL5013
SI	METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ	DARK BRONZE RAL8019
BG	BURGUNDY RAL3005
GM	MOSS GREEN RAL6005
PG	PALE GREY RAL7040
WH	WHITE RAL9003

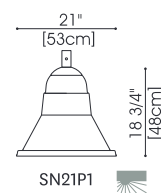
TEXTURE

TX	TEXTURED
SM	SMOOTH

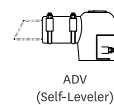
OP.FIN. (OPTIONAL FINISH)

MG	MARINE GRADE PRE-FINISH
----	-------------------------

Luminaire



Adaptors



Description: 32' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms

Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Faux Metal Pole with a Faux Wood Finish

FIXTURE TYPE: _____

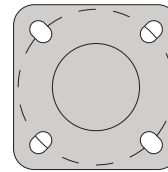
PROJECT NAME: _____

FEATURES:

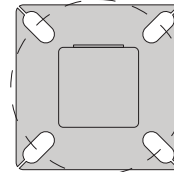
- Heights available from 10 to 22'
- Available as aluminum or steel in round or square profile
- Polyester powder coat painted (AAMA 2604 standard)
- Supplied with a two piece casted aluminum base cover
- Multiple mounting options



Shape	Aluminum		Steel	
	Height	Bolt Circle	Height	Bolt Circle
Round	10-14'	Ø8.63"	10-18'	Ø8.00"
	16-22'	Ø9.50"	20-22'	Ø8.00"
Square	10-18'	Ø9.00"	10-22'	Ø8.50"
	20-22'	Ø12.50"	-	-



Round



Square

ORDERING GUIDE: EXAMPLE: FAUX-ALU-R5-20-F3-T2384-STD

FAUX							
1	2	3	4	5	6	7	8

1	Series	4	Pole Height	Drill	
FAUX	Faux	10	10'	D1	1 @ 90deg
2	Material	22	22'	D2	2 @ 180deg
ALU	Aluminum	**	Specify	D3	2 @ 90deg
STL	Steel	5	Pole Finish	D4	3 @ 90deg
3	Shape	F*	See finish options on 2nd page	D5	4 @ 90deg
RS	Round Straight	6	Fixture Mounting	7	Options
RT	Round Tapered	LIN	Structura Lineal	BNR	Banner ⁽²⁾
SS	Square Straight	Tenon		GFCI	GFCI Box
ST	Square Tapered ⁽¹⁾	T2384	2 3/8" x 4" Tenon	8	Special
		T2784	2 7/8" x 4" Tenon	STD	Standard
		T3124	3 1/2" x 4" Tenon	MOD	Modified
		T4004	4" x 4" Tenon		
		TXXX	Specify other Tenon		

1. Square tapered poles only available in steel.
2. Consult factory for allowable EPA for banners.

Description: 32' Faux Wood Pedestrian Pole
Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms
Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?
Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

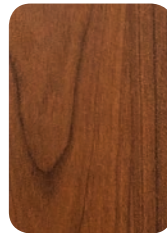
Faux Metal Pole Finishes



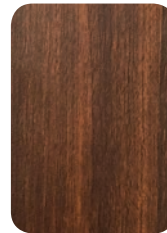
F1



F2



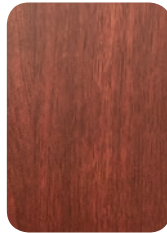
F3



F4



F5



F6



F7

Friendswood Downtown District

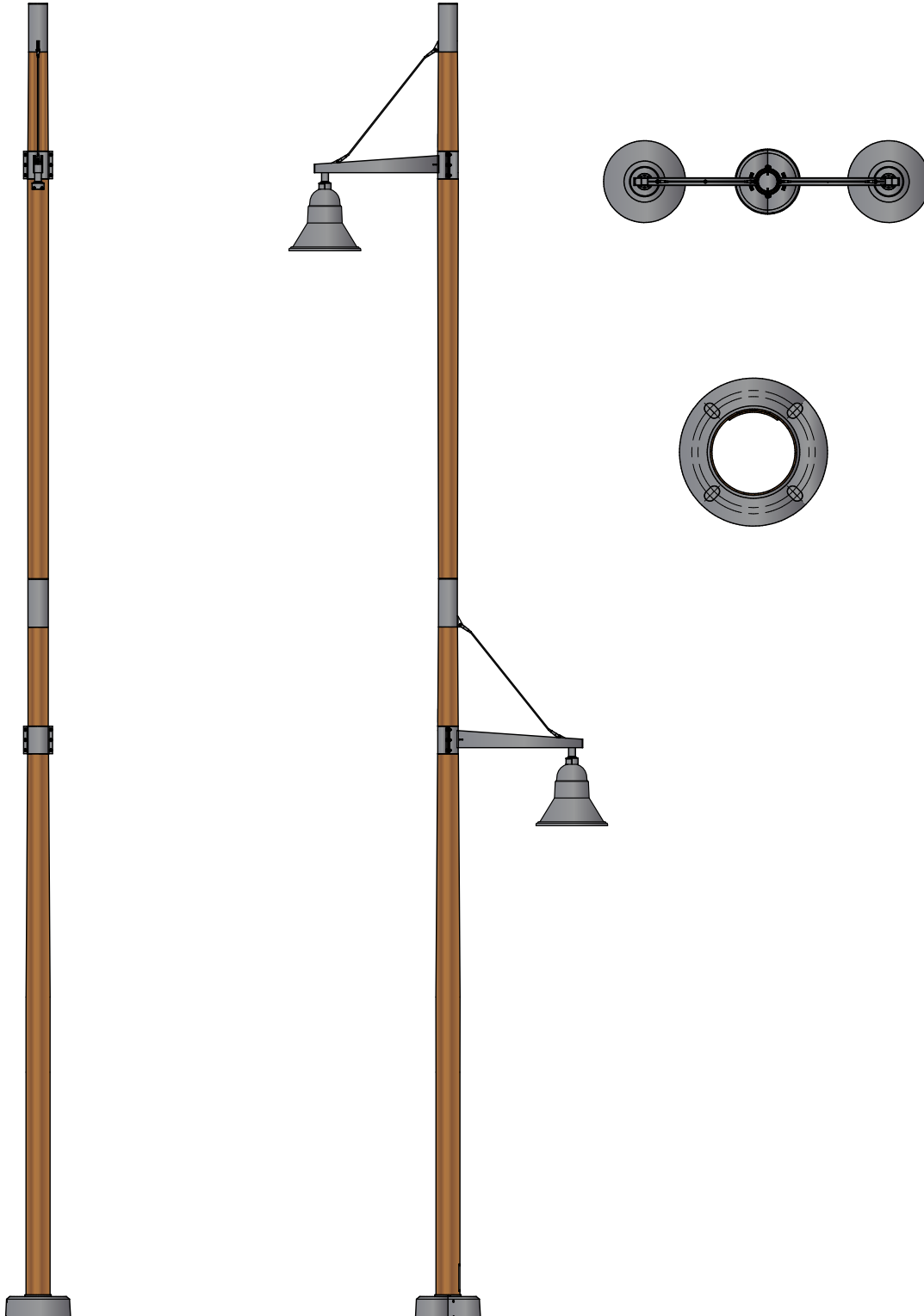
Type: P2

Description: 32' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms

Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.



Description: 32' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms

Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Campana DETAILS

Luminaires in the CAMPANA series coexist perfectly with environments such as parks, pedestrian areas, waterfront projects, shopping centres, streets or avenues. This series of luminaires feature a full cutoff optical system that blend aesthetics and performance with panache.



CONSTRUCTION

- Sturdy aluminum casting housing
- Certified IP67 optical system
- Silicone gaskets and stainless steel hardware
- Mounts onto Ø2" I.D. pendant tenon or onto side-mount 2 3/8" Ø O.D. tenon with optional self-leveling (ADV)

FINISH

- Super durable, extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- Available in 10 standard colors / textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B117, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

LED, LENS & OPTICS

- High power LED available in 3000K & 4000K
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- Flat Clear Glass (FGC) - highest efficiency and performance
- Flat Clear Frost (FGF) - reduces glare with better uniformity
- All lens & optics are fully UV stable
- Dark Sky compliant



ELECTRICAL

- Dimmable 0-10 volt, high power factor (90%) driver
- 120, 208, 240, 277, 347 or 480 volts available
- 10 kA Surge protector supplied standard

OPTIONAL

- Programmable driver (PROG)
- Button-type photocell (PC)
- Adaptor (ADV)
- Field adjustable 10% increment step-dimming switch (SD)

Contact factory for **WIRELESS CONTROLS** and further details



Description: 32' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms

Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Pendant CN55P1A/CN55P1B

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	ADAPTOR	OPTIONS	COLOR	TEXTURE	OP.FIN.
CN55P1A	FGC	2	20W	3K	120	NONE	NONE	BK	TX	MG
CN55P1B	FGF	3	40W	4K	208	ADV	PC ^{1,2}	DG	SM	
		3M	60W		240		PROG	MA		
		4	80W		277		SD	SI		
		5	100W		347			BZ		
		2HS	120W		480			BG		
		3HS						GM		
		3MHS						PG		
		4HS						WH		

¹NOT AVAILABLE WITH CN55P1B

²OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

References

LENS

FGC	FLAT GLASS CLEAR
FGF	FLAT GLASS FROST

DISTRIBUTION

HS	INTERNAL HOUSE SHIELD
----	-----------------------

SEE PHOTOMETRIC PAGE FOR DETAILS

CCT

3K	3000K
4K	4000K

WATT

SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

ADAPTOR

NONE	FITS INTO Ø2" I.D. X MIN 4" LONG TENON
ADV	SELF-LEVELING, SIDE MOUNT ADAPTOR FITS ONTO Ø2 3/8" O.D. x MIN 6" LONG TENON

OPTIONS

NONE	NONE
PC	BUTTON-TYPE PHOTOCELL
PROG*	PROGRAMMABLE DRIVER
SD*	FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH

*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTIONS

COLOR

BK	BLACK RAL9005
DG	DARK GREEN RAL6012
MA	MARINE BLUE RAL5013
SI	METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ	DARK BRONZE RAL8019
BG	BURGUNDY RAL3005
GM	MOSS GREEN RAL6005
PG	PALE GREY RAL7040
WH	WHITE RAL9003

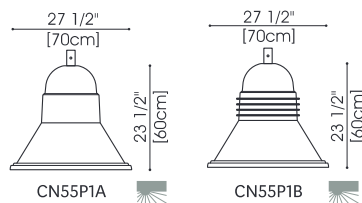
TEXTURE

TX	TEXTURED
SM	SMOOTH

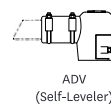
OP.FIN. (OPTIONAL FINISH)

MG	MARINE GRADE PRE-FINISH
----	-------------------------

Luminaire



Adaptors



Dark Sky Compliant



REV. 4: 05/18

Description: 32' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D2-MOD + BWF arms

Heads: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX? + (1)SN21P1-FGF-3M-60W-3K-X-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P1 poles. Voltage, control options and finishes TBD.

Pendant MINI SN21P1

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	ADAPTOR	OPTIONS	COLOR	TEXTURE	OP.FIN.
SN21P1	FGC FGF	2	20W	3K	120	NONE	NONE	BK	TX	MG
		3	40W	4K	208	ADV	PC¹	DG	SM	
		3M	60W		240		PROG	MA		
		4	80W		277		SD	SI		
		5	100W		347			BZ		
		2HS			480			BG		
		3HS						GM		
		3MHS						PG		
		4HS						WH		

¹OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

References

LENS

FGC	FLAT GLASS CLEAR
FGF	FLAT GLASS FROST

DISTRIBUTION

HS	INTERNAL HOUSE SHIELD
----	-----------------------

SEE PHOTOMETRIC PAGE FOR DETAILS

CCT

3K	3000K
4K	4000K

WATT

SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

OPTIONS

NONE	NONE
PC	BUTTON-TYPE PHOTOCCELL
PROG*	PROGRAMMABLE DRIVER
SD*	FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH

*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTIONS

COLOR

BK	BLACK RAL9005
DG	DARK GREEN RAL6012
MA	MARINE BLUE RAL5013
SI	METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ	DARK BRONZE RAL8019
BG	BURGUNDY RAL3005
GM	MOSS GREEN RAL6005
PG	PALE GREY RAL7040
WH	WHITE RAL9003

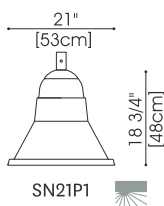
TEXTURE

TX	TEXTURED
SM	SMOOTH

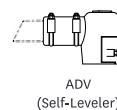
OP.FIN. (OPTIONAL FINISH)

MG	MARINE GRADE PRE-FINISH
----	-------------------------

Luminaire



Adaptors



 Dark Sky Compliant



Friendswood Downtown District

Type: P3

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P3 poles. Voltage, control options and finishes TBD.

Faux Metal Pole with a Faux Wood Finish

FIXTURE TYPE: _____

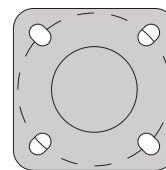
PROJECT NAME: _____

FEATURES:

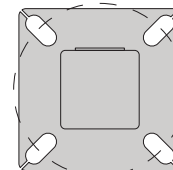
- Heights available from 10 to 22'
- Available as aluminum or steel in round or square profile
- Polyester powder coat painted (AAMA 2604 standard)
- Supplied with a two piece casted aluminum base cover
- Multiple mounting options



Shape	Aluminum		Steel	
	Height	Bolt Circle	Height	Bolt Circle
Round	10-14'	Ø8.63"	10-18'	Ø8.00"
	16-22'	Ø9.50"	20-22'	Ø8.00"
Square	10-18'	Ø9.00"	10-22'	Ø8.50"
	20-22'	Ø12.50"	-	-



Round



Square

ORDERING GUIDE: EXAMPLE: FAUX-ALU-RS-20-F3-T2384-STD

FAUX							
1	2	3	4	5	6	7	8

1
FAUX

2
ALU
STL

3
RS
RT
SS
ST

Series
Faux

Material
Aluminum
Steel

Shape
Round Straight
Round Tapered
Square Straight
Square Tapered ⁽¹⁾

4
10
22

5
F*

6
LIN

Tenon
T2384
T2784
T3124
T4004
TXXX

Pole Height
10'
22'
Specify

Pole Finish
See finish options on
2nd page

Fixture Mounting
Structura Lineal

2 3/8" x 4" Tenon
2 7/8" x 4" Tenon
3 1/2" x 4" Tenon
4" x 4" Tenon
Specify other Tenon

Drill
D1
D2
D3
D4
D5

1 @ 90deg
2 @ 180deg
2 @ 90deg
3 @ 90deg
4 @ 90deg

7
BNR
GFCI

Options
Banner⁽²⁾
GFCI Box

8
STD
MOD

Special
Standard
Modified

1. Square tapered poles only available in steel.
2. Consult factory for allowable EPA for banners.

Description: 18' Faux Wood Pedestrian Pole
Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm
Head: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-X-BZ?-TX?
Comments: 5 year warranty on finish. Includes banner arms on P3 poles. Voltage, control options and finishes TBD.

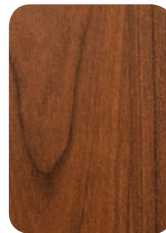
Faux Metal Pole Finishes



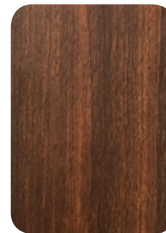
F1



F2



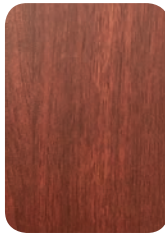
F3



F4



F5



F6



F7



gandy² lighting design

Friendswood Downtown District

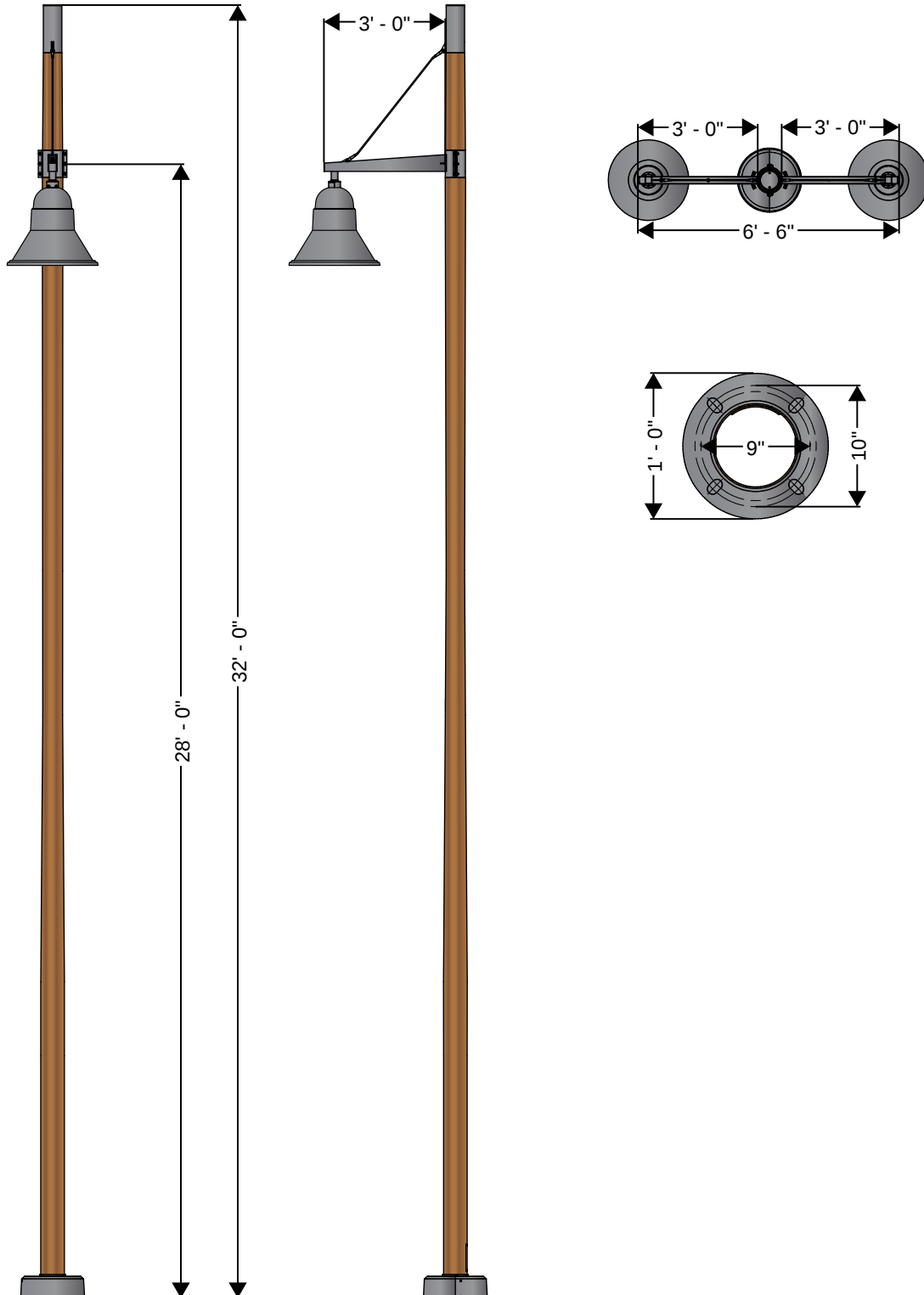
Type: P3

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P3 poles. Voltage, control options and finishes TBD.





gandy² lighting design

Friendswood Downtown District

Type: P3

Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P3 poles. Voltage, control options and finishes TBD.

Campana DETAILS

Luminaires in the CAMPANA series coexist perfectly with environments such as parks, pedestrian areas, waterfront projects, shopping centres, streets or avenues. This series of luminaires feature a full cutoff optical system that blend aesthetics and performance with panache.



CONSTRUCTION

- Sturdy aluminum casting housing
- Certified IP67 optical system
- Silicone gaskets and stainless steel hardware
- Mounts onto Ø2" I.D. pendant tenon or onto side-mount 2 3/8" Ø O.D. tenon with optional self-leveling (ADV)

FINISH

- Super durable, extremely resistant exterior polyester powder coating meets AAMA 2604 requirements (5 years South Florida exposure)
- Available in 10 standard colors / textured (TX) or smooth (SM) finish
- Optional RAL colors are also available
- For added protection a Marine Grade (MG) pre-finish is available to meet ASTM G7, B117, D1654 and D2247 requirements (salt spray, corrosion and humidity resistance)

LED, LENS & OPTICS

- High power LED available in 3000K & 4000K
- Type 2, 3, 3m (wide), 4 & 5 Roadway optics available
- Optional House-side shield available to cut back light
- Flat Clear Glass (FGC) - highest efficiency and performance
- Flat Clear Frost (FGF) - reduces glare with better uniformity
- All lens & optics are fully UV stable
- Dark Sky compliant



ELECTRICAL

- Dimmable 0-10 volt, high power factor (90%) driver
- 120, 208, 240, 277, 347 or 480 volts available
- 10 kA Surge protector supplied standard

OPTIONAL

- Programmable driver (PROG)
- Button-type photocell (PC)
- Adaptor (ADV)
- Field adjustable 10% increment step-dimming switch (SD)

Contact factory for **WIRELESS CONTROLS** and further details



CN55P1B



Description: 18' Faux Wood Pedestrian Pole

Manufacturer / Number: Structura / FAUX-ALU-RT-32-F2?-D1-BNR-MOD + BWF arm

Head: Cyclone / (1)CN55P1A-FGF-3M-100W-3K-X-X-BZ?-TX?

Comments: 5 year warranty on finish. Includes banner arms on P3 poles. Voltage, control options and finishes TBD.

Pendant MINI SN21P1

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	ADAPTOR	OPTIONS	COLOR	TEXTURE	OP.FIN.
SN21P1	FGC FGF	2	20W	3K	120	NONE	NONE	BK	TX	MG
		3	40W	4K	208	ADV	PC ¹	DG	SM	
		3M	60W		240		PROG	MA		
		4	80W		277		SD	SI		
		5	100W		347			BZ		
		2HS			480			BG		
		3HS						GM		
		3MHS						PG		
		4HS						WH		

¹OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

--	--	--	--	--	--	--	--	--	--	--

References

LENS

FGC	FLAT GLASS CLEAR
FGF	FLAT GLASS FROST

DISTRIBUTION

HS	INTERNAL HOUSE SHIELD
----	-----------------------

SEE PHOTOMETRIC PAGE FOR DETAILS

CCT

3K	3000K
4K	4000K

WATT

SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

OPTIONS

NONE	NONE
PC	BUTTON-TYPE PHOTOCELL
PROG*	PROGRAMMABLE DRIVER
SD*	FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH

*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTIONS

COLOR

BK	BLACK RAL9005
DG	DARK GREEN RAL6012
MA	MARINE BLUE RAL5013
SI	METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ	DARK BRONZE RAL8019
BG	BURGUNDY RAL3005
GM	MOSS GREEN RAL6005
PG	PALE GREY RAL7040
WH	WHITE RAL9003

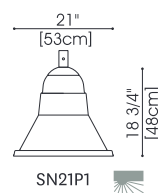
TEXTURE

TX	TEXTURED
SM	SMOOTH

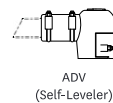
OP.FIN. (OPTIONAL FINISH)

MG	MARINE GRADE PRE-FINISH
----	-------------------------

Luminaire



Adaptors



 Dark Sky Compliant

 **cyclone**
REV. 4: 05/18

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

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).

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	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.

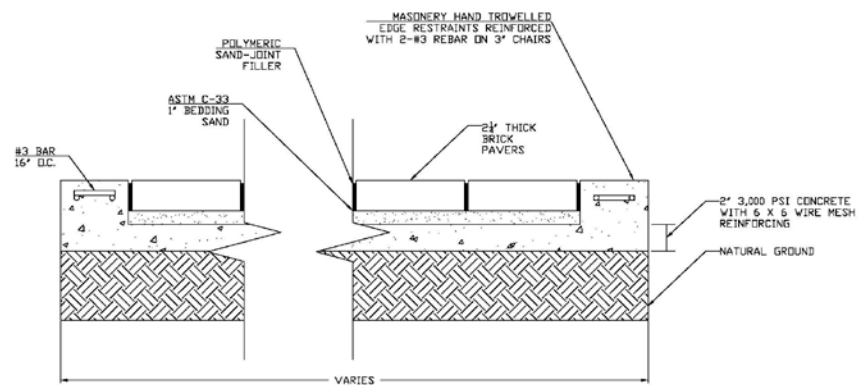
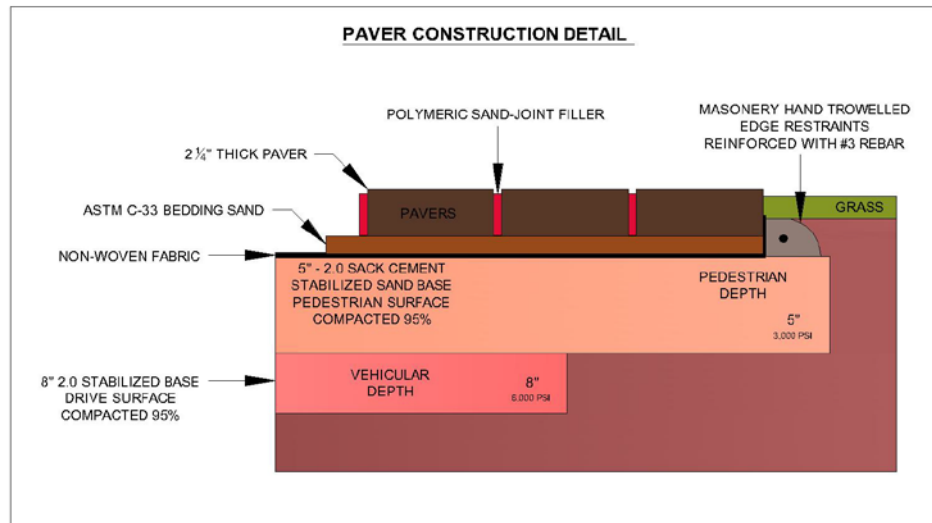
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 ¼" thick
	Color:	Red
	Pattern:	Stretcher Bond

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.





FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Discussion regarding proposed amendments to Appendix C Zoning Ordinance to require less dense residential uses in higher dense residential districts to still meet the district regulations of the less dense district by amending "Section 7. B. (R-2 and R-3) MFR-L, residential, general purpose and description," "Section 7.C.(R-4)MFR-M, residential, general purpose and description," and "Section 7.D.(R-5)MFR-H, residential, general purpose and description;" and to amend "Section 7.P.6. Permitted Use Table" to allow less dense residential uses in higher dense residential districts by defining Residential Uses in the table

Action: Significant

SUMMARY / ORIGINATING CAUSE

Multi-family density: allowing less dense development in higher density zoning. EXAMPLE: a single family home could be built instead of a duplex in MFR-L. This was previously discussed with the subcommittee. Proposed language has been drafted.

Up until 2014, single family residential use was allowed in Multi-Family Residential - Low (MFR-L) zoning district. In 2014, all residential uses were removed from the PUT since they were also defined in Section 7. Schedule of District Regulations; however, the allowance of cumulative zoning (allowing less dense residential uses in higher dense residential districts) was removed.

There is currently about four blocks of Multi-Family Residential - Low Density zoning whereby there are single family homes built on many of the lots. See attached map. The ordinance change in 2014 made these non-conforming. Several of these lots are also for sale currently, and there is great interest in building and re-building single family homes on the lots.

The proposed amendments would remove many of the non-conformities that exist, as well as allow the construction of new single family homes in this particular area.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The proposed amendments would remove many of the non-conformities that exist, as well as allow the construction of new single family homes in this particular area.

RECOMMENDATIONS

The Ordinance Subcommittee has reviewed the proposed amendments and recommends the changes.

ATTACHMENTS

1. HISTORY OF SFR allowed in multi - revised
2. Redline Ord_SFR in MFR Districts

HISTORY OF SFR ALLOWED IN MFR DISTRICTS

Ord 132 **4-13-1972**

Schedule of District Regulations: R-2 (Multiple-Family Residential) District

Permitted Uses. Any use permitted in the R-1 District.

Ord 291 **11-7-1977**

Schedule of District Regulations: R-2 (Multiple-Family Residential) District

Permitted Uses. Any use permitted in the R-1 District; provided, however, that for uses permitted in R-1 Districts, all the District Regulations for R-1 residential development shall apply, including lot area, width, and set-back requirements, and parking ratio.

Ord 84-15 **11-19-1984**

R-1 changed to SFR; R-2 changed to MFR-L; created PUT

	SFR	MFR-L	MFR-M	MFR-H	MHR	PUD	A-I	I / LI
Single-Family	P	S	S	S	S	S	P	S
Two-Family		P				S		
Multi-Family		P	P	P	P	S		

Ord 2014-05 **4-07-2014**

PUT removed residential uses.

Zoning Ordinance Section 7.P.6 Permitted Use Table

Permitted use table.

	Residential Uses 2017 NAICS Industry Descriptions	SFR and SFR- E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	<u>Single Family Residence</u>	<u>P</u>		<u>P</u>												
	<u>Multi-Family Residence - Garden Home</u>		<u>P</u>													
	<u>Multiple-Family Residence – Low Density</u>			<u>P</u>	<u>P</u>	<u>P</u>										
	<u>Multiple-Family Residence – Medium Density</u>				<u>P</u>	<u>P</u>										
	<u>Multiple-Family Residence – High Density</u>					<u>P</u>										
	<u>Mobile Home Residence</u>						<u>P</u>									

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	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)															S
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery and floriculture production										O	O	P	S	S	O
112	Animal production							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	

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Section 7. - Schedule of district regulations.

- A. *SFR, residential, general purpose and description.* The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.
1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.
- A.1. *SFR-E, residential, general purpose and description.* The SFR-E, Single-Family Residential Estate Dwelling District, is the most restrictive residential district. The principal use of land in this district is for low-density single-family dwellings, up to 0.5 units per acre, and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low-density residential areas shall be protected from multiple-family residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.
1. Area and height regulations. Area and height regulations in an SFR-E district, are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission with the SFR-E district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an SFR-E district are the same as SFR, and are set forth in subsection P of this section, permitted use table.
- B. *(R-2 and R-3) MFR-L, residential, general purpose and description.* The MFR-L, Multiple-Family Residential Dwelling—Low-Density District, is intended to provide for lowest-density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in a maximum density of six dwelling

units per acre. The principal use of land may be one or several dwelling types, including multiple-family dwellings, and including two-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The multiple-family residential dwelling district—low functions as a buffer or transition between commercial or higher density residential areas and lower density areas. The intent of these regulations is to allow development of property which may have a limited area suitable for residential development due to a portion of the property being flood-prone or adjacent to a district of a different zoning designation.

1. Area and height regulations. Area and height regulations in an MFR-L district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for SFR uses permitted in MFR-L districts, all the district regulations for SFR development shall apply, including lot area, width and set-back requirements.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-L district are set forth in subsection P of this section, permitted use table.

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- C. *(R-4) MFR-M, residential, general purpose and description.* The MFR-M, Multiple-Family Residential Dwelling—Medium-Density District, is intended to provide for medium-density multiple-family dwellings which may have a relatively intense concentration of dwelling units, up to nine per acre, served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The MFR-M, multiple-family residential district, functions as a buffer or transition between commercial or higher-density residential areas, and lower-density residential areas.

1. Multifamily residential area and height regulations. Area and height regulations in an MFR-M district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L uses permitted in MFR-M districts, all the district regulations for MFR-L development shall apply, including lot area, width and set-back requirements.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-M district are set forth in subsection P of this section, permitted use table.

C.1. *MFR-GHD, garden home residential, general purpose and description.* The **GHD**, Garden Home Residential District, is intended to provide multifamily low-density dwelling units having open space between units which exceed existing normal multifamily buildings, with density not exceeding six units per acre. The intent of these regulations is to allow development of property which:

Commented [BB1]: I did not include changes to GHD as that district is undergoing separate discussions right now.

- (1) May have limited area suitable for residential development due to geographical limitations;
- (2) Have portions of the property subject to flooding; or
- (3) Is located adjacent to a district of a different zoning designation, and for which the development as MFR-GHD would be appropriate as a buffer between incompatible land uses.

The interior living area of the first floor of any two-story residential structure in MFR-GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces and garages.

D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L and MFR-M uses permitted in MFR-H districts, all the district regulations for MFR-L and MFR-M development shall apply, including lot area, width and set-back requirements.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.

1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the MHR district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.
5. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 12, 2020

Subject: Discussion regarding proposed amendments to Appendix C Zoning Ordinance Section 7.Q.2. "Residential Regulation Matrix" to amend sub note F to allow lots in existence that are zoned Single Family Residential and are less than 90 feet wide to continue with the setbacks that were established when the lot was platted or created

Action: Significant

SUMMARY / ORIGINATING CAUSE

We have had several issues with side yard setbacks on smaller lots in neighborhoods that were annexed into the City, such as Wedgewood Village and Forest Bend Subdivisions. Those subdivisions were platted prior to being annexed into the City. The lots are 50, 55 and 60ft wide and allowed for 5-foot side yard setbacks. Currently, there is a provision in the Residential Regulation Matrix for them to continue the side yard setbacks when adding on to an existing house.

Recently, several of the houses have either flooded or burned, and that provision does not apply when the structure is damaged more than 50 percent or demolished (per Section 6.C. Non-Conforming Lots). If destroyed more than 50 percent or demolished, the structure would be required to comply with the current side yard setbacks which is 10 feet, but for 90-foot lots. 10-foot side yard setbacks on a 50-foot lot only leaves room for a 30-foot wide structure, whereas 5-foot side yard setbacks would allow for a 40-foot wide structure.

The Zoning Board of Adjustment has heard four requests in the past five years for destroyed homes. The proposed language provides relief in those situations by allowing existing lots that are less than 90 feet wide to continue with their original setbacks provided they are not less than 5 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Allowing property owners to continue with the original setbacks of their lots is less burdensome on them. Several owners have had to apply for variances from ZBOA in order to rebuild their homes on the existing footprints.

RECOMMENDATIONS

The Ordinance Subcommittee reviewed the proposed amendments and recommends the changes.

ATTACHMENTS

1. Redline_Residential Regulation Matrix

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							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.
 - b. A building or structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:
 - 1. Buildings or structures in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when:

Commented [BB1]: "Lots currently in existence" would apply to platted lots or lots that qualify for platting exemption.

- a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with section 9.G.
- b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.
- 2. Exceptions. Structures located within a general PUD or PUD-mixed use district shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a general PUD or PUD-mixed use application will be as established in the ordinance authorizing and approving the planned unit development.
- 3. The maximum height allowed for structures within the downtown district (DD) is 70 feet, as measured in accordance with the method prescribed in section 20, definitions.
- c. 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.
- d. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
- e. The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.
- 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.

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: November 6, 2020
 Re: DRC Report

The following DRC Meetings were held in October 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
25 acres at Narnia Way/FM 528 Single Family Residential Development	CSC	Yes	The property is zoned CSC; zone change would be required, which is not in compliance with the Future Land Use Map; platting would be required as well as dedication of ROW for the future Friendswood Lakes Blvd/Friendswood Parkway extension; frontage of both FM 528 and Friendswood Lakes Blvd. are subject to COD requirements; water is available; lift station would be needed for sewer; on-site detention required; minimum 50-ft building line from pipelines; no hazardous flood zones	