



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 24, 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. Oaths of Office

- A. Administer the oaths of office for re-appointed member (i) Richard Sasson and newly appointed member (ii) Catherine Koerner.

3. 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)

4. Consent Agenda

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

- A. Consider approving the Partial Final Plat of Avalon at Friendswood Section 1.

5. Discussion Items

- A. Discussion regarding proposed amendments to Appendix "C" Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clean up reference notes and to Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height

6. Consideration and Possible Action

- A. Consider setting the dates of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 8, 2021 and (ii) Thursday, July 22, 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 communication 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 THIS DAY THE 21ST DAY OF JUNE, 2021 AT 5:30 P.M.



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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 24, 2021

Subject: Consider approving the Partial Final Plat of Avalon at Friendswood Section 1

Action:

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

n/a

RECOMMENDATIONS

See attached compliance memo.

ATTACHMENTS

1. Plat_Avalon Sec 1 V2.0
2. Compliance Memo_Avalon Section 1 Final Plat

PLATTING MAP
MUTUAL CHECK: SURVEY

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, OWNER, HERENAFTER REFERRED TO AS OWNER, OF THE 68.635 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT FRIENDSWOOD SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

IN TESTIMONY WHEREOF, THE TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2021.

TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, FOR TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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



BRENDA MCCULLAH
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/23/2023

I, AARON FERGUSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 7)



AARON G. FERGUSON, R.P.L.S.
TEXAS REGISTRATION NO. 6601

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT FRIENDSWOOD SECTION 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 2021.

BY: _____
JOE MATRANGA
CHAIRMAN

ATTEST: _____
BECKY BENNETT
DEVELOPMENT COORDINATOR

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

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES OR OTHER PERMANENT IMPROVEMENTS 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 UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- 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. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEED THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- 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 (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

GCCDD REF #200009

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

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

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

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

WE, YELLOWSTONE HILL COUNTRY RANCHING, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT FRIENDSWOOD SECTION 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK'S FILE NO. 2019061401 OF THE MORTGAGE RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE OF LIENHOLDER)

(PRINT NAME)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, (TITLE) OF YELLOWSTONE HILL RANCHING, LLC, KNOWN TO ME TO BE (NAME). THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

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

(SIGNATURE OF NOTARY PUBLIC)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- BENCHMARK: TSARP MONUMENT 010095: A STAINLESS METAL ROD WITH 10' SLEEVE ACCESSED THROUGH A 5" LOGO CAP STAMPED HGCSO 54 1986. THE POINT IS LOCATED NEAR THE SOUTH SIDE OF THE CLEAR CREEK DRAINAGE DISTRICT PARKING LOT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DR. THE POINT IS +/- 67 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF WHITAKER DR AND +/- 80 SOUTH OF THE SOUTH EDGE OF PAVEMENT OF FM 528.
ELEVATION = 29.43 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13750258.374 E 3176668.913
- T.B.M. INDICATES TEMPORARY BENCHMARK
TBM-A: A CHISELED BOX IN CONCRETE HEADWALL AT THE SOUTH SIDE OF EAGLE LAKES DR. THE POINT IS LOCATED +/- 256 FEET EAST OF THE INTERSECTION OF EAGLE LAKES DR. AND SANDY LAKE DR.
ELEVATION = 28.44 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13747333.438 E 3178382.485
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998697934.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C-0202G, EFFECTIVE AUGUST 15, 2019, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
- THREE-QUARTER (3/4) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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 REVEST IN THE DEDICATOR, 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.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE 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.
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "E/PUE" (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.)
- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.

LEGEND:

- | | |
|----------------|---|
| B.L. | INDICATES BUILDING LINE |
| U.E. | INDICATES UTILITY EASEMENT |
| STN/S.E. | INDICATES STORM SEWER EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| D.E. | INDICATES DRAINAGE EASEMENT |
| I.E./P.U.E | INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT |
| RES. | INDICATES RESERVE |
| G.C.C.F | INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER |
| G.C.M.R. | INDICATES GALVESTON COUNTY MAP RECORDS |
| G.C.P.R. | INDICATES GALVESTON COUNTY PLAT RECORDS |
| G.C.O.P.R. | INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS |
| G.C.O.P.R.R.P. | INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| G.C.D.R. | INDICATES GALVESTON COUNTY DEED RECORDS |
| (S) | INDICATES SET SURVEY ROD |
| (F) | INDICATES FOUND SURVEY ROD |

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 [NAZ011] 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) CURVES:

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 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 2019061400, G.C.O.P.R., 115.84 FEET TO 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, 65.08 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, 948.45 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;

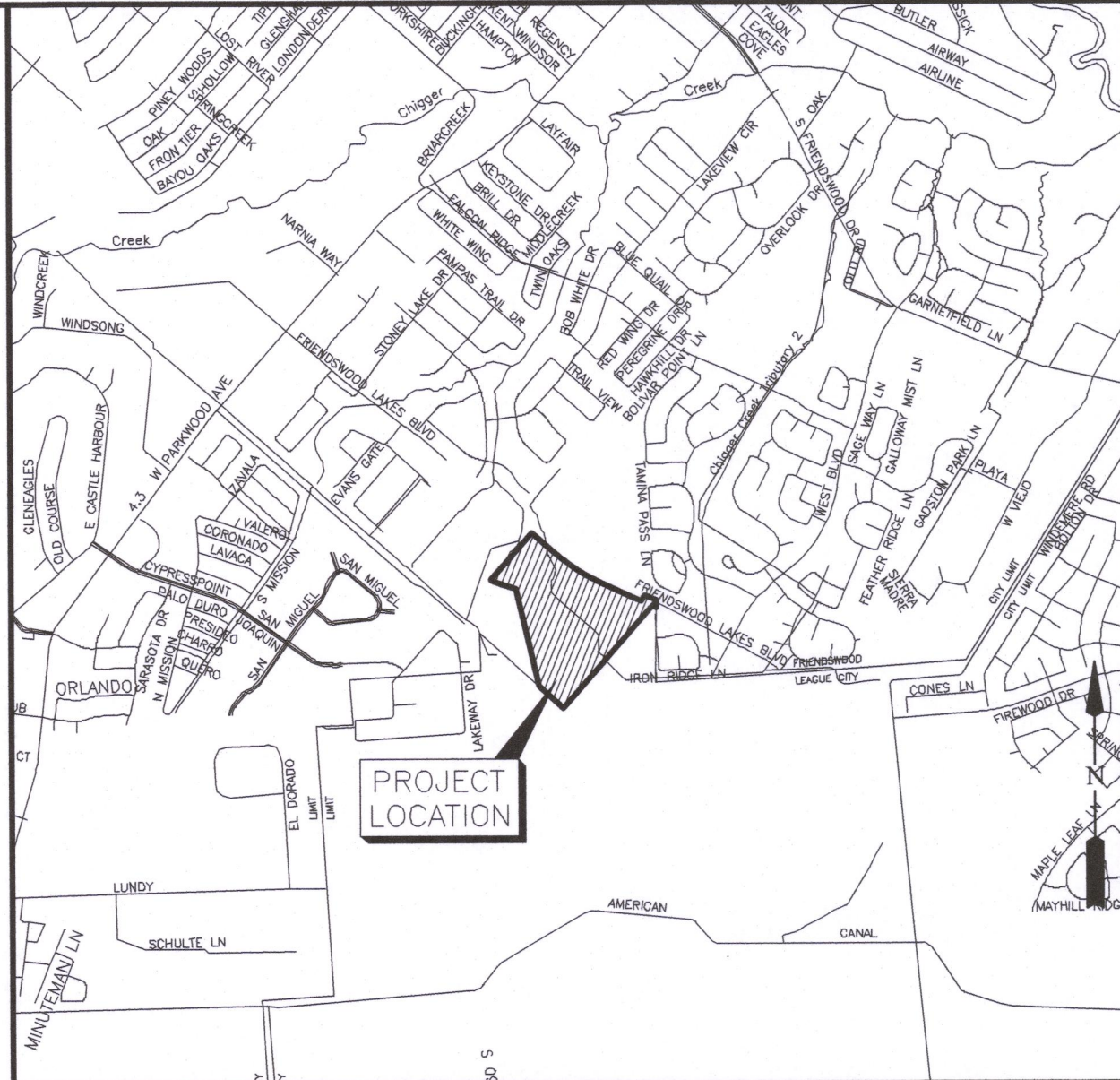
THENCE, NORTH 19° 57' 19" EAST, 7.22 FEET TO A POINT FOR CORNER;

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;

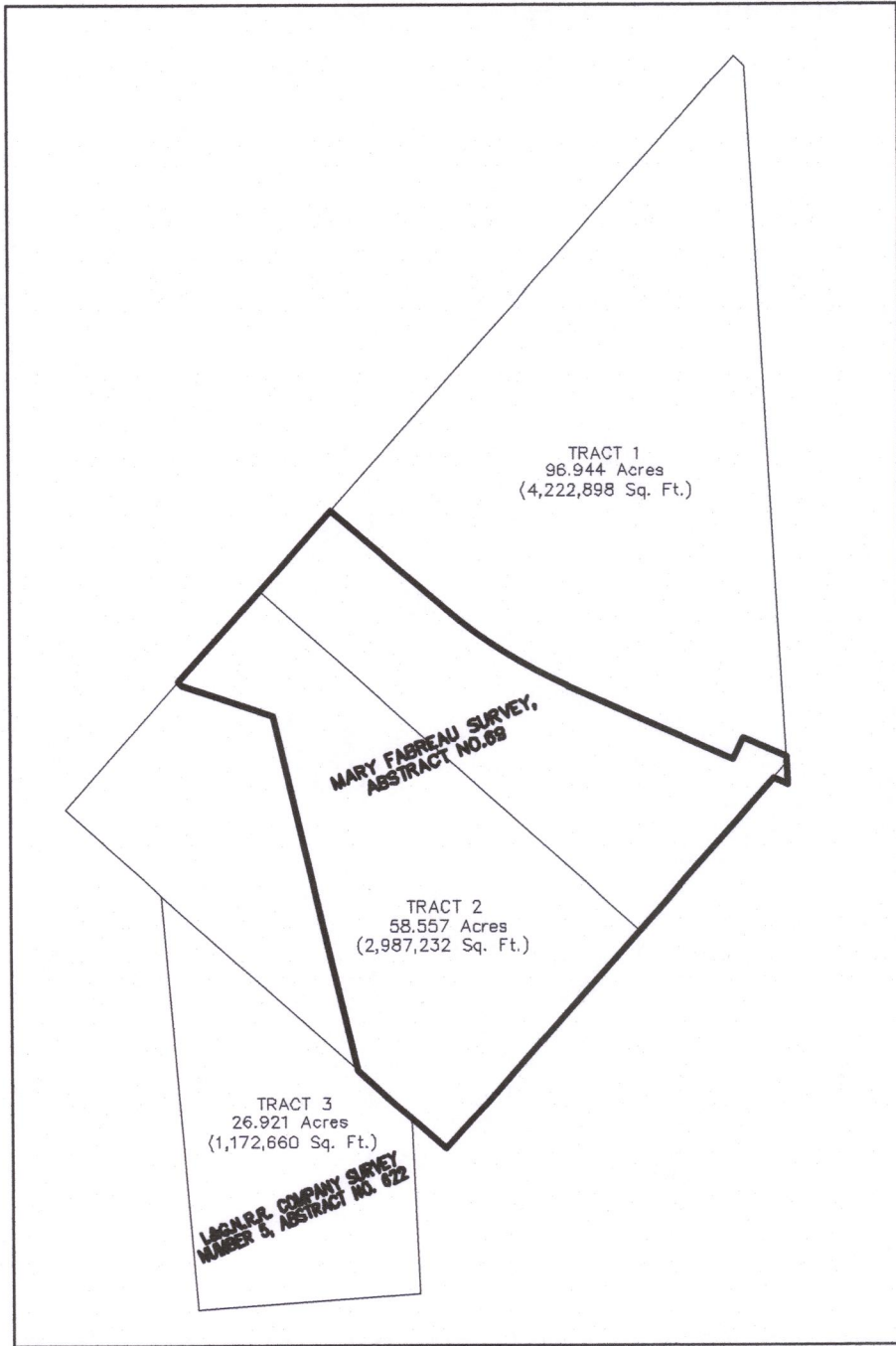
THENCE, NORTH 41° 53' 04" EAST, ALONG SAID WEST LINE, 508.87 FEET TO THE NORTHWEST CORNER OF SAID 59.521 ACRE TRACT, THE SOUTHWEST CORNER OF THE AFOREMENTIONED 94.944 ACRE TRACT, THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 19, AND IN THE NORTH LINE OF LOT 20 OF THE AFOREMENTIONED DAVID FAHAY SUBDIVISION;

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.



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 656V&S



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

A PARTIAL FINAL PLAT OF

AVALON AT FRIENDSWOOD SECTION 1

A PRIVATE SUBDIVISION OF 68.635 ACRES OF LAND
SITUATED IN THE
MARY FABREAU, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

105 LOTS 14 RESERVES (30.206 ACRES) 6 BLOCKS

DATE: JUNE 10, 2021

JOB NO. 0074-0410A

OWNER:

**TAYLOR MORRISON
OF TEXAS, INC.**

**BOBBY SKINNER
DIRECTOR OF LAND DEVELOPMENT**
2929 BRIARPARK DRIVE, SUITE 400,
HOUSTON, TEXAS 77042
PH. (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382



LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

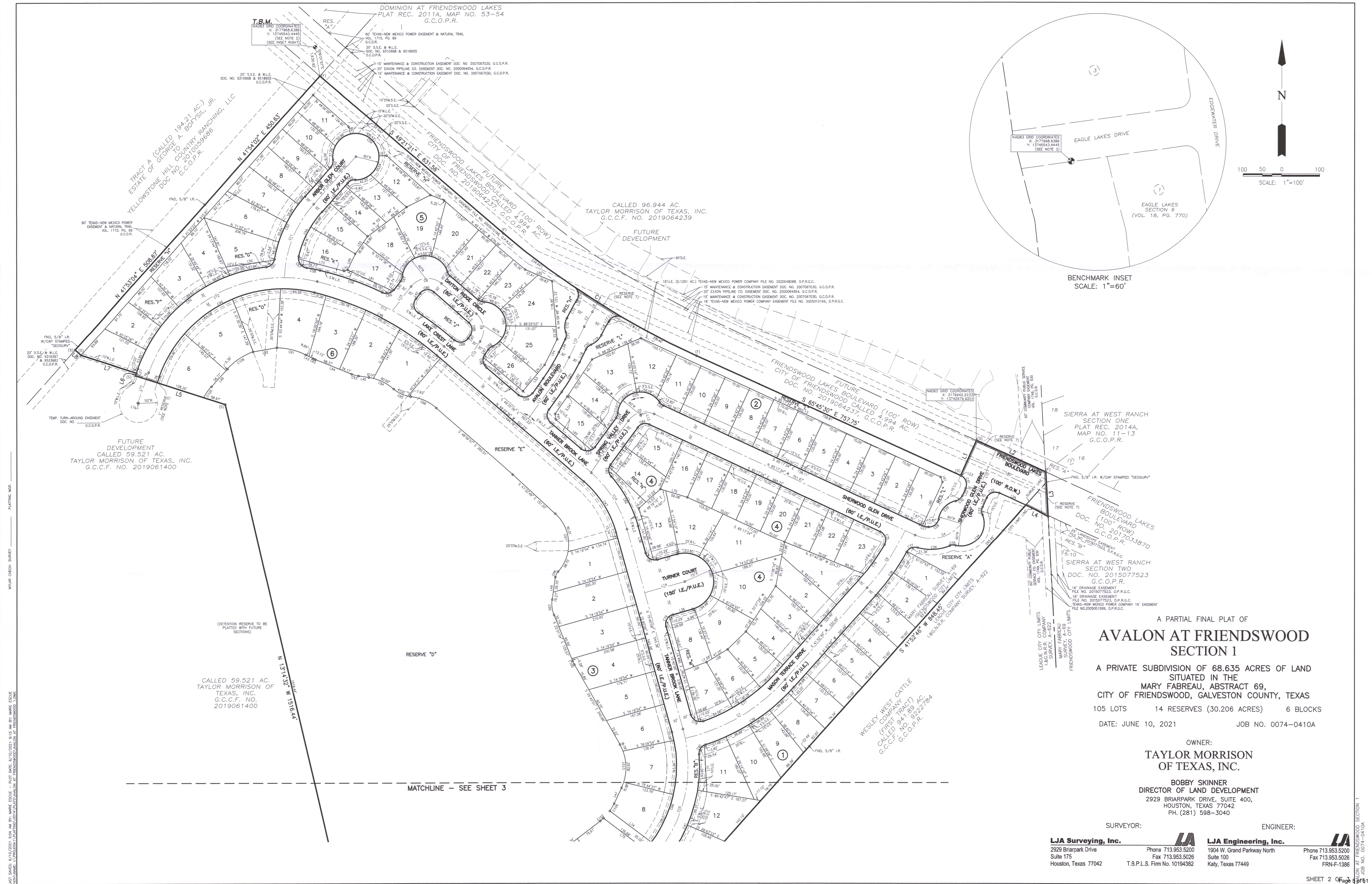
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



SHEET 1 OF 3

LAST SAVED: 6/10/2021 8:04 AM BY: MARIE ESCUE - PLOT DATE: 6/10/2021 9:15 AM BY: MARIE ESCUE
DRAWN BY: LUCAS B. LUTHE PLANNING AND DESIGN, INC. AT FRIENDSWOOD LAKES

MYLAR CHECK: SURVEY
PLATTING MGR.



A PARTIAL FINAL PLAT OF
AVALON AT FRIENDSWOOD
SECTION 1
A PRIVATE SUBDIVISION OF 68.635 ACRES OF LAND
SITUATED IN THE
MARY FABREAU, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS
105 LOTS 14 RESERVES (30.206 ACRES) 6 BLOCKS
DATE: JUNE 10, 2021 JOB NO. 0074-0410A

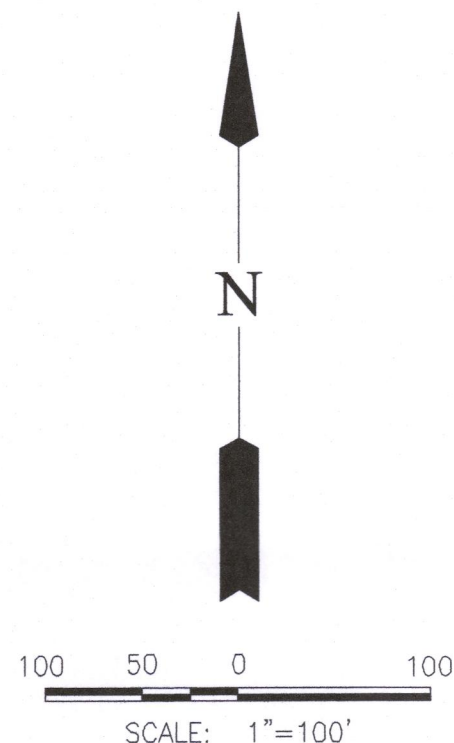
OWNER:
TAYLOR MORRISON
OF TEXAS, INC.
BOBBY SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400,
HOUSTON, TEXAS 77042
PH. (281) 598-3040

SURVEYOR: **LJA Surveying, Inc.** Phone 713.953.5200
2929 Briarpark Drive Suite 175 Houston, Texas 77042
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

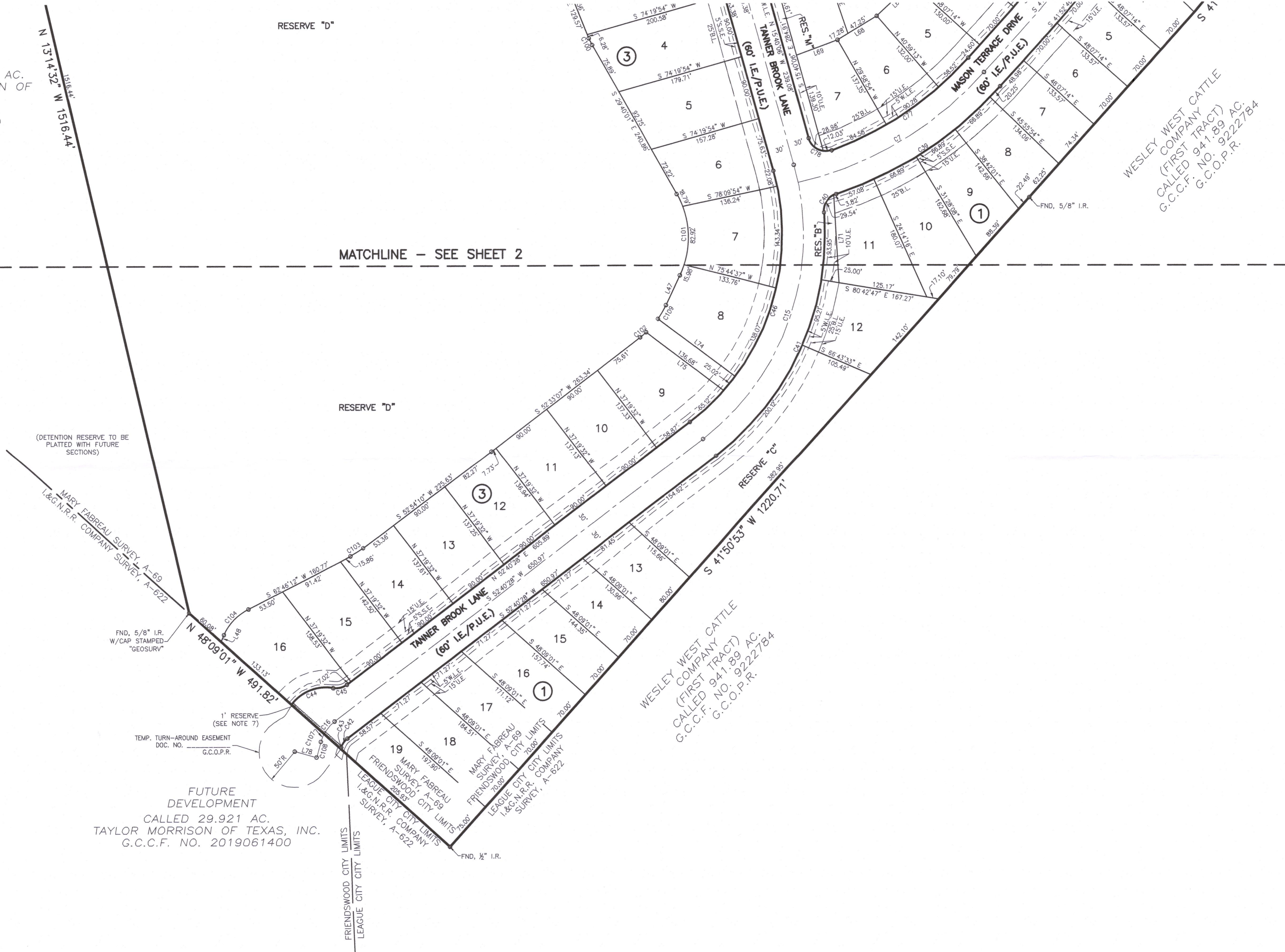
ENGINEER: **LJA Engineering, Inc.** Phone 713.953.5200
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
Fax 713.953.5026
FRN-F-1386

LAST SAVED: 6/10/2021 8:04 AM BY: MARIE ESCUE - PLAT DATE: 6/10/2021 8:15 AM BY: MARIE ESCUE
LAST NAME: LJA SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
G.C.C.F. NO. 2019061400

MYLAR CHECK: SURVEY PLATTING MGR.



CALL 59.521 AC.
TAYLOR MORRISON OF
TEXAS, INC.
G.C.C.F. NO. 2019061400



FUTURE
DEVELOPMENT
CALLED 29.921 AC.
TAYLOR MORRISON OF TEXAS, INC.
G.C.C.F. NO. 2019061400

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA
BLOCK 1 LOT 1	11,943 SQ.FT.	BLOCK 2 LOT 1	9,359 SQ.FT.	BLOCK 3 LOT 1	15,732 SQ.FT.	BLOCK 4 LOT 1	14,584 SQ.FT.	BLOCK 5 LOT 1	10,487 SQ.FT.	BLOCK 6 LOT 1	16,067 SQ.FT.
BLOCK 1 LOT 2	10,215 SQ.FT.	BLOCK 2 LOT 2	9,450 SQ.FT.	BLOCK 3 LOT 2	18,896 SQ.FT.	BLOCK 4 LOT 2	12,010 SQ.FT.	BLOCK 5 LOT 2	9,081 SQ.FT.	BLOCK 6 LOT 2	15,497 SQ.FT.
BLOCK 1 LOT 3	9,350 SQ.FT.	BLOCK 2 LOT 3	9,450 SQ.FT.	BLOCK 3 LOT 3	18,896 SQ.FT.	BLOCK 4 LOT 3	10,188 SQ.FT.	BLOCK 5 LOT 3	12,083 SQ.FT.	BLOCK 6 LOT 3	16,567 SQ.FT.
BLOCK 1 LOT 4	9,350 SQ.FT.	BLOCK 2 LOT 4	9,450 SQ.FT.	BLOCK 3 LOT 4	17,174 SQ.FT.	BLOCK 4 LOT 4	9,483 SQ.FT.	BLOCK 5 LOT 4	11,251 SQ.FT.	BLOCK 6 LOT 4	16,343 SQ.FT.
BLOCK 1 LOT 5	9,350 SQ.FT.	BLOCK 2 LOT 5	9,450 SQ.FT.	BLOCK 3 LOT 5	15,164 SQ.FT.	BLOCK 4 LOT 5	9,871 SQ.FT.	BLOCK 5 LOT 5	13,702 SQ.FT.	BLOCK 6 LOT 5	17,601 SQ.FT.
BLOCK 1 LOT 6	9,350 SQ.FT.	BLOCK 2 LOT 6	9,450 SQ.FT.	BLOCK 3 LOT 6	13,584 SQ.FT.	BLOCK 4 LOT 6	10,483 SQ.FT.	BLOCK 5 LOT 6	13,577 SQ.FT.	BLOCK 6 LOT 6	16,375 SQ.FT.
BLOCK 1 LOT 7	9,351 SQ.FT.	BLOCK 2 LOT 7	9,450 SQ.FT.	BLOCK 3 LOT 7	15,054 SQ.FT.	BLOCK 4 LOT 7	11,052 SQ.FT.	BLOCK 5 LOT 7	11,773 SQ.FT.		
BLOCK 1 LOT 8	10,387 SQ.FT.	BLOCK 2 LOT 8	9,450 SQ.FT.	BLOCK 3 LOT 8	15,139 SQ.FT.	BLOCK 4 LOT 8	10,079 SQ.FT.	BLOCK 5 LOT 8	10,450 SQ.FT.		
BLOCK 1 LOT 9	11,599 SQ.FT.	BLOCK 2 LOT 9	9,450 SQ.FT.	BLOCK 3 LOT 9	14,440 SQ.FT.	BLOCK 4 LOT 9	13,562 SQ.FT.	BLOCK 5 LOT 9	9,631 SQ.FT.		
BLOCK 1 LOT 10	13,805 SQ.FT.	BLOCK 2 LOT 10	9,450 SQ.FT.	BLOCK 3 LOT 10	12,351 SQ.FT.	BLOCK 4 LOT 10	18,719 SQ.FT.	BLOCK 5 LOT 10	8,532 SQ.FT.		
BLOCK 1 LOT 11	12,607 SQ.FT.	BLOCK 2 LOT 11	9,359 SQ.FT.	BLOCK 3 LOT 11	12,333 SQ.FT.	BLOCK 4 LOT 11	19,896 SQ.FT.	BLOCK 5 LOT 11	7,987 SQ.FT.		
BLOCK 1 LOT 12	14,805 SQ.FT.	BLOCK 2 LOT 12	12,348 SQ.FT.	BLOCK 3 LOT 12	12,337 SQ.FT.	BLOCK 4 LOT 12	14,814 SQ.FT.	BLOCK 5 LOT 12	7,368 SQ.FT.		
BLOCK 1 LOT 13	9,865 SQ.FT.	BLOCK 2 LOT 13	12,515 SQ.FT.	BLOCK 3 LOT 13	12,369 SQ.FT.	BLOCK 4 LOT 13	11,967 SQ.FT.	BLOCK 5 LOT 13	8,801 SQ.FT.		
BLOCK 1 LOT 14	9,636 SQ.FT.	BLOCK 2 LOT 14	12,463 SQ.FT.	BLOCK 3 LOT 14	12,463 SQ.FT.	BLOCK 4 LOT 14	10,414 SQ.FT.	BLOCK 5 LOT 14	8,243 SQ.FT.		
BLOCK 1 LOT 15	10,013 SQ.FT.	BLOCK 2 LOT 15	9,456 SQ.FT.	BLOCK 3 LOT 15	13,546 SQ.FT.	BLOCK 4 LOT 15	11,508 SQ.FT.	BLOCK 5 LOT 15	9,088 SQ.FT.		
BLOCK 1 LOT 16	11,510 SQ.FT.			BLOCK 3 LOT 16	14,580 SQ.FT.	BLOCK 4 LOT 16	9,862 SQ.FT.	BLOCK 5 LOT 16	9,623 SQ.FT.		
BLOCK 1 LOT 17	12,447 SQ.FT.					BLOCK 4 LOT 17	9,100 SQ.FT.	BLOCK 5 LOT 17	9,373 SQ.FT.		
BLOCK 1 LOT 18	13,384 SQ.FT.					BLOCK 4 LOT 18	9,100 SQ.FT.	BLOCK 5 LOT 18	9,537 SQ.FT.		
BLOCK 1 LOT 19	15,343 SQ.FT.					BLOCK 4 LOT 19	9,100 SQ.FT.	BLOCK 5 LOT 19	13,597 SQ.FT.		
						BLOCK 4 LOT 20	9,100 SQ.FT.	BLOCK 5 LOT 20	10,586 SQ.FT.		
						BLOCK 4 LOT 21	8,998 SQ.FT.	BLOCK 5 LOT 21	8,333 SQ.FT.		
						BLOCK 4 LOT 22	8,784 SQ.FT.	BLOCK 5 LOT 22	8,419 SQ.FT.		
						BLOCK 4 LOT 23	11,649 SQ.FT.	BLOCK 5 LOT 23	13,417 SQ.FT.		
								BLOCK 5 LOT 24	13,417 SQ.FT.		
								BLOCK 5 LOT 25	11,670 SQ.FT.		
								BLOCK 5 LOT 26	8,162 SQ.FT.		

SETBACKS											
	UNITS PER ACRE	LOT AREA (MINIMUM SQ.FT.)	MINIMUM LOT WIDTH	FRONT (FT)	REAR (FT)	INTERIOR SIDE (FT)	CORNER SIDE (FT)	HEIGHT MAXIMUM (FT)	PARKING REQUIREMENTS (per UNIT)	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
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.

LOT SIZES	SECTION 1	TOTAL LOTS
80'x130'	22 LOTS	22 LOTS
70'x130'	61 LOTS	61 LOTS
90'x130'	22 LOTS	22 LOTS
TOTAL	105 LOTS	105 LOTS

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.445	19,383	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
B	0.046	1,985	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.775	33,776	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	23.811	1,037,222	RESTRICTED TO LAKE/DETENTION
E	1.617	70,441	RESTRICTED TO RECREATION CENTER
F	0.193	8,387	RESTRICTED TO LIFT STATION
G	0.047	2,064	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	1.480	64,468	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
J	0.232	10,101	RESTRICTED TO LANDSCAPE/OPEN SPACE
K	0.093	4,054	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.923	40,221	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
M	0.094	4,082	RESTRICTED TO LANDSCAPE/OPEN SPACE
N	0.115	4,998	RESTRICTED TO LANDSCAPE/OPEN SPACE
O	0.335	14,614	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	30.206	1,315,794	

LINE TABLE			CURVE TABLE							
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD		
L1	N 24°15'08" E	100.00'	C1	2100.00'	16°24'10"	601.19'	S 57°33'25" E	599.14'		
L2	S 65°45'30" E	198.84'	C2	500.00'	5°04'32"	44.29'	S 28°51'34" W	44.28'		
L3	S 03°05'47" E	115.84'	C3	500.00'	5°04'06"	84.95'	S 31°11'21" W	84.85'		
L4	N 63°12'16" W	65.09'	C4	100.00'	9°00'35"	157.10'	S 69°42'08" W	141.43'		
L5	N 72°03'35" W	247.27'	C5	55.00'	78°24'10"	75.26'	S 75°30'21" W	69.53'		
L6	N 19°57'19" E	7.22'	C6	600.00'	17°29'38"	183.20'	S 33°07'57" W	182.48'		
L7	N 72°03'35" W	152.11'	C7	500.00'	35°17'50"	308.03'	S 59°31'41" W	303.18'		
L8	N 48°08'56" W	20.12'	C8	55.00'	92°55'42"	89.20'	N 84°23'13" E	79.74'		
L9	S 31°23'49" W	27.95'	C9	550.00'	82°48'18"	79.50'	S 07°44'18" E	72.76'		
L10	S 26°19'18" W	88.71'	C10	455.00'	8°56'44"	71.04'	S 38°08'44" W	70.97'		
L11	S 36°03'24" W	107.72'	C11	300.00'	40°25'05"	211.63'	N 21°40'59" E	207.27'		
L12	S 24°41'51" W	190.83'	C12	375.00'	83°43'57"	548.03'	N 61°49'17" E	500.55'		
L13	S 14°29'39" E	7.25'	C13	800.00'	28°56'06"	376.08'	S 62°50'42" E	372.63'		
L14	N 74°19'54" E	108.76'	C14	300.00'	33°42'33"	176.50'	S 32°31'23" E	173.97'		
L15	N 37°55'22" E	79.12'	C15	360.00'	68°20'34"	429.41'	S 18°30'11" W	404.40'		
L16	S 49°08'56" E	120.88'	C16	55.00'	24°15'42"	23.29'	S 40°32'37" W	23.12'		
L17	S 31°23'49" W	3.19'	C17	25.00'	88°48'18"	38.75'	S 75°47'58" W	34.98'		
L18	S 26°19'18" W	37.72'	C18	450.00'	5°04'32"	39.86'	S 28°51'34" W	39.85'		
L19	S 36°03'24" W	56.94'	C19	500.00'	42°50'00"	37.38'	S 47°44'18" W	36.51'		
L20	S 49°22'39" E	105.17'	C20	25.00'	42°50'00"	18.69'	S 47°44'18" W	18.26'		
L21	N 36°18'16" E	94.07'	C21	530.00'	9°44'06"	90.05'	S 31°11'21" W	89.94'		
L22	N 24°41'51" E	20.95'	C22	375.00'	85°26'03"	37.28'	S 06°39'37" E	33.92'		
L23	N 65°45'30" W	1.06'	C23	25.00'	94°19'05"	41.15'	N 83°27'48" E	36.66'		
L24	N 65°45'30" W	75.96'	C24	25.00'	30°49'09"	13.45'	N 20°53'42" E	13.29'		
L25	S 24°41'51" W	26.16'	C25	60.00'	14°02'27"	146.65'	N 75°30'21" E	112.78'		
L26	S 19°57'19" W	17.14'	C26	25.00'	30°49'09"	13.45'	S 49°53'00" E	13.29'		
L27	N 19°57'19" E	19.25'	C27	70.00'	19°16'12"	23.54'	S 74°55'40" E	23.43'		
L28	N 41°53'32" E	100.79'	C28	25.00'	84°22'25"	36.81'	N 53°15'01" E	33.58'		
L29	S 41°53'32" W	100.79'	C29	60.00'	65°32'01"	68.63'	N 43°49'49" E	64.95'		
L30	N 37°55'22" E	28.42'	C30	25.00'	51°53'58"	22.65'	N 50°38'50" E	21.88'		
L31	S 49°08'56" E	95.65'	C31	25.00'	90°27'21"	39.47'	N 20°31'50" W	35.50'		
L32	S 49°22'39" E	110.67'	C32	25.00'	89°32'39"	39.07'	S 69°28'10" W	35.21'		
L33	N 36°03'24" E	48.16'	C33	25.00'	47°23'04"	20.68'	S 01°00'19" W	20.09'		
L34	N 26°19'18" E	37.72'	C34	60.00'	12°6'46.36"	132.76'	S 40°42'05" W	107.29'		
L35	N 31°23'49" E	5.36'	C35	25.00'	38°14'58"	15.82'	S 85°57'55" W	15.55'		
L36	N 74°19'54" E	53.76'	C36	130.00'	37°50'34"	85.86'	S 86°45'43" W	84.31'		
L37	S 74°19'54" W	53.76'	C37	25.00'	76°37'24"	33.43'	S 67°22'18" W	31.00'		
L38	N 15°40'06" W	73.97'	C38	630.00'	12°49'10"	140.98'	S 35°28'11" W	140.66'		
L39	N 36°18'16" E	119.23'	C39	530.00'	30°03'14"	278.01'	S 56°54'23" W	274.83'		
L40	S 49°08'56" E	120.88'	C40	25.00'	76°26'54"	33.36'	S 33°42'33" W	30.94'		
L41	N 49°22'39" W	9.55'	C41	380.00'	57°11'23"	389.28'	S 24°04'42" W	373.32'		
L42	N 37°55'22" E	17.05'	C42	25.00'	36°54'51"	15.96'	S 34°23'02" E	15.69'		
L43	S 63°11'20" E	20.98'	C43	970.00'	70°07'33"	2.13'	S 16°01'50" W	2.13'		
L44	S 67°57'42" E	102.54'	C44	60.00'	67°52'20"	66.38'	N 68°09'21" E	63.05'		
L45	S 81°52'11" E	27.32'	C45	25.00'	47°10'33"	20.58'	N 78°15'45" E	20.01'		
L46	S 08°13'24" W	58.93'	C46	330.00'	68°20'34"	393.63'	N 18°30'11" E	370.70'		
L47	S 25°16'19" W	45.87'	C47	770.00'	33°42'33"	158.85'	N 32°31'23" W	156.67'		
L48	S 25°17'55" W	10.57'	C48	270.00'	26°56'06"	361.98'	S 62°50'42" W	358.66'		
L49	N 42°47'01" E	62.13'	C49	345.00'	83°43'57"	504.19'	S 61°49'17" W	460.50'		
L50	N 82°01'22" E	128.05'	C50	405.00'	64°56'33"	450.84'	S 51°50'45" E	427.92'		
L51	S 63°11'22" W	69.77'	C51	25.00'	73°58'46"	32.28'	N 48°44'45" E	30.08'		
L52	S 35°55'42" E	55.59'	C52	330.00'	32°08'06"	165.08'	N 29°49'29" E	162.67'		
L53	N 39°30'03" E	89.18'	C53	25.00'	49°40'47"	21.68'	N 17°03'08" E	21.00'		
L54	N 26°19'35" E	77.44'	C54	60.00'	27°21'34"	292.54'	S 48°06'28" E	77.65'		
L55	N 66°34'53" W	74.24'	C55	25.00'	49°40'47"	21.68'	S 66°43'55" W	21.00'		

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: June 21, 2021
Re: Avalon at Friendswood Section 1 Partial Final Plat

Project Description: The proposed subdivision is based on the approved Planned Unit Development (PUD) 2019-37. This section is to create 105 residential lots.

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

Approval Options:

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

- ☐ Conditional Approval with the following conditions*

- ☐ Disapproval due to the following reasons*

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

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons*:

None.

Staff Comments:

Adjust the front yard easements to abut each other and remove the 5-foot gap.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: June 24, 2021

Subject: Discussion regarding proposed amendments to Appendix "C" Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clean up reference notes and to Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height

Action:

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 other commercial zoning districts, but protection of adjacent residential uses is a concern and priority.

Some examples of other approved building height exceptions include (drawings and zoning maps included in attachments):

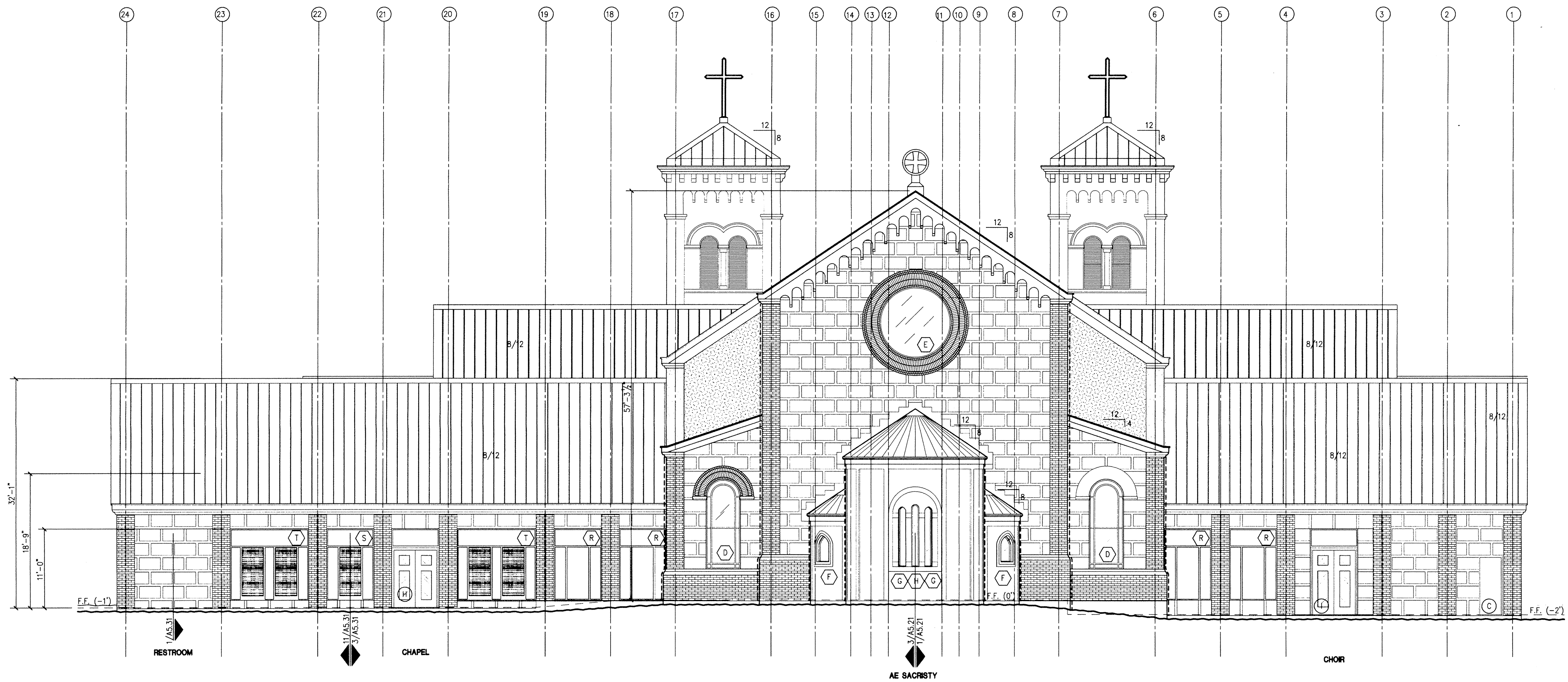
Thomas Trace Assisted Living - 2245 Thomas Trace Blvd. 51.5 feet; 295 to 322 feet from SFR zoning
The Gardens at Friendswood Lakes Senior Apartments - 1423 W. Parkwood Ave; 60 feet; approximately 375 feet from SFR zoning
Mary Queen Catholic Church - 606 Cedarwood Drive; 57 feet tower and 73 ft tall crosses; abuts residential zoning and underlying zoning is SFR

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

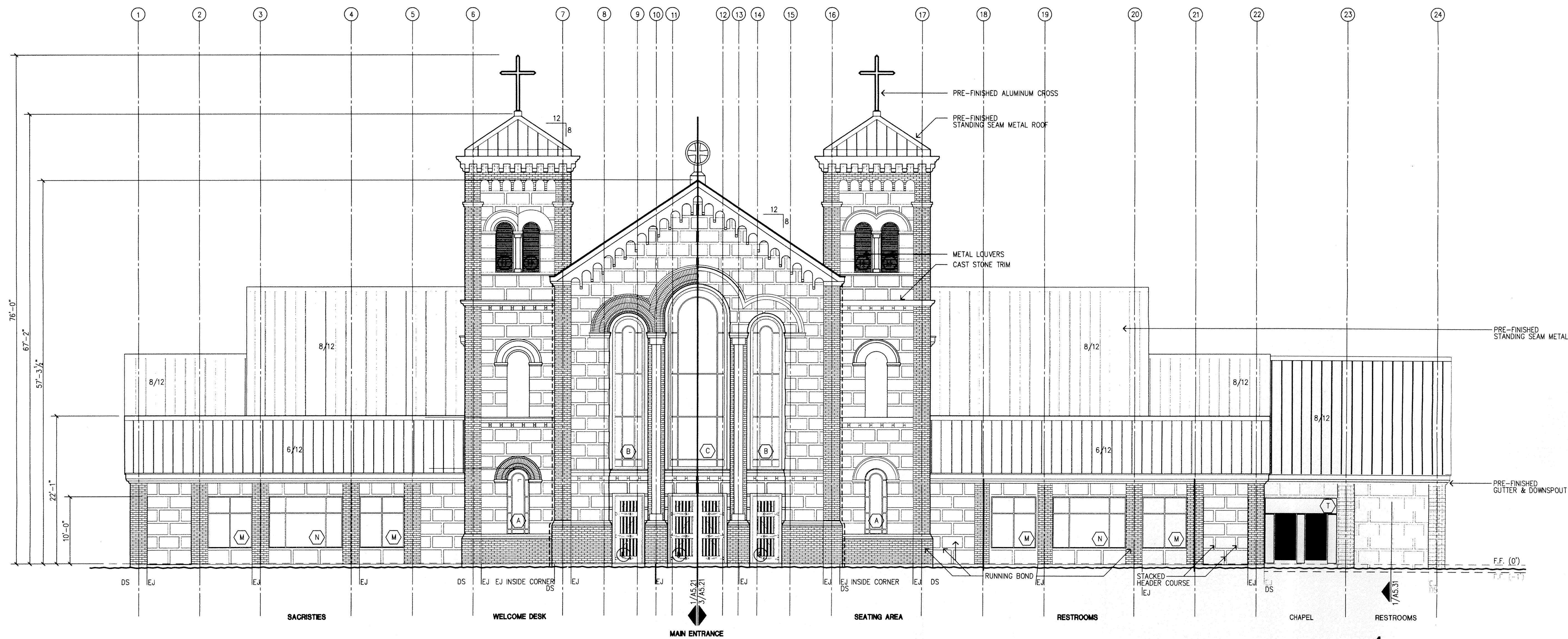
ATTACHMENTS

1. Example Mary Queen SUP E W elevations
2. Mary Queen SUP zoning map
3. Example The Gardens at Friendswood Lakes
4. The Gardens at Friendswood Lakes Sr Apt zoning map
5. Example Thomas Trace Assisted Living
6. Thomas Trace SUP Zoning Map
7. Section_7.____Redline

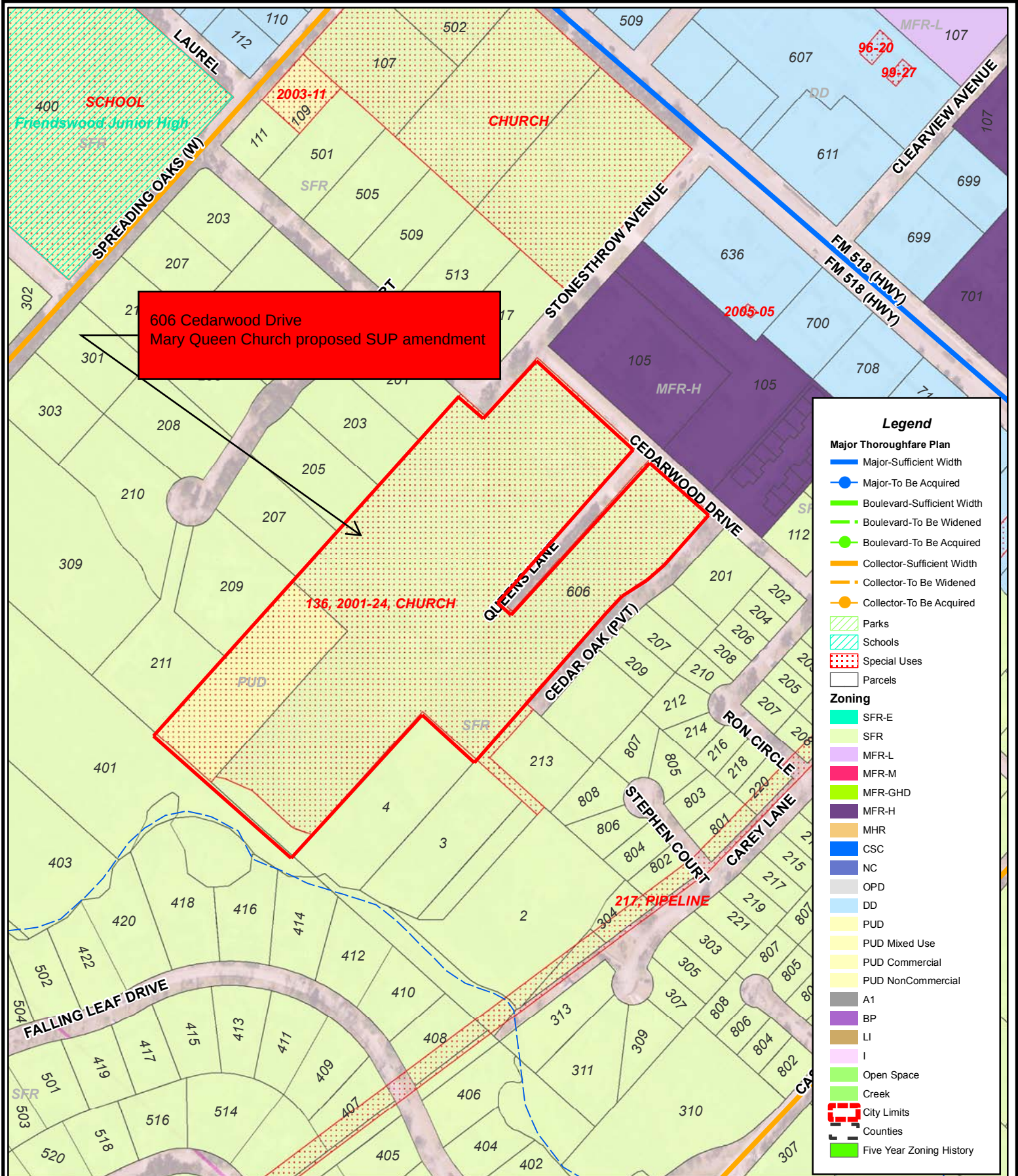


MATERIALS LEGEND	
	RUNNING BOND BRICK PATTERN
	RUNNING BOND BRICK PATTERN W/ RECESSED STACKED HEADER COURSE RECESSED RUNNING BOND
	CAST STONE
	STUCCO
	STANDING SEAM METAL ROOF

3 EAST ELEVATION
SCALE: 1/8=1'-0"



1 WEST ELEVATION
SCALE: 1/8=1'-0"



Disclaimer: The City of Friendswood makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to not hold the City of Friendswood liable from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by the end user.



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

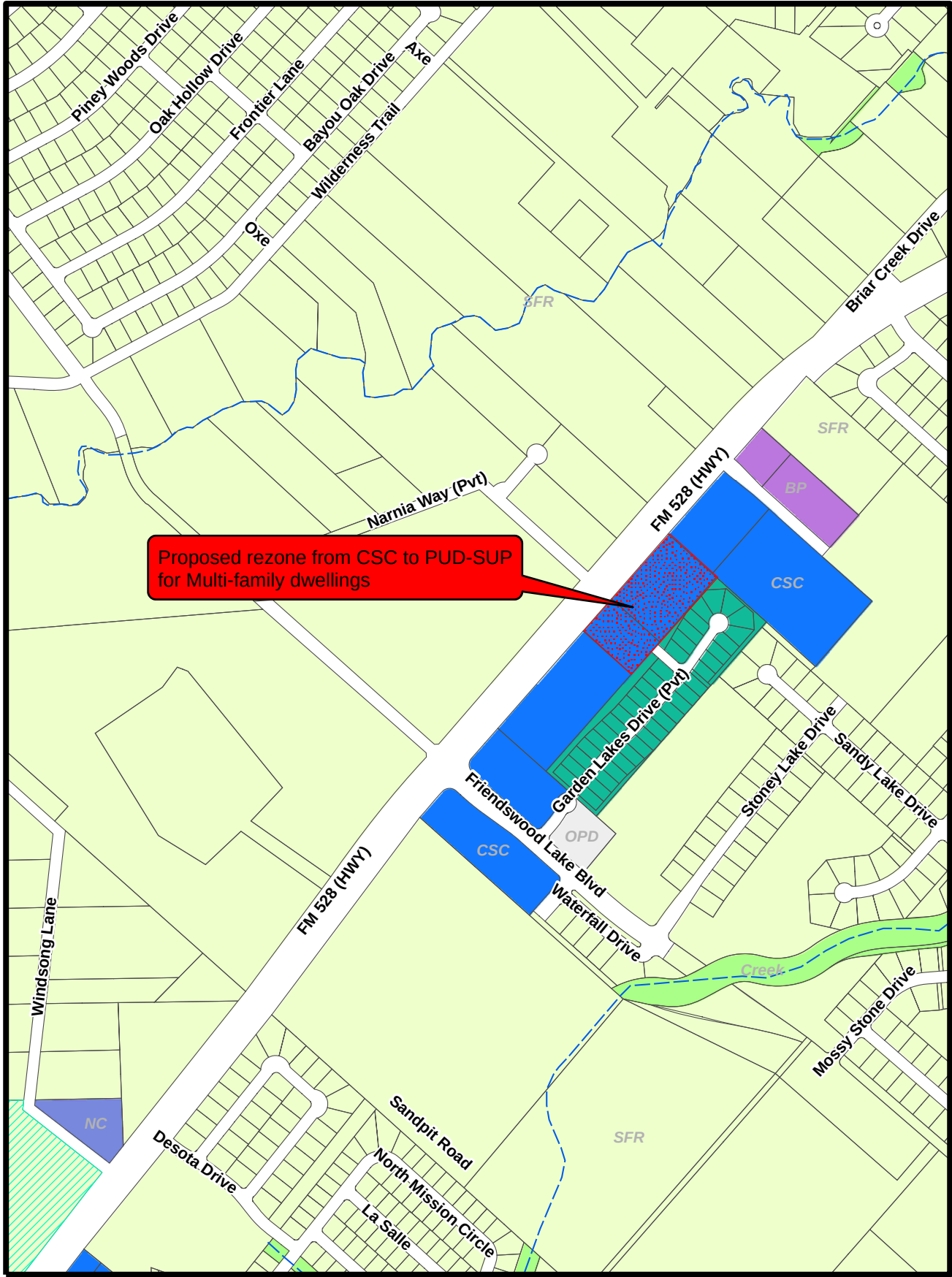
Friendswood GIS Mapping



1" = 307'
Page 10 of 51



- Legend**
- Street Names
- Creeks
 - Parks
 - Schools
 - Parcels
- Zoning**
- SFR
 - MFR-L
 - MFR-M
 - MFR-GHD
 - MFR-H
 - MHR
 - CSC
 - NC
 - OPD
 - OBD
 - PUD
 - PUD Mixed Use
 - PUD Commercial
 - PUD NonCommercial
 - A1
 - BP
 - LI
 - I
 - Open Space
 - Creek
 - City Limits
 - Counties



5.00 acres on FM 528
Proposed zone change from CSC to PUD-SUP
for Multi-family dwellings (Senior Apartments)
Gardens at Friendswood Lakes, LP

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.

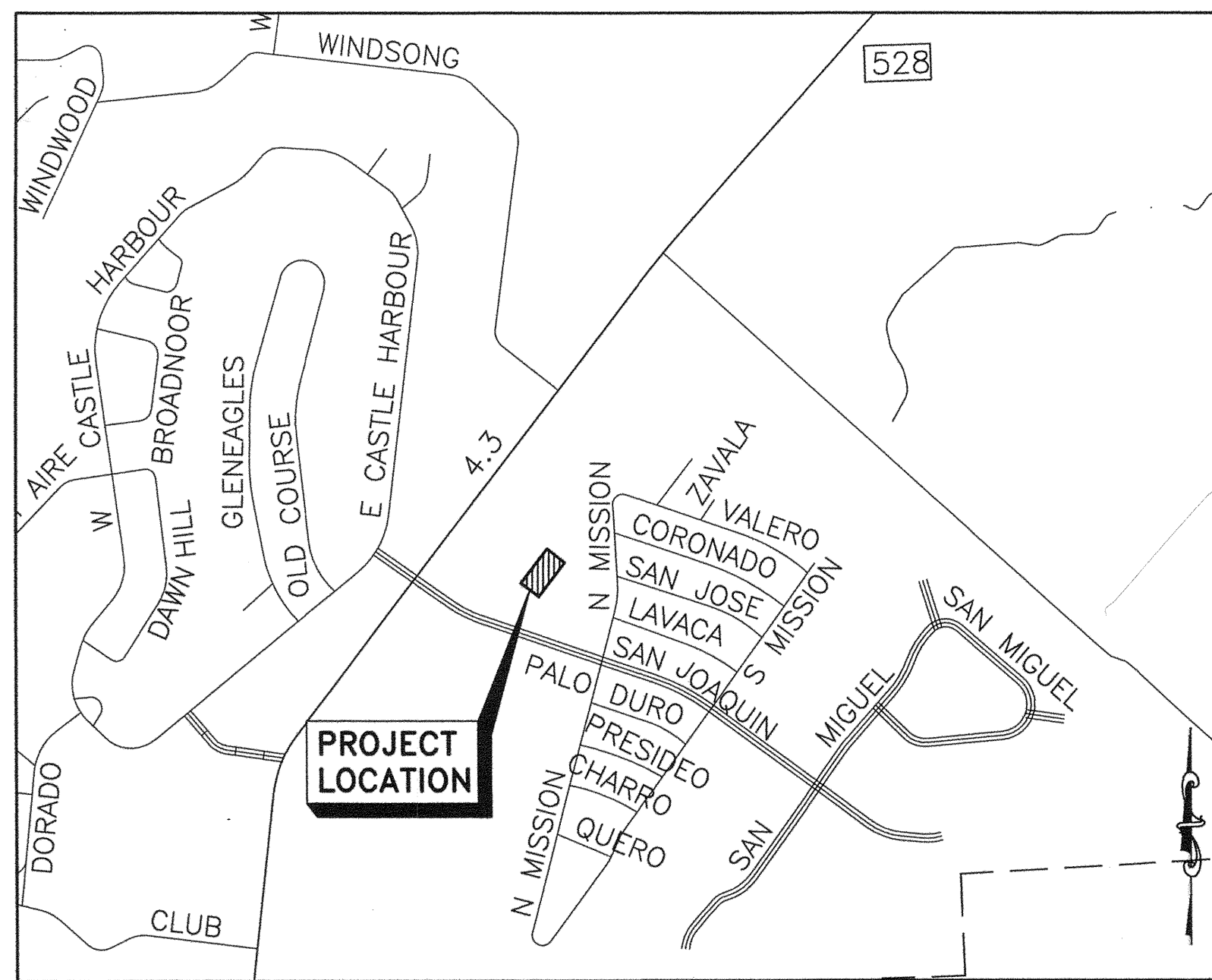
The assisted living building will be three (3) stories. The proposed building height is 51'-5". Hence, a height limit variance is hereby requested to allow the building height to exceed 50 ft.

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.



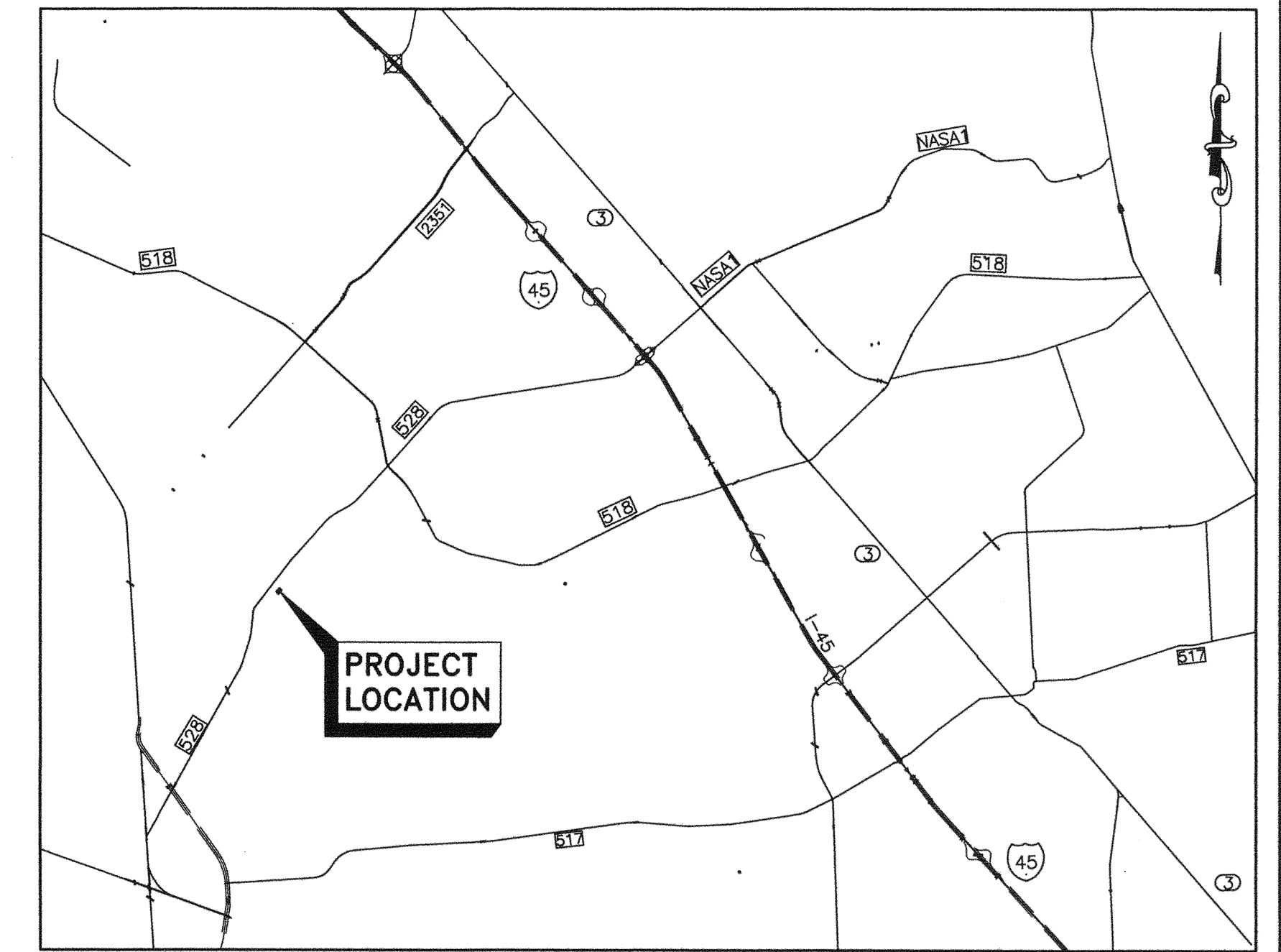
LOCATION MAP
SCALE : 1"=1000'
KEY MAP 656-Q,U

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

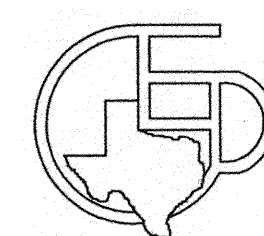


FEBRUARY 12, 2018

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

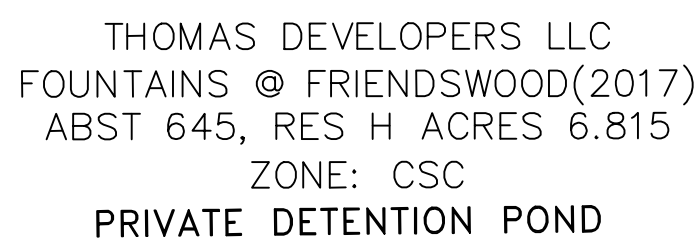


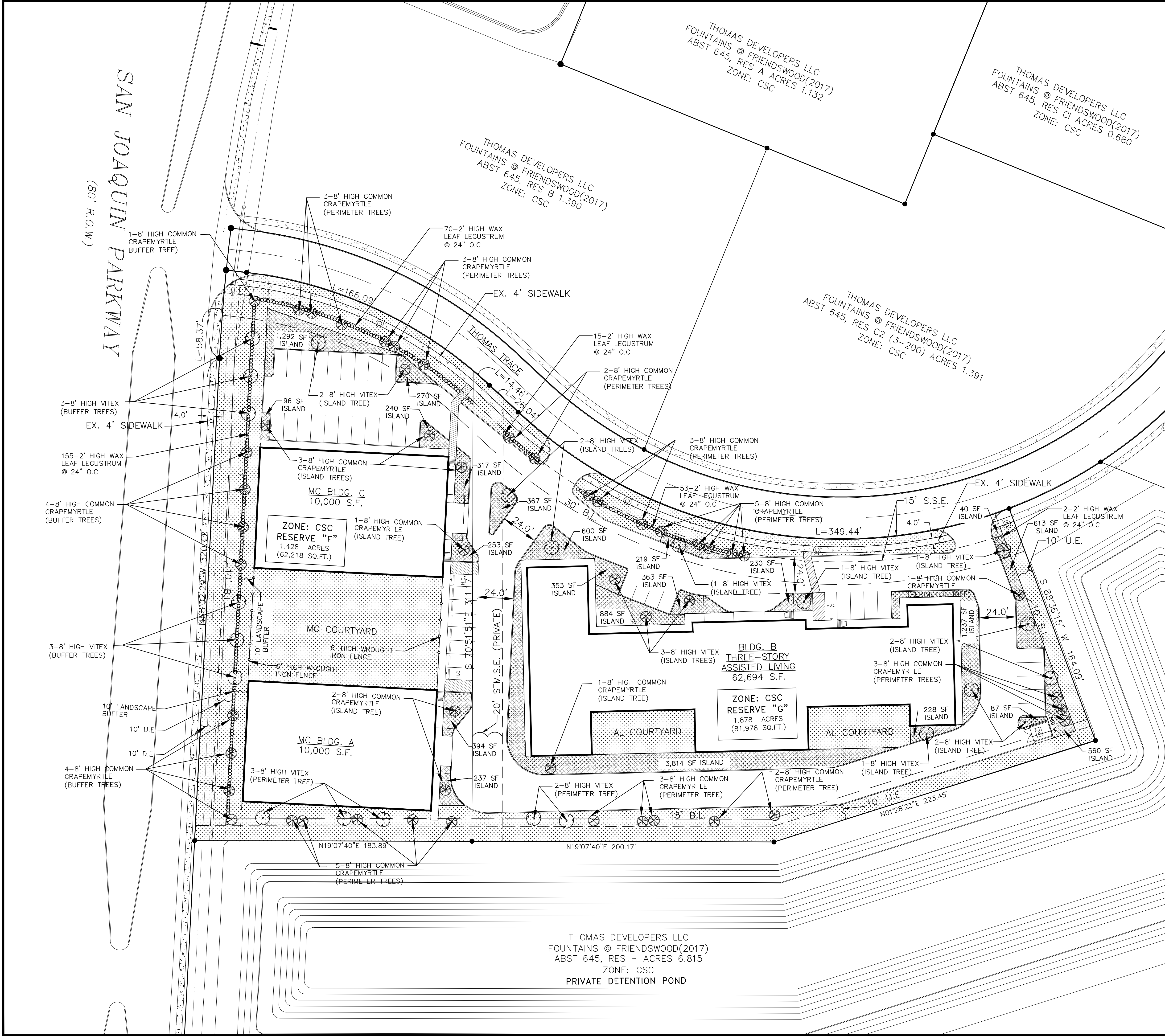
Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM # F-9440

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

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

(80' R.O.W.)





LANDSCAPING TABLE

TOTAL AREA OF PARKING AND DRIVES = 38,617 SQ FT
38,617 SQ FT X 15% = 5,793 SQ FT. REQUIRED
IF OVER 20 SPACES THEN USE LANDSCAPING
REQUIRED (5,793 SQ. FT.) X .50 = 2,897 SQ FT REQUIRED
IN LANDSCAPE ISLAND REQUIRED.

TOTAL LANDSCAPING AREA PROVIDED = 42,905 SQ. FT.
TOTAL LANDSCAPE IN ISLAND PROVIDED = 13,867 SQ. FT.

PERIMETER TREES REQUIRED:

164.09/40 = 4 TREES REQUIRED ON NORTH SIDE

349.44 LF+166.09+ LF+14.46 LF+ 26.04LF+
166.09 LF-2(24LF DRIVES)-2(10' LANDSCAPE BUFFER) = 654.12 LF
654.12 LF/40 = 16 TREES REQUIRED ON WEST SIDE

183.09 LF+200.17+ 223.45 = 606.71 LF
606.71 LF/40 = 15 TREES REQUIRED ON EAST SIDE

TOTAL PERIMETER TREES REQUIRED: 35

TOTAL PERIMETER TREES PROVIDED: 35

BUFFER TREES REQUIRED:

320.42 LF+ 58.37 LF = 378.79 LF
378.79/25 = 15 BUFFER TREES REQUIRED ON SOUTH SIDE

TOTAL BUFFER TREES PROVIDED: 15

ISLAND TREES REQUIRED: 1 TREE PER ISLAND

TOTAL ISLAND PROVIDED: 22

TOTAL ISLAND TREES PROVIDED: 22

LEGEND

	SOD AREA		ISLAND AREA WITH SODDING
--	----------	--	--------------------------

PLANT LIST

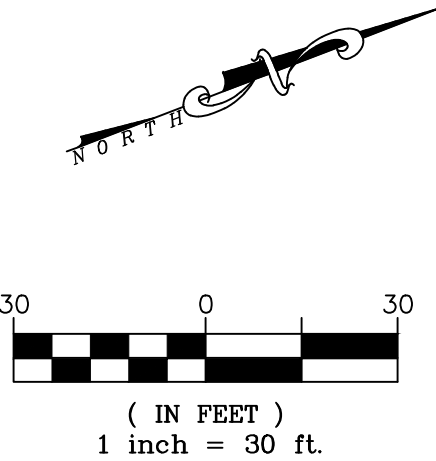
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	50	CRAPEMYRTLE	LAGESTROEMIA INDICA	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	22	VITEX	VITEX AGNUS-CASTUS	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	295	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONIUM	PLANT 24" O.C 24" HIGH

TREE SURVEY NOTE:

CURRENTLY THERE ARE NO
EXISTING TREES ON PROPERTY

NOTES:

- ALL TREES SHALL HAVE A
CALIPER NO LESS THAN 2 INCHES
MEASURED 18 INCHES ABOVE THE
GROUND.
- ALL TREES SHALL BE 8 FEET
TALL AT PLANTING.



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

LANDSCAPE PLAN

DRAWN BY: BP

PROJECT NO. 2018-810

SHEET NO. 1

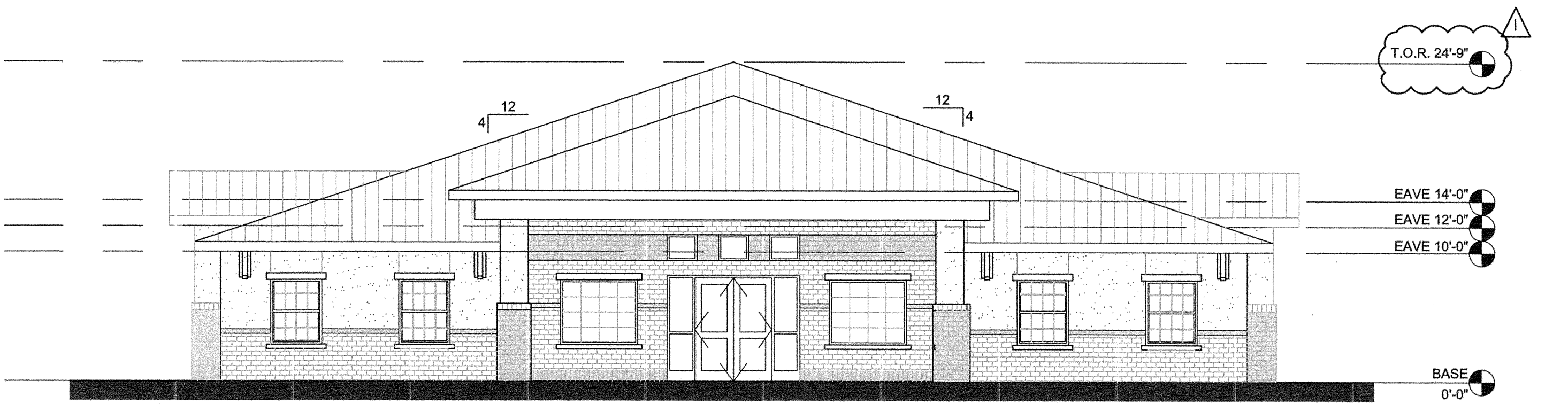
DESIGNED BY: BP

DATE: FEBRUARY 12, 2018

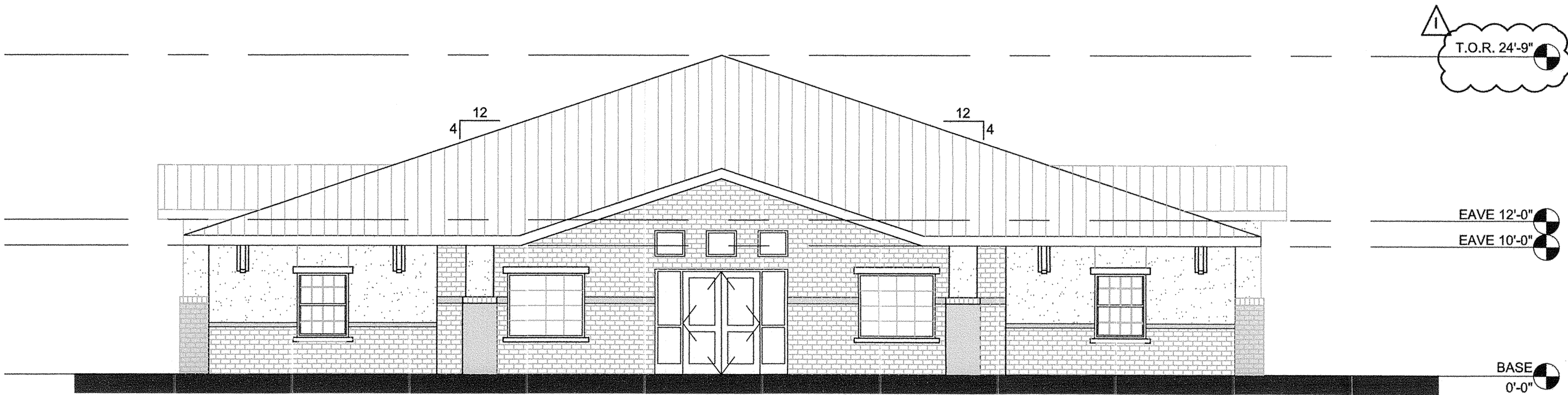
L1

APPROVED BY: ST

SCALE: AS SHOWN



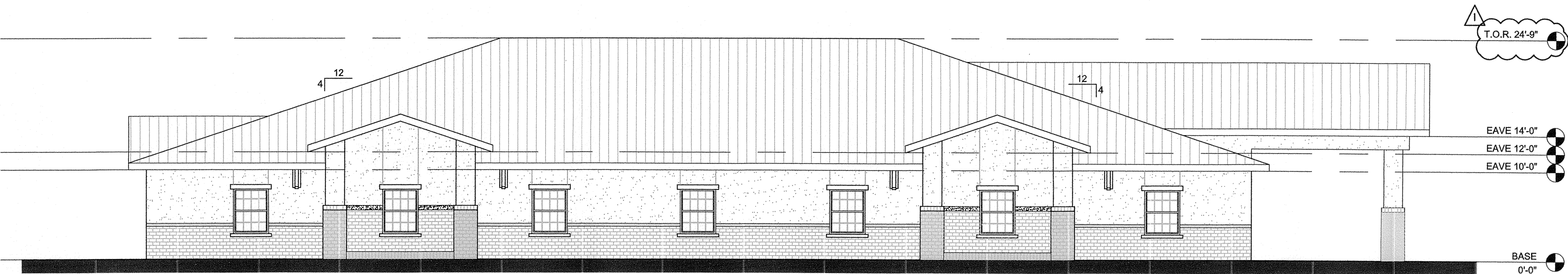
BLDG. A & C - NORTHEAST ELEVATION 4
1/8" = 1'-0"



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



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



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

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

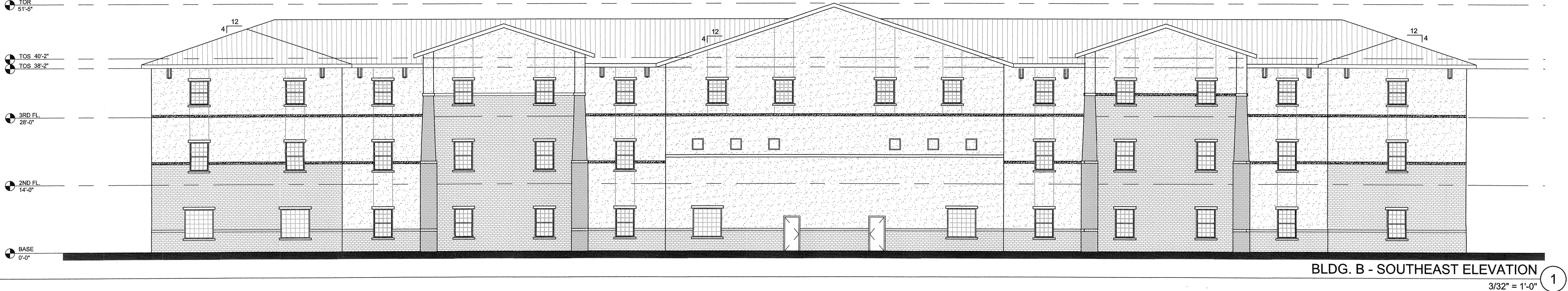
LEGENDS AND SCHEDULES

13

MATERIAL LEGEND			
	RUNNING BOND COURSE BRICK TYPE I		STUCCO
	RUNNING BOND COURSE BRICK TYPE II		EIFS ACCENT BAND
	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 11

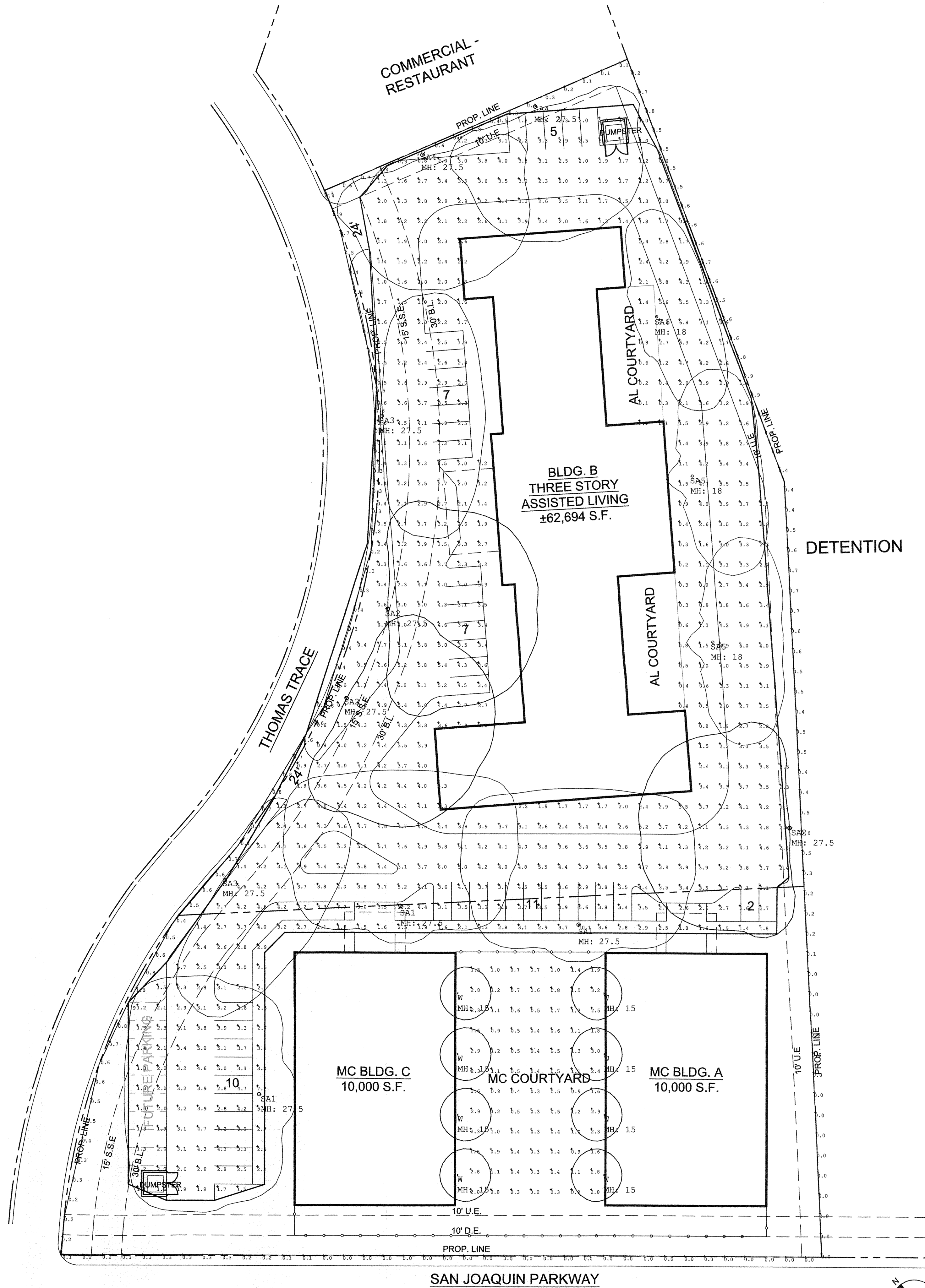


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	3	SA1	SINGLE	N.A.	0.900	UR28-96L-315-4K7-4W
⊙	3	SA2	SINGLE	N.A.	0.900	UR28-96L-255-4K7-4-BC
⊙	2	SA3	SINGLE	N.A.	0.900	UR28-96L-255-4K7-3-BC
⊙	2	SA4	SINGLE	N.A.	0.900	UR18-96L-155-4K7-4-BC
⊙	2	SA5	SINGLE	N.A.	0.900	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

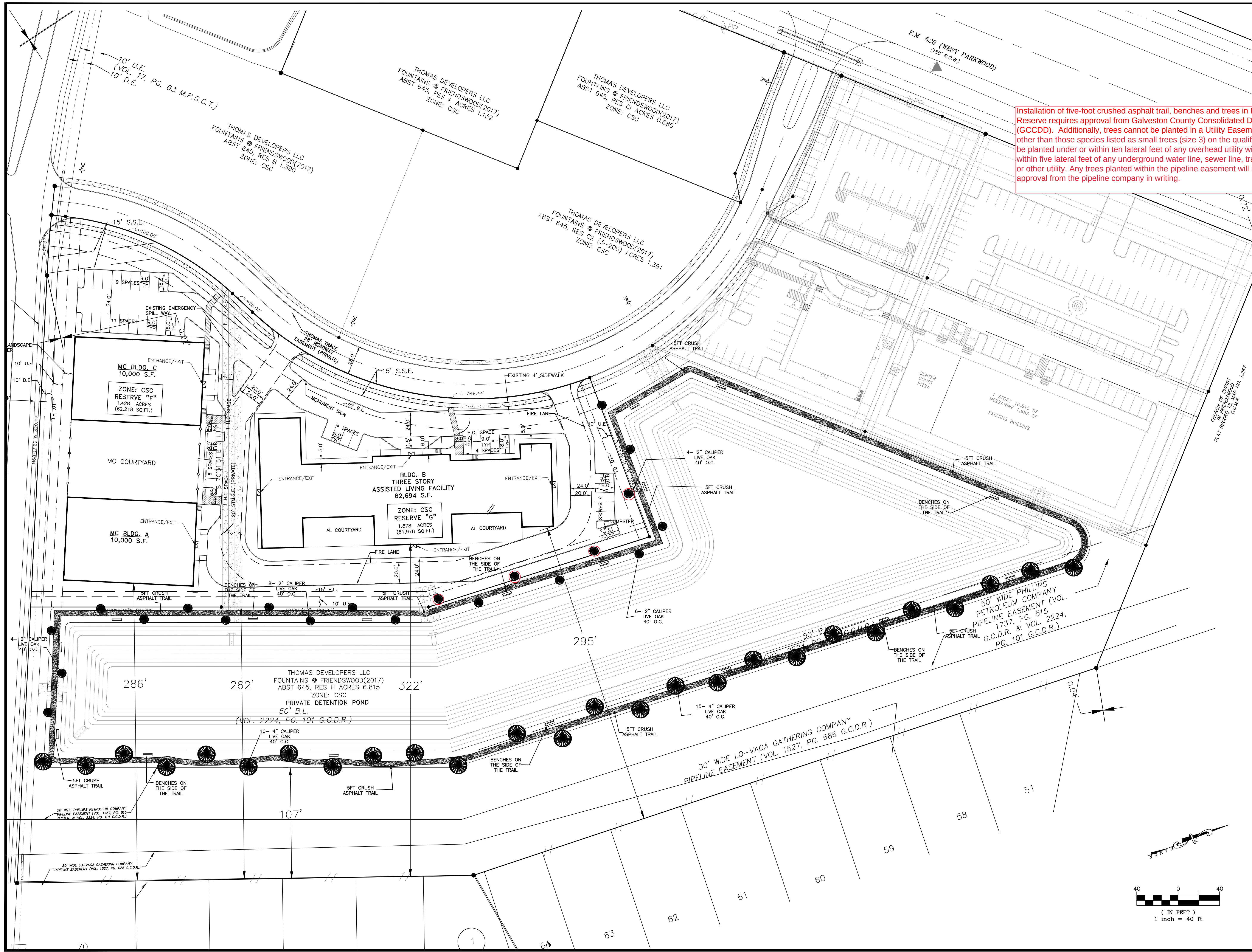
LEGEND

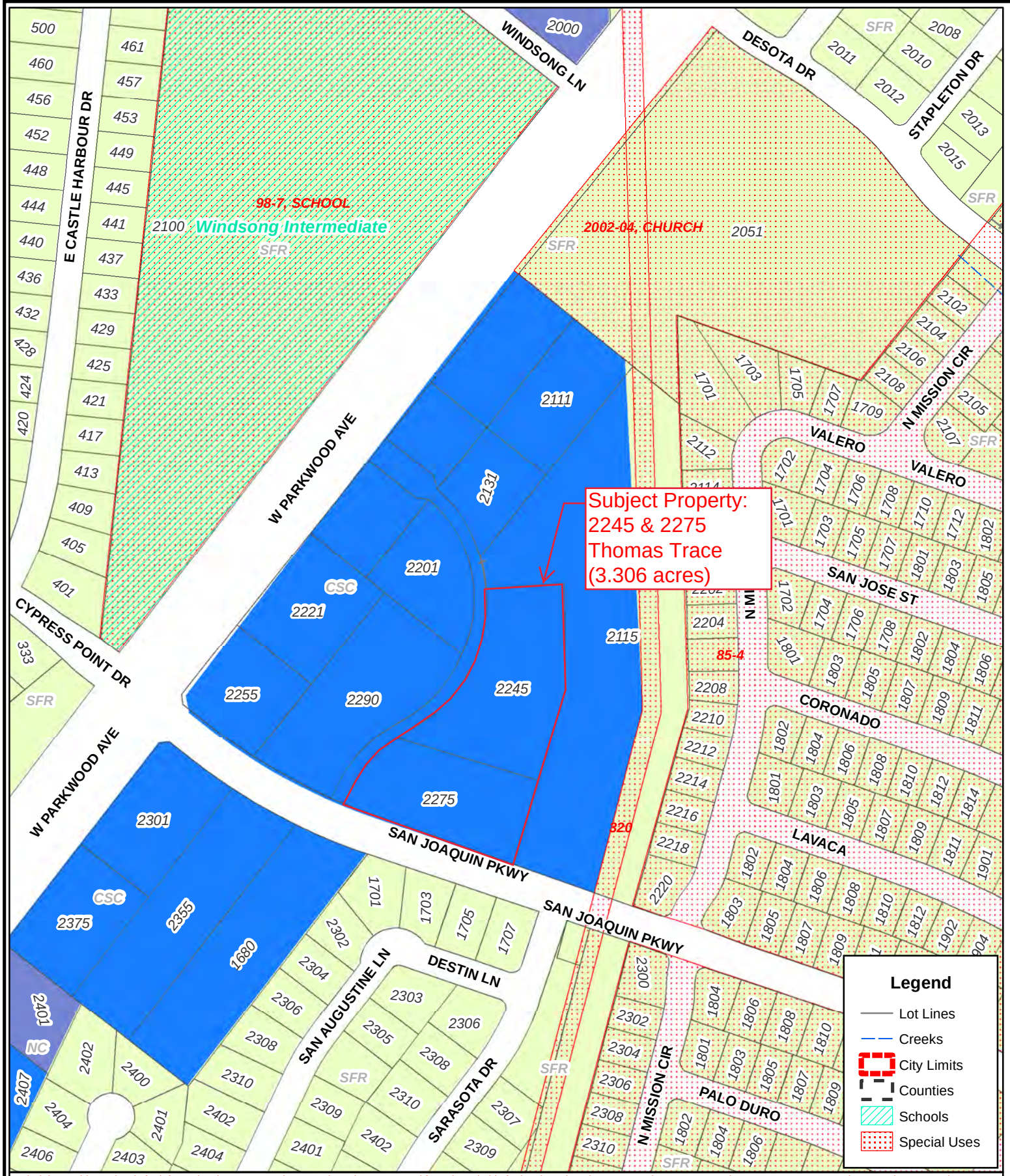
9



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 22 of 51

Section 7. Schedule of district regulations.

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

-
1. Area and height regulations. Area and height regulations in an MFR-L district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-L district are set forth in subsection P of this section, permitted use table.
- C. *(R-4) MFR-M, residential, general purpose and description.* The MFR-M, Multiple-Family Residential Dwelling—Medium-Density District, is intended to provide for medium-density multiple-family dwellings which may have a relatively intense concentration of dwelling units, up to nine per acre, served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The MFR-M, multiple-family residential district, functions as a buffer or transition between commercial or higher-density residential areas, and lower-density residential areas.
1. Multifamily residential area and height regulations. Area and height regulations in an MFR-M district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-M district are set forth in subsection P of this section, permitted use table.
- C.1. *MFR-GHD, garden home residential, general purpose and description.* The GHD, Garden Home Residential District, is intended to provide multifamily low-density dwelling units having open space between units which exceed existing normal multifamily buildings, with density not exceeding six units per acre. The intent of these regulations is to allow development of property which:
- (1) May have limited area suitable for residential development due to geographical limitations;
 - (2) Have portions of the property subject to flooding; or
 - (3) Is located adjacent to a district of a different zoning designation, and for which the development as MFR-GHD would be appropriate as a buffer between incompatible land uses.
- The interior living area of the first floor of any two-story residential structure in MFR-GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces and garages.
- D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

-
1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.
- E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.
1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the MHR district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.
 5. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.
- F. *(C-1) CSC, Community Shopping Center District, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.
1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
 5. No CSC district shall be created which includes less than two acres.
 6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

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

(Supp. No. 3, Update 1)

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

1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the NC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

G-1. *LNC, Local Neighborhood Commercial District, general purpose and description.* The LNC, Local Neighborhood Commercial District, is primarily intended for retail sale of convenience goods or services for persons residing in adjacent residential areas. Other uses are permitted in the LNC when they are of similar land use intensity and physical impact as those uses to be integrated into the surrounding residential area. Because the retail and personal service uses permitted may be an integral part of the neighborhood, closely associated with the residential, religious, recreational, and educational uses in the neighborhood, more restrictive requirements are placed on development relative to other commercial zoning categories. The local neighborhood district is intended for use at the entrance to residential areas and in some situations within the confines of a residential district. This designation is intended for use of land areas of up to one acre. Development of a local neighborhood commercial district requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in an LNC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning, compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LNC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an LNC district are set forth in subsection P of this section, permitted use table.
5. The gross building and structure floor space shall not exceed 4,000 square feet.
6. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 80 percent of the total lot area.

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

(Supp. No. 3, Update 1)

-
7. Buildings in the LNC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- H. *OPD, Office Park District, general purpose and description.* The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. Development of an office park district requires approval of a development site plan by the Planning and Zoning Commission.
1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.
 5. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.
 6. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.
 7. One caretaker's quarters unit may be provided for each office park complex.
 8. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
 9. Buildings in the OPD are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.
1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.
 - a. No residential use shall be allowed on the first floor.
 2. See section 8 for supplementary district regulations.

-
3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
 4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards 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.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

- (a) This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification, and shall be granted only when the Planning and Zoning Commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.
- (b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.
- (c) The general purposes of all PUD districts are several-fold:
 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
 2. To accommodate innovation in development by modifying the city's land use and development regulations;
 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
 5. To protect and enhance the aesthetic and visual qualities of development;
 6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
 7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the Planning and Zoning Commission and City Council in accordance with the notification procedure set forth for a

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

rezoning application. Following the public hearing, the Planning and Zoning Commission shall forward the plan with its recommendation to the city council for consideration. The Planning and Zoning Commission and/or City Council may require additional information throughout the process.

(c) An applicant may choose one of two ways to seek PUD approval:

1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
 - (c) Statement indicating proposed phasing of development and the projected timing of each;
 - (d) Data describing all processes and activities involved with the proposed use;
 - (e) Regulation matrix designating what zoning district the development will follow;
 - (f) Data describing any variation from the typical development requirements.

(3) Modification of standards proposed within a PUD.

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

(Supp. No. 3, Update 1)

-
- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
 - (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

K. *Reserved.*

L. *A-1, Agricultural District, general purpose and description.* The A-1, Agricultural District, is intended for the growing and/or marketing of agricultural products.

- 1. Area and height regulations. Area and height regulations in an A-1 district are set forth in subsection Q.2 of this section, regulation matrix.
- 2. See section 8 for supplementary district regulations.
- 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the A-1 district under certain circumstances and conditions.
- 4. Permitted uses. Uses permitted in an A-1 district are set forth in subsection P of this section, Permitted use table. Residential development is prohibited in the A-1 district; however, dwelling quarters for onsite employees and their families are permitted provided such residential use conforms to the SFR district regulations, including lot area, width and setback requirements and parking ratio.

M. *(M-1) LI, Light Industrial District, general purpose and description.* The LI, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses.

- 1. Area and height regulations. Area and height regulations in an LI district are set forth in subsection Q.2 of this section, regulation matrix.
- 2. See section 8 for supplementary district regulations.
- 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LI district under certain circumstances and conditions.
- 4. Permitted uses. Uses permitted in an LI district are set forth in section 7-P, permitted use table.

N. *I, Industrial District, general purpose and description.* The I, Industrial District, is intended to provide for industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.

- 1. Area and height regulations. Area and height regulations in an I district are set forth in subsection Q.2 of this section, regulation matrix.

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

(Supp. No. 3, Update 1)

-
2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the I district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.
- 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.

P. *Permitted uses.*

1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR-L	MFR- M	MFR- H	MHR	CSC	NC	LCN	OPD	DD	A-1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery and floriculture production										O	O	P	S	S	O
112	Animal production							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, hunting and trapping										O	O	P			
115	Support activities for agriculture and forestry							O	O		O	O	P		O	
21	<i>Mining</i>															
211	Oil and gas extraction										O	O	S	S	S	
212	Mining, except oil and gas										O	O	S	S	S	
213	Support activities for mining										O	O	S	S	S	
22	<i>Utilities</i>															
221	Utilities										O	O		S	P	O
23	<i>Construction</i>															
236	Construction of buildings							O	O		O	O		P	P	P
237	Heavy and civil engineering construction							O	O		O	O		P	P	S
238	Specialty trade contractors							O	O		O	O		P	P	P
31—33	<i>Manufacturing</i>															
311	Food manufacturing							O			O	O		S	S	S
311811	Retail bakeries							P	P			P				
312	Beverage and tobacco product manufacturing							O			O	O		S	S	S
313	Textile mills							O			O	O		S	S	S
314	Textile product mills							O			O	O		S	S	S
315	Apparel manufacturing							O			O	O		S	S	S

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

(Supp. No. 3, Update 1)

316	Leather and allied product manufacturing							O			O	O		S	P	S
3161	Leather and hide tanning and finishing							O			O	O		O	S	O
321	Wood product manufacturing							O			O	O		S	P	S
322	Paper manufacturing							O			O	O		O	S	O
323	Printing and related support activities							S			O	S		P	P	P
323113	Commercial screen printing							P	S		O	P		P	P	P
324	Petroleum and coal products manufacturing							O			O	O		S	S	S
325	Chemical manufacturing							O			O	O		S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O		P	P	P
326	Plastics and rubber products manufacturing							O			O	O		S	P	S
3262	Rubber product manufacturing							O			O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O		O	P	O
331	Primary metal manufacturing							O			O	O		O	S	O
332	Fabricated metal product manufacturing							O			O	O		S	P	S
333	Machinery manufacturing							O			O	O		S	P	S
334	Computer and electronic product manufacturing							O			O	O		P	P	P
335	Electrical equipment, appliance and component manufacturing							O			O	O		P	P	P
33591	Battery manufacturing							O			O	O		O	S	O
336	Transportation equipment manufacturing							O			O	O		S	P	S
337	Furniture and related products manufacturing							O			O	O		S	P	S
339	Miscellaneous manufacturing							O			O	O		P	P	S

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

(Supp. No. 3, Update 1)

3391	Medical equipment and supplies manufacturing							O			O	O		P	P	P
42	<i>Wholesale Trade</i>															
423	Merchant wholesalers, durable goods							O			O	O		P	P	P
424	Merchant wholesalers, nondurable goods							O			O	O		P	P	P
425	Wholesale electronic markets and agents and brokers							O			O	O		P	P	P
44—45	<i>Retail Trade</i>															
4411	Automobile dealers							O			O	O		P	P	O
4412	Other motor vehicle dealers							O			O	O		P	P	O
4413	Automotive parts, accessories and tire stores							P	S		O	O		P	P	P
442	Furniture and home furnishing stores							P	P		O	P		S	S	P
443	Electronics and appliance stores							P	P		O	P		S	S	P
444	Building material and garden equipment and supplies dealers							P	P		O	P		P	P	P
444190	Other building material dealers							S	S		O	O		S	S	S
445	Food and beverage stores							P	P		O	P		S		S
446	Health and personal care stores							P	P		O	P		P		P
447	Gasoline stations							P	P		O			P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	

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

(Supp. No. 3, Update 1)

45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S
48—49	<i>Transportation and Warehousing</i>															
481	Air transportation										O	O		O	O	O
482	Rail transportation										O	O		S	P	S
483	Water transportation										O	O		O	S	O
484	Truck transportation										O	O		P	P	S
485	Transit and ground passenger transportation							S	S		O	S		S	S	S
486	Pipeline transportation	S	S	S	S	S	S	S	S		S	S	S	S	S	S
487	Scenic and sightseeing transportation							S			O	P				P
488	Support activities for transportation							S	S		O	O		S	P	P
48841	Motor vehicle towing										O	O		S	P	O
491	Postal service							P	P		O	P		P	P	P
492	Couriers and messengers							P	P		O	P		P	P	P
493	Warehousing and storage										O	S		P	P	P
51	<i>Information</i>															
511	Publishing industries							P			O	P		P	P	P
512	Motion picture and sound recording industries							S			O	S		S	S	S
515	Broadcasting (except internet)							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P
517911	Telecommunication resellers							P	P		O	P		P	P	P
518	Data processing, hosting and related services							S	S		O	S		S	P	P
519	Other information services							S	S		O	S		S	P	P
52	<i>Finance and Insurance</i>															
521	Monetary authorities—Central bank							P	P		P	P		P		P
522	Credit intermediation and related activities							P	P		P	P		P		P

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

(Supp. No. 3, Update 1)

522298	All other nondepository credit intermediation(i.e., pawn shops)							S			O	S		S	P	P
523	Securities, commodity contracts, and other financial investments and related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)							P	P		P	P		P	P	P
54	<i>Professional, Scientific and Technical Services</i>															
541	Professional, scientific and technical services							P	P		P	P		P		P
54138	Testing laboratories							S			O	S		S	P	P
55	<i>Management of Companies and Enterprises</i>															
551	Management of companies and enterprises							P	P		P	P		P		P
56	<i>Administration/Support Waste Management/Remediation Services</i>															
561	Administrative and support services							P	P		O	P		P		P
561730	Landscaping services							S			O	O		S	P	S
56179	Other services to buildings and dwellings							S			O	O		S	P	P
562	Waste management and remediation services										O	O		S	P	S
61	<i>Educational Services</i>															

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

(Supp. No. 3, Update 1)

6111	Elementary and secondary schools	S	S	S	S	S	S	S	S		O	S	S	S	S	S
6112	Junior colleges							S			O	S	S	S	S	S
6113	Colleges, universities and professional schools							S			O	S	S	S	S	S
6114	Business schools and computer and management training							S			O	S	S	S	S	S
6115	Technical and trade schools							S			O	S	S	S	S	S
6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
7111	Performing arts							P			O	P				P
7112	Spectator sports							S			O	O				P
7113	Promoters of performing arts, sports and similar events							P			O	P				P

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

(Supp. No. 3, Update 1)

712	Museums, historical sites and similar institutions	S	S	S	S	S	S	P	S		O	P	S	S	S	S
7131	Amusement parks and arcades											S		S	P	
7132	Gambling industries															
7139	Other amusement and recreation industries											S		S	P	
713940	Fitness and recreational sports centers							P	S			P		P	P	
72	<i>Accommodation and Food Services</i>															
7211	Traveler accommodation							S			O	S		S	S	S
7212	RV (recreational vehicle) parks and recreational camps										O			S	S	
7213	Roominghouses and boardinghouses							S			O	S		S	S	S
7223	Special food services							P	P		O	P		P		P
7224	Drinking places (more than 75% sales of alcoholic beverages)							S				S		S		S
7225	Restaurants and other eating places							P	P		O	P		P		P
81	<i>Other Services (Except Public Administration)</i>															
8111	Automotive repair and maintenance							P	S		O	S		S	P	
81112	Automotive body, paint, interior and glass repair							S	S		O	S		S	P	
8112	Electronic and precision equipment repair and maintenance							S			O	O		S	P	P
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)							S			O	O		S	P	P
8114	Personal and household goods repair and maintenance							S			O	O		S	P	P

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

(Supp. No. 3, Update 1)

8121	Personal care services							P	P		P	P		P		P
8122	Death care services							S	S		O	S		S		S
8123	Dry cleaning and laundry services							P	P		P	P		P		P
8129	Other personal services							P	P		P	P		P		P
8131	Religious organizations	S	S	S	S	S	S	S	S		O	S	S			
8132	Grantmaking and giving services							O	O		O	O		O		O
8133	Social advocacy organizations							O	O		O	O		O	P	O
8134	Civic and social organizations							O	O		O	O		O	P	O
8139	Business, professional, labor, political, and similar organizations							O	O		O	O		O		O
814	Private households	P	P	P	P	P	P					P (a)	P			
92	<i>Public Administration</i>															
921	Executive, legislative, and other general government support							P			O	P		P		P
922	Justice, public order and safety activities							P			O	P		P		P
92214	Correctional institutions														S	
923	Administration of human resource programs							P			O	P		P		P
924	Administration of environment quality programs							P			O	P		P		P
925	Administration of housing programs, urban planning, and community development							P			O	P		P		P
926	Administration of economic programs							P			O	P		P		P
927	Space research and technology							P			O	P		P		P
928	National security and international affairs							P			O	P		P		P

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

(Supp. No. 3, Update 1)

(a) Second floor and above.

(b) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.
5. S1: Site plan approval required; these facilities shall be subject to the following additional supplemental requirements at the time the first permit, certificate of occupancy, or zoning compliance request is submitted:
 - a. A site plan shall be submitted showing the layout of the proposed site, including present and proposed structures, driveways, parking areas, loading and delivery areas, trash collection areas, or other improvements. A site plan submitted under this subsection shall be subject to review and recommendation to the city council by the planning and zoning commission and approval by the city council.
 - b. An elevation shall be submitted that shows the exterior of the structure and any and all proposed changes to any existing building, yard, or other improvements. A personal care facility shall maintain its residential appearance. In no case will parking lots or spaces be authorized in a front yard, nor may loading and delivery areas, trash collection areas, or recreation areas be located in the front yard or so as to be visible from the street of any personal care facility.
 - c. A copy of the state license authorizing the individual proposing the use to open and operate such a facility, or, if the license has not been granted, a copy of the application submitted to the state department of licensing and regulation for such a license, along with a list of the remaining approvals or requirements to be met in order to obtain such a license. Within 60 days of receipt of such license, and in any case, prior to the issuance by the city of a certificate of occupancy for the facility, a copy of such state license shall be provided to the city's building official.
 - d. No personal care facility shall be allowed to open or operate until a license has been issued by the appropriate state regulatory agency. Any facility opening or operating without a valid state license or city approved site plan shall be subject to immediate closure by the city and all remedies and penalties available under state law.
 - e. All applications filed with the city must indicate what type (A, B, or C) of facility is planned for operation under the licensing standards for personal care facilities, published by the state department of human services, so staff may evaluate the plans under the appropriate code requirements.
 - f. Compliance with all applicable city and state codes, ordinances and regulations shall be required prior to issuance of a certificate of occupancy for the operation of a personal care facility. In case of a conflict between city and state regulations, the more stringent shall control.

-
- (c) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the city to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.
- (d) *Swimming pool.* Exception for private recreation facilities under subsection (e) of this section.
1. If located in any residential zoning district, the pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
 2. A swimming pool shall be deemed an accessory structure under the terms of this appendix, and shall, except as otherwise specifically provided herein, be subject to all requirements and restrictions hereunder. A swimming pool may be erected within a required rear yard, provided it is set back no closer than five feet from any rear lot line, but shall not be erected within any required front or side yard. Swimming pool pump, filter, and heating equipment may be located within a required side or rear yard, but not nearer than five feet from any side or rear property line.
- (e) *Private recreation facility.* Private recreation facilities in residential districts for multifamily developments, subdivisions, or homeowners' associations shall be restricted to use by the occupants of the residence and their guests, or by members of a club or homeowners' association and their guests, and shall be limited to such uses as swimming pools, open game fields, basketball, shuffleboard, racquetball, croquet, and tennis courts, and meeting or locker rooms. Private recreation facilities shall not be located within 25 feet of any street right-of-way or within ten feet of any abutting property line. Activity areas shall be fenced and screened from abutting properties. Dispensing of food and beverages shall be permitted on the premises only for the benefit of users of the recreation facility and not for the general public. Off-street parking shall be required on the basis of one space for each 4,000 square feet of area devoted to recreational use with a minimum of four spaces and a maximum of 20 spaces.
- (f) *Auto repair garage.* Automobile repairing, painting, upholstering and body and fender work shall be performed only under the following conditions:
1. All body and fender repairing shall be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
 2. No spray painting may be done except in a spray booth especially designed for that purpose.
 3. All other auto repairing, etc., shall be conducted within a building enclosed on at least three sides.
 4. All vehicles awaiting body repair and/or paint, not currently being worked on within the required building, shall be stored behind and completely screened by an eight-foot opaque fence. The fence must be placed as to not block visibility of traffic and allow required ingress and egress. In addition, the fence must comply with fence requirements as noted in section 8.B.
 5. Repaired vehicles, or those waiting to be repaired, cannot occupy recommended parking places.
- (g) *Temporary batching facility.* Before a specific use permit may be granted for a temporary batching facility, the city council shall find that such batching plant, yard, or building is both

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

incidental to and necessary for construction within two miles of the plant. A specific use permit may be granted for a period of not more than 180 days, and approval shall not be granted for the same location for not more than four specific use permits during any 30-month period. Within 30 days following the termination of any batching plant, the permittee shall cause the site to be returned to its original condition.

- (h) *Junkyards.* No property located within the corporate limits of the city shall be used and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard, except in the I, industrial district.
- (i) *Dry cleaning facilities.* Dry cleaning establishments shall be subject to the following additional supplemental requirements at the time of submittal for site plan approval, certificate of occupancy, first permit or zoning compliance request. Compliance with all applicable city, state and federal codes, ordinances and regulations shall be required prior to the issuance of a certificate of occupancy. In the case of a conflict between city, state and federal regulations, the more stringent shall control. Reports and copies of all documentation listed below must be provided to the city on a quarterly basis.
 - 1. The facility may process only the clothing dropped off by customers at that location.
 - 2. All employees shall be certified by the equipment manufacturer before operating or maintaining the equipment at that site.
 - 3. The facility shall be registered with the EPA and TNRCC as a small industrial generator of hazardous waste, if required by state or federal regulations, or the owner shall provide proof that it is exempt from such registration.
 - 4. The facility shall have a sampling port installed on its property to allow compliance sampling by city, state, or federal agencies, of sewer effluent.
 - 5. Perchloroethylene waste storage shall be limited to no more than 90 days on-site.
 - 6. Perchloroethylene waste removal shall be handled by a third-party transporter and removed to a RCRA permitted treatment storage and disposal facility.
 - 7. No perchloroethylene shall be stored on-site other than in the dry cleaning machine system.
- (j) *Single tenant or occupant retail uses occupying 50,000 gross square feet or more.* The following requirements shall be in addition to the requirements of any applicable zoning district or overlay district. The following regulations also apply if any interior portion of the 50,000 gross square feet of the building envelope is subleased to another tenant or occupant not affiliated with the primary tenant or occupant:
 - 1. Provide a noise mitigation plan to verify compliance with the city's current maximum permissible sound levels located in article IV, chapter 54 of the Code of Ordinances;
 - 2. Front building facades and facades fronting private or public streets with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections and/or recesses must be at least 25 percent of the length of the facade. Uninterrupted lengths of facade may not exceed 100 feet in length;
 - 3. Buildings shall be architecturally finished on all four sides with the same architectural elements as required in subsection P.6.(j)4 of this section except the rear of the building, provided that a double row of trees is planted along the property line behind the building. In this case, the architectural finish must match the remainder of the building in color and facade material only. A double row of trees shall include trees planted on offset 50-foot

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

centers in a 15-foot landscape buffer, where 50 percent of the trees are canopy evergreen trees; and

4. Buildings that are 50,000 square feet or more in size must include a minimum of six of the following architectural elements. Buildings that are 100,000 square feet or more in size must include a minimum of eight of the following architectural elements or other architectural features approved by the planning and zoning commission:
 - a. Canopies, awnings or porticos.
 - b. Overhangs.
 - c. Arches.
 - d. Arcades (a series of adjoining arches).
 - e. Peaked roof forms.
 - f. Outdoor patios.
 - g. Display windows.
 - h. Architectural work, such as tile work and moldings integrated into the building facade.
 - i. Articulated ground floor levels or base.
 - j. Articulated cornice lines.
 - k. Integrated planters or wing walls that incorporate landscape and sitting areas.
 - l. Offsets, reveals, or projecting ribs used to express architectural or structural bays.
 - m. Accent materials (minimum 15 percent of exterior facade).
 - n. Varied roof heights.
 - o. Other architectural features approved by the planning and zoning commission.

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. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet	Landscape Requirements		Exception	
				Front	Rear	Side		Notes	Lot					
						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%; ee
DD	15,000 E	0	0	0	0 G 15-F	15	0	0	0	70 (max. 4 stories) (b, e and k)	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	25 10 J	25	25 10 J	40	Yes	Commented [BB3]: 25' setback is being the exception.		
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes			
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes		B, C	60%

Commented [BB1]: Some letters in parentheses are in the matrices and some are not.

Commented [BB2]: (a) is not specific to rear setbacks.

Commented [BB3]: 25' setback is the standard with J being the exception.

- 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.~~
- 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.~~
- When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

Commented [BB4]: Remove ROW to account for private streets or access easements.

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

(Supp. No. 3, Update 1)

- D. When rear yard of an NC or LNC district abuts a ~~non~~residential district, rear yard setback shall be a minimum of ~~125~~ 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.~~ Reserved.
- 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. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. 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.
- L. Setbacks shall be measured from the edge of the street ROW or the edge of the drainage/utility/access easement (if streets or drives are private), whichever is greater.

Commented [BB5]: Setback should be greater between commercial and residential districts.

Commented [BB6]: This is standard via the matrix. The exception is F.

Formatted: List 3

Formatted: Indent: Hanging: 0.38"

Commented [BB7]: Added same requirement as in the residential section.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximu m Feet (b and e)	Parking Require ment Unit	Zero Lot Lines Y or N	Maximu m Lot Coverage				
				Front	Rear (a)	Side										
						Interi or (d)	Exterior (Corner Lot)									
							Backing Up to an Abutting Side Yard									Backing Up to an Abutting Rear Yard
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%				
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%				
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%				

Commented [BB8]: Regulation Matrix does not need to include reference to parking requirements.

Formatted Table

Commented [BB9]: Lot width is not specific to this.

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

(Supp. No. 3, Update 1)

MFR-L Multifamily —Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily —Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	50 D, J	5 B, H	4 C, H	40	K	Yes D	50%

Commented [BB10]: This is usually a smaller setback than backing up to an abutting side.

- 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. Reserved.~~
- 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 ~~selected~~.
- 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 ~~or drives~~ are private), whichever is greater.

Commented [BB11]: Zero foot setback with 5' separation difficult to plan review. Talked w/Brian.

Commented [BB12]: Already addressed. Not codified yet.

Commented [BB13]: Wording causes confusion to applicants. Example helps clarify intent.

Formatted: Highlight

Formatted: Highlight

Commented [BB14]: Would be applicable to all setbacks, not just front and side.

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

(Supp. No. 3, Update 1)

- 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 (MFR-GHD)).

~~K. Parking is required in accordance with the parking group table in the design criteria manual.~~

Commented [BB15]: Parking addressed in Design Criteria Manual and not called out for commercial matrix.

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. Buildings or structures that exceed 40 feet in height, but no greater than 70 feet, shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two times the overall building height. Distance shall be measured from the building foundation to the single family residential (SFR) property line.~~
- 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.

Commented [BB16]: If the building setback is equal to the building height, the angle is 45 degrees.

Commented [BB17]: Would include finials, crosses, etc.

Commented [BB18]: Verify distance on Tannos PUD(300'+) and Thomas Manor 3-story (295').

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

(Supp. No. 3, Update 1)

- 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.

k

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008; Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-

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

(Supp. No. 3, Update 1)

2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020)