



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 8, 2021 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD AMENDED AGENDA TO REMOVE ITEM 4A FOR THE REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

- 1. Call to order**
- 2. Communication from the public/committee liaisons**
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)
- 3. Consent Agenda**
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.
 - A. Minutes for the regular meeting held Thursday, March 25, 2021
 - B. Replat of Reserve "B" Annalea Kingspark Section "B" and Whitehall Section "B"
- 4. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
 - A. Regular meeting - Thursday, April 22
Regular meeting - Thursday, May 13
- 5. 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 - March DRC Report, commercial and residential project updates, City Council action and ordinance updates

6. 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, LETICIA BYRSCH, 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

LETICIA BYRSCH
CITY SECRETARY

ALL MEETINGS OF THE PLANNING & ZONING COMMISSION ARE OPEN TO THE PUBLIC, EXCEPT WHEN THERE IS A NECESSITY TO MEET IN AN EXECUTIVE SESSION (CLOSED TO THE PUBLIC) UNDER THE PROVISIONS OF SECTION 551, TEXAS GOVERNMENT CODE. THE PLANNING & ZONING

COMMISSION RESERVES THE RIGHT TO CONVENE INTO EXECUTIVE SESSION TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFIES FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 25, 2021 - 7:00 PM**

Minutes

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

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MARCH 25, 2021

REGULAR MEETING

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, MARCH 25, 2021, AT 07:03 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL
CHAMBERS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER RICHARD CLARK
COMMISSIONER TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER LISA LUNDQUIST
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.)

No comments.

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 or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

a. Minutes for the regular meeting held Thursday, March 11, 2021

**Vice-Chairman Richard Sasson moved to approve Minutes for the regular meeting held Thursday, March 11, 2021. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

4. Action Items

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 or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

a. Consideration and possible action regarding the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave.

*Item Tabled on March 11, 2021

**Commissioner Tom Hinckley moved to remove the site plan for Friendswood Shopping Center to be located at 106 Whispering Pines Ave from the table.

Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin said the applicant emailed a rendering of the rear of the building and is here to answer any questions.

Hinckley asked if consideration was given to saving the large tree in the parking lot. Smile

Bathla/TBH Holding Group said because of the layout of the property, the tree could not be kept.

Hinckley asked what type of trees the applicant is proposing. Sasson said it gets hot and shade trees would be preferable.

Hinckley asked if the existing building would be upgraded. Bathla said not at this time and there is a business in that building that is doing very well.

AJ/LED Design Builders explained the rear elevation would have two-toned towers in contrasting color plus a screening wall with climbing plants. Sasson said this will be the view coming into Friendswood and was pleased there will be trees on that side of the building.

Sasson asked if there are any proposed tenants for the new building. Bathla answered they are targeting medical and retail but do have a contract for Dear Donut Man to take the end cap with the drive thru. Bathla said this will be his fourth location.

b. Consideration and possible action regarding a recommendation to City Council regarding an AMENDED request for a zone classification change located along FM

2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres) as more fully described in the backup materials. (Original Request was to change zoning of 159.8029 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD), the 159.8029 acres being described fully in three phases as follows: PH-1 – 14.9959 acres (5.414 acres and 9.5819 acres); PH-2 – 34.3288 acres (9.5455 acres, 15.0371 acres and 9.742 acres); and PH-3 – 110.4782 acres)

*Item Tabled on March 11, 2021

**Commissioner Marcus Perry moved to remove the AMENDED request for a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD) from the table. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin stated the application has been amended and reduced down to 34 acres, removing phase 1 and phase 3 from the application. She said the applicant amended the permitted uses and narrowed the project down to three phases within Panhandle 2. One phase is for The Commons at Timber Creek to allow CSC and LI uses. Phases two and three are for Industry Park Sections 1, 2, 3 that would allow LI and I uses. If the City amends the Permitted Use Table (PUT), the PUD uses would change with the PUT. She said they also removed the previous parking amendments but added two new categories for warehousing/storage parking. Harbin concluded the applicant included the rest of the site plan and additional building elevations with this amended PUD.

Stephanie Canady/Coastal Bend Engineering said they made changes to the PUD following comments received from the last commission meeting. She said they began discussing platting towards the end of 2020 which started revealing development issues that could not be addressed with variances. She said the desired development standards grew into a PUD for the Panhandle project. Canady explained they tried to incorporate their neighbors into the plan but the neighbors are not far enough along with their own plans at this time.

Canaday stated the PUD is designed to create a comprehensive plan of mixed uses with Industry Park in the rear of the property. She said one issue the developer is having is that professional offices are not allowed uses in an Industrial zoning district. She said there is an existing business, PE Squared, that cannot lease their extra space to a lawyer, etc. because of the zoning classification. Matranga asked if there is another way to handle the permitted uses. Harbin said if it is a recurring issue, the city can vote to change the zoning ordinance to allow different uses in different zoning districts. Canady said they also want to allow Industrial uses and Light Industrial uses, not just one or the other. She stated the area that is being called The Commons is meant to blend commercial and industrial uses. She said the Type A concept building elevation would be used to tie retail and industrial uses, having an engaging front and simplistic back.

Canady said the site plan, as presented, is a worst case scenario with limited retail up front. Canady said they would prefer more retail tenants but, in a post covid environment, they are unsure of tenants.

Canady explained they are trying to be proactive by establishing lower parking requirements (covid, self driving cars) for type A development. She said they will have a Property Owner's Association and would like the POA to be in charge of their own parking.

Canady stated they asked for a reduction in the limits of the Community Overlay District from 300' to 150'. She said the current COD would impact Industry Park 2 and makes it difficult for industrial activity to be efficient. She said the businesses in front of the development are a gas station and an auto repair shop that do not have COD landscaping. She further explained they want to avoid screening between commercial and industrial uses.

Canady said they used the zero foot setbacks from the Downtown District as a limit to what is acceptable by the city. She said they liked the flexibility, as typical setbacks have lost their purpose for the developer. She said the increase in the lighting requirement is necessary for security.

Perry commented that a POA dictating parking would be a nightmare. He suggested targeting areas in the PUD instead of using a broad brush for setbacks and COD reductions. Perry said the major hurdle for him is the PUD could allow the entire area to be industrial with little or no retail users. Perry asked why they removed the screening requirement since they do not need to be protected from themselves; screening is for the adjacent properties.

Sasson said he wanted to reiterate his previous comments that he likes the developer but to approve a PUD that relaxes all the city standards is risky. He said the PUD is pretty egregious and he understands the lower standards would be better economics for the developer but a PUD cannot be used to circumvent city ordinances. Sasson repeated that lots of smart people put a lot of work into the city standards. He said uses are separated for a reason and that zoning goes with the land, not the developer.

Lundquist stated she loves what the PUD is trying to do and is in favor of making this plan realized.

Mann said he understands this area is different. He said the plan looks great but it is conceptual and the parking minimum requirements being established by a POA concerns him.

Hinckley said he likes the vision and that focusing on just the one tract is a better plan than before. Hinckley said with that being said, a lot of exceptions are still being asked for. He stated the developer is trying to override a lot of city codes that have been well thought out over the years. He said the Timber Creek Golf Course road already gets backed up and that is without new development. Canady said it only backs up during golf tournaments.

Clark commented the amended PUD has more meat on the bones than last time. Clark said he is still concerned about giving away things that have been put into code for various reasons, including to protect the city against development gone awry.

Matranga told the engineer that she can probably tell the commission is struggling. He said the city wants development to move forward, and he is appreciative of narrowing the plan down. Matranga summarized the developer ran into a couple road blocks, which added up, and the solution was to use a very broad brush to fix all the things they did not want to comply with. Matranga said the project could be better addressed one issue at a time, if or when they arise. Harbin said staff can help the developer work through solutions.

**Commissioner Marcus Perry moved to approve the AMENDED request for a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD) from the table. Seconded by Vice-Chairman Richard Sasson. The motion failed 2 for (Lundquist, Mann) and 5 against.

- c. Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.071 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas

**Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.071 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

- d. Consideration and possible action regarding the Preliminary Plat of Georgetown Boulevard Street Dedication Phase II being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Friendswood, Galveston County, Texas

**Commissioner Tom Hinckley moved to approve Consideration and possible action regarding the Preliminary Plat of Georgetown Boulevard Street Dedication Phase II being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Friendswood, Galveston County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

- e. Consideration and possible action regarding the Preliminary Plat of Georgetown Detention Basin Phase 1 a subdivision of 32.662 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas

**Commissioner Tom Hinckley moved to approve Consideration and possible action regarding the Preliminary Plat of Georgetown Detention Basin Phase 1 a subdivision of 32.662 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Friendswood, Galveston County, Texas. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

5. Communications

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

Hinckley mentioned the site plan recently approved, GC Orthodontist, has started on their foundation on North Friendswood Drive.

Sasson said Galveston County Consolidated Drainage District has moved enough dirt from Imperial Estates to account for 531 miles of trucks.

Lundquist said the Keep Friendswood Beautiful Spring Sparkle is coming up and they will be providing an electronics pick up. Lundquist announced she will be moving to Denver at the end of May. Matranga said if anyone is interested in volunteering, please fill out a form for the commission.

- b. From Planning Subcommittee – update on tasks

None.

- c. From Ordinance Subcommittee – update on tasks

None.

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

None.

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

Harbin said the next regular meetings would be held on April 8th and April 22nd.

6. Adjournment

This meeting was adjourned at 09:35 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 8, 2021

Subject: Replat of Reserve "B" Annalea Kingspark Section "B" and Whitehall Section "B"

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

This replat will divide one reserve into 3 restricted reserves for commercial use.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department and appears to meet City ordinances, but is subject to review and approval by the P&Z Commission.

ATTACHMENTS

1. Compliance Memo_Reserve B Annalea
2. ANNALEA & WHITEHALL SEC B REPLAT_1 of 2_032321
3. ANNALEA & WHITEHALL SEC B REPLAT_2 of 2_032321

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 30, 2021

Re: Reserve "B" Annalea Kingspark Section "B" and Whitehall Section "B"
RePlat

Project Description: This reason for this replat is to create three restricted reserves for commercial use.

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.

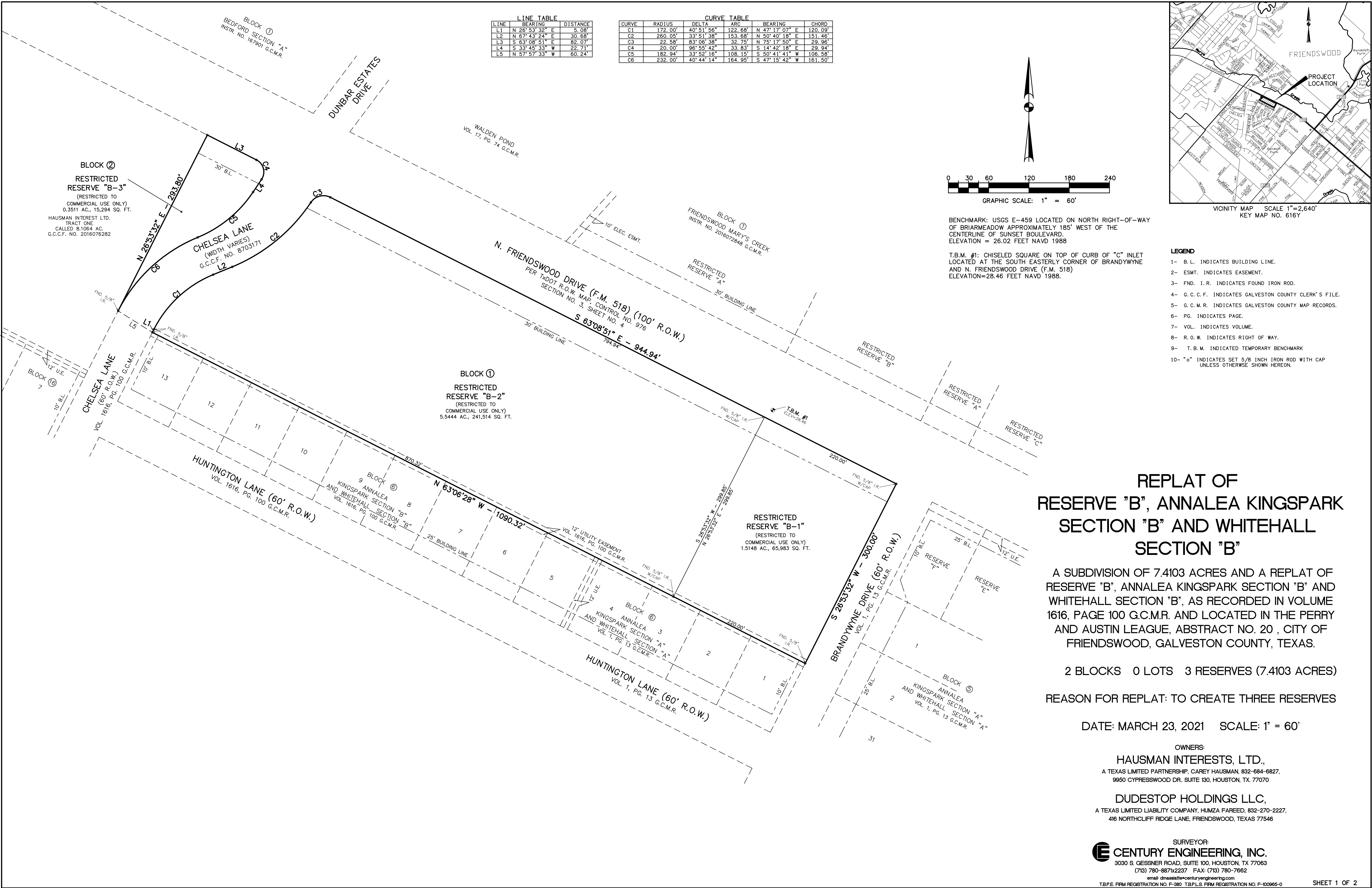
*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons*:

None.

Staff Comments:

None.



STATE OF TEXAS
COUNTY OF GALVESTON

WE, HAUSMAN INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CAREY P. HAUSMAN, PRESIDENT BEING OFFICER OF HAUSMAN INTERESTS, LTD., AND DUDESTOP HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH HUMZA FAREED, PRESIDENT BEING OFFICER OF DUDESTOP HOLDINGS LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 7.4103 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF REPLAT OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS ____ DAY OF _____, 2021.

BY: HAUSMAN INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: DUDESTOP HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: MAXI, INC. A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: CAREY P. HAUSMAN, PRESIDENT
BY: HUMZA FAREED, PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAREY P. HAUSMAN, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FAREED HUMZA, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, COMMUNITYBANK OF TEXAS, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS: REPLAT OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILM CODE NO.(S) 2016076282, 2018001788, 2019000656, 2020030619 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND THE RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

COMMUNITYBANK OF TEXAS

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

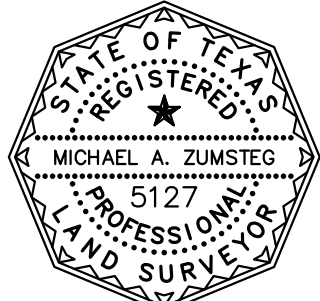
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

MICHAEL A. ZUMSTEG R.P.L.S.
TEXAS REGISTRATION No. 5127



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF RESERVE "B" OF ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B" IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 2021.

BECKY BENNETT
DEVELOPMENT COORDINATOR

JOE MATRANGA
CHAIRMAN

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

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

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON ____ DAY, _____, 2021, AT ____ O'CLOCK ____ M., AND DULY RECORDED ON ____ DAY, _____, 2021, AT ____ O'CLOCK ____ M., IN PLAT RECORD MAP NUMBER _____ GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT:

DIRECTOR DATE

DIRECTOR DATE

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

GCDDO REF ID #G21002

CITY OF FRIENDSWOOD STANDARD PLAT NOTES:

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPLICABLE 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.
2. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
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 STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE CURRENT PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLOT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. THE FINISH 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.
7. ANY AND ALL RIGHT-OF-WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE CURRENT PROPERTY OWNER.
8. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITES OF THE SUBDIVISION.

GENERAL NOTES:

1. THE SURVEYOR HAS RELIED ON THE CITY PLANNING SEARCH REPORT ISSUED BY INTEGRITY TITLE COMPANY LLC, DATED MARCH 10, 2021, WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SAID PLANNING SEARCH REPORT AND THE EASEMENTS, RIGHTS-OF-WAYS OR OTHER MATTERS LISTED ARE SHOWN HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48167C0012 G, DATED AUGUST 15, 2019. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCE MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
4. ALL SET CAPPED RODS STAMPED "CE1 5127".

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT PLAT NOTES:

1. BUILDING, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE #3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PROCEED THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
6. PLANTINGS, FLOWER BEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAYING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC PRIOR APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION OF 7.4103 ACRES (322,792 SQUARE FEET) OF LAND BEING PART OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 100 G.C.M.R. AND ALL OF THAT CERTAIN CALLED 0.25754 ACRE TRACT RECORDED UNDER G.C.C.F. NO. 8703172 ALL LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 20, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, SAID 7.4103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.):

BEGINNING at a 5/8 inch iron rod with cap found at the intersection of the Northwesterly right-of-way line of Brandywyne Drive (60 feet wide) and the Southwesterly right-of-way line of N. Friendswood Drive (F.M. 518, 100 feet wide) for the Easterly corner of said Reserve "B" and the herein described tract;

THENCE, South 26°53'32" West, along the Northwesterly right-of-way line of Brandywyne Drive, a distance of 300.00 feet to a 5/8 inch iron rod found for the South corner of said Reserve "B" and the herein described tract;

THENCE, North 63°06'28" West, along the Northeasterly line of Block 6, Annalea Kingspark Section "A" and Whitehall Section "A", as recorded in Vol. 1, Pg. 13 G.C.M.R. and said Section "B", a distance of 1090.32 feet to a 5/8 inch iron rod found in the Southeasterly right-of-way line of Chelsea Lane (width varies) for the Westerly corner of said Reserve "B";

THENCE, North 57°57'33" West, across said Chelsea Lane, a distance of 60.24 feet to 5/8 inch iron rod found in the Northwesterly right-of-way line of Chelsea Lane for the Westerly corner of said 0.25754 acre tract and the herein described tract;

THENCE, North 26°53'32" East, a distance of 293.80 feet to a 5/8 inch iron rod with cap set in the Southwesterly right-of-way line of N. Friendswood Drive for the Northerly corner of the herein described tract;

THENCE, South 63°08'51" East, along the Southwesterly right-of-way line of N. Friendswood Drive, a distance of 82.07 feet to a 5/8 inch iron rod with cap set at the intersection with the Northwesterly right-of-way line of Chelsea Lane for the Point of Curvature of a curve to the Right;

THENCE, in a Southwesterly direction, along the Northwesterly right-of-way line of Chelsea Lane the following Four (4) courses and distances:

1) Southerly, along and with said curve to the Right, having a central angle of 96°58'42", a radius of 20.00 feet, an arc length of 33.83 feet and chord bearing and distance of S 14°42'18" E, 29.94 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

2) South 33°45'33" West, 22.71 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Right;

3) Southwesterly, along and with said curve to the Right, having a central angle of 33°52'16", a radius of 182.94 feet, an arc length of 108.15 feet and chord bearing and distance of S 50°41'41" W, 106.58 feet to a 5/8 inch iron rod with cap set for the Point of Reverse curve to the Left;

4) Southwesterly, along and with said curve to the Left, having a central angle of 40°44'14", a radius of 232.00 feet, an arc length of 164.95 feet and chord bearing and distance of S 47°15'42" W, 161.50 feet to a 5/8 inch iron rod with cap set for said Westerly corner of the herein described tract;

THENCE, South 57°57'33" East, across said Chelsea Lane, a distance of 60.24 feet to 5/8 inch iron rod with cap found in the Southeasterly right-of-way line of Chelsea Lane for the Westerly corner of said Reserve "B";

THENCE, in a Northeasterly direction, along the Southeasterly right-of-way line of Chelsea Lane the following Five (5) courses and distances:

1) North 26°53'32" East, 5.08 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the Right;

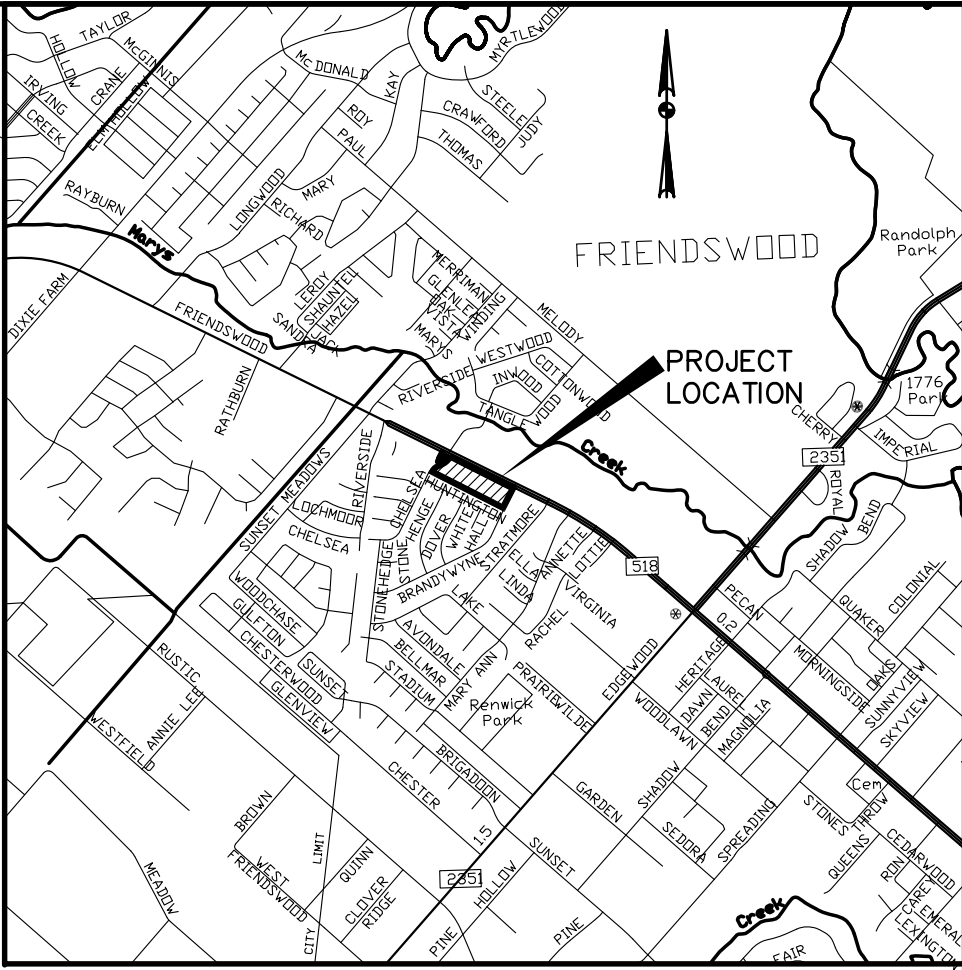
2) Northeasterly, along and with said curve to the Right, having a central angle of 40°51'56", a radius of 172.00 feet, an arc length of 122.68 feet and chord bearing and distance of N 75°17'07" E, 120.09 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

3) North 67°43'24" East, 30.68 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

4) Northeasterly, along and with said curve to the Left, having a central angle of 33°51'38", a radius of 260.05 feet, an arc length of 153.68 feet and chord bearing and distance of N 50°40'18" E, 151.46 feet to a 5/8 inch iron rod with cap set for the Point of Reverse curve to the Right;

5) Northeasterly, along and with said curve to the Right, having a central angle of 83°06'38", a radius of 22.58 feet, an arc length of 32.75 feet and chord bearing and distance of N 75°17'50" E, 29.96 feet to a 5/8 inch iron rod with cap set in the Southwesterly right-of-way line of N. Friendswood Drive for corner;

THENCE, South 63°08'51" East, along the Southwesterly right-of-way line of N. Friendswood Drive, a distance of 944.94 feet to the POINT OF BEGINNING and containing 7.4103 acres (322,792 square feet) of land, more or less.



VICINITY MAP SCALE 1"=2,640'
KEY MAP NO. 616Y

REPLAT OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B"

A SUBDIVISION OF 7.4103 ACRES AND A REPLAT OF
RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND
WHITEHALL SECTION "B", AS RECORDED IN VOLUME
1616, PAGE 100 G.C.M.R. AND LOCATED IN THE PERRY
AND AUSTIN LEAGUE, ABSTRACT NO. 20, CITY OF
FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

2 BLOCKS 0 LOTS 3 RESERVES (7.1527 ACRES)

REASON FOR REPLAT: TO CREATE THREE RESERVES

DATE: MARCH 23, 2021 SCALE: 1" = 60'

OWNERS:

HAUSMAN INTERESTS, LTD.,
A TEXAS LIMITED PARTNERSHIP, CAREY HAUSMAN, 832-684-6827,
9950 CYPRESSWOOD DR. SUITE 130, HOUSTON, TX 77070

DUDESTOP HOLDINGS LLC,
A TEXAS LIMITED LIABILITY COMPANY, HUMZA FAREED, 832-270-2227,
416 NORTHCLIFF RIDGE LANE, FRIENDSWOOD, TEXAS 77546

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-8871x2237 FAX: (713) 780-7662

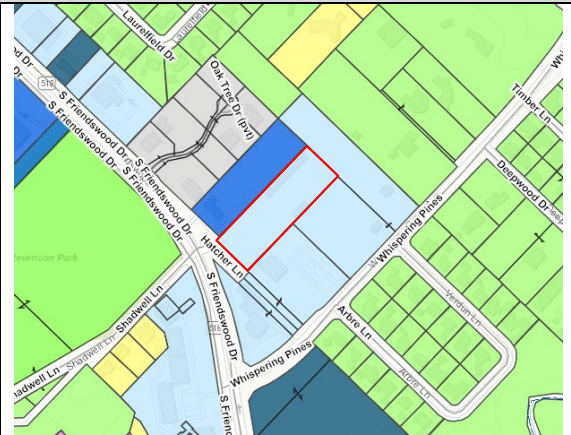
email: cne@centuryengineering.com
T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. F-100665-0

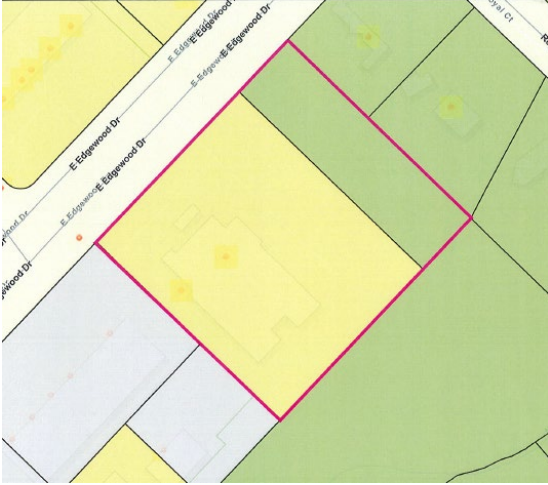
SHEET 2 OF 2

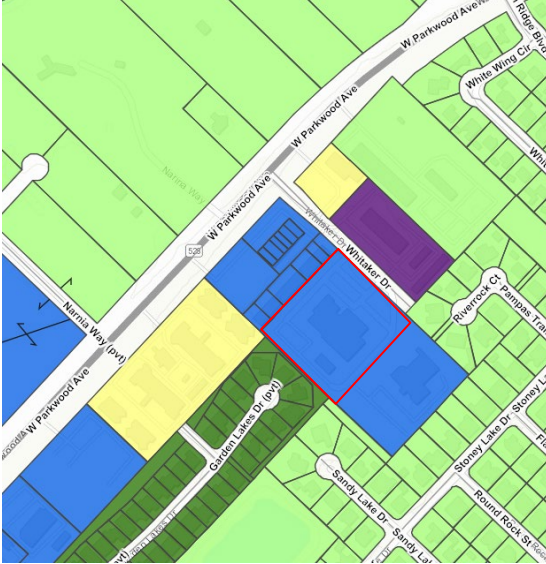
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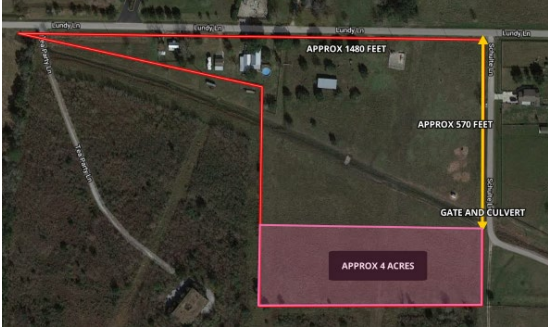
To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: April 1, 2021
 Re: DRC Report

The following DRC Meetings were held in March 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1 Hatcher Lane Follow up meeting	DD	N	Discussed drainage outfall concerns; property owner may be eligible to receive credit for previous/existing impervious cover; apply for regional detention thru GCCDD; No net fill in the 500 year floodplain	

313 E Edgewood Dr. Expand Bergamos Spa and Retreat Owner purchased adjacent parcel; looking to add parking spaces, a small event center/common area and bungalows for overnight stays	PUD	Yes	Amend PUD to include additional property and site plan; replat required; site plan to be included with PUD application; subject to COD requirements; water and sewer services are existing; 5ft sidewalk required along FM 2351; apply to GCCDD to purchase regional detention – cost increased in Feb. 2021; 2 types of detention: impervious cover and flood zone – cannot mitigate flood zone detention with regional detention; no net fill in the 500 year floodplain; TXDOT permits required for sidewalks, driveways, etc. in ROW of FM 2351; fire sprinklers required in structures for overnight occupancy;	
2601 W. Parkwood Ave. Fire Station No. 2 Demo/rebuild new building	SFR	No	Eligible for Certificate of Platting Exemption; site plan approval required; subject to COD requirements; water service is existing; grinder pump for sanitary sewer need to be upgraded; 5ft sidewalks required along FM 528; apply to GCCDD to purchase regional detention; no high hazard flood zones; TXDOT permits required for sidewalks, driveways, etc in ROW of FM 528	

1600 Harold Whitaker Drive Public Safety Building Expansion	CSC	No	Site plan approval required; verify parking calculations and landscape calculations; water and sewer services existing; apply to GCCDD to purchase regional detention; no high hazard flood zones;	
Exxon Property (approx. 115 acres) Residential Development; 300-450 homes Portion of property located in Pearland and BDD4	SFR	No	Preliminary and Final Plats required – submit to City of Pearland, BDD4 and GCCDD; 100ft ROW required for future Friendswood Parkway and 80ft ROW required for Falling Leaf; Traffic Impact Analysis (TIA) required if development will generate 5,000 trips per day; site plan required for recreation centers; buffer required along future major thoroughfare (Friendswood Parkway); tree survey required for common areas; park dedication fees paid at time of building permit issuance; 4ft sidewalks required; on-site detention required; make application to GCCDD and Brazoria County Drainage District #4; Drainage Impact Analysis required; 150’ buffer required from active wells; Subdivision Signs subject to Sign Ordinance	

Lundy Ln at Schulte Lane 15 acre tract – subdivide into 2 residential tracts – 4 acres and 11 acres	SFR	No	Preliminary and Final Plats required; water line and road for access to be extended/accepted by City Council; Minimum lot width for open ditch streets is 120 feet; Park Dedication Fee \$600 due at time of permitting for new structures; Sanitary Sewer is not available – apply to Galveston County Health District for septic; no sidewalks required for open ditch streets; on-site detention required; no habitable structures can be built within 50 feet of any pipeline; fire hydrant required to be within 500 feet	
118 Westfield Ln. Subdivide into 3 residential lots Located in Friendswood and Pearland ETJ	SFR	No	Preliminary and Final Plats required – submit to City of Pearland, BDD4 and GCCDD; 20ft of ROW required for Westfield Road; water and sewer are available; outside city limit utility agreement may be required – rate is x1.5 and a backflow preventer is required; impact fees and park dedication fees required for lot in Friendswood, but not the Pearland lots; open ditch – no sidewalks, min. 120ft frontage; no high hazard flood zones; fire hydrant required within 500 feet;	

4326 Friendswood Link Rd. Add gas pumps	NC	No	Property is platted; subject to site plan approval; water and sanitary sewer are existing; Harris County – drainage is reviewed/approved by City of Friendswood; on-site detention required; property is located in Floodway – H&H Study required and net zero mitigation; Appendix G of IBC applies	
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