



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

AGENDA

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

1. Call to order

2. Communication from the public/committee liaisons

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

3. Public Hearing

A. To receive comments both oral and written regarding:

A zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC).

4. Consent Agenda

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

A. Minutes of the regular meeting held Thursday, November 12, 2020

5. Action Items

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

- A. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC).
- B. Consideration and possible action regarding the Preliminary Plat of Friends Heights being 2.504 acres of land recorded under File No. 2020008317 of the Official Public Records of Galveston County, Texas, Abstract 151 Sarah McKissick Survey, Part of Lot 12 (12-6), Block 2 of the Friendswood Subdivision, City of Friendswood, Galveston County, Texas

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

- A. Thursday, December 24 - No Meeting; City Holiday
Thursday, January 14 - Regular Meeting
Thursday, January 28 - Regular 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 - November 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 – Community Development

910 S. Friendswood Drive
Friendswood, TX 77546
Phone: 281-996-3201 Fax: 281-996-3260
www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: MFR-GHD

TYPE OF ZONE CHANGE (check one):

- ☒ Land Use Change to Zone: NC
☐ Planned Unit Development Option 1
☐ Planned Unit Development Option 2

- ☐ Specific Use Permit Option 1
☐ Specific Use Permit Option 2
SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4322 FRIENDSWOOD LINK RD 4321

Platted Land – Plat Name: FORESTWOOD Lot: _____ Block: 2

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: PETER GORMAN Phone: _____

Owner's Mailing Address: 130 SURF CT

City: HOUSTON State: TX Zip: 77058 Fax: _____

Owner's Email Address: _____

AGENT'S NAME : ADIL ZAHIR / AMINMOHAMOAD Phone: 832-235-7442

Agent's Mailing Address: 1123 SYDNEY LANE

City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____

Agent's Email Address: SKAROVALIA@GMAIL.COM

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

X Owner's Signature: Peter Gorman Date: 11/10/2020 X

Agent's Signature: Adil Zahir Date: 11/8/2020

Received By: <u>Becky Bennett</u>	Application Number: <u>2020-0045</u>
Date of Public Hearing: <u>12-10-2020</u>	Received Date: <u>11-9-2020</u>
Property Owner Notices: <u>11-25-2020</u>	Newspaper Notice: <u>11-10-2020</u>
	Sign on Property: <u>11-25-2020</u>

07100034
Stewart Title Co

WD
B

GENERAL WARRANTY DEED**NOTICE OF CONFIDENTIALITY RIGHTS:**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 5/27/07

Grantor: Asta L. Nilsson

Grantor's Mailing Address: 2517 Yunque
Houston TX 77066

Grantee: Peter Gorman

1EE

Grantee's Mailing Address: 130 Surf Court
NASSAU BAY TEXAS 77058

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

A tract or parcel of land containing 3.2895 acres, or 143,290 square feet, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and fully incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property,

EXHIBIT "A"

Being a tract of land in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and being all of the vacated subdivision plat of Forestwood, per plat recorded under Film Code 350061 of the Harris County Map Records, and being more particularly described by metes and bounds as follows with all bearings based on said plat;

D

COMMENCING at the intersection of the northeast line of Oxnard Lane (60.06 feet wide) per the plat of Forest Creek recorded in Volume 239, Page 50 Harris County Map Records, with the southeast line of Friendswood Link Road (100.00 feet wide), and the most westerly corner of Lot 1 of Block 2 of said Forest Creek; said point being in a curve concave to the northwest;

THENCE northeasterly, 111.32 feet along the southeast right-of-way line of said Friendswood Link Road and said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $04^{\circ} 25' 45''$, and whose chord bears $N 51^{\circ} 05' 07'' E$, 111.29 feet, to the north corner of said Lot 1 and the POINT OF BEGINNING and west corner of the herein described tract; a found 5/8 inch iron rod bears $S 62^{\circ} 45' W$, 0.9 feet;

THENCE continuing northeasterly, 176.83 feet along the southeast right-of-way line of said Friendswood Link Road and the arc of said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $07^{\circ} 02' 09''$, and whose chord bears $N 45^{\circ} 21' 10'' E$, 176.72 feet to a 5/8 inch iron rod found marking the point of tangency;

THENCE continuing along the southeast right-of-way line of said Friendswood Link Road, $N 41^{\circ} 49' 57'' E$, 438.39 feet, to a 1/2 inch iron rod found marking the west corner of a tract of land sold to First City Bank Gulfgate as described in deed recorded under Harris County Clerk's File Number K771546, and the north corner of said Forestwood and the herein described tract;

THENCE along the southwest line of said Gulfgate tract and the northeast line of said Forestwood, $S 47^{\circ} 39' 14'' E$, 234.76 feet to a point in the northwest line of said Forest Creek, the south corner of said Gulfgate tract, and the east corner of said Forestwood and the herein described tract;

THENCE along a northwest line of said Forest Creek and the southeast line of said Forestwood, $S 42^{\circ} 20' 46'' W$, 614.85 feet to an "ell" corner of said Forest Creek and the south corner of said Forestwood and the herein described tract;

THENCE along a northeast line of said Forest Creek and the southwest line of said Forestwood, $N 47^{\circ} 39' 14'' W$, 240.10 feet to the POINT OF BEGINNING and containing 3.2895 acres, or 143,290 square feet, of land.

ER 001 - 93 - 0461

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

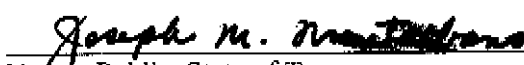

ASTA L. NILSSON

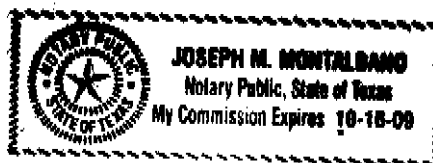
10R

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 28th day of March, 2007, before me, the undersigned Notary Public, personally appeared Asta L. Nilsson, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purpose contained therein.


Notary Public, State of Texas



Return To:
Peter Norman
130 Surf Court
Nassau Bay Tex
77058

20070190736
Pages 4
03/30/2007 14:03:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET



A 1.280 ACRES TRACT OF LAND, PART OF RESERVE "A", IN BLOCK TWO (2), OF LOT 15 TRACT, A SUBDIVISION OF HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE THEREOF RECORDED IN VOLUME 136, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINS at a 1/2 inch iron rod found for the West corner of said Reserve "A", same being the Northeast corner of Lot 1 in Block 2, Forest Creek and a point on the Southeastern right of way line of Friendswood Link Road (located on 100 feet in width), said right of way being a curve to the left having a radius of 1440.00 feet;

THENCE along said right of way and said curve to the left having a radius of 1440.00 feet, a central angle of 7 deg. 02 min. 10 sec., a chord bearing and distance of North 45 deg. 21 min. 02 sec. East, 176.73 feet, for an arc distance of 176.83 feet to a 1/2 inch iron rod found at the end of said curve;

THENCE North 41 deg. 49 min. 57 sec. East and continuing along said Southeastern right of way line, a distance of 428.39 feet to the North corner of the herein described tract, same being the West corner of a tract of land conveyed to Friendswood Link Development LLC under Harris County Clerk's File No. 20130454525;

THENCE South 47 deg. 26 min. 14 sec. East along the Southeastern line of said tract, a distance of 234.76 feet to a 1/2 inch iron rod found for the East corner of the herein described tract, same being the South corner of said Friendswood Link Development LLC tract, also being a point on the Southeastern line of said Reserve "A" and the Northwestern line of Lot 15 in Block 2, Forest Creek;

THENCE South 42 deg. 20 min. 44 sec. West along the Southeastern line of said Reserve "A", same being the Northwestern line of Lots 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, and 5, Block 2, a distance of 814.88 feet to a 1/2 inch iron rod found for the South corner of said Reserve "A", same being the East corner of Lot 2, Block 2;

THENCE North 47 deg. 26 min. 14 sec. West along the Northwestern line of said Reserve "A", same being the Northwestern line of Lots 2, 3 and 1 in Block 2, Forest Creek, a distance of 345.10 feet to the PLACE OF BEGINNING.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot represents a survey made on the ground under my direction and supervision on July 14, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
This survey meets or exceeds the specifications for a Category 1A, Condition 1 survey as promulgated by the Texas Society of Professional Surveyors.

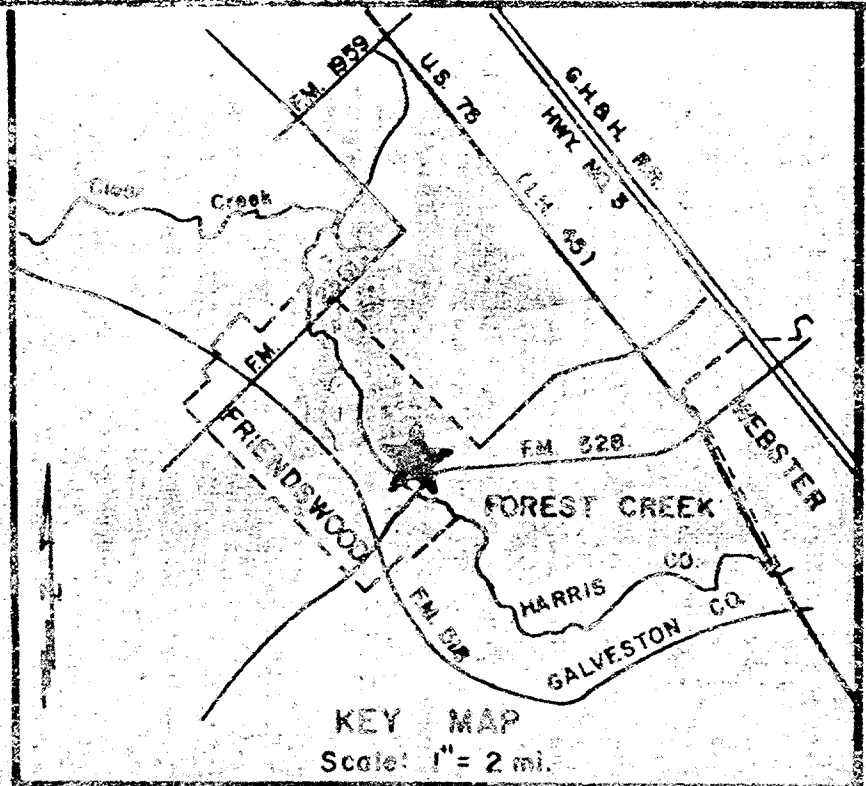
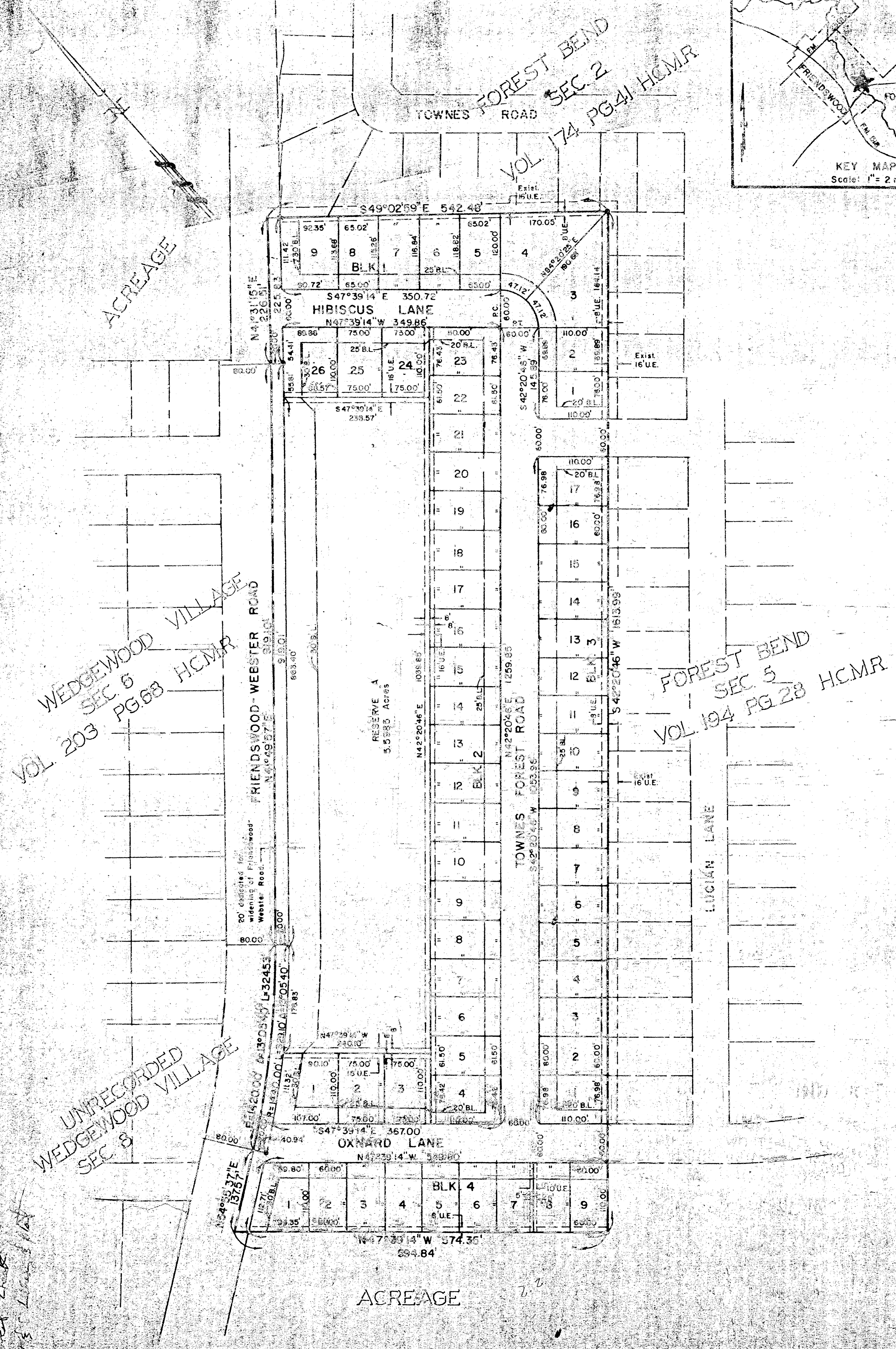

Christopher Trusky
RPLS No. 62647
The Land Survey Co. LLC
Firm Reg. No. 50045700
281-335-4000



Note:
According to FRM Community Power No. 4854480000E, dated 08/22/1999, this property lies in Flood Zone "X", which is considered to be outside the Special Flood Hazard Area. Surveyor makes no representation as to whether or not this property may flood.

Books of bearings in the Southeastern line of subject property, as platted and monumented.

Other encumbrances or matters affecting the subject property, if any, are not shown.



APPROVED by the Commissioner's Court of Harris County, Texas this _____ day of _____, 1976.

Ton Bass, Commissioner, Precinct 1
Jim Fontana, Commissioner, Precinct 2
Jon Lindsay, County Judge

R. V. Eckels, Commissioner, Precinct 3
E. A. Lyons, Commissioner, Precinct 4

This is to certify that the City Planning Commission of the City of Friendswood, Texas has approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Friendswood, Texas, this 6th day of April, 1976.

Clyde Rainey
Clyde Rainey, Chairman
Roy Wiley
Roy Wiley, Secretary

I, Richard P. Doss, County Engineer of Harris County, Texas, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss, County Engineer

I, G. H. Smith, Flood Control Director of Harris County Flood Control District, Harris County Texas, do hereby certify that the plot of this subdivision complies with requirements for internal subdivision drainages as adopted by Commissioner's Court, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

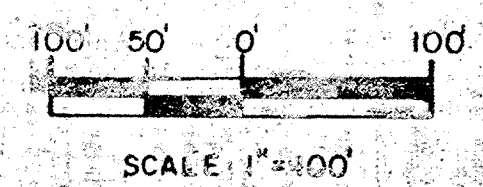
G. H. Smith, Flood Control Director

- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - B.L. indicates Building Line
U.E. indicates Utility Easement

FOREST CREEK

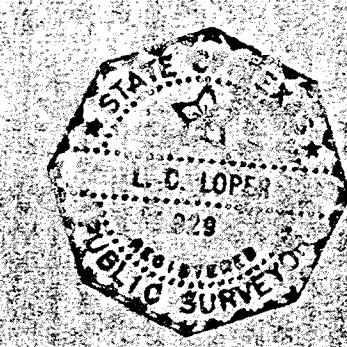
A SUBDIVISION OF 20.1236 ACRES OUT OF SARAH MCKISSICK SURVEY, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS.

ENGINEER: L.C. LOPER & ASSOCIATES
OWNER: CHARLES KORNEGAY BUILDER, INC. - CHARLES KORNEGAY
4 BLOCKS
61 LOTS



This is to certify that I, L.C. Loper, a Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with five eighth inch (5/8") iron rods, 18" long, and that this plat accurately represents that survey made by me.

L.C. Loper
L.C. Loper
Texas Registration No. 929



STATE OF TEXAS
COUNTY OF HARRIS

We, Charles Kornegay, and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc. owner of the property subdivided in the above and foregoing map of Forest Creek, do hereby make subdivision of said property for and on behalf of said Charles Kornegay Builders, Inc. according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Forest Creek, located in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and on behalf of said Charles Kornegay Builder, Inc., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Charles Kornegay and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc., owner of the property subdivided in the above and foregoing map of Forest Creek, have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations hereof on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County, Texas.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Harris County, by Harris County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

There is also dedicated for utilities an unobstructed aerial easement five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree with the City of Friendswood and/or Harris County and/or any property owner that the building lines and utility easements shown in adjacent acreage are hereby established as shown.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, Charles Kornegay Builder, Inc., has caused these presents to be signed by Charles Kornegay, its President, thereto authorized, attested by its Secretary, Jeanette Marie Kornegay, and its common seal hereunto affixed this 3rd day of April, 1976.

CHARLES KORNEGAY BUILDER, INC.

Charles Kornegay
Charles Kornegay, President
Jeanette Marie Kornegay
Jeanette Marie Kornegay, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this date personally appeared Charles Kornegay, President and Jeanette Marie Kornegay, Secretary of Charles Kornegay Builder, Inc., 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1976.

John W. Heaton
John W. Heaton
Notary Public in and for Harris County, Texas.

This is to certify that I, Thomas D. Heaney, City Engineer for the City of Friendswood, Texas have approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Engineer for the City of Friendswood, Texas, this 6th day of April, 1976.

Thomas D. Heaney
Thomas D. Heaney, City Engineer

STATE OF TEXAS
COUNTY OF HARRIS

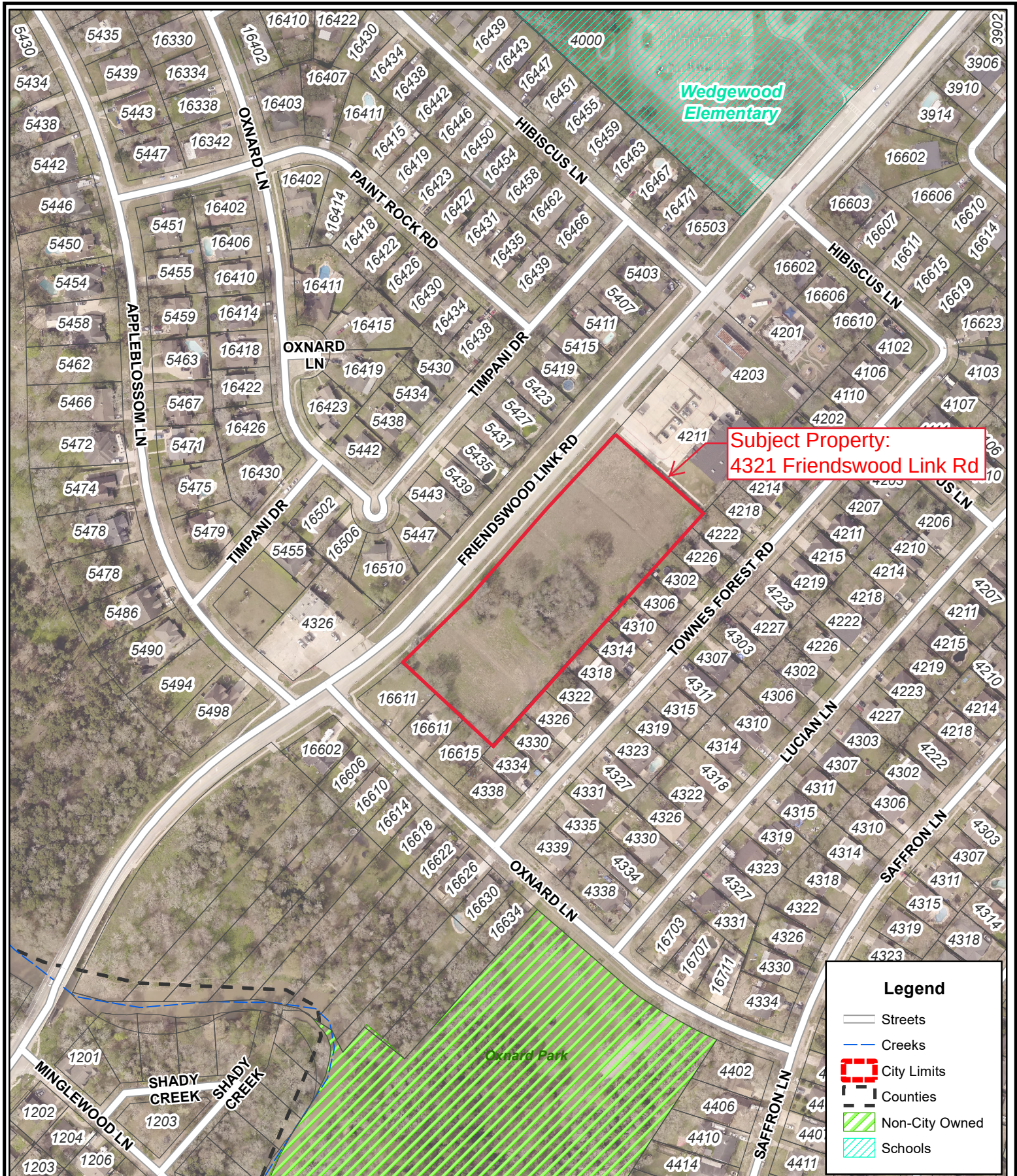
I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19____, at _____ o'clock _____ M., and duly recorded on _____ of said County, _____ page _____ of record of _____.

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

R. E. Turrentine, Jr. Clerk, County Court,
Harris County, Texas

By _____ Deputy

L.C. LOPER & ASSOCIATES, INC.
CONSULTING ENGINEER
89 BELLAIR BLVD.
HOUSTON, TEXAS 77025
666-2828



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

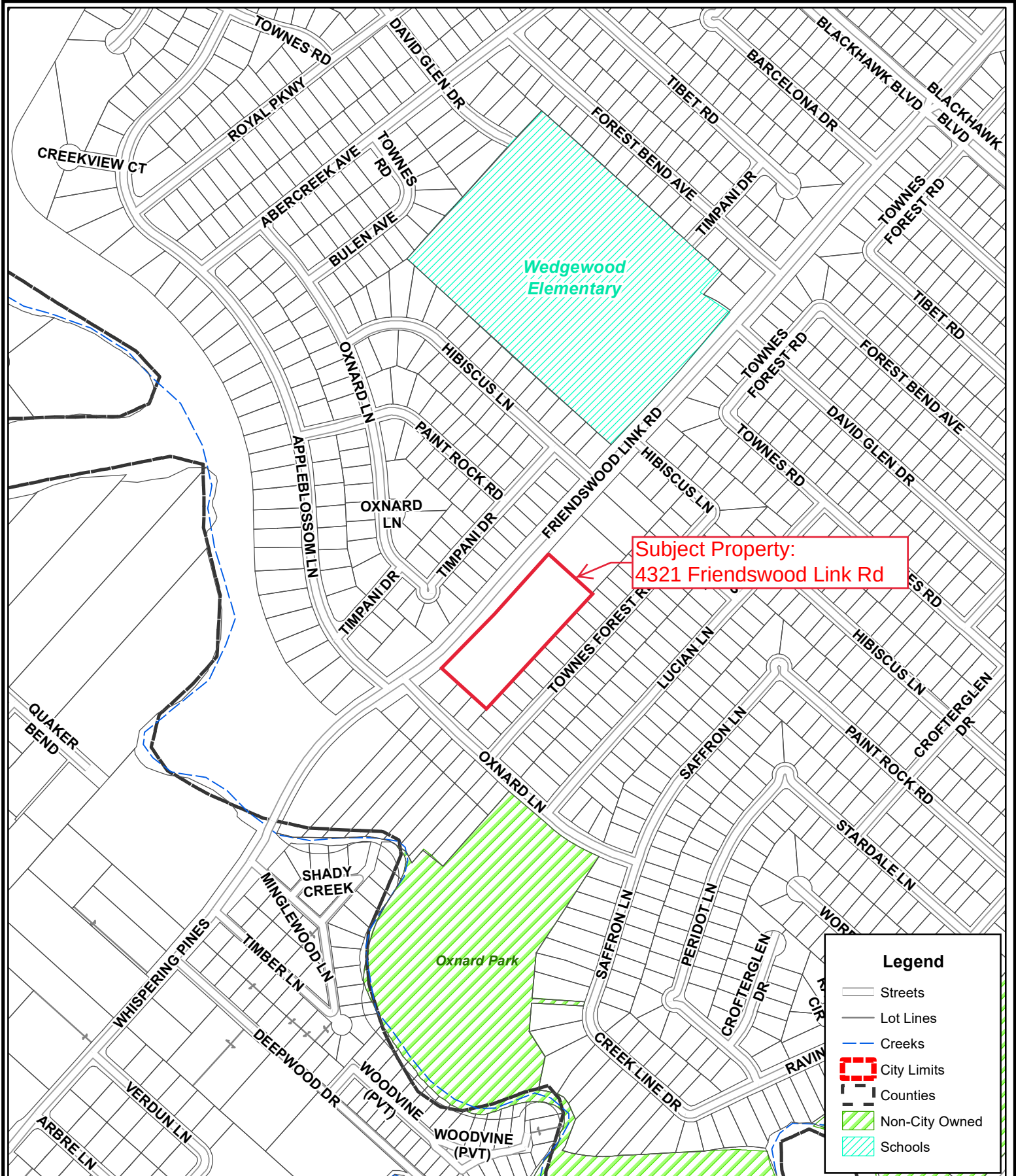


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
Page 11 of 46



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 493'
 Page 12 of 46



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

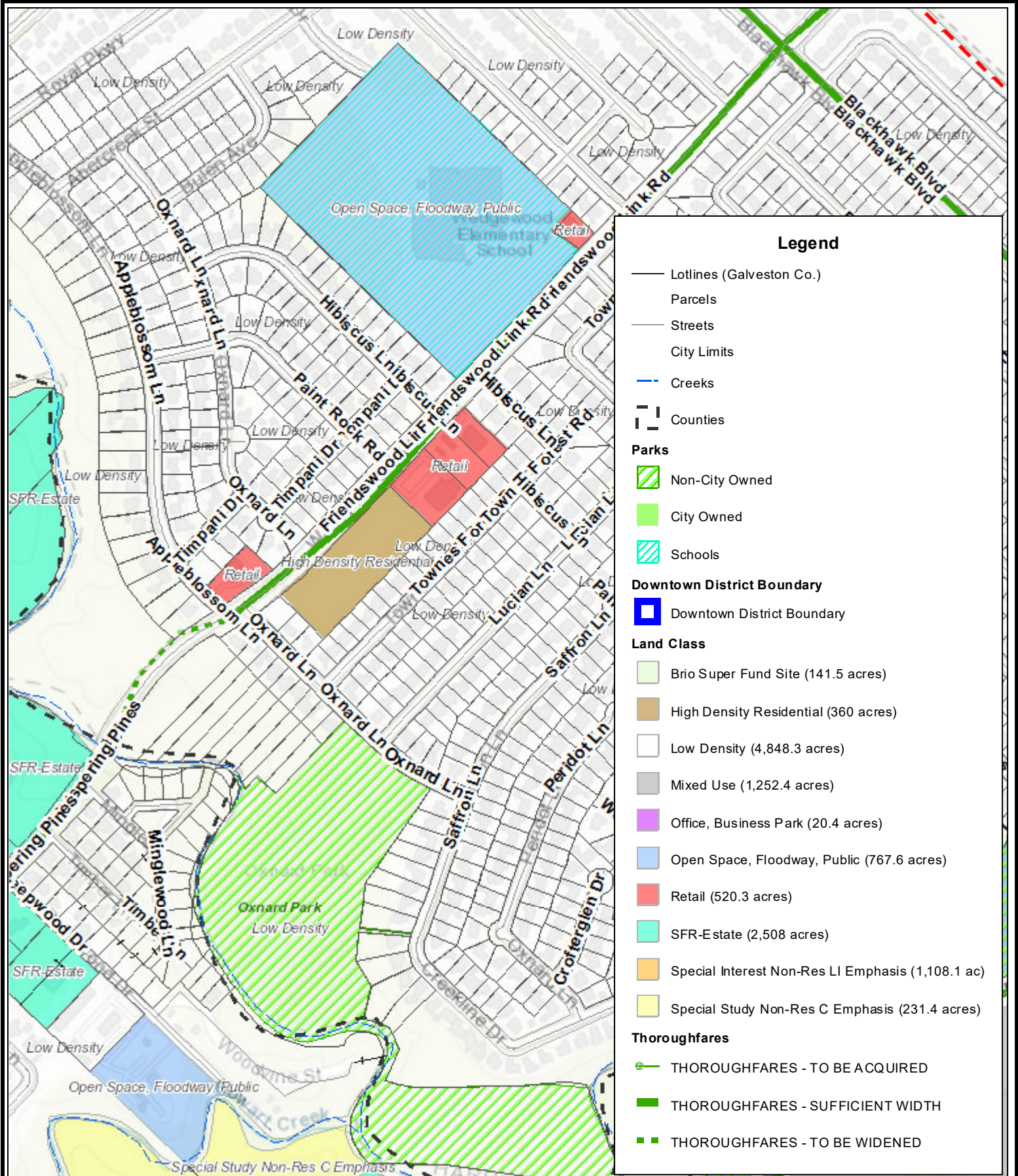


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
Page 13 of 46



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 572'
 Page 14 of 46

Rezoning Report

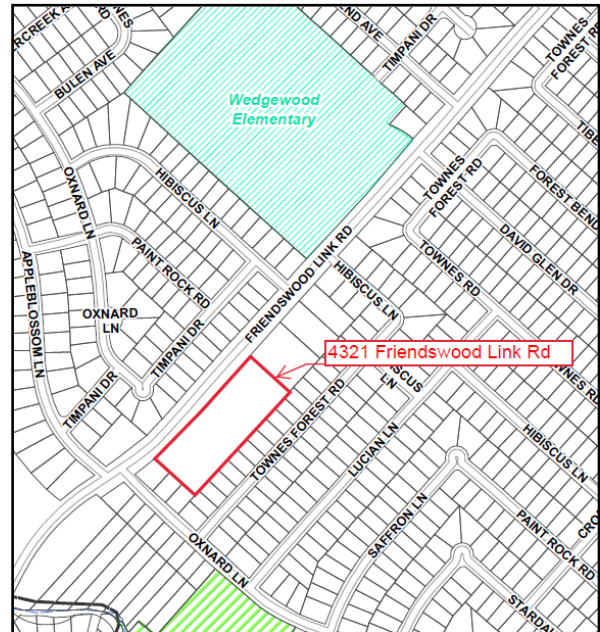
November 2020

Project: Zone Change

Address: 4321 Friendswood Link Rd.

Legal: 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas

Request: Zone classification change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC)



Applicable Zoning Ordinance Excerpts:

Appendix C
Zoning Ordinance
Section 7. Schedule of District Regulations

G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC 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 NC district under certain circumstances and conditions.

4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Existing Use/Site Attributes:

The subject property is 3.2895 acres of undeveloped land.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property is currently Multi-Family Residential-Garden Home District (MFR_GHD). The original zoning of this tract was Neighborhood Commercial (NC). In 1991, the zoning was changed to Single Family Residential (SFR) with ordinances 91-19 and 91-20. And in 1994, the zoning was changed to Multi-Family Residential – Garden Home District (MFR-GHD) with ordinance 94-16.

Adjacent Zoning/Land Use:

The property is located along Friendswood Link Rd. The property to the northeasterly side is zoned Neighborhood Commercial (NC) and the property to the rear and other side is all Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:

The property will require a replat prior to development. This is the remaining portion of Reserve A of Forest Creek Subdivision (Harris County).

Planning Analysis:

NC zoning district requires site plan approval by the Planning and Zoning Commission. The property is subject to a 50-foot building line that was on the original plat of Forest Creek Subdivision. Additionally, since the development would abut residentially zoned property, an 8-foot opaque fence and a 10-foot landscape buffer with a tree planted every 25 feet will be required.

The applicant has provided conceptual drawings of their plans for the property; however, approval of the zone change does not bind them to this plan. They will be required to meet the minimum standards of the NC zoning district, if approved.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as High Density Residential; however, the most recent zone change application to change the zoning to High Density residential (MFR_H) to allow 36 townhomes met great opposition from the surrounding property owners and the applicant withdrew the application. Owners cited concerns for traffic, impact on the school, and drainage. The current property owner and developers do not feel that it is financially feasible to develop the property under the current zoning of Garden Home District (MFR-GHD). The Future Land Use Map (2008) will be reviewed and updated soon as part of the Comprehensive Plan update.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:

The property will be required to provide on-site detention.

Utilities:

City water and sewer services are available to the property.

Access:

Access will be from three driveways to Friendswood Link Rd. All driveways and parking spaces will be required to meet the current minimum design standards detailed in the Design Criteria Manual.

Park/Open Space:

Park Dedication Fees will not be applicable for commercial development.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 12, 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
NOVEMBER 12, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, NOVEMBER 12, 2020, AT 07:03 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER BRETT BANFIELD
COMMISSIONER TOM HINCKLEY
COMMISSIONER LISA LUNDQUIST
COMMISSIONER RICHARD CLARK - VIA VIDEO
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

2. Communication from the public/committee liaisons

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

None.

3. Consent Agenda

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

**Commissioner Marcus Perry moved to approve Consent Agenda. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.

- 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

**Commissioner Brett Banfield moved to approve Consideration and possible action regarding a one-time, one-year extension for the Final Plat of Kessel Chateau. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin explained the property owner was working through a lienholder issue and needed more time to record the plat.

- 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

**Vice-Chairman Richard Sasson moved to approve the 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. Seconded by Commissioner Tom Hinckley.

Harbin stated the TxDOT plans to install sidewalks are at 90% completion. She said the TxDOT grant requires ADA compliance which the 8-foot brick pavers would not be. She said the previous discussion with FDEDC was whether or not to include the TxDOT version of 6-foot sidewalks plus paver ribbons into the Design Criteria Manual. She stated the 8-foot pavers would be the preferred design but both versions would be compliant. She said the manual previously included the ribbon option.

Harbin said the next item is whether to include the Gandy lighting plan in the DCM along with the electrical engineering plan. She explained the TxDOT project includes installation of the electrical conduit while installing the sidewalks. She stated the plan is detailed enough to direct future developments on where lighting would be required.

Harbin said the proposed light fixtures are 32-foot tall street light poles and 18-foot tall pedestrian light poles. She said the proposed change would be to add the light pole and luminaire to the DCM along with foundation specifications.

Harbin said the existing bishop crook light fixtures are different from the proposed Gandy lighting. The suggestion is to remove the lighting requirement from the DCM but require owners to install the lighting foundations. She said if the owner chooses to install lighting during development, it would need to be the Gandy lighting. Sasson suggested discussing each item one at a time. The commission agreed TxDOT installing sidewalks would be a great opportunity.

Sasson said the lighting drawing looks too clean like the locations would move. Harbin said the light locations came from TxDOT so they are fairly definite. She said the electrical engineering plan will need to be in hand before amending the DCM. Hinckley asked if TxDOT would be stubbing out light locations. Harbin said they will not. Banfield said the plans are detailed enough to move forward. Perry asked why some lighting overlaps. Matranga answered some are pedestrian poles and some are combination street and pedestrian poles.

Sasson stated FDEDC needs to go out to bid in case the lighting cost is too high. He said the foundation designs need to be included in the DCM. Harbin said FDEDC asked staff to research installing lights on city property to lead by example. Perry said having three pole designs is adding too much complexity. Sasson agreed and said he thinks one pole and the current design would be easier.

Sasson amended his motion from approval to agreement with the direction. Hinckley seconded the motion. The vote passed 7 to 0 unanimously.

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

Harbin explained the zoning ordinance previously allowed single family homes in multi-family zoning districts. She stated several blocks outside the Downtown District are zoned multi-family but all the lots are developed with single family homes. She said when staff amended the zoning ordinance in 2014 and removed some language, they inadvertently removed the section that allows this type of development. Harbin explained the proposed changes would clean up the ordinance and correct non-conformities. She proposed adding residential uses back into the Permitted Use Table and define where the different densities would be allowed .

Sasson said the ordinance subcommittee reviewed the proposal and did not have any objections.

- 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

Harbin said there are several subdivisions that were annexed into the city after they were already platted. She said many of the older subdivisions have lots that are smaller than the current 90-foot lots. She said the zoning ordinance allows additions to continue with the same setback. She said this means an existing home with a 5-foot side setback could then add a patio, also with a 5-foot setback. Harbin explained the issue is when a home is flooded or burned, they must maintain a 10-foot side setback when they rebuild which is difficult on a 50-foot wide lot. She said staff is proposing to allow rebuilds to comply with the same setback, just as the ordinance allows additions to do. She said this change would help homeowners avoid the hurdle of going before the Zoning Board of Adjustment. Matranga summarized the change would allow people to put their houses back the way they were before.

Perry was concerned with changing the ordinance to avoid the inconvenience of going before ZBOA. Harbin explained the proposed change is intended to relieve a burden. Sasson asked how many cases the ZBOA would possibly hear for such hardships. Bennett said roughly one-third of the residential lots in the city are less than 90-feet wide. She said that is about 3,000 homes. Bennett explained that when ZBOA hears several of the same cases, that triggers staff to research changing the ordinance.

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

Matranga announced the zone change for 213 E. Heritage passed. He said the height ordinance changes passed 5 to 1 at first reading with Council. Matranga said the proposed date for the PZ Retreat is December 3rd.

Clark said he attended the Galveston County Consolidated Drainage District meeting where they had a long discussion regarding Design Criteria Manual changes.

Lundquist said Keep Friendswood Beautiful would be having the Fall Haul drive thru event this weekend. She said they are also working on Home for the Holidays.

Sasson recommended attending the Farmer's Market, the first Saturday of the month, held at Stevenson Park

Banfield said the Friends of Downtown Friendswood Association was promoting a shop local campaign for the holidays. He announced December 10th would be his last meeting as a Commissioner.

- 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

Griffon said he watched the FDEDC work session. He said the city was discussing adopting the Atlas 14 maps which are required if the city wants to work with Harris County Flood District on grant programs.

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

Harbin said the Parks Department would be presenting to the Commission soon. She said they are looking at Pearland and League City plans for trails along creeks. She announced the 3/8 cents street maintenance tax was approved. She said the FIDB bonds were also approved.

8. Adjournment

This meeting was adjourned at 08:23 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: December 10, 2020

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC).

Action: Significant

SUMMARY / ORIGINATING CAUSE

The applicant is requesting to change the zoning of the subject property from Multi-Family Residential - Garden Home District (MFR-GHD) to Neighborhood Commercial (NC) for a commercial development.

The newspaper ad was published, 73 property owner notices were mailed and a sign posted on the property for the public hearing notifications.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

If approved, the property owner will be required to meet the minimum standards of the NC zoning district.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application_4321 Friendswood Link Rd
2. Deed_Friendswood Link Rd
3. Metes and Bounds_Friendswood Link Rd
4. Plat_Forest Creek
5. Aerial Map_Friendswood Link Rd
6. Location Map_Friendswood Link Rd
7. Zoning Map_Friendswood Link Rd
8. Future Land Use Map _4321 Friendswood Link Rd
9. 4321 Friendswood Link Rd Rezoning Report



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: MFR-GHD

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: NC

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 4322 FRIENDSWOOD LINK RD 4321

Platted Land – Plat Name: FORESTWOOD Lot: _____ Block: 2

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: PETER GORMAN Phone: _____

Owner's Mailing Address: 130 SURF CT

City: HOUSTON State: TX Zip: 77058 Fax: _____

Owner's Email Address: _____

AGENT'S NAME : ADIL ZAHIR / AMINMOHAMOAD Phone: 832-235-7442

Agent's Mailing Address: 1123 SYDNEY LANE

City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____

Agent's Email Address: SKAROVALIA@GMAIL.COM

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

X Owner's Signature: Peter Gorman Date: 11/10/2020 X

Agent's Signature: Adil Zahir Date: 11/8/2020

Received By: Becky Bennett
Date of Public Hearing: 12-10-2020
Property Owner Notices: 11-25-2020

Application Number: 2020-0045
Received Date: 11-9-2020
Newspaper Notice: 11-10-2020
Sign on Property: 11-25-2020

07100034
Stewart Title Co

WD
B

GENERAL WARRANTY DEED**NOTICE OF CONFIDENTIALITY RIGHTS:**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 5/27/07

Grantor: Asta L. Nilsson

Grantor's Mailing Address: 2517 Yunque
Houston TX 77066

Grantee: Peter Gorman

1EE

Grantee's Mailing Address: 130 Surf Court
NASSAU BAY TEXAS 77058

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

A tract or parcel of land containing 3.2895 acres, or 143,290 square feet, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and fully incorporated herein for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, and CONVEYS to Grantee the Property,

EXHIBIT "A"

Being a tract of land in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and being all of the vacated subdivision plat of Forestwood, per plat recorded under Film Code 350061 of the Harris County Map Records, and being more particularly described by metes and bounds as follows with all bearings based on said plat;

D

COMMENCING at the intersection of the northeast line of Oxnard Lane (60.06 feet wide) per the plat of Forest Creek recorded in Volume 239, Page 50 Harris County Map Records, with the southeast line of Friendswood Link Road (100.00 feet wide), and the most westerly corner of Lot 1 of Block 2 of said Forest Creek; said point being in a curve concave to the northwest;

THENCE northeasterly, 111.32 feet along the southeast right-of-way line of said Friendswood Link Road and said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $04^{\circ} 25' 45''$, and whose chord bears $N 51^{\circ} 05' 07'' E$, 111.29 feet, to the north corner of said Lot 1 and the POINT OF BEGINNING and west corner of the herein described tract; a found 5/8 inch iron rod bears $S 62^{\circ} 45' W$, 0.9 feet;

THENCE continuing northeasterly, 176.83 feet along the southeast right-of-way line of said Friendswood Link Road and the arc of said curve concave to the northwest, having a radius of 1,440.00 feet, a central angle of $07^{\circ} 02' 09''$, and whose chord bears $N 45^{\circ} 21' 10'' E$, 176.72 feet to a 5/8 inch iron rod found marking the point of tangency;

THENCE continuing along the southeast right-of-way line of said Friendswood Link Road, $N 41^{\circ} 49' 57'' E$, 438.39 feet, to a 1/2" inch iron rod found marking the west corner of a tract of land sold to First City Bank Gulfgate as described in deed recorded under Harris County Clerk's File Number K771546, and the north corner of said Forestwood and the herein described tract;

THENCE along the southwest line of said Gulfgate tract and the northeast line of said Forestwood, $S 47^{\circ} 39' 14'' E$, 234.76 feet to a point in the northwest line of said Forest Creek, the south corner of said Gulfgate tract, and the east corner of said Forestwood and the herein described tract;

THENCE along a northwest line of said Forest Creek and the southeast line of said Forestwood, $S 42^{\circ} 20' 46'' W$, 614.85 feet to an "ell" corner of said Forest Creek and the south corner of said Forestwood and the herein described tract;

THENCE along a northeast line of said Forest Creek and the southwest line of said Forestwood, $N 47^{\circ} 39' 14'' W$, 240.10 feet to the POINT OF BEGINNING and containing 3.2895 acres, or 143,290 square feet, of land.

ER 001 - 93 - 0461

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Asta L. Nilsson
ASTA L. NILSSON

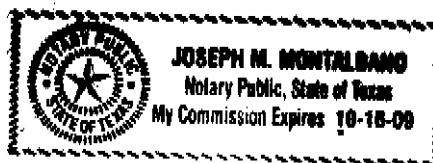
10R

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 28th day of March, 2007, before me, the undersigned Notary Public, personally appeared Asta L. Nilsson, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purpose contained therein.

Joseph M. Montalbano
Notary Public, State of Texas



Return To:
Peter Norman
130 Surf Court
Nassau Bay Tex
77058

20070190736
Pages 4
03/30/2007 14:03:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
BEVERLY KAUFMAN
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Beverly L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET



A 1.280 ACRES TRACT OF LAND, PART OF RESERVE "A", IN BLOCK TWO (2), OF FOREST CREEK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE THEREOF RECORDED IN VOLUME 136, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINS at a 1/2 inch iron rod found for the West corner of said Reserve "A", same being the Northeast corner of Lot 1 in Block 2, Forest Creek and a point on the Southeastern right of way line of Friendswood Link Road (located on 100 feet in width), said right of way being a curve to the left having a radius of 1440.00 feet;

THENCE along said right of way and said curve to the left having a radius of 1440.00 feet, a central angle of 7 deg. 02 min. 10 sec., a chord bearing and distance of North 45 deg. 21 min. 02 sec. East, 176.73 feet, for an arc distance of 176.83 feet to a 1/2 inch iron rod found at the end of said curve;

THENCE North 41 deg. 49 min. 57 sec. East and continuing along said Southeastern right of way line, a distance of 428.39 feet to the North corner of the herein described tract, same being the West corner of a tract of land conveyed to Friendswood Link Development LLC under Harris County Clerk's File No. 20130454525;

THENCE South 47 deg. 26 min. 14 sec. East along the Southeastern line of said tract, a distance of 234.76 feet to a 1/2 inch iron rod found for the East corner of the herein described tract, same being the South corner of said Friendswood Link Development LLC tract, also being a point on the Southeastern line of said Reserve "A" and the Northwestern line of Lot 15 in Block 2, Forest Creek;

THENCE South 42 deg. 20 min. 44 sec. West along the Southeastern line of said Reserve "A", same being the Northwestern line of Lots 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, and 5, Block 2, a distance of 814.88 feet to a 1/2 inch iron rod found for the South corner of said Reserve "A", same being the East corner of Lot 2, Block 2;

THENCE North 47 deg. 26 min. 14 sec. West along the Northwestern line of said Reserve "A", same being the Northwestern line of Lots 2, 3 and 1 in Block 2, Forest Creek, a distance of 345.10 feet to the PLACE OF BEGINNING.

I, Christopher Trusky, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot represents a survey made on the ground under my direction and supervision on July 14, 2015. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. This survey meets or exceeds the specifications for a Category 1A, Condition 1 survey as promulgated by the Texas Society of Professional Surveyors.

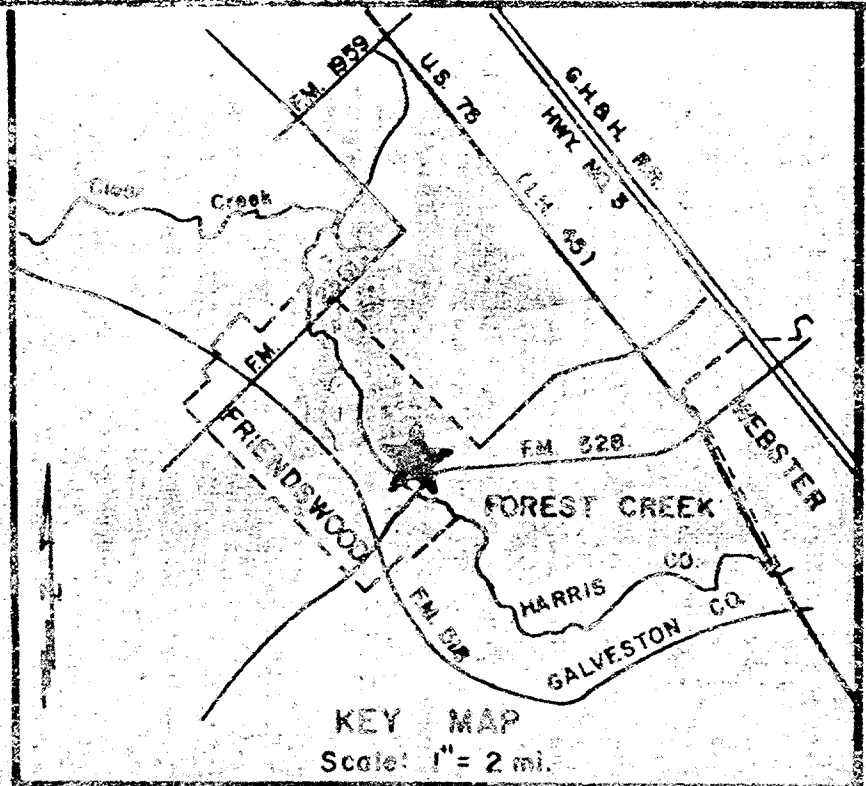
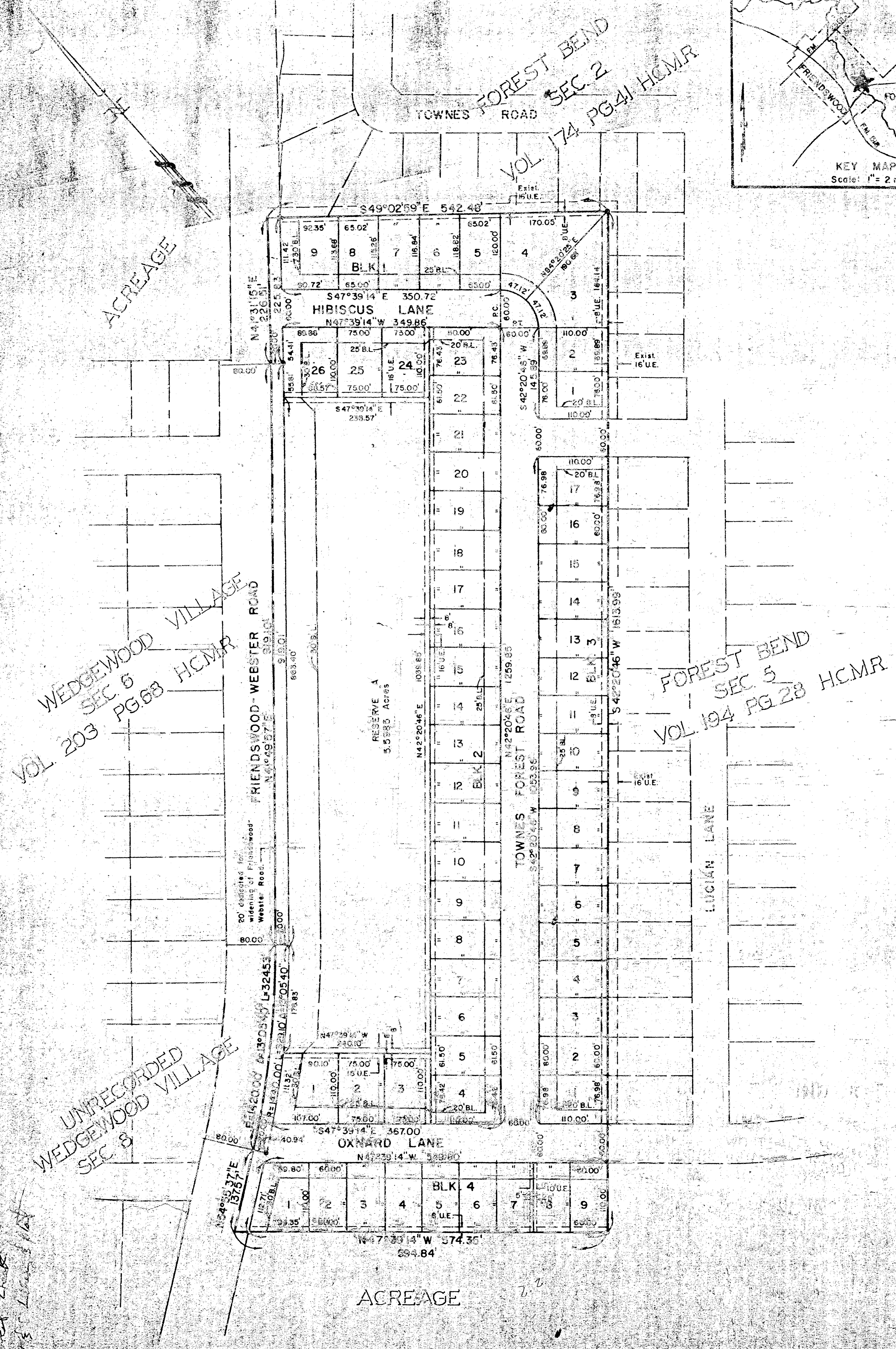

Christopher Trusky
RPLS No. 62647
The Land Survey Co. LLC
Firm Reg. No. 10045700
281-325-4000



Note:
According to FIRM Community Power No. 4854480000E, dated 08/22/1999, this property lies in Flood Zone "X", which is considered to be outside the Special Flood Hazard Area. Surveyor makes no representation as to whether or not this property may flood.

Books of bearings in the Southeastern line of subject property, as platted and monumented.

Other encumbrances or matters affecting the subject property, if any, are not shown.



APPROVED by the Commissioner's Court of Harris County, Texas this _____ day of _____, 1976.

Ton Bass, Commissioner, Precinct 1
Jim Fontana, Commissioner, Precinct 2
Jon Lindsay, County Judge

R. V. Eckels, Commissioner, Precinct 3
E. A. Lyons, Commissioner, Precinct 4

This is to certify that the City Planning Commission of the City of Friendswood, Texas has approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Friendswood, Texas, this 6th day of April, 1976.

Clyde Rainey
Clyde Rainey, Chairman
Roy Wiley
Roy Wiley, Secretary

I, Richard P. Doss, County Engineer of Harris County, Texas, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss, County Engineer

I, G. H. Smith, Flood Control Director of Harris County Flood Control District, Harris County Texas, do hereby certify that the plot of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioner's Court, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

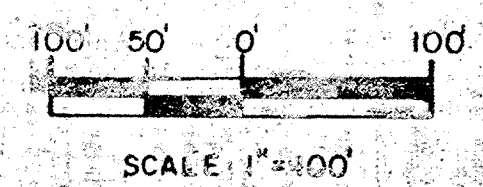
G. H. Smith, Flood Control Director

- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - B.L. indicates Building Line
U.E. indicates Utility Easement

FOREST CREEK

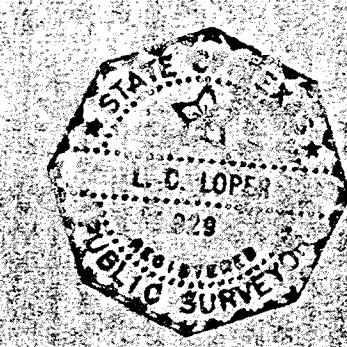
A SUBDIVISION OF 20.1236 ACRES OUT OF SARAH MCKISSICK SURVEY, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS.

ENGINEER: L.C. LOPER & ASSOCIATES
OWNER: CHARLES KORNEGAY BUILDER, INC. - CHARLES KORNEGAY
4 BLOCKS
61 LOTS



This is to certify that I, L.C. Loper, a Licensed Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with five eighth inch (5/8") iron rods, 18" long, and that this plat accurately represents that survey made by me.

L.C. Loper
L.C. Loper
Texas Registration No. 929



STATE OF TEXAS
COUNTY OF HARRIS

We, Charles Kornegay, and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc., owner of the property subdivided in the above and foregoing map of Forest Creek, do hereby make subdivision of said property for and on behalf of said Charles Kornegay Builders, Inc. according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Forest Creek, located in the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas and on behalf of said Charles Kornegay Builder, Inc., and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, Charles Kornegay and Jeanette Marie Kornegay, President and Secretary respectively of Charles Kornegay Builder, Inc., owner of the property subdivided in the above and foregoing map of Forest Creek, have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations hereof on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County, Texas.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Harris County, by Harris County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

There is also dedicated for utilities an unobstructed aerial easement five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree with the City of Friendswood and/or Harris County and/or any property owner that the building lines and utility easements shown in adjacent acreage are hereby established as shown.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF, Charles Kornegay Builder, Inc., has caused these presents to be signed by Charles Kornegay, its President, thereto authorized, attested by its Secretary, Jeanette Marie Kornegay, and its common seal hereunto affixed this 3rd day of April, 1976.

CHARLES KORNEGAY BUILDER, INC.

Charles Kornegay
Charles Kornegay, President
Jeanette Marie Kornegay
Jeanette Marie Kornegay, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this date personally appeared Charles Kornegay, President and Jeanette Marie Kornegay, Secretary of Charles Kornegay Builder, Inc., 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1976.

John W. Heaton
John W. Heaton
Notary Public in and for Harris County, Texas.

This is to certify that I, Thomas D. Heaney, City Engineer for the City of Friendswood, Texas have approved this plot and subdivision of Forest Creek as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Engineer for the City of Friendswood, Texas, this 6th day of April, 1976.

Thomas D. Heaney
Thomas D. Heaney, City Engineer

STATE OF TEXAS
COUNTY OF HARRIS

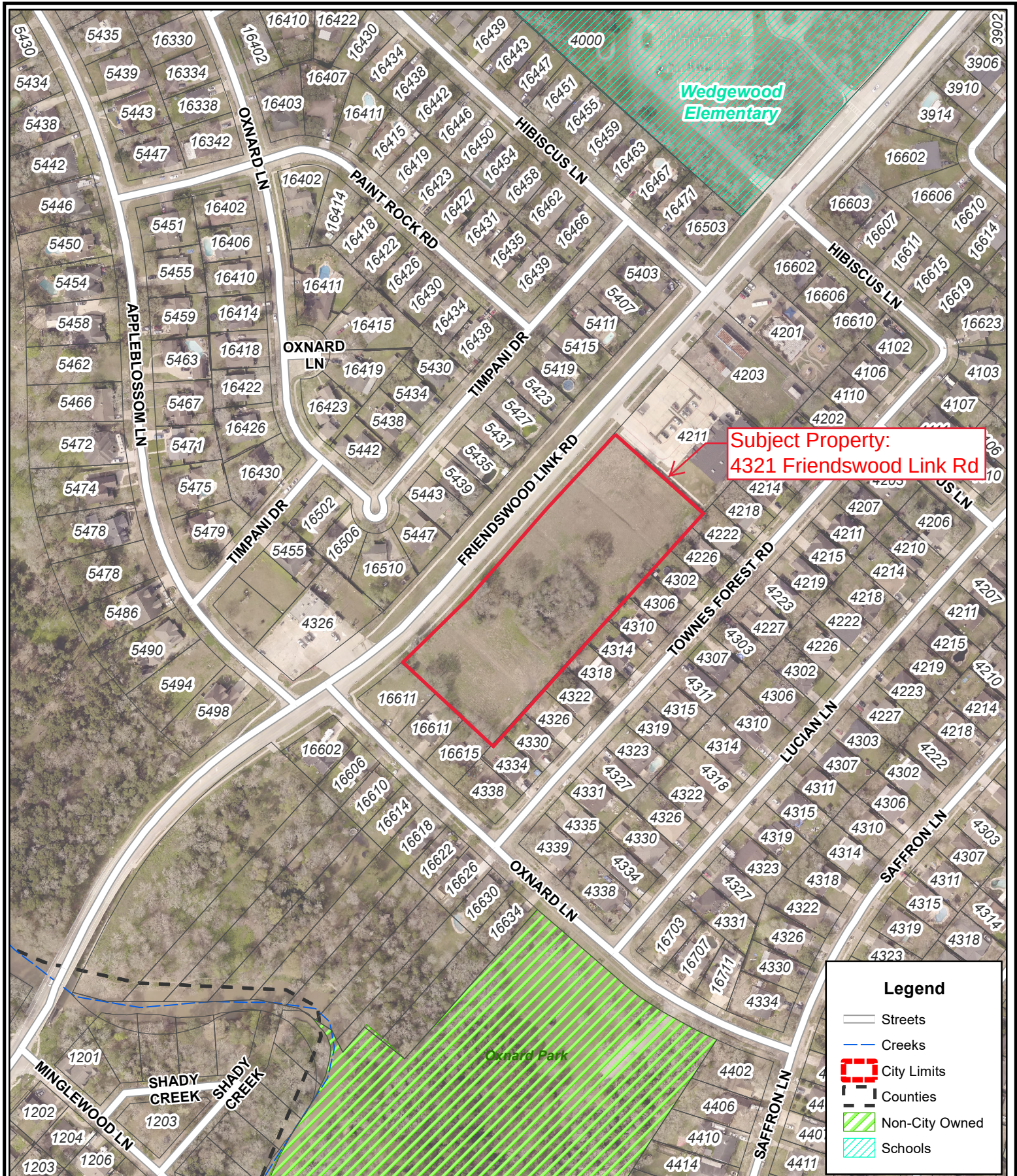
I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19____, at _____ o'clock _____ M., and duly recorded on _____ of said County, _____ page _____ of record of _____.

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

R. E. Turrentine, Jr. Clerk, County Court,
Harris County, Texas

By _____ Deputy

L.C. LOPER & ASSOCIATES, INC.
CONSULTING ENGINEER
89 BELLAIR BLVD.
HOUSTON, TEXAS 77025
666-2828



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

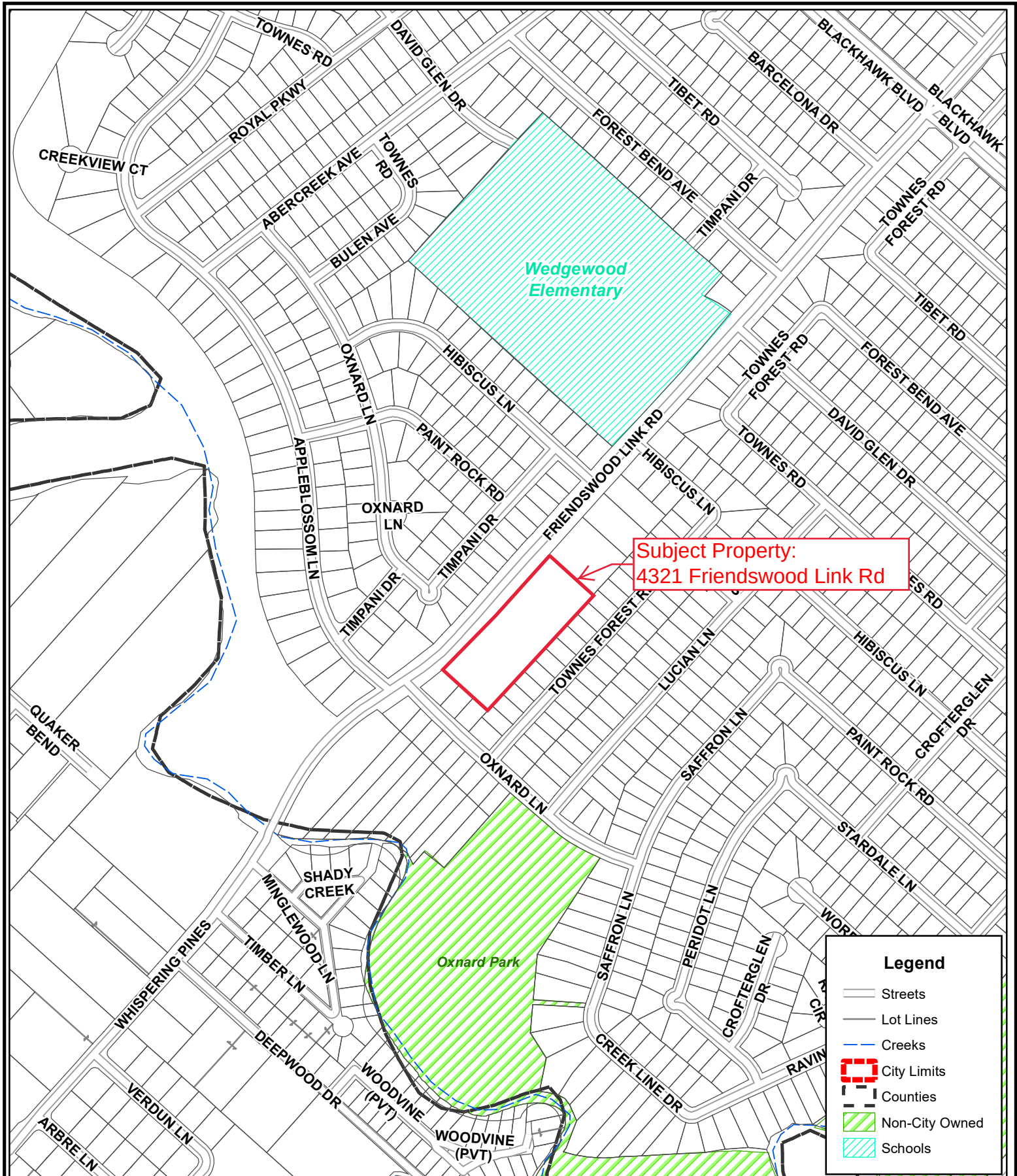


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
Page 32 of 46



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 493'
 Page 33 of 46

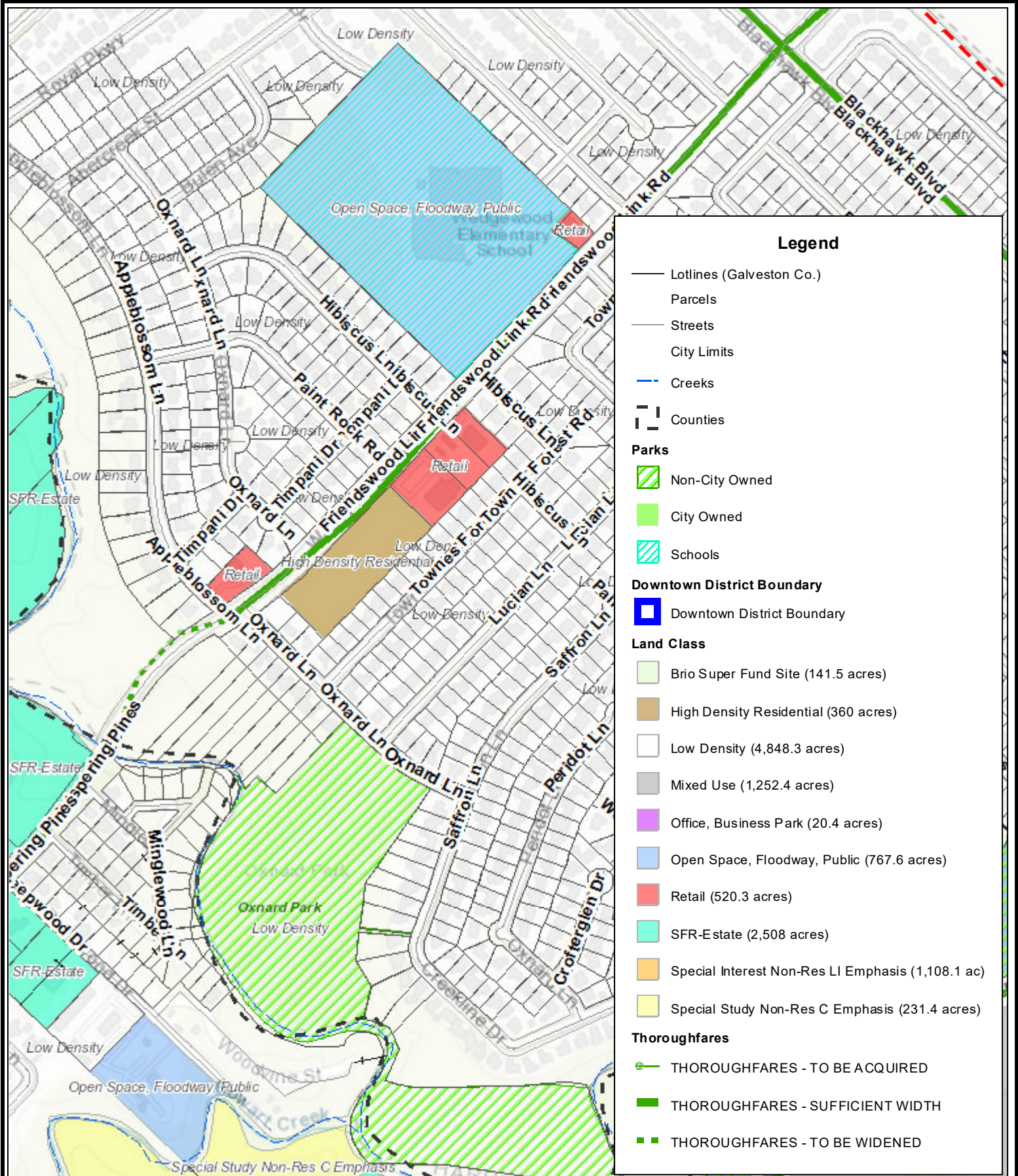


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 247'
Page 34 of 46



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 572'
 Page 35 of 46

Rezoning Report

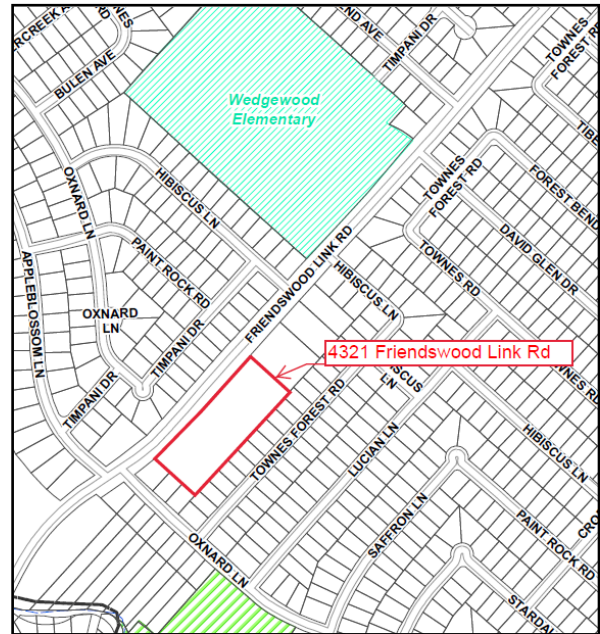
November 2020

Project: Zone Change

Address: 4321 Friendswood Link Rd.

Legal: 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas

Request: Zone classification change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC)



Applicable Zoning Ordinance Excerpts:

Appendix C

Zoning Ordinance

Section 7. Schedule of District Regulations

G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC 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 NC district under certain circumstances and conditions.

4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Existing Use/Site Attributes:

The subject property is 3.2895 acres of undeveloped land.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property is currently Multi-Family Residential-Garden Home District (MFR_GHD). The original zoning of this tract was Neighborhood Commercial (NC). In 1991, the zoning was changed to Single Family Residential (SFR) with ordinances 91-19 and 91-20. And in 1994, the zoning was changed to Multi-Family Residential – Garden Home District (MFR-GHD) with ordinance 94-16.

Adjacent Zoning/Land Use:

The property is located along Friendswood Link Rd. The property to the northeasterly side is zoned Neighborhood Commercial (NC) and the property to the rear and other side is all Single Family Residential (SFR).



City of Friendswood Zoning Map

Platting Analysis:

The property will require a replat prior to development. This is the remaining portion of Reserve A of Forest Creek Subdivision (Harris County).

Planning Analysis:

NC zoning district requires site plan approval by the Planning and Zoning Commission. The property is subject to a 50-foot building line that was on the original plat of Forest Creek Subdivision. Additionally, since the development would abut residentially zoned property, an 8-foot opaque fence and a 10-foot landscape buffer with a tree planted every 25 feet will be required.

The applicant has provided conceptual drawings of their plans for the property; however, approval of the zone change does not bind them to this plan. They will be required to meet the minimum standards of the NC zoning district, if approved.

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as High Density Residential; however, the most recent zone change application to change the zoning to High Density residential (MFR_H) to allow 36 townhomes met great opposition from the surrounding property owners and the applicant withdrew the application. Owners cited concerns for traffic, impact on the school, and drainage. The current property owner and developers do not feel that it is financially feasible to develop the property under the current zoning of Garden Home District (MFR-GHD). The Future Land Use Map (2008) will be reviewed and updated soon as part of the Comprehensive Plan update.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:

The property will be required to provide on-site detention.

Utilities:

City water and sewer services are available to the property.

Access:

Access will be from three driveways to Friendswood Link Rd. All driveways and parking spaces will be required to meet the current minimum design standards detailed in the Design Criteria Manual.

Park/Open Space:

Park Dedication Fees will not be applicable for commercial development.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 10, 2020

Subject: Consideration and possible action regarding the Preliminary Plat of Friends Heights being 2.504 acres of land recorded under File No. 2020008317 of the Official Public Records of Galveston County, Texas, Abstract 151 Sarah McKissick Survey, Part of Lot 12 (12-6), Block 2 of the Friendswood Subdivision, City of Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

This is the preliminary plat for Friends Heights, PUD approved via Ordinance 2020-38, which will create 12 single family residential lots.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the plat will allow the development to move forward with installation of public infrastructure and final plat.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Friends Heights Prel Plat
2. Friends Heights Prelim Plat pg 1
3. Friends Heights Prel Plat Pg 2

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: December 7, 2020
Re: Friends Heights Preliminary Plat

Project Description: This plat is to create individual lots for residential use based on the approved Planned Unit Development (PUD).

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.

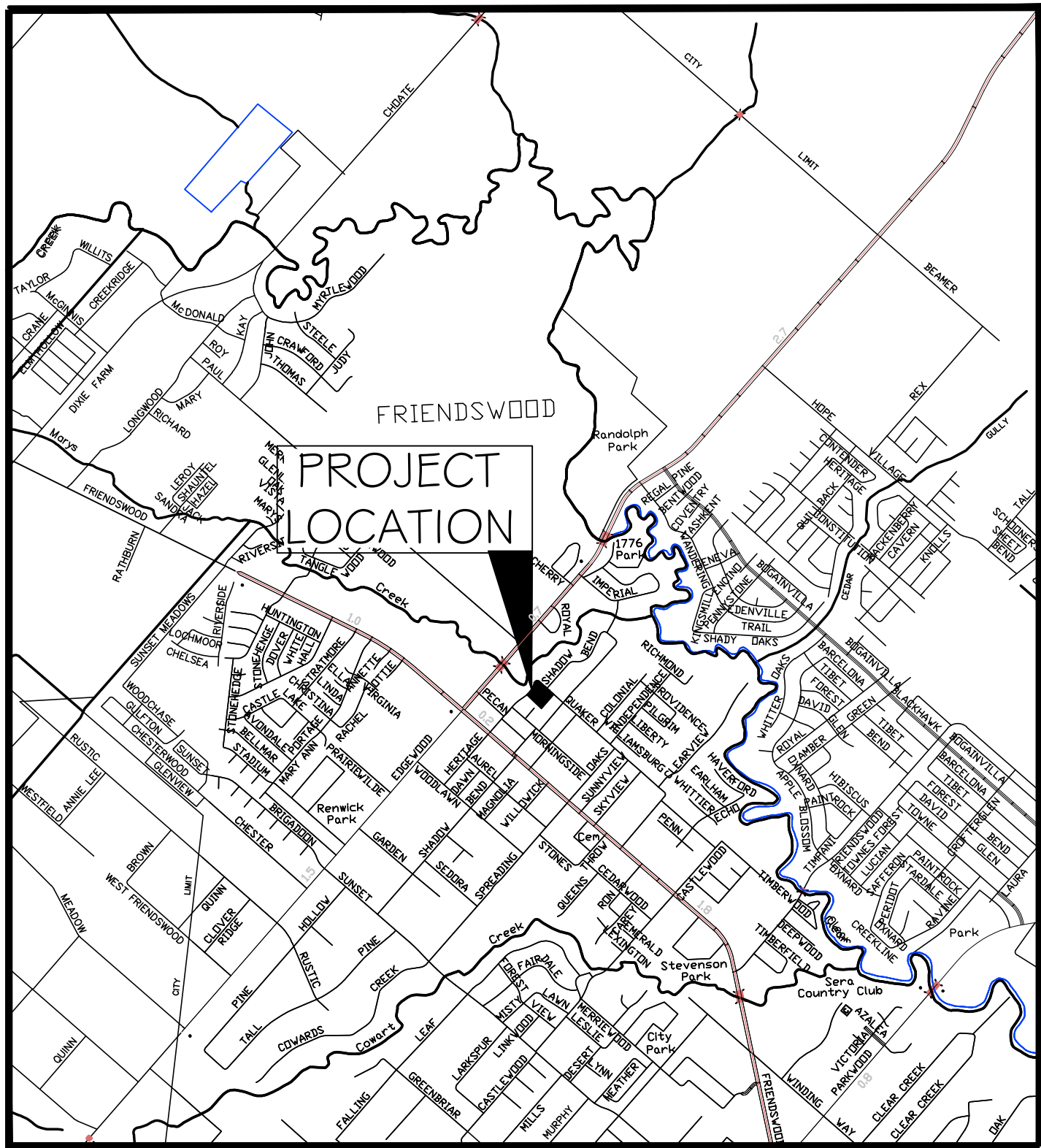
*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

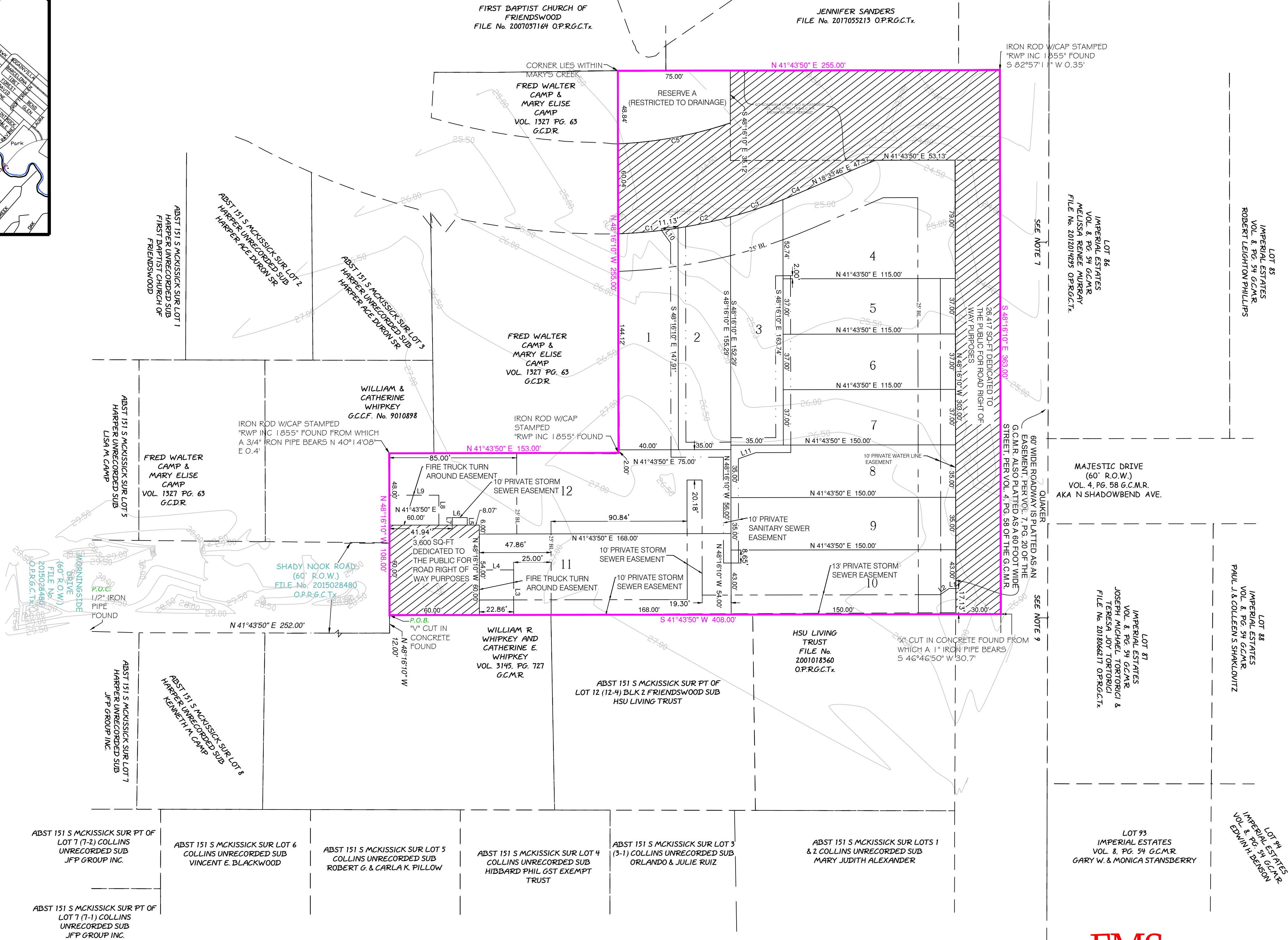
None.



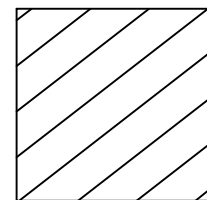
VICINITY MAP
SCALE: 1" = 1/2 MILE

0 40 80 120
SCALE: 1" = 40'

FMS JOB No. 61147
DATE: DECEMBER 02, 2020



AREA TO BE
DEDICATED TO
THE PUBLIC FOR
ROAD RIGHT OF
WAY PURPOSES
BY THIS PLAT



CURVE	RADIUS	ARC	DELTA
C1	334.98'	40.20'	06°32'35"
C2	334.98'	35.79'	06°07'15"
C3	334.98'	38.64'	06°18'07"
C4	683.58'	19.85'	01°39'49"
C5	274.98'	16.89'	01°56'17"
LINE	BEARING	DISTANCE	
L1	S 41°26'31" W	4.51'	
L2	S 88°48'40" W	7.25'	
L3	N 48°16'10" W	30.00'	
L4	S 41°43'45" W	22.86'	
L5	N 48°16'55" W	5.00'	
L6	S 41°43'45" W	10.00'	
L7	S 48°16'55" E	5.00'	
L8	N 48°20'32" W	18.30'	
L9	S 41°43'45" W	33.00'	
L10	S 84°11'15" E	10.27'	
L11	N 22°30'45" E	12.50'	

PROPERTY OWNER:
HAROLD E. BENSON AND CAROLYN MAY BENSON
CONTACT: HAROLD E. BENSON,
305 N SHADOWBEND
FRIENDSWOOD, TEXAS 77546
EMAIL: BENWBOY@WANS.NET

ABBREVIATIONS

A.K.A. ALSO KNOWN AS
FILE FLOW LINE ELEVATION.
G.C.C.F. GALVESTON COUNTY CLERK FILE
G.C.D.R. GALVESTON COUNTY DEED RECORDS
G.C.M.R. GALVESTON COUNTY MAP RECORDS
NO. NUMBER
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS.
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
P.V.C. POLYVINYL CHLORIDE
R.C.P. REINFORCED CONCRETE PIPE
R.O.W. RIGHT OF WAY
VOL. VOLUME

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY G,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
FMS No. 61147
DRAFTING: RC

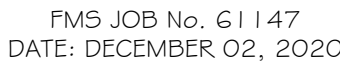


PRELIMINARY PLAT
OF

FRIENDS HEIGHTS

BEING 2.504 ACRES (109,089 SQ. FT) OF LAND RECORDED UNDER FILE
No. 2020008317 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON
COUNTY, TEXAS. ABSTRACT 151 SARAH MCKISSICK SURVEY, PART OF
LOT 12 (12-6), BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION.

NOVEMBER 9, 2020
1 BLOCK, 12 LOTS, 1 RESERVE
109,089 SQ. FT
2.504 ACRES



1) SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

3.) 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.

4) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE TRAILS, SIDEWALKS, DRIVEWAYS, EASEMENTS, EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND OTHER FACILITIES), PRIVATE DRIVEWAYS, OR OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, DRIVEWAYS, AND OTHER FACILITIES LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC STORM SEWER FACILITIES. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR ANY AND ALL THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF THE CITY OF FRIENDSWOOD SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.

6.) 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.

8. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999869268.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 7910-20-4006, PREPARED BY TITLE HOUSTON HOLDINGS TITLE COMPANY, EFFECTIVE NOVEMBER 11, 2020.

3. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X" AND ZONE AE, AS SCALED ON FLOOD INSURANCE RATE MAP NUMBER 48167C0012G, EFFECTIVE DATE AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

4. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK PID NUMBER AW1002 (A.K.A. CITY OF FRIENDSWOOD REFERENCE MARK E-459) WITH A PUBLISHED ELEVATION OF 26.02, NAVD 88.

5. AT NO TIME SHALL THERE BE FENCING OR ANYTHING ELSE INSTALLED TO LIMIT ACCESS TO THE FIRE TRUCK TURN AROUND EASEMENTS THAT INCORPORATE PORTIONS OF LOT 11 AND LOT 12.

	UNITS PER ACRE	LOT AREA MINI- MUM SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET				HEIGHT MAXI- MUM FEET	PARKING REQUIREMENTS UNIT	ZERO LOT LINES 1/4"	MAXI- MUM LOT COVERAGE
				FRONT	REAR	SIDE					
						INTERIOR	EXTERIOR				
FRIENDS HEIGHTS PUD	6	4070	35	25	25	5 E, 1	25	40	K	NO	65% *

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. LOTS THAT 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 (SF) DISTRICT.
J. TEN FEET WHEN ABUTTING LAND ZONED ANYTHING OTHER THAN MFR-GD (GARDEN HOME DISTRICT).
K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUND TABLE IN THE DESIGN CRITERIA MANUAL.
L. THE LOT COVERAGE WAS CALCULATED FROM USING THE EXISTING IMPERVIOUS MATERIAL THAT WAS REMOVED FROM THE SITE.

I, SCOTT R. SHERIDAN, 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 THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METALS) 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF JANUARY, 2021.

PRELIMINARY, THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

COTT R. SHERIDAN
EXAG REGISTRATION NO. 6174

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

A.K.A.	ALSO KNOWN AS.
F.I.E.	FLOW LINE ELEVATION.
G.C.C.F.	GALVESTON COUNTY CLERK FILE.
G.C.D.R.	GALVESTON COUNTY DEED RECORDS.
G.C.M.R.	GALVESTON COUNTY MAP RECORDS.
No.	NUMBER.
O.P.R.G.C.T.X.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS.
P.O.B.	POINT OF BEGINNING.
P.O.C.	POINT OF COMMENCING.
P.V.C.	POLYVINYL CHLORIDE.
R.C.P.	REINFORCED CONCRETE PIPE.
R.O.W.	RIGHT OF WAY.
VOL.	VOLUME.

PROPERTY OWNER:
HAROLD E. BENSON AND CAROLYN MAYSON
BENSON
CONTACT: HAROLD E. BENSON,
305 N SHADOWBEND
FRIENDSWOOD, TEXAS 77546
EMAIL: BENNYBOY@WANS.NET

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmssurveying.com
FMS No. 61147
DRAFTING: RC



a 109,089 square foot (2.504 acres) tract of land, out of and being part of Lot 12, Block 2 of Friendswood Subdivision, a map or plat thereof recorded under Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), being that certain tract of land described in deed to Friendswood Realty under File No. 2010040672 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.Tx.), with said 109,089 square foot tract of land being further described in metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found at the South intersection of Morningside Drive and Shady Nook Drive, both based on a width of 60 feet, per File No. 2015028480 O.P.R.G.C.Tx., at the West corner of that certain tract of land described in deed to JFP Group, Inc. under File No. 2015028480 O.P.R.G.C.Tx.;

THENCE: N 41°43'50" E, along and with the called Southeast right-of-way line of Shady Nook Road, a distance of 252.00 feet to a point for the East corner of said Shady Nook Road;

THENCE: N 48°16'10" W, along and with the Northeast right-of-way line of said Shady Nook Road, a distance of 12.00 feet to a V cut in concrete found on said Northeast right-of-way line, at the South corner of the Friendswood Realty tract and at the South corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: N 48°16'10" W, continuing along said Northeast right-of-way line and the Northeast line of a tract of land described in deed to William and Catherine Whippley under Galveston County Clerk's File No. (G.C.C.F. No.) 901089, a Southwest line of the Friendswood Realty tract and a Southwest line of this tract, a distance of 108.00 feet to an iron rod with plastic cap found stamped "RWP INC 1855", at an angle point for the Whippley tract, an angle point for the Friendswood Realty tract and an angle point of this tract, from which a 3/4 inch iron pipe found bears N 40°14'08" E, 0.4 feet;

THENCE N 41°43'50" E, along and with the Southeast line of the Whiskey tract, the Southeast line of a tract of land described in deed to Fred Walter Camp and Mary Elise Camp under Volume 1327, Page 63 of the Galveston County Deed Records (G.C.D.R.), the Southeast line of a tract of land described in deed to Emory T. Carl (Trustee) under Volume 1514, Page 152, G.C.D.R., an interior line of the Friendswood Realty tract and an interior line of this tract, a distance of 153.00 feet to an iron rod with plastic cap found stamped "RWP INC 1855", at the East corner of the Carl tract, same being an angle point for the Friendswood Realty tract and an angle point of the herein described tract;

THENCE: N 48°16'10" W, along and with the Northeast line of the Carl tract, a Southwest line of the Friendswood Realty tract and a Southwest line of this tract, a distance of 255.00 feet to a point which falls in existing Mary's Creek, on the Southeast line of a tract of land described in deed to First Baptist Church of Friendswood under File No. 2007037164, at the North corner of the Carl Tract and at the West corner of this tract;

THENCE: N41°43'50" E, along and then the Southeast line of The First Baptist Church of Friendswood tract, the Southeast line of a tract of land described in deed to Jennifer Sanders under File No. 2017055213 0 P.G.R.C.T.X., the Northwest line of the Friendswood Realty tract and the Northwest line of this tract, a distance of 255.00 foot to a point on the center of a called 60 foot wide road easement per Volume 17, Page 26, G.C.M.R., same being plotted as a 60 foot wide street per Volume 4, Page 58 G.C.M.R., being known as e. Heritage Drive an Quaker Bend Drive, at the North corner of the Friendswood Realty Tract and the North corner of the herein described tract, from which an iron rod with plastic cap found stamped "RWP INC 1855" bears S 82°57'11" W, 0.35 feet;

THENCE: S 48°16'10" E, along and with said platted centerline of roadway easement/street, the Northeast line of the Friendswood Realty tract and the Northeast line of this tract, a distance of 363.00 feet to an X cut in concrete found on said platted centerline, at the North corner of tract of land described in deed to HSU Living Trust, at the East corner of the Friendswood Realty tract and at the East corner of this tract, from which a 1 inch iron pipe found bears S 46°46'50" W, 30.7 feet;

THENCE: S 41°43'50" W, along and with the Northwest line of the HSU Living Trust tract, the Southeast line of the Friendswood Realty tract and the Southeast line of this tract, a distance of 408.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 2.504 acres of land.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR

DATE _____

DIRECTOR

DATE _____

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

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' FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
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 GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
5. PLANTINGS, TREES, OVERGROWS, OR OTHER LANDSCAPING IS NOT PERMITTED IN 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, PERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

PRELIMINARY PLAT
OF

FRIENDS HEIGHTS

BEING 2.504 ACRES (109,089 SQ. FT) OF LAND RECORDED UNDER FILE
No. 2020008317 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON
COUNTY, TEXAS. ABSTRACT 151 SARAH MCKISSICK SURVEY, PART OF
LOT 12 (12-6), BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION.

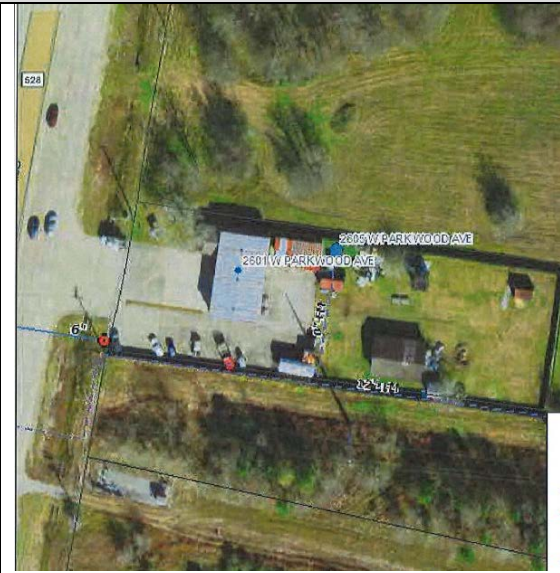
NOVEMBER 9, 2020
1 BLOCK, 12 LOTS, 1 RESERVE
109,089 SQ. FT
2.504 ACRES

SHEET 2 OF 2

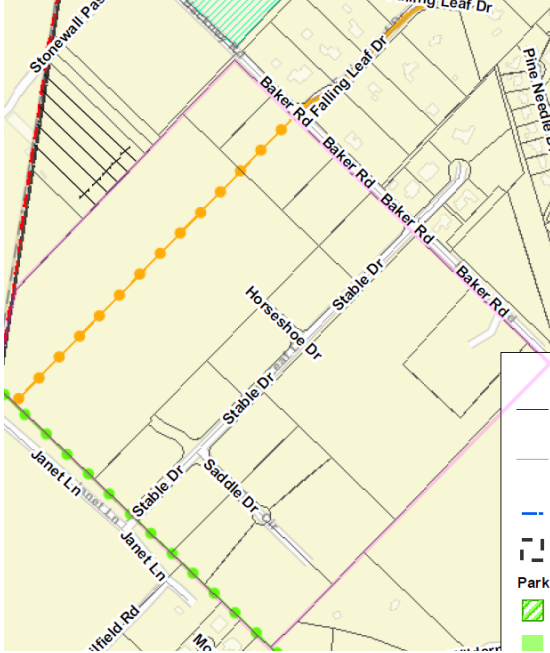
Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: December 7, 2020
 Re: DRC Report

The following DRC Meetings were held in November 2020.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
2601 W. Parkwood Ave. City of Friendswood Fire Station No. 2	SFR	Yes	Eligible for Certificate of Platting Exemption; zone change to CSC recommended; site plan approval required; subject to COD Requirements; water service is existing and grinder pump for sewer needs to be replaced; make request to GCCDD to purchase regional detention; no high hazard flood zones; apply to TxDOT for any work within the ROW; no habitable structures within 50 feet of a pipeline; fire hydrant required within 300 feet.	

Schulte Lane – 10 acres Single Family Residential – build 2 homes	SFR	No	Preliminary and Final Plats required; park dedication fee of \$600 per lot; extend water line from Lundy Lane; no city sewer service is available; Galveston County Health District will oversee septic system; on-site detention required; no high hazard flood zones, fire hydrant required within 500 feet	
---	------------	-----------	--	--

Exxon Property – 117 acres near Falling Leaf and future Friendswood Parkway Proposing subdivision of 65-75 large lots	SFR	No	Preliminary and Final plats required; ROW dedication required for Friendswood Parkway (100ft) and Falling Leaf (80ft); recreation centers require site plan approval; future Friendswood Parkway would be subject to COD requirements; tree survey required for planned common areas; \$600 per dwelling unit for Park Dedication fees; water and sewer are available; on-site detention required; unshaded X and shaded X exist; subject to new flood ordinance; buffers required from abandoned wells;	
1500 S. Friendswood Drive Retail Center – max 6,000 sqft	CSC	No	Eligible for a Certificate of Platting Exemption (less than 5 acres with street access and utilities); site plan approval required; subject to Community Overlay District (COD) requirements; water and sewer services are available; 5-foot sidewalk required along FM 518/S. Friendswood Drive; on-site detention required – may be able to use nearby detention pond if there is capacity; no high hazard flood zones; no pipelines; fire sprinler required for restaurant use	