



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 27, 2021 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION 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. Consider approving the minutes for the Planning and Zoning Regular meeting held Thursday, April 22, 2021.

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 the partial preliminary plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey, A-69, Friendswood, Galveston County, Texas

5. Discussion Items

- A. Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7.Q.3. Area and Height Exceptions regarding exceptions for maximum building height
- B. Receive an update regarding the Panhandle PUD zone change request - a zone classification change located along FM 2351 consisting of 34.3288

acres to change from Community Shopping Center (CSC) and Industrial (I) to a Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres)

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

- A. Consideration and possible action setting the next two Planning and Zoning Commission regular meetings on (i) Thursday, June 10, 2021 and (ii) Thursday, June 24, 2021.

7. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.
- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.
- D. Receive general comments and communications from City Council from City Council Liaison, Robert Griffon.
- E. Receive information from Staff regarding 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, LETICIA BRYSCH, 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 AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON

05/21/2021

DATE

5:00 P.M.

AT TIME

A handwritten signature in cursive script, appearing to read "Leticia Brysch", written in black ink.

LETICIA BRYSCH
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, APRIL 22, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, AT 7:00 P.M.

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
APRIL 22, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 22, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN - VIA VIDEO
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER TOM HINCKLEY WAS ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

Cindy Fish of 98 El Dorado said she has lived in El Dorado Subdivision for 7 years where it is quiet. She spoke against the replat of The Golden citing an increase in traffic, construction noise, and

flooding.

Robert Darling of 31 El Dorado said the area is peaceful and not really a subdivision but an area prone to growing orchards and keeping bees. He said the additional house, on a lot smaller than two acres, will detract from the rural aesthetic. Mr. Darling mentioned the property owner would not be living there but selling the lots instead.

Stephanie Darling of 31 El Dorado explained she bought her property in 2016 and was told deed restrictions were in place by the realtor. She said the neighbors do not want to live in an area with a home owner association. Darling said the lots are more like mini farms. Darling stated a former mayor is the listing agent and not accepting cash offers from the neighborhood. She said the deed restrictions expired 25 years ago and the neighborhood is trying to reinstate those restrictions to prevent subdividing.

Steve Hobbs said he has been a resident for 23 years and has the mindset to maintain estate type lots.

Dale Dunn stated he bought his property, from Paul O'Farrell whom was a former mayor, because he had six kids and needed the acreage. Dunn said subdividing a lot into two, one-acre lots will devalue the remainder of the neighborhood.

John Maynard of 72 El Dorado opined the property owner just wants to make monies.

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.

****Chairman JOSEPH MATRANGA moved to remove The Golden plat from the Consent Agenda. Seconded by Commissioner Dick Clark. The motion was approved unanimously.**

B. Consider and take possible action regarding the Golden Final Plat.

****Chairman JOSEPH MATRANGA moved to approve the Golden Final Plat. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained the application is to subdivide a single, two-acre lot into two, one-acre lots. She said the city's minimum lot size is 120 foot width at the right-of-way. Harbin confirmed the plat meets the lot size requirements set forth in the city zoning ordinance.

Matranga commented there is one existing house already. He stated the application meets all legal requirements of the city and the state therefore it must be approved.

Matranga asked if the deed restrictions, whether expired or not, have any bearing on the plat approval. City Attorney Fischer stated deed restrictions are separate from the city subdivision and zoning ordinance.

Sasson asked although the neighborhood cannot stop this application for subdividing, what could they do in the future. Harbin suggested hiring a real estate attorney to reinstate the deed restrictions. She said another option is to change the zoning district of the neighborhood to Single Family Residential-Estate (SFR-E) which requires a minimum two acre lots. She explained each owner would need to submit a zone change application.

Clark asked if it would violate the commission's ministerial duty to table the item. Harbin answered the commission has no legal cause to table the plat.

Matranga told the audience he understands and listened to their concerns, putting himself in their shoes. He stated one more house does not appear to have significant impact on the area and the commission has a legal obligation to approve the plat.

A. Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, April 8, 2021.

**Commissioner Marcus Perry moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, April 8, 2021. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

4. Discussion Items

A. Discussion and update regarding Future Land Use Map.

Harbin stated the planning subcommittee met with the Community and Economic Development Committee a few times and they suggested no major changes to the map.

Perry presented a slideshow outlining the proposed changes, some of which had already been discussed with whole commission. He said the Timber Creek Golf Course area had been changed from open space to industrial. Harbin explained the future land use map is made to depict what the city would like to see or could see in the future, regardless of the current use. Perry said the Whitcomb property was updated to reflect the approved PUD. He said Lake Friendswood was changed from residential use to a park.

Perry said the property at 801 W Parkwood Ave was changed from residential use to retail use so it would align with the FM 528 corridor plan. He reminded the commission this property had recently applied for a zone change from residential to commercial.

Perry explained the area towards Alvin, FM 528 frontage near the PSC Gun Range, was amended from industrial to office and business park use because otherwise there is no buffer between the industrial area and the residential area. Harbin further explained Business Park (BP) zoning includes 25 foot setbacks which would help buffer. She said the Cline Elementary site is already zoned residentially and the school will be demolished eventually.

Perry said major thoroughfare intersections are usually targeted as retail but wanted to discuss the future intersections for Friendswood Parkway. Matranga commented that, coming through League City, the area is mostly residential but there are pockets of retail, day cares, etc. Harbin said Falling Leaf Drive shows to be widened eventually which creates a natural intersection. She stated the future Friendswood Parkway has three possible routes and whomever develops first will have an advantage in the placement of the road. Perry commented any changes regarding the road location and zoning would be purely conceptual. He said he is okay with leaving that aspect of the map alone for now. Harbin suggested adding comments into the written portion of the comprehensive plan to address the future parkway area.

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

- A. Consider setting the next Planning and Zoning Commission Regular Meetings (i) Thursday, May 13, 2021 and (ii) Thursday, May 27, 2021.

6. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.

Sasson said he attended the Galveston County Consolidated Drainage District (GCCDD) meeting on the 13th where GCCDD approved the Dude Stop plat and drainage plan. He said they also tabled two variance requests. Sasson announced 114,000 loads of dirt had been removed from Imperial Estates and is 85% complete.

Lundquist said Keep Friendswood Beautiful was awarded the Governor's Community Achievement Award.

- B. Receive an update on tasks from the Planning Subcommittee.

- C. Receive an update on tasks from the Ordinance Subcommittee.

- D. Receive general comments and communications from City Council from City Council Liaison, Robert Griffon.

Councilman Griffon said City Council started diving into the budget process at the last council meeting. He announced a mariachi band would be playing on Cinco De Mayo for the senior luncheon in Stevenson Park.

- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

Harbin said the League City boundary changes are in process and explained it is a land donation, not a land swap. She said the two cities will split the ad valorem taxes for a period of 20 years.

Bennett stated the tree ordinance changes were underway along with amendments to the subdivision ordinance.

7. ADJOURNMENT

This meeting was adjourned at 08:08 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Consideration and possible action regarding the partial preliminary plat of Avalon at Friendswood Section One, a private subdivision being 68.101 acres of land out of the Mary Fabreau Survey, A-69, Friendswood, Galveston County, Texas

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

Avalon at Friendswood initially platted only 50 lots due to access requirements to a collector street and the timing of Friendswood Lakes Blvd/Parkway. Now that the progress of Friendswood Lakes Blvd/Parkway is progressing and should be complete by June, Taylor Morrison is redesigning the plat for Section 1 to include all 105 lots. The previous plat included reserves for future residential lots, and if recorded in that format, would require a replat to create the additional lots. This method will not require a replat in the future. Additionally, the boulevard is required to be complete and accepted by City Council prior to recording the plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Redesigning the plat at this point will alleviate the need for a replat in the future.

RECOMMENDATIONS

Staff review is pending.

ATTACHMENTS

1. Avalon at Friendswood Sec1 Prelim Plat 3 pages
2. Compliance Memo_Avalon Sec 1 Prel Plat

DESCRIPTION OF
68.635 ACRES
AVALON AT FRIENDSWOOD SECTION 1

Being 68.635 acres of land located in the Mary Fabreau Survey, Abstract Number 69, Galveston County, Texas, out of the remainder of a called 96.944 acre tract described in a deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019064239 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.), a called 59.521 acre tract described in a deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019061400, G.C.O.P.R., out of a called 4.994 acre tract described in a deed to the City of Friendswood by an instrument of record in File Number 2019064237 G.C.O.P.R., and all of a called 0.0576 acre tract described in a deed to the City of Friendswood by an instrument of record in File Number 2020066352 G.C.O.P.R., said 68.635 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) EPOCH 2010.00):

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

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

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

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

2. 601.19 feet along the arc of a tangent curve to the left, having a radius of 2,100.00 feet, a central angle of 16° 24' 10", and a chord which bears South 57° 33' 25" East, 599.14 feet to a point for corner;

3. South 65° 45' 30" East, 757.75 feet to a point in the south line of said 4.994 acre tract;

Thence, North 24° 15' 06" East, 100.00 feet to a point for corner in the north line of said 4.994 acre tract;

Thence, South 65° 45' 30" East, along said north line, 198.84 feet to the northeast corner of said 4.994 acre tract, the east line of said 96.944 acre tract, and in the west line of the Restricted Reserve "A", Block 1, Sierra at West Ranch, Section One, a subdivision of record under File Number 2014009933 G.C.M.R.;

Thence, South 03° 05' 47" East, along the east lines of said 96.944 acre tract, said 4.994 acre tract, and the aforesaid 0.0576 acre tract, and the west lines of said Reserve "A", and Friendswood Lakes Boulevard (width varies) of record under File Number 2017033870, G.C.M.R., 115.84 feet to a 1/2-inch iron pipe found for the southeast corner of said 0.0576 acre tract and in the west line of a called 941.89 acre tract (First Tract) to Wesley West Cattle Company recorded under File Number 9222784 G.C.O.P.R.;

Thence, North 63° 12' 16" West, departing the west line of said 941.89 acre tract and along the south line of said 0.0576 acre tract, 65.09 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the southwest corner of said 0.0576 acre tract, in the west line of said 96.944 acre tract and the east line of said 941.89 acre tract;

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

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

Thence, North 48° 09' 01" West, continuing along the common line of said 59.521 acre tract and said 941.89 acre tract and partially along the south line of said 59.521 acre tract, common to the north line of a called 26.921 acre tract described in a deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019061400, G.C.O.P.R., 491.82 feet to a point for corner, from which a found 5/8-inch iron rod with cap stamped "GEOSURV" bears, North 48° 09' 01" West, 1,092.46 feet;

Thence, North 13° 14' 32" West, departing the south line of said 59.521 acre tract, common to the north line of said 26.921 acre tract, 1,516.44 feet to a point for corner;

Thence, North 72° 03' 35" West, 247.27 feet to a point for corner;

Thence, North 19° 57' 19" East, 7.22 feet to a point for corner;

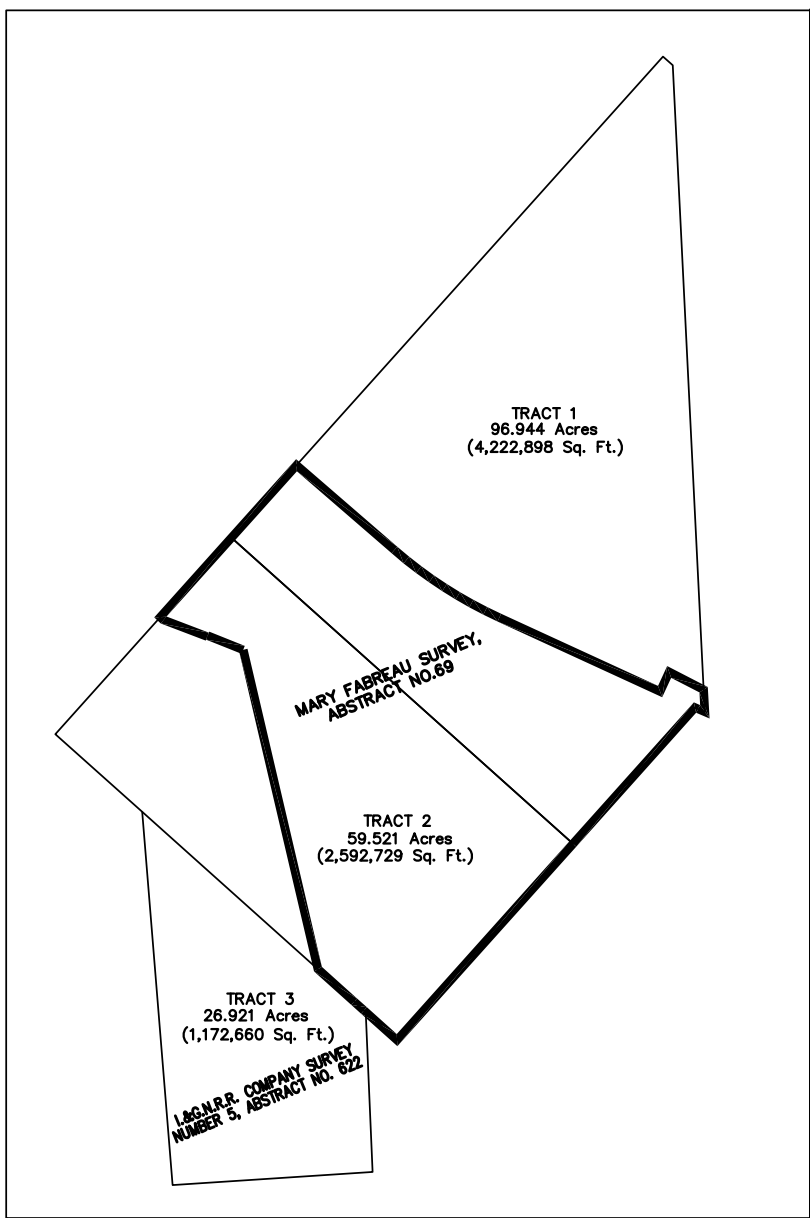
Thence, North 72° 03' 35" West, 152.11 feet to a point for corner;

Thence, North 48° 06' 56" West, 20.12 feet a point for corner in the west line of said 59.521 acre tract, from which a found 5/8-inch iron rod with cap stamped "GEOSURV" bears, South 41° 53' 04" West, 713.57 feet;

Thence, North 41° 53' 04" East, along said west line, 508.87 feet to the northwest corner of said 59.521 acre tract, the southwest corner of the aforementioned 94.944 acre tract, the southeast corner of the aforementioned Lot 19, and in the north line of Lot 20 of the aforementioned David Fahay Subdivision;

Thence, North 41° 54' 02" East, along the west line of said 94.944 acre tract and the east line of said Lot 19, 450.63 feet to the POINT OF BEGINNING and containing 68.635 acres of land.

LJA Surveying, Inc.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director	Date
Director	Date

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

GCCDD REF ID G200009

GCCDD Plat Notes

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

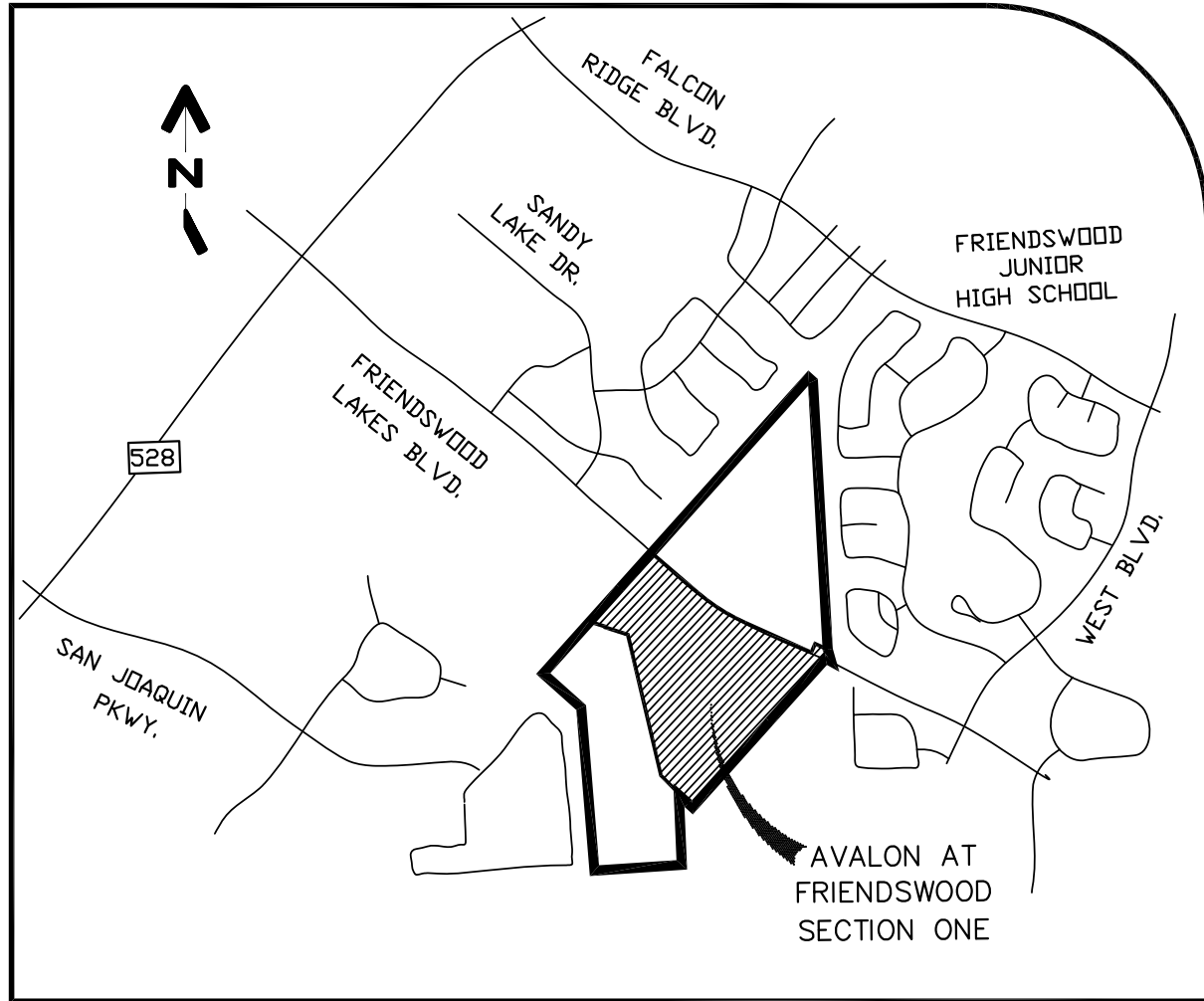
LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	10,943	1	9,398	1	15,731	1	14,563	1	10,466
2	10,215	2	9,450	2	18,996	2	12,010	2	9,080
3	9,350	3	9,450	3	18,504	3	10,188	3	12,082
4	9,350	4	9,450	4	17,174	4	9,462	4	11,251
5	9,350	5	9,450	5	15,164	5	9,870	5	13,581
6	9,350	6	9,450	6	13,583	6	10,489	6	13,697
7	9,591	7	9,450	7	15,053	7	11,061	7	11,772
8	10,386	8	9,450	8	15,139	8	10,578	8	10,404
9	11,598	9	9,450	9	14,440	9	13,562	9	9,630
10	13,804	10	9,450	10	12,350	10	18,718	10	8,932
11	12,906	11	9,362	11	12,333	11	19,695	11	7,982
12	10,943	12	12,347	12	12,336	12	14,813	12	9,388
13	9,865	13	12,515	13	12,368	13	11,966	13	8,901
14	9,635	14	9,494	14	12,463	14	10,414	14	8,243
15	10,572	15	9,456	15	13,546	15	11,508	15	9,088
16	11,510	16	14,590	16	14,590	16	9,862	16	9,622
17	12,447	17	16,066	17	16,066	17	9,100	17	9,372
18	13,384	18	15,496	18	15,496	18	9,100	18	9,537
19	15,343	19	16,566	19	16,566	19	9,100	19	13,596
		20	16,342	20	9,100	20	9,100	20	10,585
		21	17,601	21	8,997	21	8,997	21	8,332
		22	16,375	22	8,793	22	8,793	22	8,418
				23	11,541	23	11,541	23	8,758
						24		24	13,416
						25		25	11,870
						26		26	8,162

	UNITS PER ACRE	LOT AREA (MINIMUM SQ.FT.)	MINIMUM LOT WIDTH	SETBACKS				HEIGHT MAXIMUM (Ft)	PARKING REQUIREMENTS (per UNIT)	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
				FRONT (Ft)	REAR (Ft)	INTERIOR SIDE (Ft)	CORNER SIDE (Ft)				
SINGLE FAMILY RESIDENTIAL	4.5	7,200	60	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%
SINGLE FAMILY RESIDENTIAL	4	8,400	70	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%
SINGLE FAMILY RESIDENTIAL	3	10,800	90	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%

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

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "I.E./P.U.E." INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.
 - "1" RES." INDICATES ONE FOOT RESERVE.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatory, his heirs assigns, or successors.
- LOTS BACKING OR SIDING FRIENDSWOOD LAKES BLVD.ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
 - THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, AMENDMENT NO.1 ORDINANCE 2019-37.
 - FENCES ARE ALLOWED IN THE DRAINAGE EASEMENT AS LONG AS GATES ARE INSTALLED IN THE SIDE FENCED THAT EXTEND ACROSS THE EASEMENT DOWN TO THE WATER.
 - SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
 - EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
 - THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, SIDEWALKS, STREET LIGHTS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
 - ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
 - THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
 - ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA AND/OR MUD.
 - ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "I.E./PUE" (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT).
 - "W.L.E." INDICATES WATER LINE EASEMENT.



Vicinity Map
SCALE: 1"=2000'

NOTE:

- | | |
|---|--|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/SIGNAGE ±0.44 ACRE | G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.05 ACRE |
| B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.05 ACRE | H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE/SIGNAGE ±1.48 ACRES |
| C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.77 ACRE | J RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.23 ACRE |
| D RESTRICTED RESERVE "D" LAKE/DETENTION/ LANDSCAPE/OPEN SPACE ±24.15 ACRES | K RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE ±0.09 ACRE |
| E RESTRICTED RESERVE "E" RECREATION CENTER ±1.62 ACRES | L RESTRICTED RESERVE "L" LANDSCAPE/OPEN SPACE/SIGNAGE ±0.91 ACRE |
| F RESTRICTED RESERVE "F" LIFT STATION ±0.19 ACRE | M RESTRICTED RESERVE "M" LANDSCAPE/OPEN SPACE ±0.09 ACRE |
| | N RESTRICTED RESERVE "N" LANDSCAPE/OPEN SPACE ±0.11 ACRE |

A PARTIAL PRELIMINARY PLAT OF

AVALON AT FRIENDSWOOD SECTION ONE

A PRIVATE SUBDIVISION

BEING 68.635± ACRES OF LAND
CONTAINING 105 LOTS (60'/70'/90' X 130' TYP.) AND
THIRTEEN RESERVES IN SIX BLOCKS.

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

ENGINEER/SURVEYOR:

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

OWNER:

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

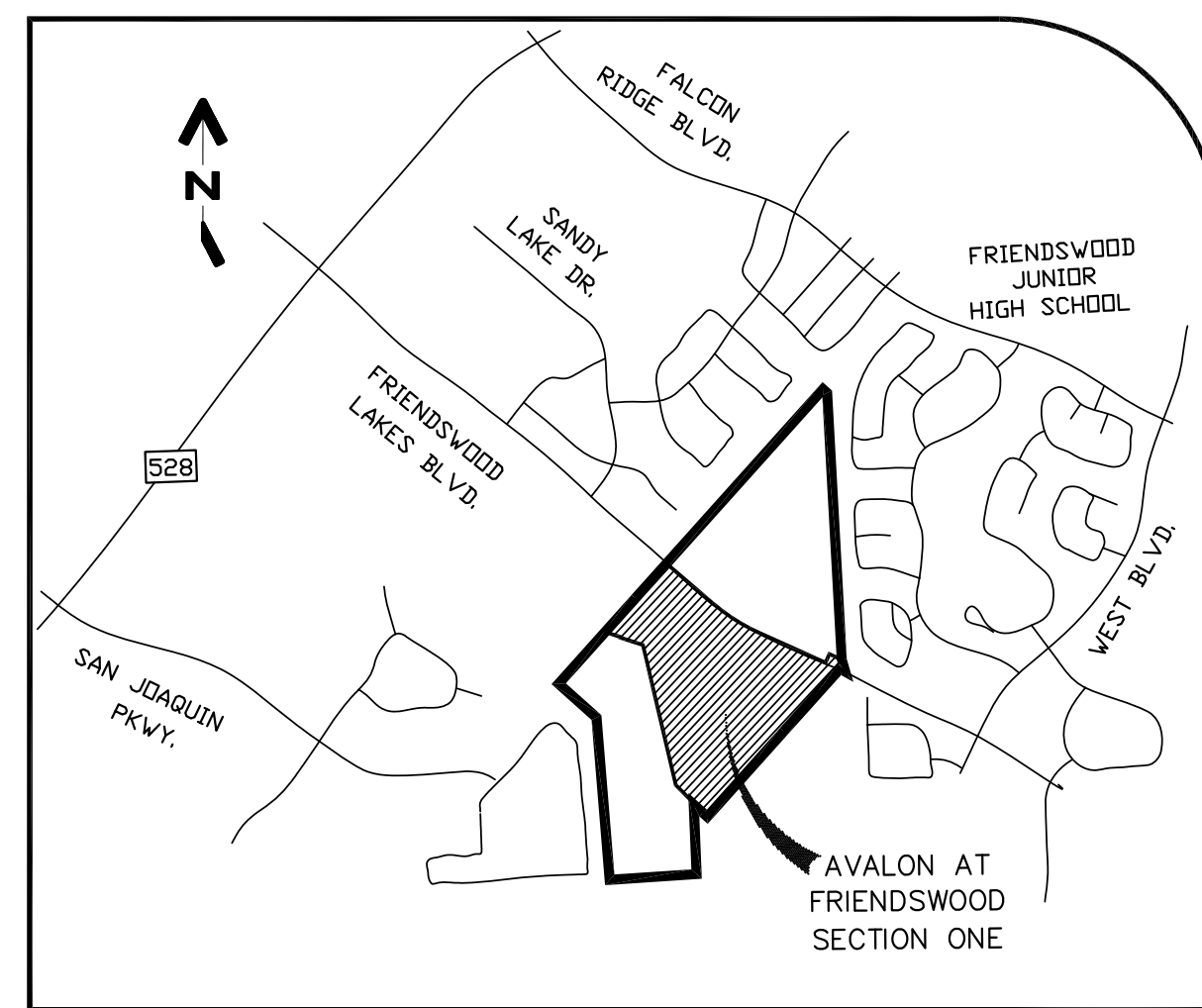
PLANNER:



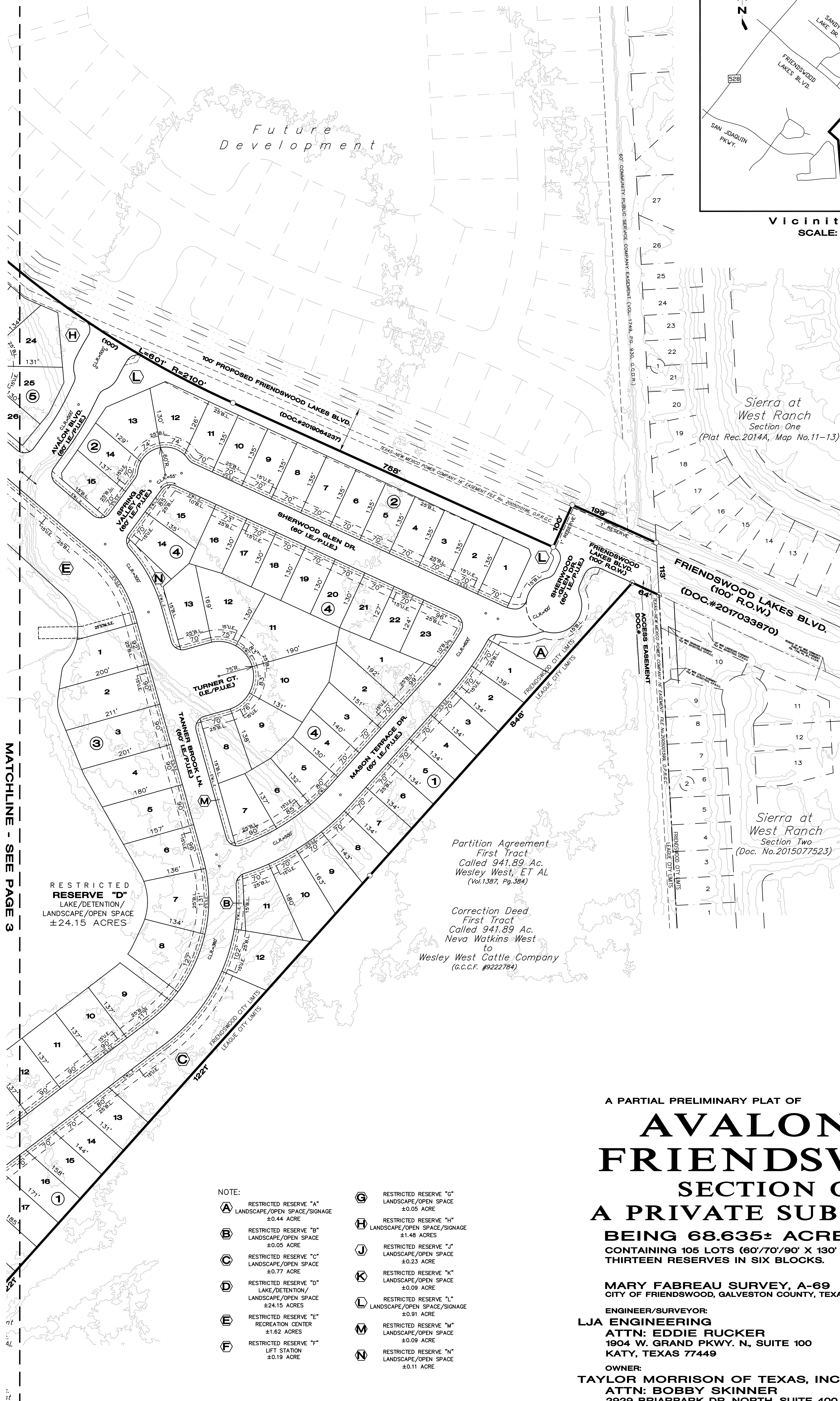
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 3
SCALE: 1"= 100'
0 50 100 200

APRIL 30, 2021
MTA# 4711A



Vicinity Map
SCALE: 1"=2000'



MATCHLINE - SEE PAGE 3

NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/SIGNAGE
±0.44 ACRE
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±0.05 ACRE
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LAKE/DETENTION/
LANDSCAPE/OPEN SPACE
±24.15 ACRES
- E** RESTRICTED RESERVE "E"
RECREATION CENTER
±1.62 ACRES
- F** RESTRICTED RESERVE "F"
LIFT STATION
±0.19 ACRE

- G** RESTRICTED RESERVE "G"
LANDSCAPE/OPEN SPACE
±0.05 ACRE
- H** RESTRICTED RESERVE "H"
LANDSCAPE/OPEN SPACE/SIGNAGE
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±0.23 ACRE
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LANDSCAPE/OPEN SPACE
±0.11 ACRE

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

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

A PARTIAL PRELIMINARY PLAT OF
AVALON AT FRIENDSWOOD
SECTION ONE
A PRIVATE SUBDIVISION
BEING 68.635± ACRES OF LAND
CONTAINING 105 LOTS (60'/70'/90' X 130' TYP.) AND
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CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

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1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449

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

PLANNER:

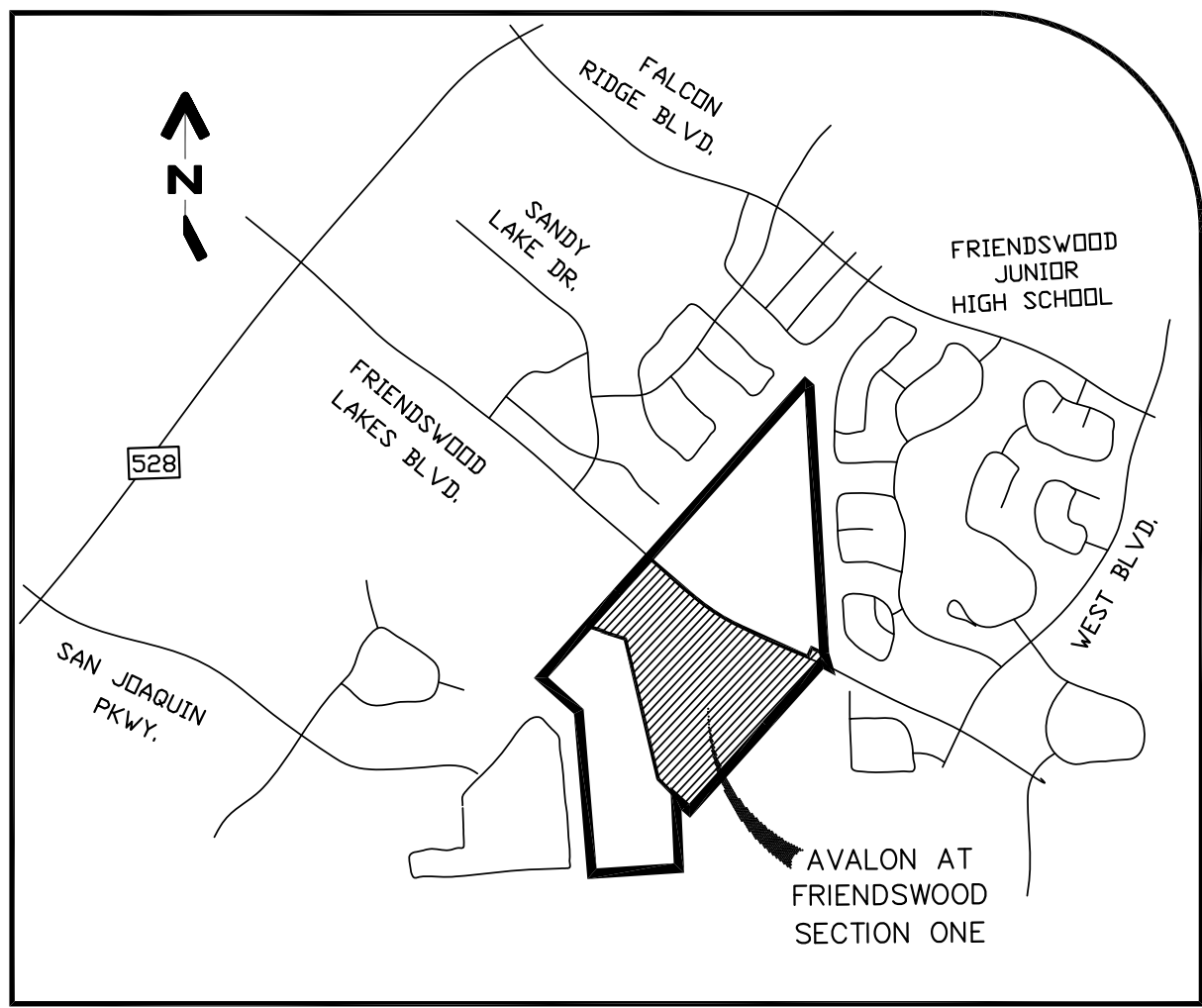


24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

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

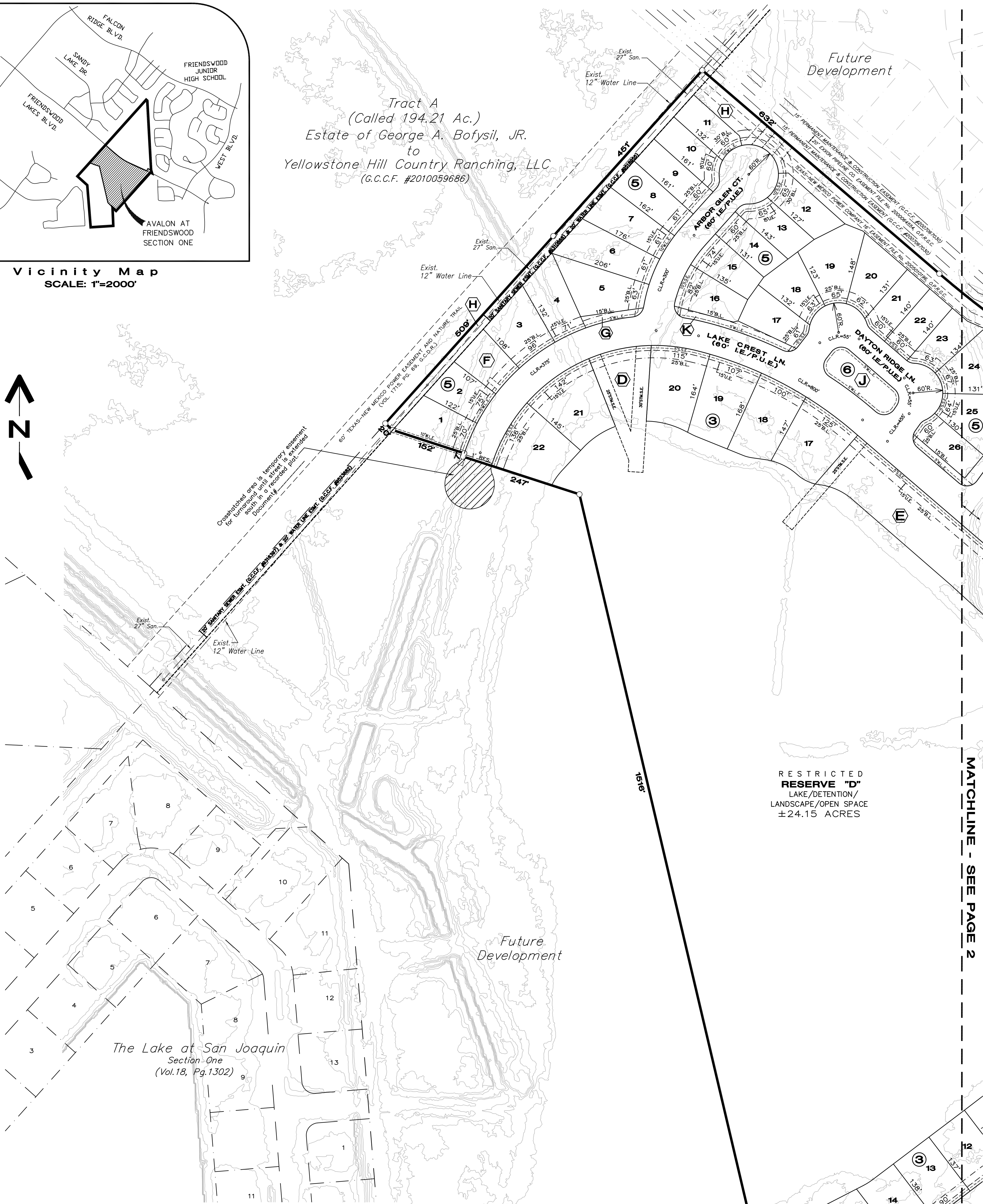
PAGE 2 OF 3
SCALE: 1" = 100'
0 50 100 200

APRIL 30, 2021
MTA# 4711A



Vicinity Map
SCALE: 1"=2000'

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



RESTRICTED
RESERVE "D"
LAKE/DETENTION/
LANDSCAPE/OPEN SPACE
±24.15 ACRES

MATCHLINE - SEE PAGE 2

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24275 KATY FREEWAY, SUITE 200
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LANDSCAPE/OPEN SPACE
±0.11 ACRE

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

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

Correction Deed
First Tract
Called 941.89 Ac.
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Wesley West
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UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE
PRELIMINARY SUBDIVISION PLAT.

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: May 24, 2021

Re: Avalon at Friendswood Section 1 Preliminary Plat
Revised

Project Description: The proposed subdivision is based on the approved Planned Unit Development (PUD) 2019-37.

This preliminary plat was previously approved for a total of 50 lots pending the completion of Friendswood Lakes Boulevard. As the road construction is near completion, the plat has been revised totaling 105 lots across six blocks.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks, and Police Department. The proposed project appears to compliance with current city codes.

This plan is subject to approval by the Planning and Zoning Commission.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7.Q.3.
Area and Height Exceptions regarding exceptions for maximum building height

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

Last year, the Commission spent a great deal of time reviewing the height ordinance in regards to attachments to buildings. Changes regarding those exceptions were made in all commercial zoning districts to allow exceptions for attachments to commercial buildings such as finials, crosses, and other religious symbols meaning in certain situations. This discussion is whether or not we should allow taller commercial buildings in commercial zoning districts, but protection of adjacent residential uses is a concern and priority.

Some examples of other approved building height exceptions include:

Clear Creek Community Church - 3801 FM 528; 43 feet; minimum setback to any property line is 43 feet; does not abut any residential zoning districts

Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Undetermined at this time.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Zoning Ord. Section 7.Q.
2. Clear Creek Community Church Zoning Map
3. Clear Creek Community Church Site Plan
4. Thomas Trace Assisted Living Site Plan and Building Elevations
5. Thomas Trace SUP Zoning Map

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

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

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C
---	--------	-----	-----	------	------	------	----	------	------	----	-----	------

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

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet						Height Maximum Feet (b and e)	Parking Requirem Unit
				Front	Rear (a)	Side					
						Interior (d)	Exterior (Corner Lot)				
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	
MFR-L Multifamily— Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	
MFR-M Multifamily— Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	
MFR-H Multifamily— Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	

Created: 2021-04-15 12:15:01 [EST]

(Supp. No. 3, Update 1)

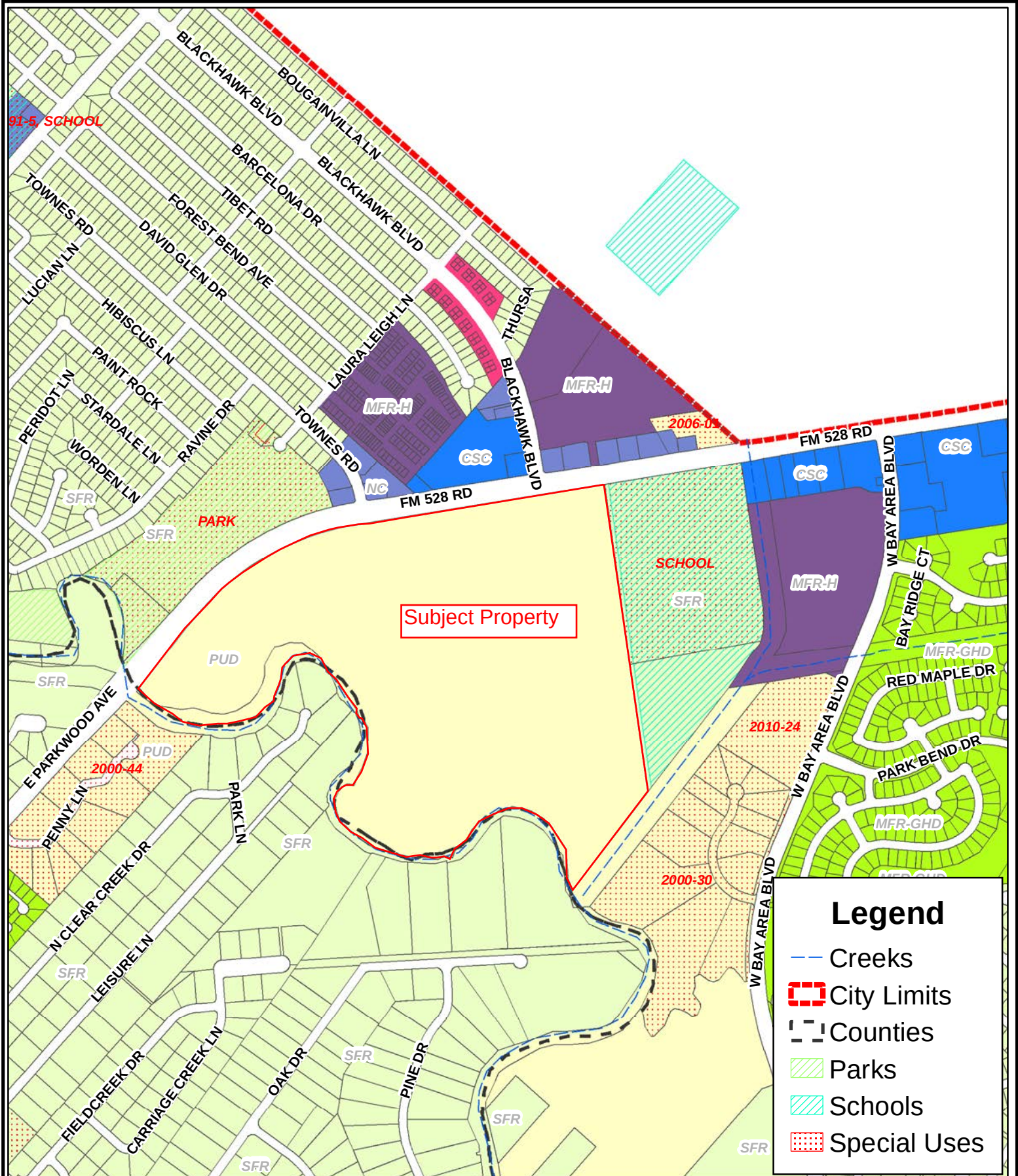
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, J	5 B, H	4 C, H	40	K

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

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when the building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet.
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.

-
- c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 - 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 - 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.
 - e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
 - f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
 - g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.



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" = 892'
 Page 21 of 58

CLEAR CREEK COMMUNITY CHURCH

3801 FM 528
FRIENDSWOOD, TEXAS 77546



NEW WORSHIP AND CHILDREN'S MINISTRY CENTER COMMERCIAL SITE PLAN - RE-SUBMITTAL 6.28.2019

CITY NOTES AND APPROVALS

SITE APPROVAL NOTE:
Approval of the site plan will expire one year after the approval of the site plan by the Commission. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances. Provided, however, the applicant may request an extension in writing, which may be granted by the Commission, for a period not to exceed a total of six (6) months.

COMMUNITY OVERLAY DISTRICT NOTE:
This property is located in the Community Overlay District and shall comply with the city ordinances of the COD.

SHEET INDEX

SP-1 COVER SHEET
SP-2 OVERALL SITE MAP
SP-3 PROPERTY SITE PLAN
SP-4 LANDSCAPE PLAN
SP-5 TREE SURVEY AND MITIGATION PLAN
SP-6 BUILDING ELEVATIONS
SP-7 SITE PHOTOMETRICS
A1.2 SITE PLAN DETAILS

PROJECT DATA

PROPERTY OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. NORTH
LEAGUE CITY, TX 77573

PROPERTY ADDRESS:
3801 E FM 528 RD
FRIENDSWOOD, TX 77546

LEGAL DESCRIPTION: PT TRS & DA 9.10.11 12D 14.415
ABST 549 S MCKINBICK

RESTRICTED RESERVE PARCEL B
PROPERTY ACREAGE: 33.25 AC
PARKING PROVIDED: 253 (248 STANDARD; 5 ADA)
TOTAL PROPOSED BUILDING: 36,950 SF

CODE ANALYSIS

APPLICABLE CODES
2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL PLUMBING CODE (IPC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2011 NEC
2012 INTERNATIONAL FIRE CODE (IFC)
2015 IECC

CODE ANALYSIS SUMMARY
CONSTRUCTION TYPE: II-B - 1 story above grade
OCCUPANCY TYPE: A-3

ALLOWABLE AREA CALCULATIONS:
ALLOWABLE AREA: 9,500 SF, 2 STORIES (Table 503)
AREA INCREASES:
FRONTAGE WITH 60' ON ALL SIDES
SINGLE STORY - UNLIMITED ALLOWED
AUTOMATIC SPRINKLER SYSTEM INCREASE:

TOTAL ALLOWABLE BUILDING AREA: 43,985 SF
BUILDING AREA PROVIDED: 36,950 SF
BUILDING HEIGHT ALLOWABLE: 50'-0"
BUILDING HEIGHT PROVIDED: 44'-0"

SCOPE OF WORK

SINGLE STORY, NEW CONSTRUCTION OF 36,000 SF (+/-) RELIGIOUS WORSHIP BUILDING INCLUDING AUDITORIUM, SEATING, CLASSROOM, AND SUPPORT SPACES.
SITE DEVELOPMENT INCLUDING UTILITIES, PARKING, ENTRY PLAZAS, EXTERIOR PLAY/GATHERING AREAS

PROJECT DIRECTORY

OWNER
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. NORTH
LEAGUE CITY, TX 77573

PROJECT CONTACT
RYAN THOMAS, FACILITIES DIRECTOR
P/ 281.330.5433
E/ RTHOMAS@CLEARCREEK.ORG

SENIOR PASTOR: BRUCE MESLEY
EXECUTIVE PASTOR: MARK GARDEN
CAMPUS PASTOR: CHRIS ALSTON

CONTRACTOR
SAMMA CONSTRUCTION, INC.
2808 JOANEL ST
HOUSTON, TX 77227

TOM HANSEN, PRESIDENT
O/ 713.623.1805
E/ TOM@SAMMACONST.COM

ARCHITECT
VISIONEERING STUDIOS, INC.
1550 RIVERSIDE DR
NASHVILLE, TN 37206

PRINCIPAL ARCHITECT, AOR
BARRY MORRIS
P/ 901.482.0843
E/ BMORRIS@VISIONEERINGSTUDIOS.COM

INTERIOR DESIGN DIRECTOR
DANIELLE MERCADO
O/ 714.780.2851
E/ DEMERCADO@VISIONEERINGSTUDIOS.COM

CIVIL ENGINEER
SHELLMARK ENGINEERING, INC.
421 FM 511 ROAD EAST
DICKINSON, TX 77539

ED FIGUEROA, PROJECT ENGINEER
O/ 409.435.4466 X101
E/ EFIGUEROA@SHELLMARK.NET

PRE-ENG BUILDING
ALLIANCE STEEL BUILDING SYSTEMS
9353 South Gouge Rd
Oklahoma City, OK 73174

MIKE MEHAN
P/ 405.145.1500
E/ MMEHAN@ALLIANCEOKC.COM

MECH., ELECT., and PLUMBING ENGINEER
DBR ENGINEERING CONSULTANTS, INC.
4440 RICHMOND AVE, SOUTH BLDG #300
HOUSTON, TX 77042

ADAM JONES, PROJECT MANAGER
O/ 713.414.0582
E/ AJONES@DBRINC.COM

LANDSCAPE DESIGN
K&A DeFOREST DESIGN, LLC
24215 KATY FREEWAY, SUITE 300
KATY, TX 77494

COREY LAUSHNER, VICE PRESIDENT
P/ 281.646.1602
E/ CLAUSHNER@KGADEFORREST.COM

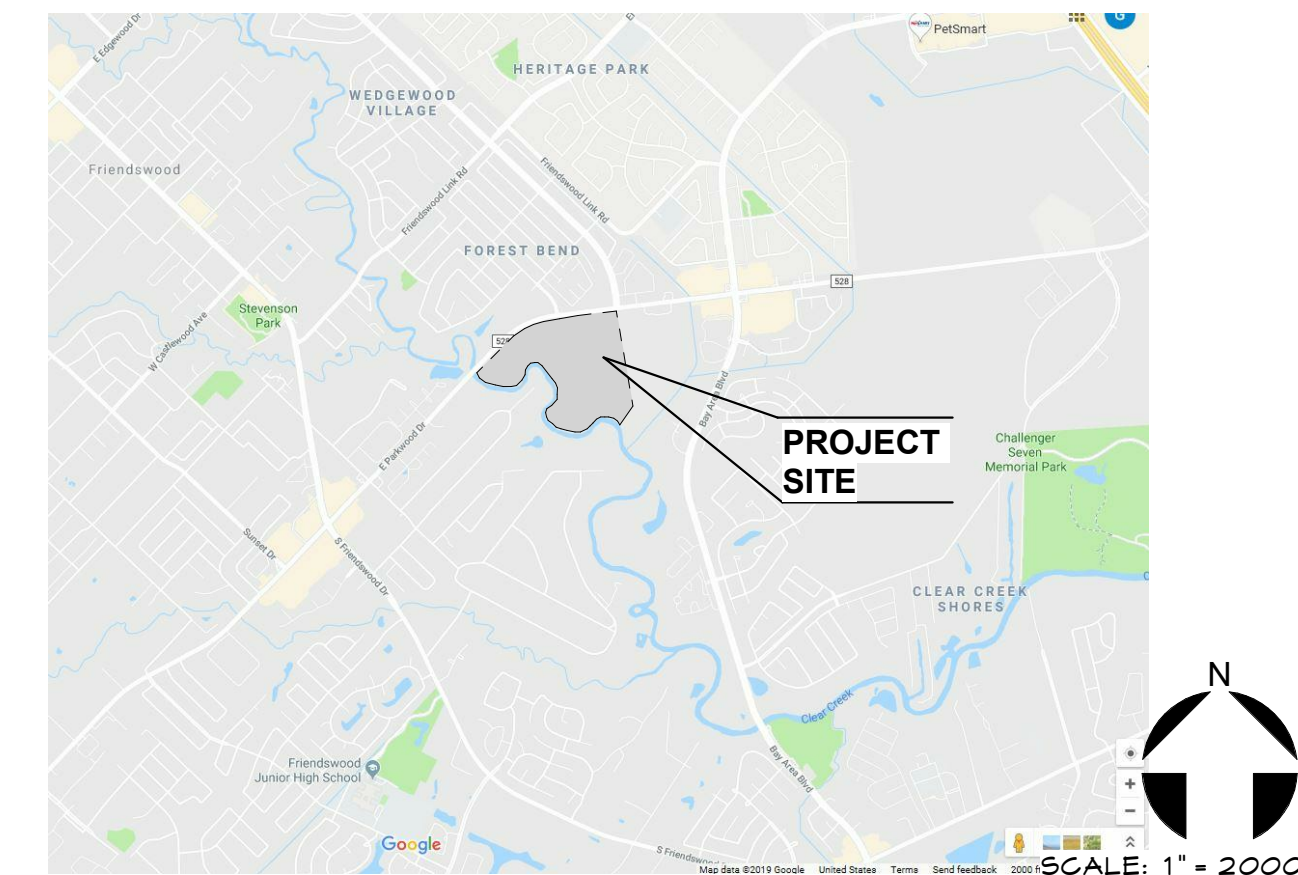
GEOTECHNICAL
QC LABORATORIES, INC.
ENGINEERING AND TESTING SERVICES
10810 NORTHWEST FREEWAY
HOUSTON, TX 77042

DIRECTOR OF GEOTECHNICAL SERVICES
JOHN GUIDA, PE
O/ 713.645.1133
E/ JGUIDA@QGLABS.COM

STRUCTURAL ENGINEER
JIRSA/HEDRICK STRUCTURAL ENGINEERS, INC.
1000 E BELLEVUE AVE, SUITE 250
GREENWOOD VILLAGE, CO 80111

BRENDA YOCKSTICK, PRINCIPAL PE, EOR
O/ 303.316.6524
E/ BYOCKSTICK@JIRSAHEDRICK.COM
TIM HICKISH, PRINCIPAL PE
E/ THICKISH@JIRSAHEDRICK.COM

VICINITY MAP



Seal

Consultant

**CLEAR CREEK COMMUNITY
CHURCH**
**NEW WORSHIP AND CHILDREN'S MINISTRY
CENTER**
3801 FM 528
FRIENDSWOOD, TEXAS 77546
COVER SHEET

SHEET ISSUE & REVISION

#	DATE	DESCRIPTION

DESIGN TEAM

Designed By	Designer
Drawn By	Author
Checked By	Checker
Approved By	Approver

Project No. 16118

Date 6.28.2019

Project Status
**COMMERCIAL SITE
PLAN - RE-SUBMITTAL**
COVER SHEET

SP-1

GENERAL NOTES:

1. REFERENCE LINES AND GRADES. THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. EXISTING UTILITIES. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. PIPELINES. NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY. OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. GEOTECHNICAL PLANS PROVIDED BY QC LABORATORIES, INC. PROJECT NO. 16613593 DATED 1/20/2017.
10. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONAL SITE PLAN.

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010090, ALUMINUM DISC STAMPED A 100 BM 04 RESET 2001 AND SET IN CONCRETE SIDEWALK ON THE DOWNSTREAM SIDE OF F.M. 528 BRIDGE CROSSING CLEAR CREEK.
ELEVATION=23.89' NAVD88 (2001 ADJUSTMENT)

T.B.M.
BOX CUT ON SOUTHWEST CORNER OF INLET LOCATED ±12 FEET WEST OF ENTRANCE DRIVEWAY TO SURVEYED TRACT ALONG SUTH SIDE OF F.M. 528.
ELEVATION=21.97' NAVD88 (2001 ADJUSTMENT)

SURVEY NOTES:

1. THIS LIMITED DESIGN SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1070M, MAP REVISED JANUARY 6, 2017, THE SURVEYED TRACT LIES IN ZONES X (SHADED), AE AND FLOODWAY AREAS OF AE. FLOOD ZONE BOUNDARIES ARE SHOWN FROM OFIRM PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.

3. ALL DATA SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED ADJUSTMENT FACTOR 0.9998715961.

Friendswood Town Center Regulation Matrix
EXHIBIT B

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet					Height Maximum Feet	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear	Side Interior When Abutting Property In a Residential District or Garden Home District	When Abutting Property In a Non-Residential District	Exterior When Backing Up to an Abutting Side Yard				
CSC	15,000	100	150	30 within COO; 20 otherwise	10	15	10	15	10	50 A	Yes	50% B

A) Building height shall be defined as the vertical distance between the lowest habitable finish floor to the roof line of a flat roof, the eave line of low slope roof and the mid point between eave and ridge line on a hip roof. Parapets, elevator chases and roof top mounted equipment may exceed maximum building height by 6'.
B) Maximum lot coverage is the percentage derived from dividing the total building coverage (ground floor) on a lot by the gross lot acreage.
Gross lot acreage includes flood fringe and floodway for only Parcels F and H.

7-Q.3 Area and height exceptions.

a. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
b. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

NOTE:
MINIMUM SETBACK TO ANY PROPERTY LINE IS 43 FEET DUE TO THE BUILDING HEIGHT BEING 43 FEET. ZONING ORDINANCE SECTION 8.7.Q.3B.

LOT COVERAGE SUMMARY

RESERVE B - 1,448,343 SF
PARKING - 108,112 SF (7% COVERAGE)
BUILDING - 36,950 SF (3% COVERAGE)

COVERAGE PROVIDED - 10%

PARKING SUMMARY

RELIGIOUS ORGANIZATION -
0.4 SPACE PER 1 SEATS
AUDITORIUM OCCUPANT LOAD -
593 SEATS
SPACES REQUIRED - 238

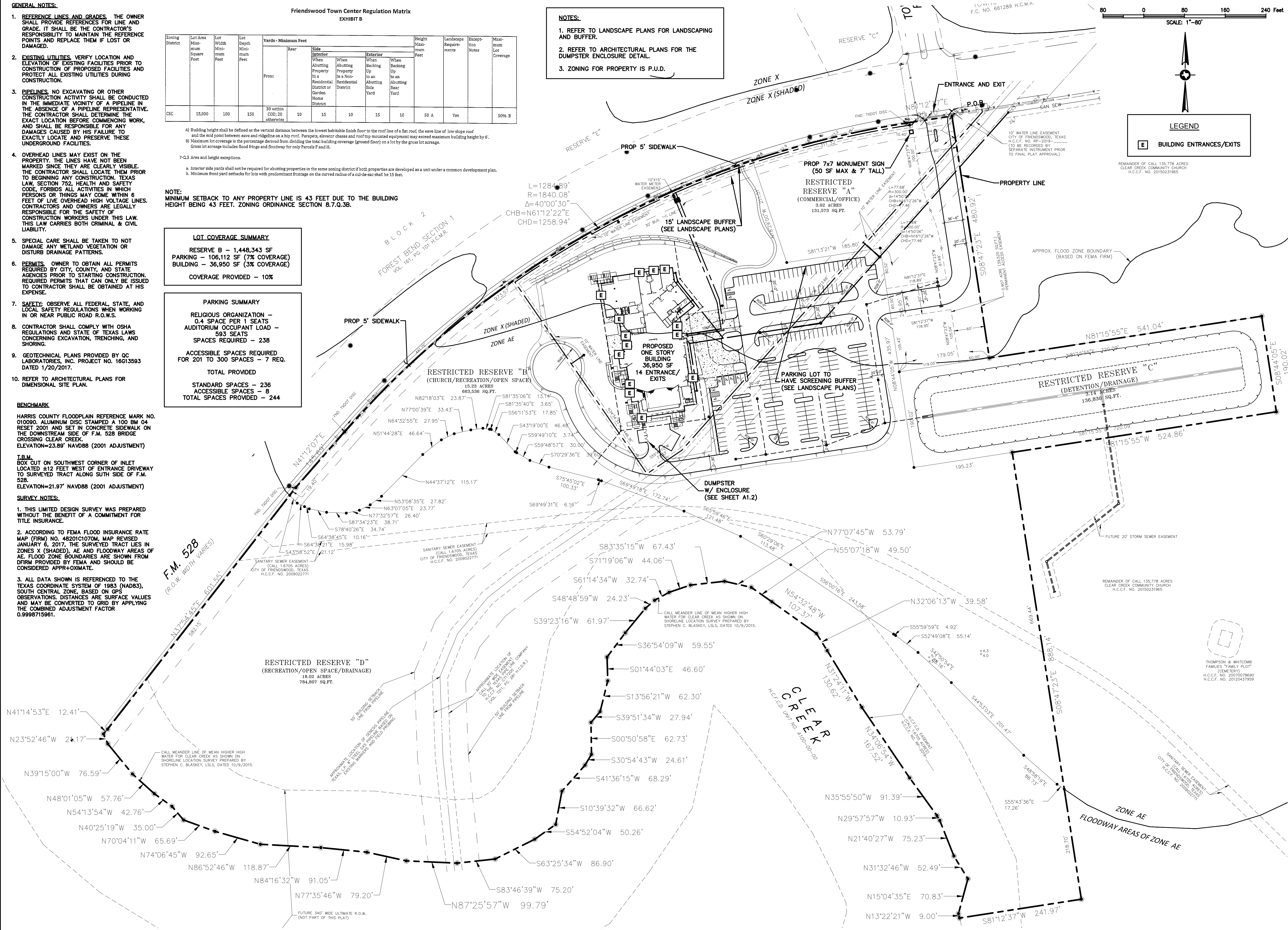
ACCESSIBLE SPACES REQUIRED
FOR 201 TO 300 SPACES - 7 REQ.

TOTAL PROVIDED

STANDARD SPACES - 236
ACCESSIBLE SPACES - 8
TOTAL SPACES PROVIDED - 244

NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING AND BUFFER.
2. REFER TO ARCHITECTURAL PLANS FOR THE DUMPSTER ENCLOSURE DETAIL.
3. ZONING FOR PROPERTY IS P.U.D.

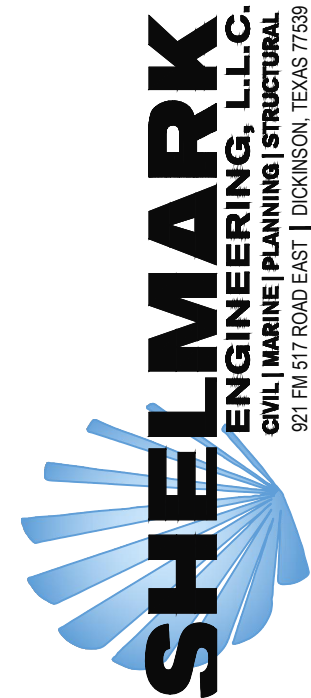


CLEAR CREEK COMMUNITY CHURCH

3801 F.M. 528

FRIENDSWOOD, TEXAS 77546

PROJECT:



ISSUED FOR
03/25/19
REVIEW
05/14/19
RE-SUBMITTAL
06/13/19
CITY COMMENTS
07/02/19
CITY COMMENTS

INTERIM SUBMITTAL
DOCUMENT INTENDED
FOR REVIEW ONLY.
NOT ISSUED
FOR CONSTRUCTION.

ENGINEER:
MARCUS J. MICHNA P.E.
REGISTRATION NO. 84739

DATE: 07/02/19

DWG NAME:
OVERALL SITE MAP

DWG NO:

SP-2

SCALE: 1:80

BY: CLI

JOB NO:

REV: -

16-417

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L=1284.89'
R=1840.08'
Δ=40°00'30"
CHB=N61°12'22"E
CHD=1258.94'

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CAUTION!!!
OVERHEAD POWER LINES

PIPELINE NOTES:

1. CONTRACTOR SHALL NOTIFY GENESIS PIPELINE 24 HOURS PRIOR TO CONSTRUCTION AT 832-603-9937 OR 281-573-5433 (MOBILE).
2. CONTRACTOR SHALL PROVIDE A TEMPORARY 4' DIRT MOUND TO COVER PIPELINE DURING CONSTRUCTION.

NOTES:

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2. REFER TO ARCHITECTURAL PLANS FOR THE DUMPSTER ENCLOSURE DETAIL.
3. ZONING FOR PROPERTY IS P.U.D.

LOT COVERAGE SUMMARY

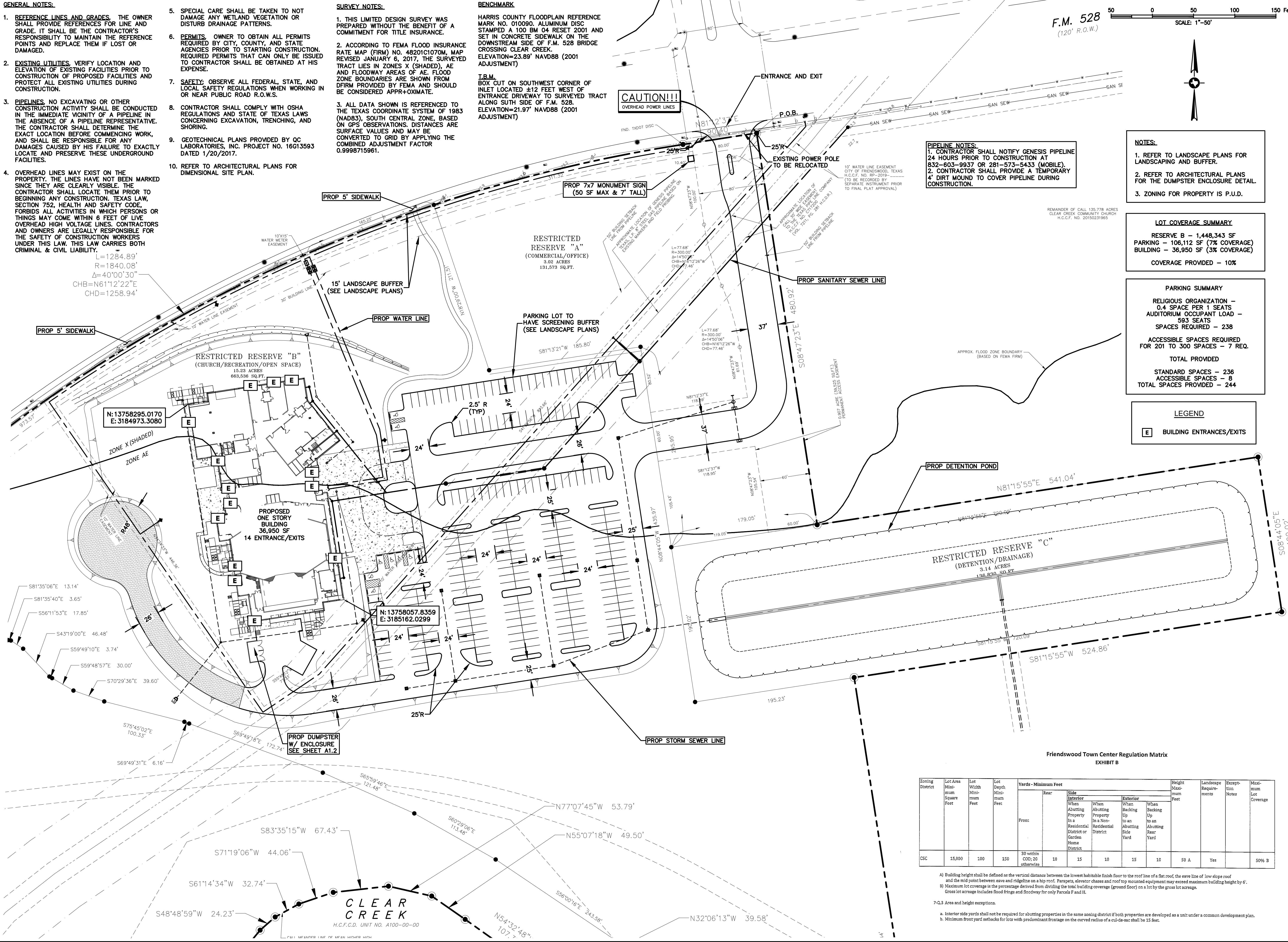
RESERVE B - 1,448,343 SF
PARKING - 106,112 SF (7% COVERAGE)
BUILDING - 36,950 SF (3% COVERAGE)
COVERAGE PROVIDED - 10%

PARKING SUMMARY

RELIGIOUS ORGANIZATION -
0.4 SPACE PER 1 SEAT
AUDITORIUM OCCUPANT LOAD -
593 SEAT
SPACES REQUIRED - 238
ACCESSIBLE SPACES REQUIRED
FOR 201 TO 300 SPACES - 7 REQ.
TOTAL PROVIDED
STANDARD SPACES - 236
ACCESSIBLE SPACES - 8
TOTAL SPACES PROVIDED - 244

LEGEND

E BUILDING ENTRANCES/EXITS



Friendswood Town Center Regulation Matrix
EXHIBIT B

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet					Height Maximum Feet	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear	Side Interior When Abutting Property In a Residential District or Home District	When Abutting Property In a Non-Residential District	Exterior When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard			
CSC	15,000	100	150	30 within COD; 20 otherwise	10	15	10	15	10	50 A	Yes	50% B

A) Building height shall be defined as the vertical distance between the lowest habitable finish floor to the roof line of a flat roof, the eave line of low slope roof and the mid point between eave and ridge line on a hip roof. Parapets, elevator chases and roof top mounted equipment may exceed maximum building height by 6'.
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7-Q3 Area and height exceptions.

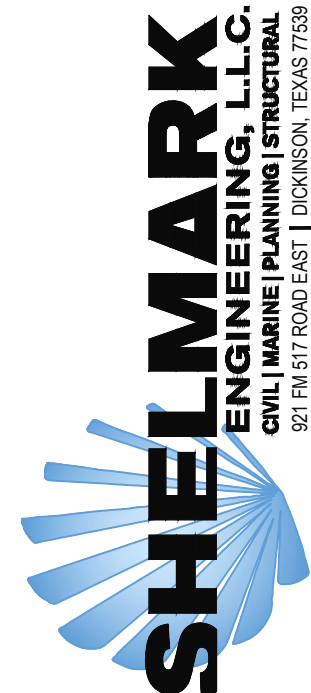
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- Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

CLEAR CREEK COMMUNITY CHURCH

3801 F.M. 528

FRIENDSWOOD, TEXAS 77546

PROJECT:



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ENGINEER:
MARCUS J. MICHA P.E.
REGISTRATION NO. 84739

DATE: 07/02/19

DWG NAME:

SITE PLAN

DWG NO:

SP-3

SCALE:

1:50

BY:

CLI

JOB NO:

16-417

REV:

-

LANDSCAPE TABLE - COMMUNITY OVERLAY DISTRICT

OR Large Parking Lot (more than 20 cars)

Total Area of Parking & Driveways (Area)	<u>106,112</u>	x 20% =	<u>21,222</u>	Landscaping Area Required
			<u>25,378</u>	Landscaping Area Provided
Required landscaping	<u>21,222</u>	x 50% =	<u>10,611</u>	Landscape Area in Islands Required
			<u>12,084</u>	Landscape Area in Islands Provided
			*1 tree required per island	

AND Perimeter Landscaping:

1 tree per 30 linear feet for property lines not requiring a landscape buffer

	Length	Trees Req.	Segment
Perimter trees required:	398 / 30	13	Adjacent to Reserve A
	461 / 30	15	South Boundary
	394 / 30	13	East Boundary
	540 / 30	18	West Boundary & Along SW Fire Lane

Total Perimeter Trees Required

Perimeter trees provided:

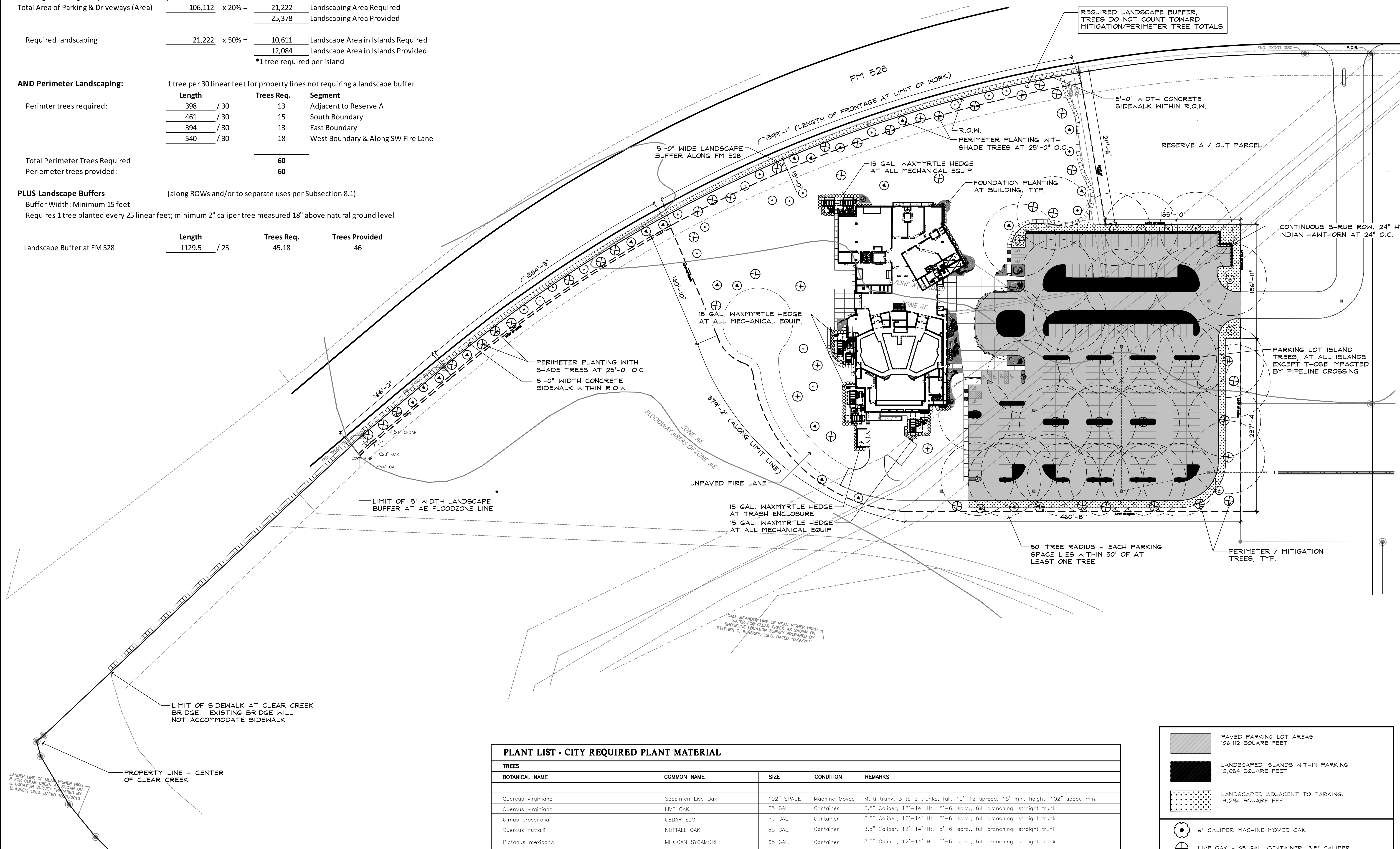
PLUS Landscape Buffers

(along ROWs and/or to separate uses per Subsection 8.1)

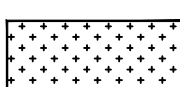
Buffer Width: Minimum 15 feet

Requires 1 tree planted every 25 linear feet; minimum 2" caliper tree measured 18" above natural ground level

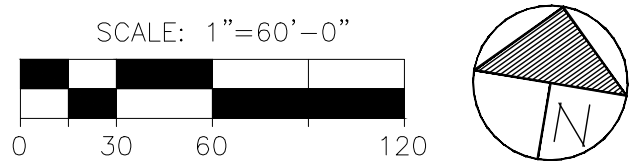
	Length	Trees Req.	Trees Provided
Landscape Buffer at FM 528	1129.5 / 25	45.18	46

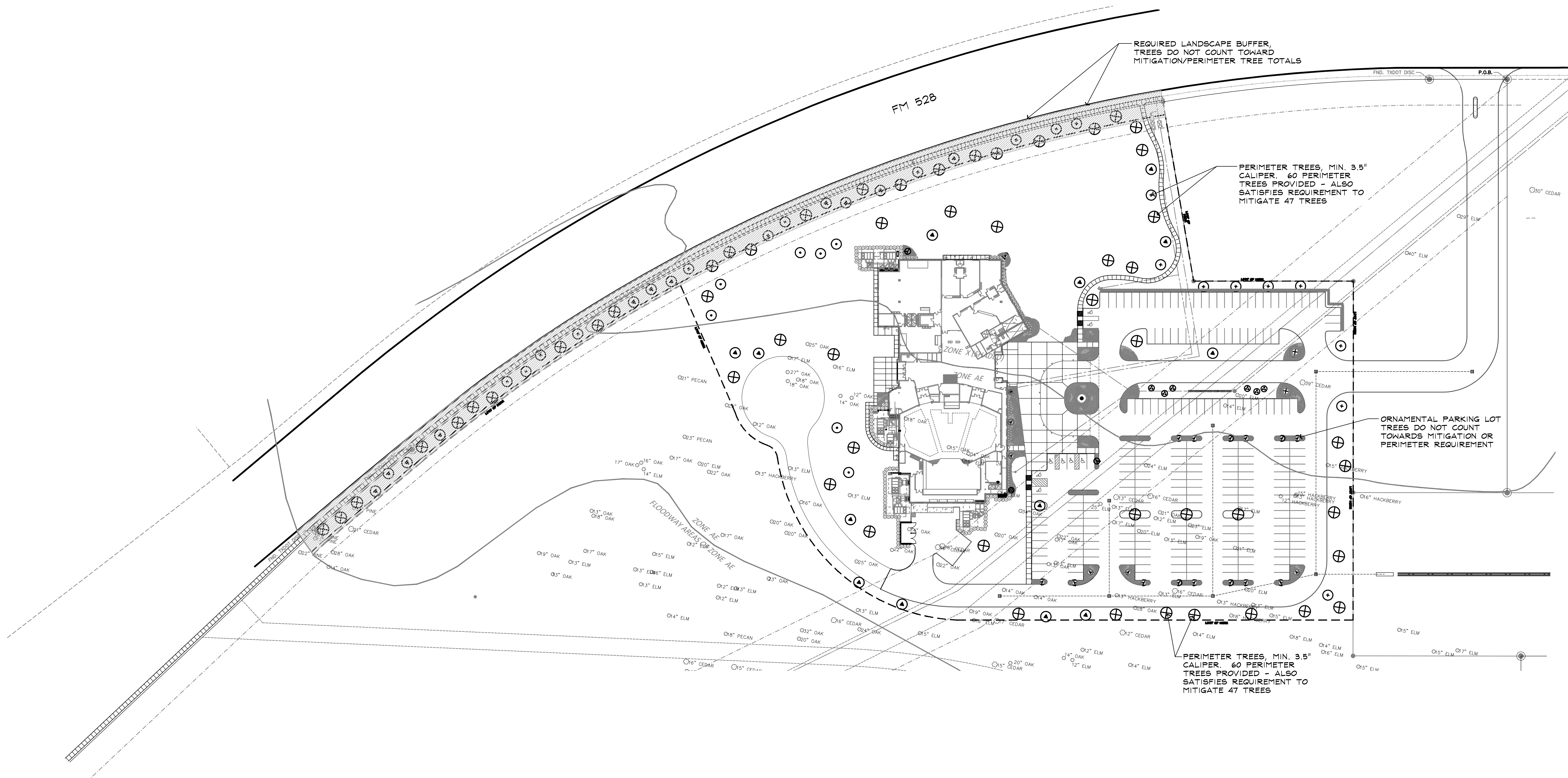


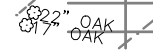
PLANT LIST - CITY REQUIRED PLANT MATERIAL				
TREES				
BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Quercus virginiana	Specimen Live Oak	102" SPADE	Machine Moved	Multi trunk, 3 to 5 trunks, full, 10'-12 spread, 15' min. height, 102" spade min.
Quercus virginiana	LIVE OAK	65 GAL.	Container	3.5" Caliper, 12'-14" Ht., 5'-6' sprd., full branching, straight trunk
Ulmus crassifolia	CEDAR ELM	65 GAL.	Container	3.5" Caliper, 12'-14" Ht., 5'-6' sprd., full branching, straight trunk
Quercus nuttallii	NUTTALL OAK	65 GAL.	Container	3.5" Caliper, 12'-14" Ht., 5'-6' sprd., full branching, straight trunk
Platanus mexicana	MEXICAN SYCAMORE	65 GAL.	Container	3.5" Caliper, 12'-14" Ht., 5'-6' sprd., full branching, straight trunk
Vitex agnus castus	VITEX	30 GAL.	Container	Multi-trunk, 5'-6' min ht., 4' min sprd, 3 to 5 cones, full
Ilex x attenuata	SAVANNAH HOLLY (TREE FORM)	30 GAL.	Container	10' min ht., 3' min. sprd., 48" clear trunk ht.
Magnolia grandiflora 'Little Gem'	LITTLE GEM MAGNOLIA	30 GAL.	Container	10' min ht., 3' min. sprd., 48" clear trunk ht.
SHRUBS / GROUNDCOVERS				
BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Myrica cerifera	WAXMYRTLE	15 GAL.	Container	Full, Well-rooted, 42" Ht., 30" Sprd., 48" o.c.
Raphiolepis indica 'Snow White'	INDIAN HAWTHORN	3 GAL.	Container	Full, Well-rooted, 24" minimum ht., 24" Sprd., 24" o.c.

	PAVED PARKING LOT AREAS: 106,112 SQUARE FEET
	LANDSCAPED ISLANDS WITHIN PARKING: 12,084 SQUARE FEET
	LANDSCAPED ADJACENT TO PARKING: 13,294 SQUARE FEET

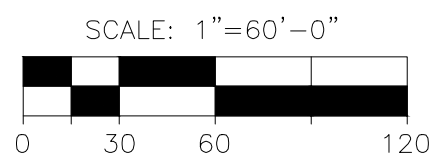
	6" CALIPER MACHINE MOVED OAK
	LIVE OAK - 65 GAL. CONTAINER, 3.5" CALIPER
	CEDAR ELT - 65 GAL. CONTAINER, 3.5" CALIPER
	MEXICAN SYCAMORE - 65 GAL. CONTAINER, 3.5" CALIPER
	NUTTALL OAK - 65 GAL. CONTAINER, 3.5" CALIPER





- ⊗ PROTECTED TREE TO BE REMOVED (CLASS 1 OR 2 AND 12" CAL. OR GREATER)
- NON PROTECTED TREE TO BE REMOVED (CLASS 3 OR LOWER OR LESS THAN 12" CAL.)
-  TREES UN-IMPACTED BY CONSTRUCTION
- LIMIT OF WORK - LIMIT OF DEVELOPMENT FOR THIS PHASE OF CONSTRUCTION

TREE MITIGATION SUMMARY:	
PROTECTED TREES TO BE REMOVED:	47
NON PROTECTED TREES TO BE REMOVED:	7
3" CALIPER TREES TO BE PLANTED FOR MITIGATION PURPOSES:	47
	6" CALIPER MACHINE MOVED OAK
	LIVE OAK - 65 GAL. CONTAINER, 3.5" CALIPER
	CEDAR ELM - 65 GAL. CONTAINER, 3.5" CALIPER
	MEXICAN SYCAMORE - 65 GAL. CONTAINER, 3.5" CALIPER
	NUTTALL OAK - 65 GAL. CONTAINER, 3.5" CALIPER



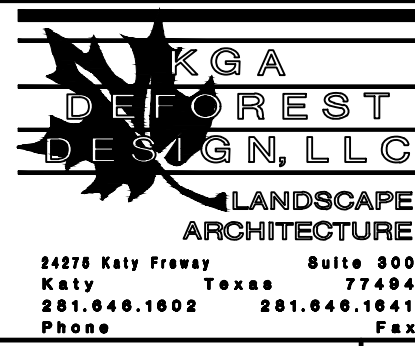


VISIONEERING STUDIOS Architecture

www.VisioneeringStudios.com
820 16th Street, Suite 420
Denver, CO 80202

Robert E. DeForest III, Texas
Registered Landscape Architect #1387
For BIDDING Only: 3/20/2019

*NOT for regulatory approval,
permitting or construction.



KGA
DeForest
DESIGN, LLC

LANDSCAPE
ARCHITECTURE

2619 Katy Freeway, Suite 800, Katy, Texas 77404
281.646.1002 281.646.1041
Phone Fax

CLEAR CREEK COMMUNITY CHURCH
NEW WORSHIP BUILDING

3801 FM 528
FRIENDSWOOD, TEXAS 77546

TREE MITIGATION
PLAN

SHEET ISSUE & REVISION		
#	DATE	DESCRIPTION
1	5/6/2019	TREE REMOVAL CHANGE
2	6/14/2019	ADDED PERIMETER TREES
3	6/28/2019	REV. MITIGATION NUMBER
4	7/02/2019	NEW DUMPSTER

DESIGN TEAM	
Designed By	CL
Drawn By	CL/ZS
Checked By	CL
Approved By	CL

Project No. 16118

Date 3/20/2019

Project Status
COMMERCIAL SITE
PLAN APPLICATION

TREE MITIGATION
PLAN

SP-5

Exhibit “B”

1. SUP Letter
2. Cover Sheet
3. Site Plan
4. Landscape Plan
5. Building A and C Elevations – Memory Care
6. Building B Elevations – Assisted Living
7. Photometric Plan
8. Site Amenities Plan with staff comments



Everest Design Group

PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT

February 12, 2018

Ms. Becky Summers
Development Coordinator
City of Friendswood
910 S. Friendswood Dr.
Friendswood, TX 77546

Re: Application for Special Use Permit for a Senior Care Facility
Reserves G & F
Fountains @ Friendswood
Friendswood, Texas 77546

Dear Ms. Summers:

Attached for your review is the Special Use Application package for the above referenced properties. The properties are currently zoned CSC. A request is being made for a Special Use Permit to allow overall master planning of a Senior Care Facility on Reserves G & F at the Fountains @ Friendswood Commercial Subdivision.

The proposed development will consist of approximately 103 units which comprised of 75 units for assisted living and 28 units for memory care. The facility will have 3 separate buildings. One building will be for assisted living and the other two buildings for memory care.

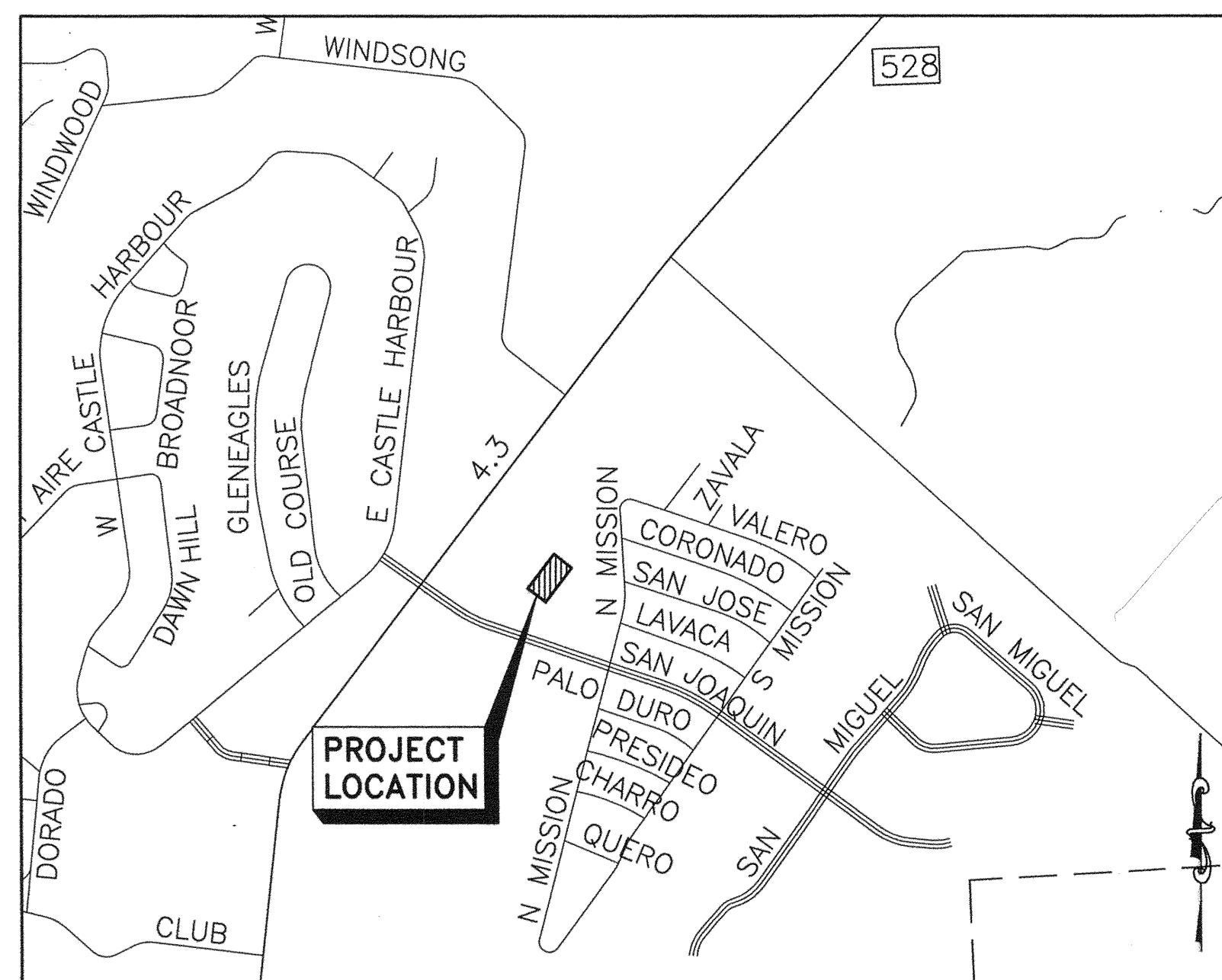
The assisted living building will be three (3) stories. The proposed building height is 51'-5". Hence, a height limit variance is hereby requested to allow the building height to exceed 50 ft.

The project will be developed in multiple phases. The first Phase will consist of Memory Care Facility. Once the Memory Care Facility's operations are stabilized, the Assisted Living Units will be developed.

Should you have any questions, please contact me at 281-993-3770.

Sincerely,

Sel Thint, P.E.



LOCATION MAP

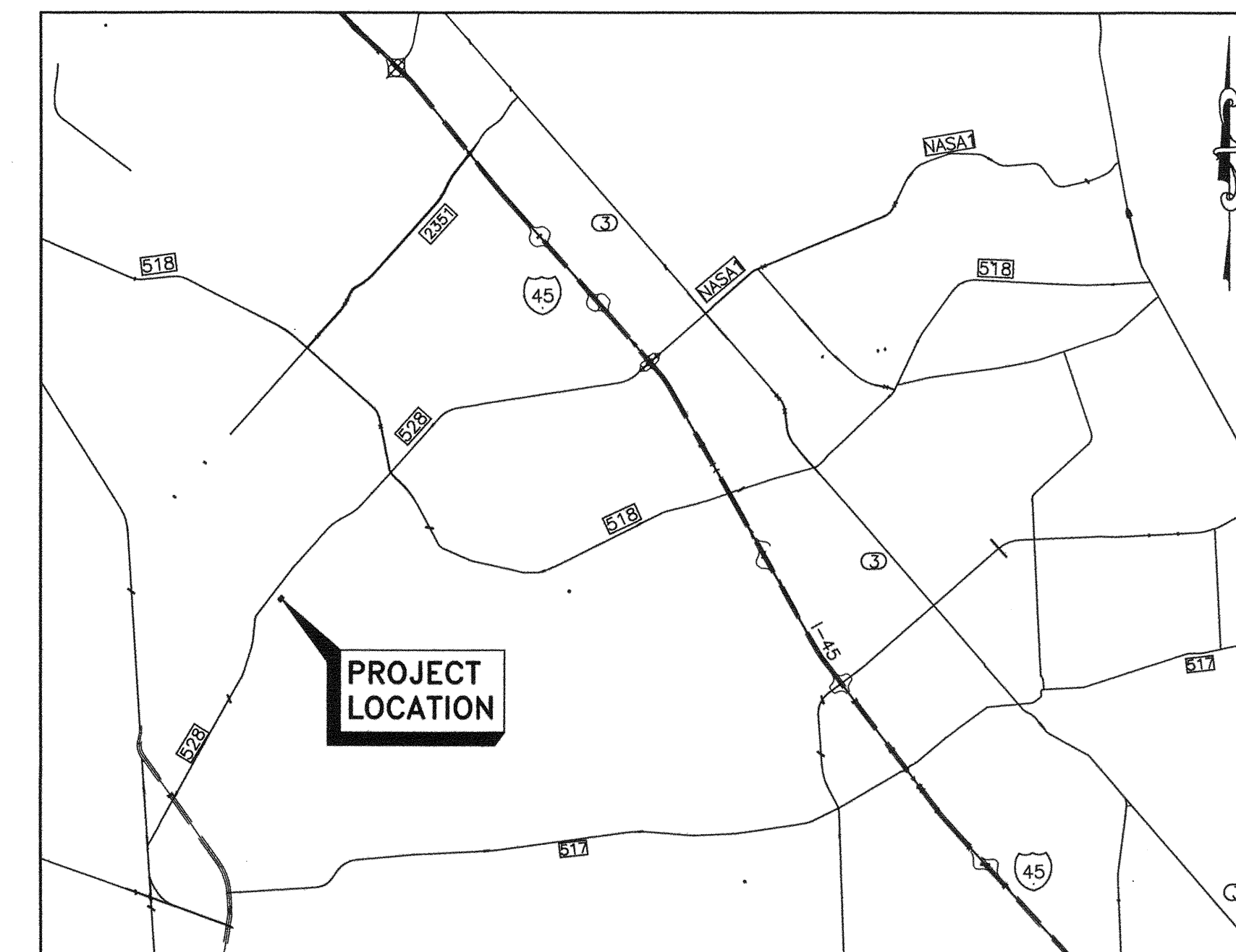
SCALE : 1"=1000'
KEY MAP 656-Q,U

GALVESTON COUNTY CITY OF FRIENDSWOOD, TEXAS

SPECIAL USE PERMIT FOR

RESERVE F AND G AT FOUNTAINS OF FRIENDSWOOD

2245 THOMAS TRACE
FRIENDSWOOD, TEXAS 77546



VICINITY MAP

SCALE : 1"=10000'
KEY MAP 656-Q,U

COUNCIL MEMBER

MAYOR	KEVIN M. HOLLAND
MAYOR PRO-TEM	STEVE ROCKEY
COUNCIL POSITION 2	SALLY H. BRANSON
COUNCIL POSITION 3	JIM HILL
COUNCIL POSITION 4	MIKE FOREMAN
COUNCIL POSITION 5	JOHN H. SCOTT
COUNCIL POSITION 6	CARL W. GUSTAFSON
CITY MANAGER	ROGER C. ROECKER

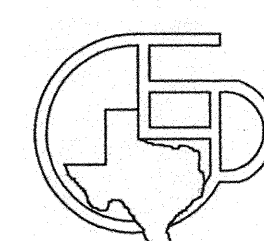


FEBRUARY 12, 2018

SHEET INDEX

G1.0	COVER SHEET
A1.0	SITE LAYOUT PLAN
A1.1	PHOTOMETRIC PLAN
A3.0	ELEVATION PLAN & NOTES
A3.1	ELEVATION PLAN & NOTES
L1	LANDSCAPE PLAN

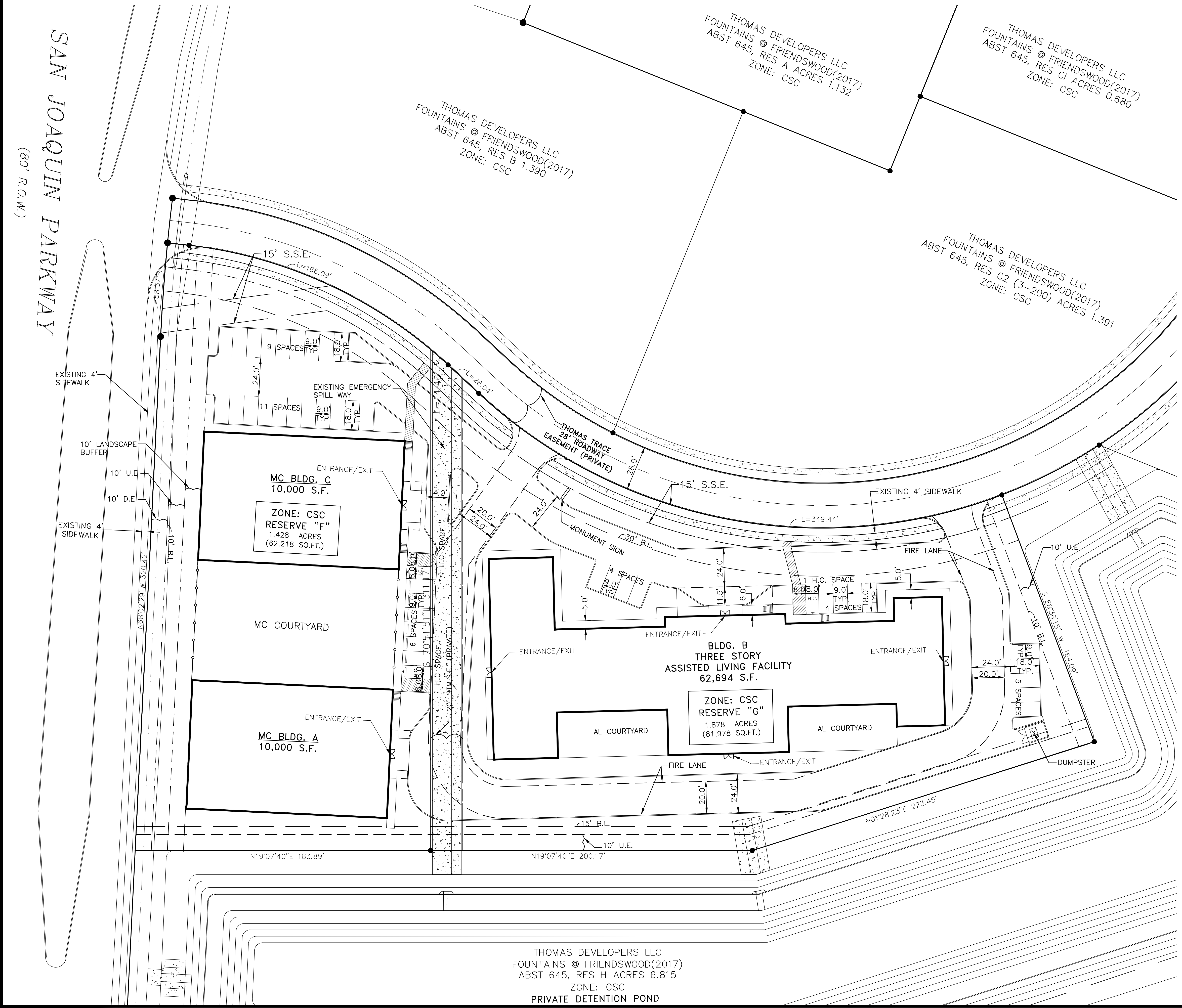
THOMAS DEVELOPERS, LLC
MANAGER: SUCHMOR THOMAS
ADDRESS: 5126 CANDLEWOOD DR
LEAGUE CITY, TX 77573
PHONE: 281-703-1425



Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM # F-9440

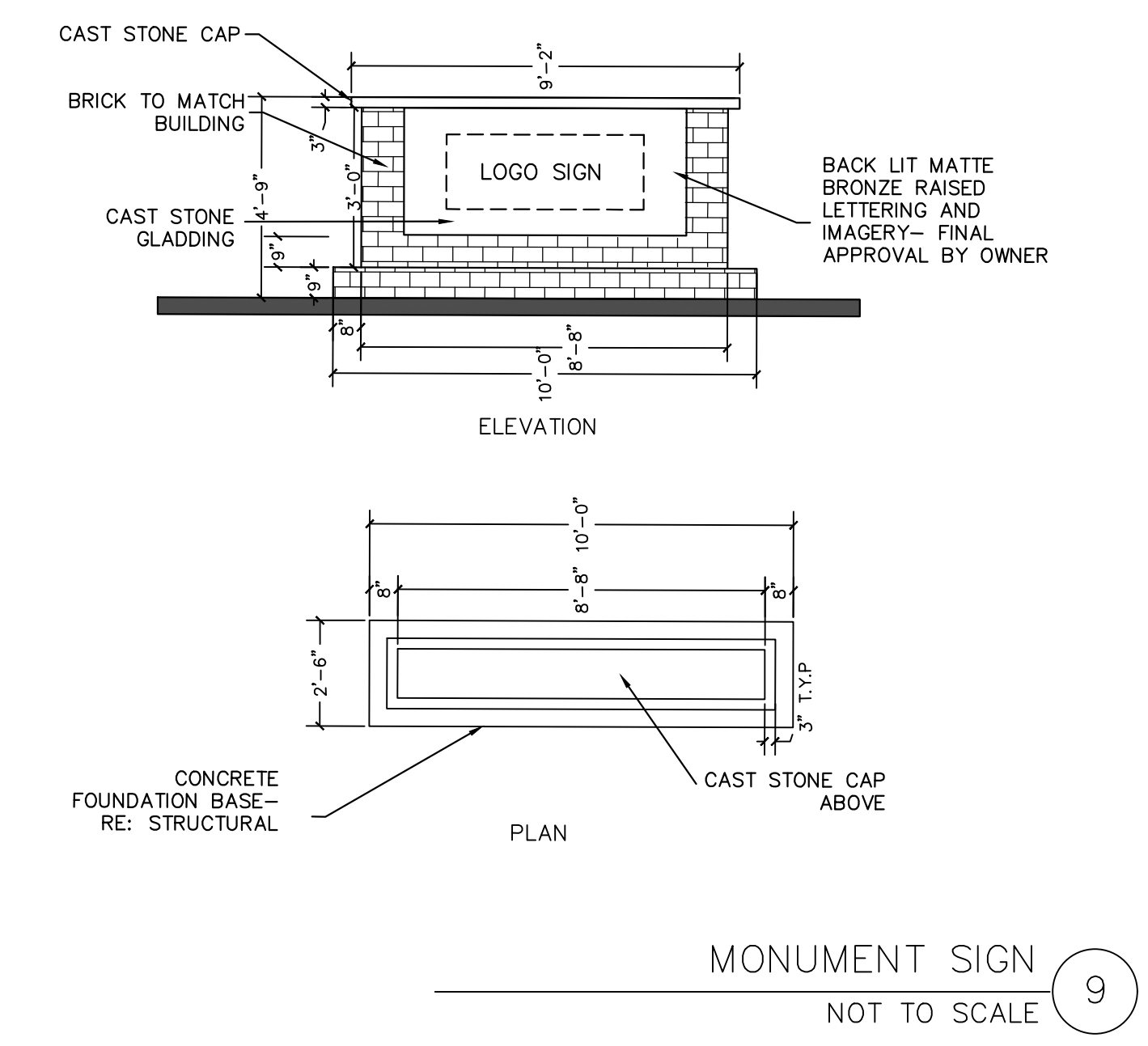
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			

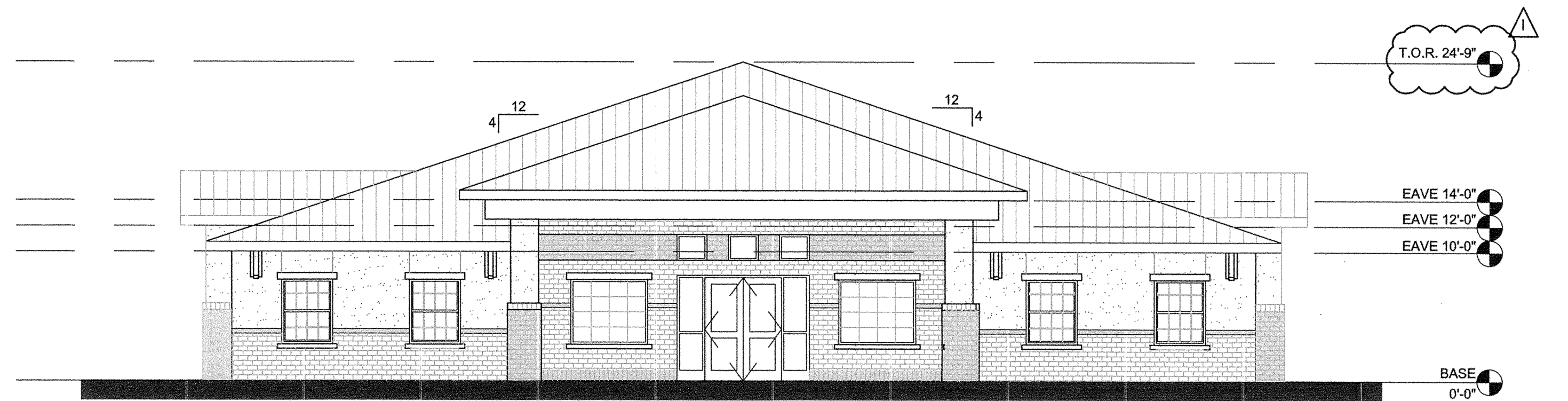


PROJECT INFORMATION	
MEMORY CARE FACILITY:	
BLDG. A- ONE STORY	
PHASE I:	
UNITS: 14 UNITS	
TOTAL BEDS: 16 BEDS	
TOTAL BUILDING: 10,000 SF.	
BLDG. C- ONE STORY	
PHASE II:	
UNITS: 14 UNITS	
TOTAL BEDS: 16 BEDS	
TOTAL BUILDING: 10,000 SF.	
COURTYARD: 9,375 SF	
ASSISTED LIVING FACILITY:	
BLDG. B- THREE STORY	
PHASE III:	
UNITS: 75	
TOTAL BUILDING: 62,694 SF.	
COURTYARDS: 3,865 SF	

PARKING SUMMARY	
PROPOSED PARKING	
MEMORY CARE BUILDING A & B :	
STANDARD PARKING (9'x18')	26
HANDICAP PARKING PROVIDED (2 VAN ACCESSIBLE)	2
ASSISTED LIVING FACILITY:	
STANDARD PARKING (9'x18')	17
HANDICAP PARKING PROVIDED (1 VAN ACCESSIBLE)	1
TOTAL PARKING PROVIDED =	46
REQUIRED PARKING	
ASSISTED LIVING: .35 SPACES PER UNIT	
75 UNITS * .35 =	27
MEMORY CARE BUILDING A : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
MEMORY CARE BUILDING B : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
TOTAL PARKING REQUIRED =	37



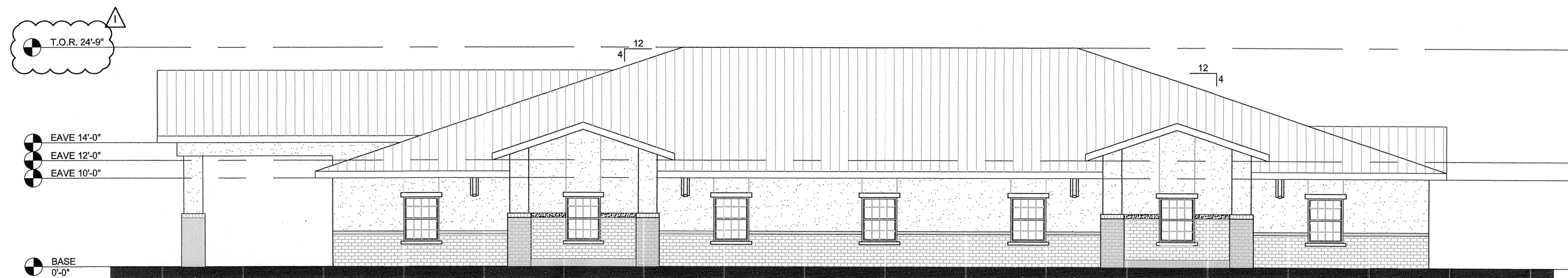
NO. DATE REVISIONS APP.			
Everest Design Group, llc Planning, Engineering, Construction Management 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294			
RESERVE F AND G 2245 THOMAS TRACE FRIENDSWOOD, TX 77546			
SITE LAYOUT PLAN			
DRAWN BY: BP	PROJECT NO. 2018-810	SHEET NO. A1.0	
DESIGNED BY: BP	DATE: FEBRUARY 12, 2018		
APPROVED BY: ST	SCALE: AS SHOWN		



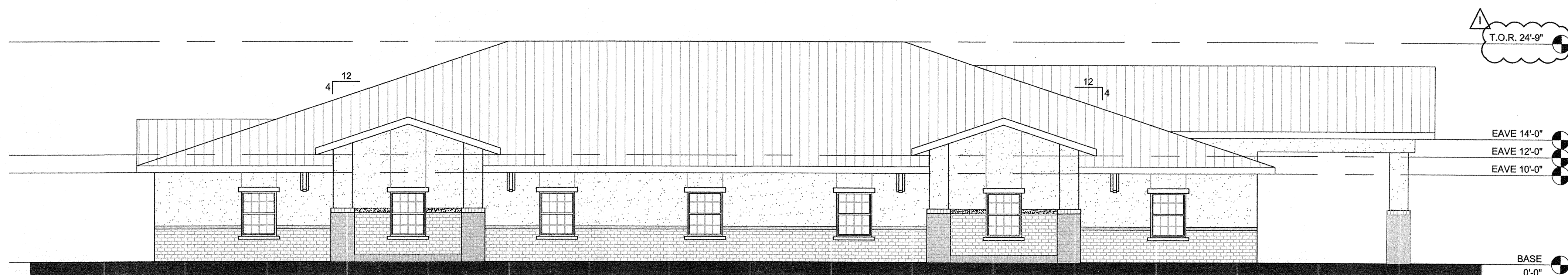
BLDG. A & C - NORTHEAST ELEVATION
1/8" = 1'-0" 4



BLDG. A & C - SOUTHWEST ELEVATION
1/8" = 1'-0" 3



BLDG. A & C - NORTHWEST ELEVATION
1/8" = 1'-0" 2



BLDG. A & C - SOUTHEAST ELEVATION
1/8" = 1'-0" 1

MATERIAL LEGEND		
	RUNNING BOND COURSE BRICK TYPE I	
	RUNNING BOND COURSE BRICK TYPE II	
	METAL PANEL ROOF	

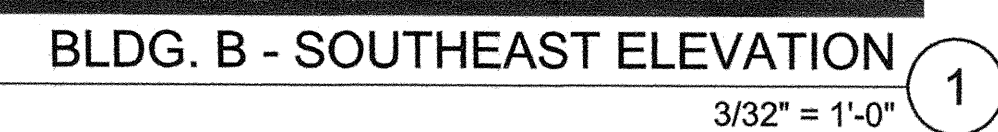
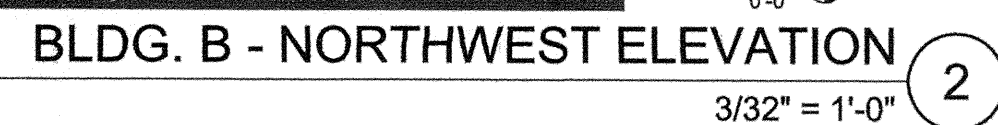
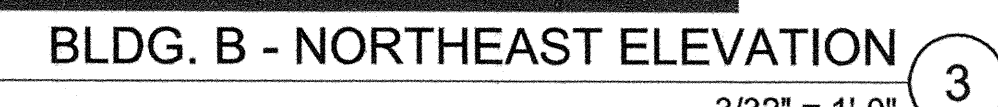
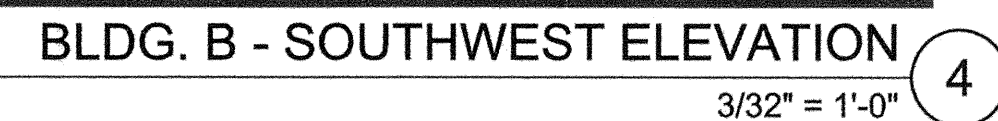
FINISH SCHEDULE	
CAST STONE	COLOR: TBD
BRICK TYPE I	COLOR: TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR: TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR: TBD
HM DOOR	COLOR: TBD
EXTERIOR LIGHTS	COLOR: TBD
EIFS ACCENT	COLOR: TBD
METAL PANEL ROOF	COLOR: TBD

LEGENDS AND SCHEDULES

13

FINISH SCHEDULE	
CAST STONE	COLOR: TBD
BRICK TYPE I	COLOR: TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR: TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR: TBD
HM DOOR	COLOR: TBD
EXTERIOR LIGHTS	COLOR: TBD
EIFS ACCENT	COLOR: TBD
METAL PANEL ROOF	COLOR: TBD

11

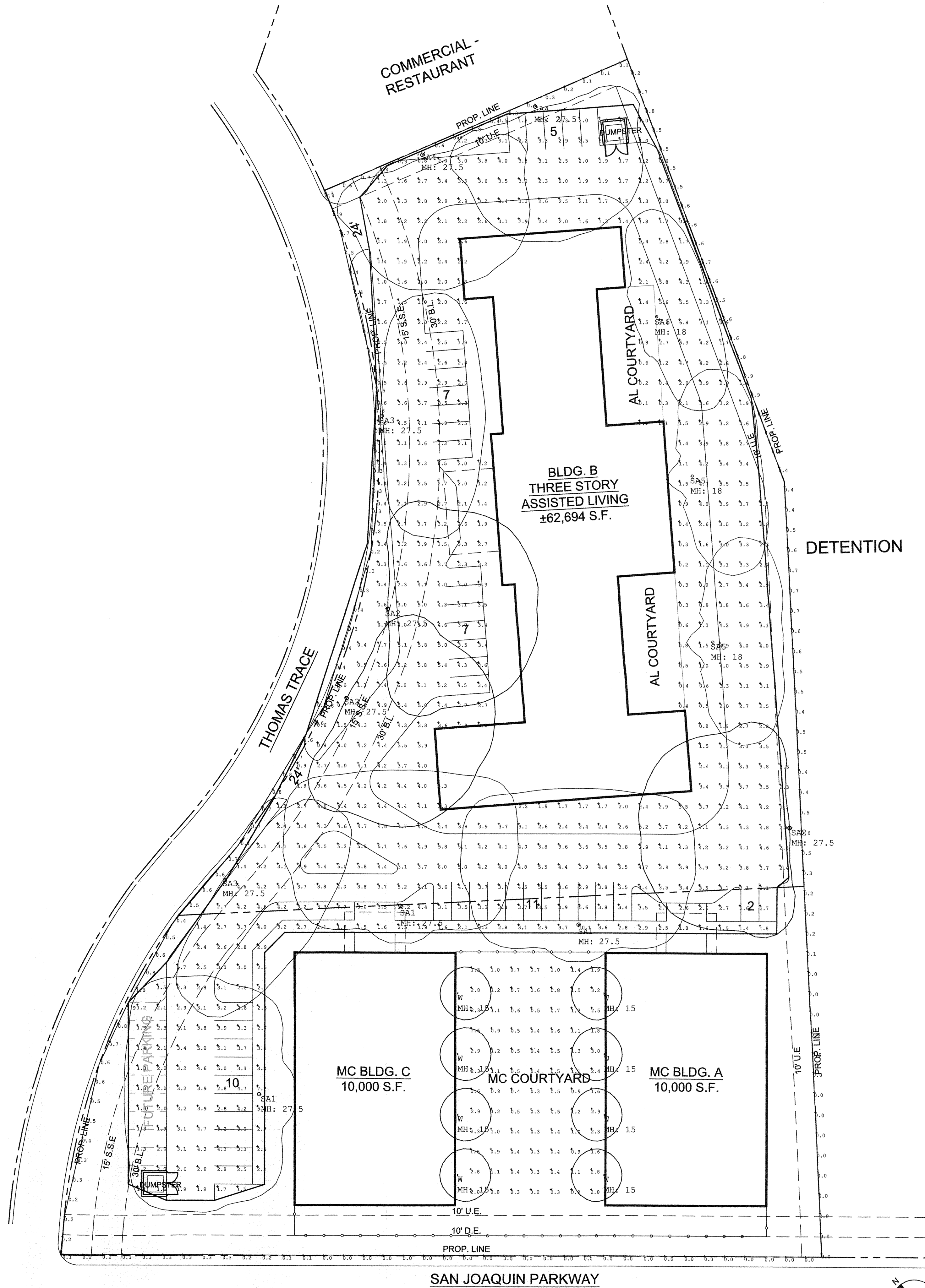


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	3	SA1	SINGLE	N.A.	0.900	UR28-96L-315-4K7-4W
⊙	3	SA2	SINGLE	N.A.	0.900	UR28-96L-255-4K7-4-BC
⊙	2	SA3	SINGLE	N.A.	0.900	UR28-96L-255-4K7-3-BC
⊙	2	SA4	SINGLE	N.A.	0.900	UR18-96L-155-4K7-4-BC
⊙	2	SA5	SINGLE	N.A.	0.900	UR20-56L-110-4K7-3-PT
⊙	1	SA6	SINGLE	N.A.	0.900	UR20-56L-110-3K7-2-PT
⊙	8	W	SINGLE	N.A.	0.900	CY1-25-4K7-1-4D-R

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	1.16	3.2	0.2	5.80	16.00
Property Line	Illuminance	Fc	0.36	1.0	0.0	N.A.	N.A.
Restaurant Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Planar 1	Illuminance	Fc	2.92	10.2	0.1	29.20	102.00

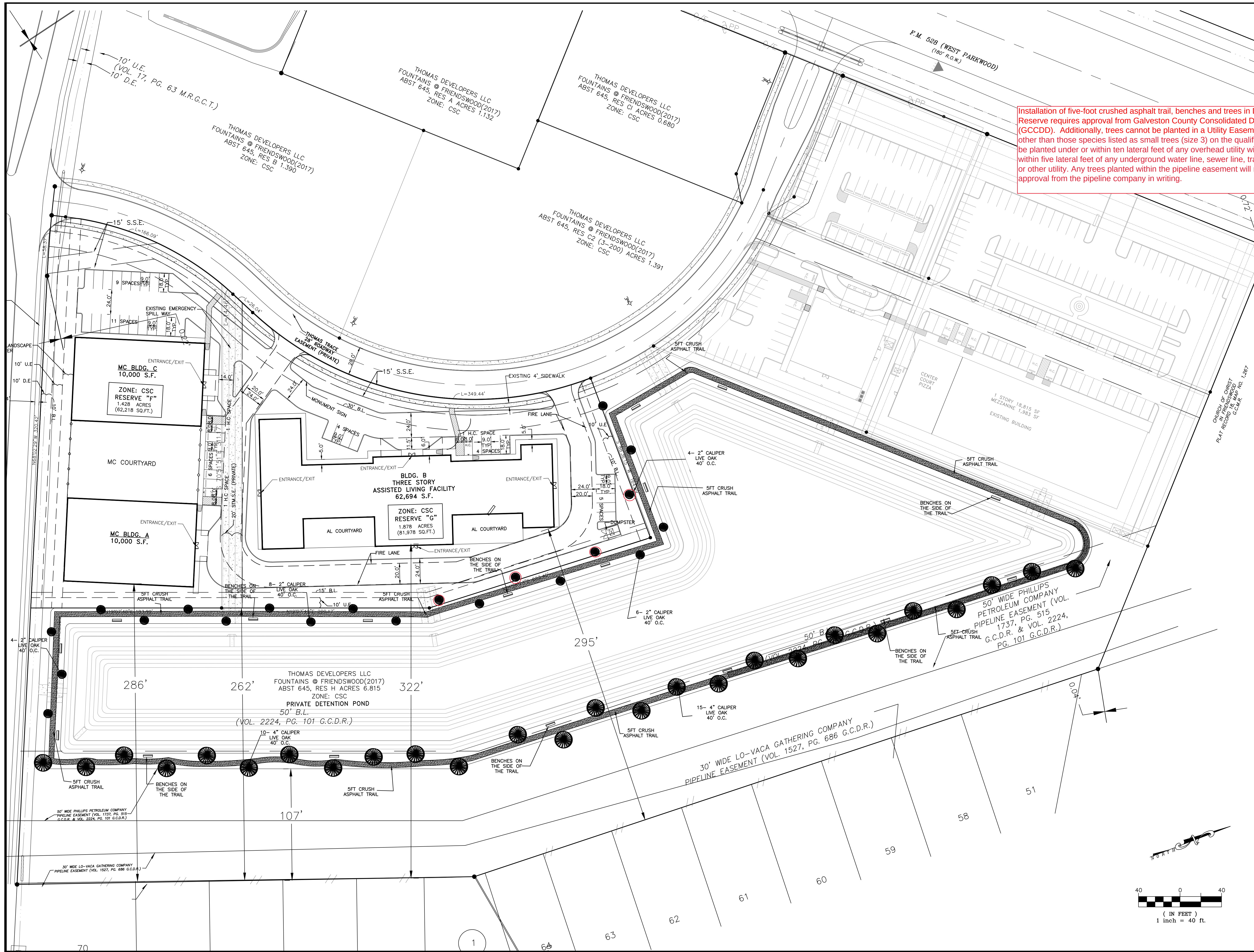
LEGEND

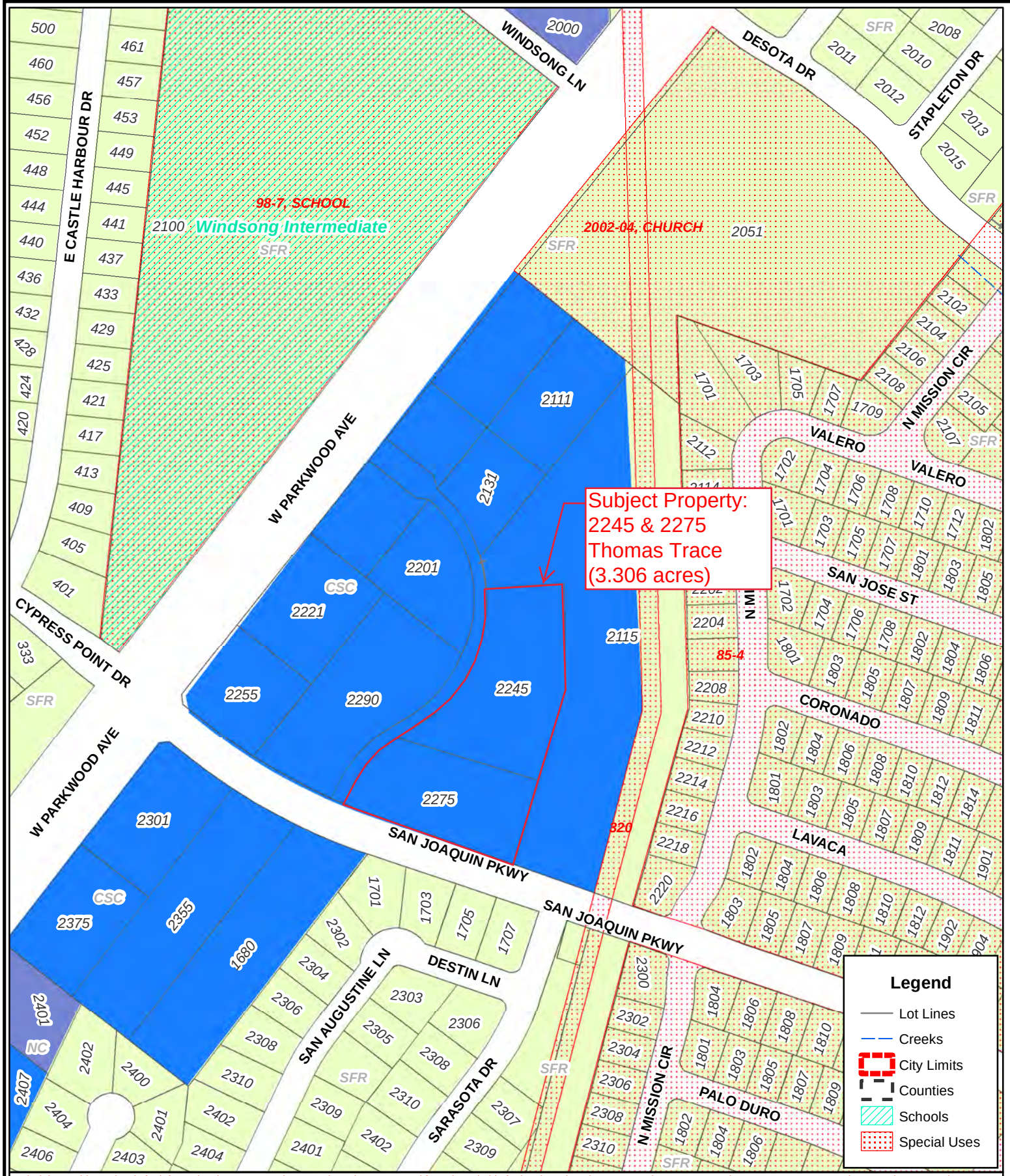
9



PHOTOMETRIC SITE PLAN

1" = 30'-0"

[illegible]



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" = 263'
 Page 37 of 58



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Receive an update regarding the Panhandle PUD zone change request - a zone classification change located along FM 2351 consisting of 34.3288 acres to change from Community Shopping Center (CSC) and Industrial (I) to a Planned Unit Development (PUD), the 34.3288 acres consisting of three tracts (9.5455 acres, 15.0371 acres and 9.742 acres)

Action: None

SUMMARY / ORIGINATING CAUSE

At the April City Council, during consideration of the proposed Panhandle PUD, Council requested that the Planning and Zoning Commission and staff work with the property owner to explore what development options were already in place to allow the panhandle development to take place without a Planned Unit Development (PUD). The applicant and owner, Stephanie Canady and Dan Rucker, emailed staff a list of six (6) main issues that the development needed addressed to move forward which included zoning, parking, COD, screening, setbacks and lighting. Staff and a subcommittee of three Commissioners - Joe, Rich, and Travis - reviewed the list in detail and came up with proposals to move forward with the development. Action items were identified...some items, including ordinance changes, that the Planning and Zoning Commission would address and some items, including zone changes, that the owner would address. The summary of these proposals is attached. Staff and the commissioners met with Stephanie and Dan to review the proposal.

After that meeting, Stephanie and Dan reviewed the proposals and expressed the desire to instead change the zoning of The Commons at Timber Creek (10 acres) to Business Park (BP) district. Staff pointed out that the requirements for that district are a lot more stringent and did not feel that it would meet the intent of the development to which they requested additional ordinance changes regarding setbacks, parking, landscaping requirements and uses.

O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission.

1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).
2. See section 9 for temporary certificates of zoning compliance that may be granted by the administrative official and specific use permit that may be recommended by the planning and zoning commission within the BP district under certain circumstances and conditions.
3. See section 8 for supplementary district regulations.
4. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.

5. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.
6. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.
7. Screening devices for refuse containers are required.
8. Parking shall be designated on the parking group section of the permitted use table. However, a minimum of four parking spaces per business or four spaces per 1,000 square feet of gross building floor space for each structure, whichever is greater, is required.
9. Performance standards shall conform to section 8.J as shown in the CSC zoning district.
10. Exterior requirements. All buildings are encouraged to be constructed with at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, 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.
11. Except as specifically provided in the permitted use table in subsection P of this section, retail sales shall be permitted as accessory uses only and then only to the extent that such sales are sales of products manufactured or serviced on the premises. Retail sales shall not be permitted as a primary use in the BP district except where specifically authorized in said subsection P of this section.

After further discussion among staff and the subcommittee, it was unanimously agreed upon that we do not wish to make additional amendments to the BP zoning district. In short, the BP zoning district is not an optimal zoning category for the intended industrial/light industrial nature of the panhandle area, and it does include many unique characteristics that we would like to preserve for other properties. The Commissioners feel that we have offered sufficient solutions in achieving optimum development, and we are committed to making the previous changes discussed. Our suggestion at this point was to move forward with the development of Industry Park 2 and maybe once that development takes place, it will provide more definitive information on which to base future decisions regarding development of The Commons. This information was conveyed to Stephanie and Dan. We also reminded them that the Commission reviews the Permitted Use Table annually. We don't want to necessarily make changes for every possible tenant, but if they have recurring uses that are being turned away because they are not allowed, they could always bring those to the Commission or staff for discussion.

City Council tabled the item in April and since the July meeting is delayed, the item will be back on Council's agenda for Monday, June 7.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None

RECOMMENDATIONS

None

ATTACHMENTS

1. Panhandle PUD Ordinance Excerpts and Proposals

Panhandle PUD – City Ordinance Excerpts and Proposals

P&Z Action Items in Blue

Owner Action Items in Green

ZONING

OWNER REQUEST: We presented the blending of uses with more industrial uses by the City Water Plant to the least industrial in the front on FM 2351. As previously stated, we are open to a recommendation from City Staff with suggested uses for Industry Park & The Commons at Timber Creek specifically based on the mixed-use industrial development we are trying to accomplish.

Industrial (I) – landscaping and screening requirements are minimal for industrial type developments

Community Shopping Center (CSC) – P&Z's desire is to keep CSC zoning along FM 2351 frontage

P&Z: P&Z will consider adding the following uses to be "Permitted" in the Industrial zoning district

541 – Professional, scientific, and technical services

551 – Management of companies and enterprises

561 – Administrative and support services

Owner: Apply to change zoning of remainder of Industry Park 2 property to Industrial (I)

Apply to change the zoning of the back portion of The Commons at Timber Creek to Industrial (I)

PARKING

OWNER REQUEST: 1) We would like the ability to provide less parking upfront with the ability to add more parking at a later time as controlled by the Property Owners Association. 2) We would also like to use the new categories for parking that were created in the PUD.

P&Z regarding Request 1 – number of minimum required parking is required at the time of development; any extra parking can be added at a later date; phasing is allowed - provide phasing plan on site plan and define what would require the additional parking to be installed; a 5% reduction in required parking is allowed per DCM

Two proposed categories per PUD:

Exhibit 'C' Parking Group Table Amendments

Parking Use Category	Parking Spaces*
Buildings with Combined Office & Warehouse/Storage Use located in the PUD	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in the PUD	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.

**Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.*

Proposed Buildings per PUD:

Building A – Office/Warehouse – 11,900 sqft
 Building B – Open vehicle storage – 13,600 sqft
 Building C – Self Storage – 16,500 sqft

City Parking Requirements:

Buildings with Combined Office & Warehouse/Storage Use

Truck Transportation; Warehousing and Storage:

1 space for each 1,000 sqft non-office floor area plus 1 space per 300sqft office area

Vehicle Storage (Covered and/or enclosed) – not defined

P&Z regarding Request 2: The Commission feels that the City's calculations for Office/Warehouse are reasonable; apply for the other category via Design Modification Form in the Design Criteria Manual.

Owner: Apply for this category using a Design Modification Form – submit new parking category for review/approval by City Engineer. Justification and examples are required as part of the application. Plan to provide minimum required parking at time of development of each phase.

Community Overlay District (COD)

OWNER REQUEST: We are open to any limit or repeal of the COD from this area.

Section 7.5. - Community overlay district.

1. *General purpose and description.* The community overlay district (COD) is intended to preserve and enhance the physical characteristics of the city along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, with the exception of the downtown district. The COD does not apply to the DD. The DD is subject to supplementary regulations and the DD geographic limitations as shown on the official zoning map. The COD includes the following thoroughfares: **FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Boulevard (also known**

as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Boulevard, from Friendswood City Limit to FM 528.

2. **Boundaries.** The boundary of the COD shall be parallel to the thoroughfare right-of-way to include nonresidential properties within 300 feet from the right-of-way. If any portion of such property is within 300 feet, the entire tract is subject to the COD requirements.
3. **Screening.** The following uses on the site shall be screened to a height sufficient to completely screen the use from view at ground level. For the purposes of this subsection, the term "view from ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering streets of the COD.
 - a. All outside storage;
 - b. Industrial activities;
 - c. Off-street loading areas;
 - d. Refuse storage areas, dumpsters, and all related activities; See section 8.L.
 - e. Air conditioning, refrigeration, heating, and other mechanical and electrical equipment;
 - f. Microwave and satellite antennas not otherwise preempted from regulation by applicable law or regulation;
 - g. Detention ponds*; and
 - h. Garage bays fronting on the thoroughfares described in subsection 1 of this section.

An opaque screen composed of berms,** walls, fences, vegetation, or a combination of these materials between the property line and the development shall be used; however, in no case shall any of the above-mentioned activities be closer to the street than the setback line.

*If detention ponds are part of the landscaping plan, screening would not be necessary. Ponds may be located no closer than ten feet from abutting rights-of-way if the pond serves only the subject property.

**Berms used for any type of screening shall be limited to a height of three feet above finished grade at the front property line (not including detention facilities), and shall be landscaped.

4. **Utilities.** All permanent utilities serving the property shall be located underground, at the owner's expense.
5. **Landscaping.** The minimum landscaping requirements for areas within the COD shall be as follows:
 - a. All landscape buffers shall be provided with architectural and/or landscape materials to screen structures, facilities, drive areas, parking areas, etc. Shrubs shall be a minimum height of two feet when planted and shall be placed a maximum of two feet apart. Mature shrubs shall be maintained in a live or living condition to form a continuous hedge with a maximum height of three feet six inches.
 - b. Nothing contained in this subsection 5 shall be deemed to reduce applicable landscaping requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., specific use permit or planned unit development), but instead to enhance the aesthetics along the city's major thoroughfares by requiring additional or higher percentages of landscaping.
 - c. Parking lots within the COD containing 20 parking spaces or less shall have open landscaped areas that are equal to not less than 15 percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area.

- d. Parking lots within the COD containing greater than 20 parking spaces shall have open landscaped areas equal to 20 percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area must be used as islands. Perimeter landscaping shall have at least one such tree for each 30 (40 lineal feet if not located in the COD) lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
 - e. If a buffer strip is required (along public rights-of-way, or to separate uses per section 8.I), the buffer shall be a minimum width of 15 feet, and shall contain not less than one tree, whether existing or planted, for each 25 lineal feet or portion thereof. Each such tree shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
 - f. If, at any time, the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 90 days of written notice from the city.
 - g. The commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses.
6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front a COD thoroughfare unless screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include drive-throughs such as are typically found at banks or fast-food establishments. In the event that COD requirements overlap at intersections, architectural requirements regarding garage bays shall apply only to the frontage on one street as designated on the site plan.
- a. *Commercial.*
 - (1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. 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. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color samples shall be submitted and approved as a part of the commercial site plan.
 - (2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc., shall are encouraged to be constructed of the same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commission may approve a vinyl coated cyclone fence.
 - b. *Residential.*
 - (1) Residential developments not facing a COD thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the planning and zoning commission to establish compliance with this subsection.
 - (2) Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the

criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

P&Z: Willing to consider an ordinance amendment to reduce the COD along FM 2351 to a 150-foot imaginary line (if a tract is deeper than 150 feet, the entire tract would not be subject to the COD requirements; the COD would extend along FM 2351 from Beamer Road to Clear Creek.

Owner: No action required

SCREENING

OWNER REQUEST: We would like to see an 8' tall opaque fence and 10' to 15' mandatory setback not required when you have industrial uses next to commercial uses. Both Eagle/Break Masters are in the CSC Zone which permits their use, however, their use is permitted in Industrial as well. It just doesn't make sense for us to have to screen an industrial use from another industrial use because the underlying zone is different or to screen between different uses in a mixed-use development.

F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

1. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
2. The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
3. Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").
2. *Perimeter landscaping and screening.*
 - a. Adjacent property, buffer maintenance and installation.

- (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.
- (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.
- (3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

(4) Add new note that an alternate screening plan for uses interior to a common development can be considered by the Planning and Zoning Commission (i.e. Commons at Timber Creek – CSC and I zoning)

- a-1. Adjacent property, buffering streets. All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.
- b. Trees for buffer strips. If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.
- b-1. Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Off-street parking landscaping.
 - (1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.
 - (2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be

located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

- (3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- (4) All planted islands shall have curbs of sufficient height and width to contain the planted island.
- (5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- (6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- (7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- (8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- (9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

P&Z: Willing to consider adding a provision noted above regarding alternate landscaping requirements for the interior of a common development. The Commission feels that exterior screening requirements are valid requirements and not willing to reduce that requirement. The existing businesses along FM 2351 are non-conforming structures meaning that they do not meet the current zoning regulations. If/when those properties re-develop in the future, they will be developed according to regulations in place at the time.

One suggestion is to capitalize on the existing conditions of the properties.

Industrial (I) zoning does not require parking lot islands.

Reducing the COD to 150 feet makes the required landscape buffers for Industry Park 2 10 feet rather than 15 feet.

Owner: Provide 10-ft setback/10ft landscape buffer, 8ft opaque fence and tree every 25 feet adjacent to CSC zoning fronting FM 2351. Can use existing landscape or fencing as part of the "plan."

SETBACKS

OWNER REQUEST: If we are allowed to plat lots as shown in the provided exhibit including the zero lot lines for a building or parking area within the development, we are open to any suggestion that remedies this issue.

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; cc
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

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

3. Area and height exceptions.

- a. Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
- b. A building or structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:
 - 1. Buildings or structures in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when:
 - a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with section 9.G.
 - b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2. Exceptions. Structures located within a general PUD or PUD-mixed use district shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a general PUD or PUD-mixed use application will be as established in the ordinance authorizing and approving the planned unit development.
 3. The maximum height allowed for structures within the downtown district (DD) is 70 feet, as measured in accordance with the method prescribed in section 20, definitions.
- c. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - d. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - e. The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.
 - f. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - g. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

P&Z: The requested zero-foot setbacks are interior to the development, which is already allowed, especially if the lots are platted as one large reserve.

Again, protection of adjacent developments is still a priority to the Commission. The only significant setback issues we noted were the 10ft setback/landscape buffer required abutting the CSC zoning fronting FM 2351 and the rear setback abutting Garage Ultimate, which will be a 25ft rear setback. The owner stated in the last City Council meeting that the layout of these buildings is not set in stone, so this adjustment should be accounted for. Another option is to purchase additional land from the adjacent property owner to provide the required rear yard setback.

As with Industry Park 1, the setbacks along the “private drives” will be measured from the middle of the private drive.

Owner: Provide 2 required setbacks noted above.

LIGHTING

OWNER REQUEST: Having the ability to install security lighting for the interior of the development is the main concern.

c. *Lighting and glare.*

- (i) *Prohibited.* It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any lighting, including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, in excess of the standards described below, directly or indirectly upon any lot, tract, or parcel of land, other than that upon which such lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.
- (ii) *Permitted.* All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:
 - 1. One footcandle where the adjacent development is zoned for nonresidential uses.
 - 2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
- (iii) *Shielding required.* All exterior light sources visible to pedestrian or vehicular off-premises traffic are required to be shielded, except as provided below, so that the light source is not visible to said pedestrian or vehicular traffic. Lights elevated on standards, for example in parking areas, shall be side-shielded on pedestrian or off-premises vehicular travel sides. Lighting mounted on low standards (such as bollard lights) is the preferred method for illuminating smaller parking areas and walkways.
- (iv) *Exceptions.*
 - (1) Unshielded lighting facing pedestrian or off-premises vehicular sides of the property shall be permitted, provided the light source is not in excess of 1,700 lumens.
 - (2) Historical-style or architectural lighting visible to pedestrian or vehicular off-premises traffic shall be permitted, provided that the fixture or fixtures does not cause or permit any illumination in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:
 - a. One footcandle where the adjacent development is zoned for nonresidential uses.
 - b. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

(3) Common development plan – max 5fc interior to the development; each phase of the development must meet requirements (any exterior lot lines).
- (v) *Compliance required.* This appendix shall apply for all new facilities upon adoption and publication as required by law. All existing facilities with lighting in place on the date of adoption shall comply with the requirements herein within 24 months after the effective date of the ordinance from which this appendix is derived by installing shielding, redirecting lights, or other steps necessary for compliance. The commission may grant a one-time extension of up to an additional 24 months if the property owner or agent can demonstrate hardship, including undue expense related to the time requirement for facilities replacement. Further, existing publicly owned facilities shall be required to comply with the requirements herein at such time as the facilities undergo renovation to the exterior or where overall renovation exceed 50 percent of the costs of construction of the existing facilities. Welding, new construction and repairs of facilities shall be exempt from these regulations, provided, however, that no requirements will be imposed in derogation of federal or state safety and health regulations.

P&Z: Willing to consider an amendment to the Zoning Ordinance (noted above under exceptions)

Owner: No action required

*Wording for proposed ordinance amendments is not final.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Consideration and possible action setting the next two Planning and Zoning Commission regular meetings on (i) Thursday, June 10, 2021 and (ii) Thursday, June 24, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Receive an update on tasks from the Planning Subcommittee.

Action: n/a

SUMMARY / ORIGINATING CAUSE

Upcoming Public Outreach Opportunities for the month of June:

June 5 - Farmers Market

June 11 - Concert in the Park 6:30 to 7:30 at Stevenson Park

June 14 - Town Hall Meeting 6pm to 7pm at City Hall Council Chambers

Library Display - June 7 to July 2

Social Media

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Include public input as part of the update of the Future Land Use Map.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Timeline to Update Future Land Use Map 2021

P&Z Planning Sub-Committee – Update Future Land Use Map

Chairman: Marc Perry – Planning and Zoning Commissioner
Members: Lisa Lundquist, Travis Mann - Planning and Zoning Commissioners
Planning Department: Aubrey Harbin – Director of Community Development/Planner
Abrin Brooks – GIS Coordinator

Objectives:

- Last Update was 2008 – need to establish a plan for updating in the future – 5 years?
- Change color scheme to conform with convention of American Planning Association
- Add note per state law

Steps to Update Map

Jan/Feb	1. 3 Planning Subcommittee meetings to review current Future Land Use Map and create Draft Update of Future Land Use Map • Update color scheme • Generate ideas around certain areas based on best use if land in Friendswood based on three pillars – 50,000 population, 80/20 residential and commercial tax base, and best use of land based on characteristics and surrounding properties
Feb. 25	2. Planning and Zoning Commission review draft map • Discuss and make suggested changes to the map
March	3. Sub-committee to take to Inter & Intra City governmental entities & committees for review and input • Community Economic Development Corporation (CEDC) • Keep Friendswood Beautiful/Parks & Recreation • Friendswood ISD & Clear Creek ISD • Galveston County Consolidated Drainage District (GCCDD) • Developers/Real Estate Groups
April 8	4. Final P&Z Commission Review of Draft Future Land Use Map
May 3	5. Work Session with City Council to review and receive input of Future Land Use Map – Amend Draft Future Land Use Map as per results of Work Session
June	6. Public Review of Draft Future Land Use Map • 4 Quadrants • Town Hall Meeting Format • Social Media (Facebook Page?) • Property Owners
July	7. Final Review of Draft Future Land Use Map with P&Z
August 2	8. Final Work Session with City Council
September	9. Public Hearing & Planning & Zoning Recommendation
October	10. Public Hearing and consideration of 1 st reading of ordinance by City Council

November	11. Consideration of 2 nd reading of ordinance by City Council
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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 27, 2021

Subject: Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

Action: n/a

SUMMARY / ORIGINATING CAUSE

The April DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. April 2021 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: May 5, 2021
 Re: DRC Report

The following DRC Meetings were held in April 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1376 and 1406 W. Parkwood Ave. Commercial in front; residential in rear	SFR	Yes; for commercial zoning	Preliminary and Final Plats required; site plan approval required for commercial; subject to COD requirements; water is available; sanitary sewer is not immediately available – septic may be an option and alternatively install a lift station and force main to nearest gravity main; on-site detention required; high hazard flood zones exist; development plans must meet current flood zone and engineering standards in place at the time of development	

400 Fence Post Rd. Subdivide property into 3 residential lots	SFR	No	Preliminary and Final Plats required; open ditch residential lots – minimum lot width 120 feet, no sidewalks; minimum landscape requirement – 1 tree per lot; park dedication fees apply; water is available – extension required including fire hydrant and blow off valve at end of 6-inch line; sewer – extend force main and install grinder pumps for each lot; easements required for GCCDD; various flood zones exist; no habitable structures within 50 feet of the pipeline; fire hydrant required within 500 feet for SFR; T-head or cul-de-sac required and road required to support fire truck weight	
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