



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 26, 2021 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

AGENDA

1. CALL TO ORDER

2. Communication from the public/committee liaisons

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

3. Public Hearing

- A. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).
- B. Conduct a public hearings to receive comments, both oral and written, regarding a zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots

for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).

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 minutes for the regular meeting held Thursday, August 12, 2021

5. Action Items

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

- A. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).
- B. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).

- C. Consideration and possible action regarding a recommendation to City Council to amend the Planning and Zoning Commission Rules of Procedure (R 2020-17).

6. Discussion Items

- A. Planning Subcommittee responses to public comments received regarding the 2021 Draft Future Land Use Map.
- B. Discussion regarding finalizing the August 2021 version of the Draft Future Land Use Map as prepared by the Planning Subcommittee.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, September 9, 2021 and (ii) Thursday, September 23, 2021.

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

9. 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 THE 23RD DAY OF AUGUST, 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: August 26, 2021

Subject: To receive comments, both oral and written, regarding:

A zone classification of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC)

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The City of Friendswood is in the process of redesigning the site for Fire Station No. 2 as part of a bond package. The current zoning of Single Family Residential (SFR) does not allow governmental uses, i.e. NAICS Use #922, Justice, Public Order and Safety Activities. The existing building was grandfathered, but with that building being demolished and a new one constructed, the zoning must be brought into compliance. The site will be subject to the Community Overlay District (COD) requirements in addition to requirements of the Community Shopping Center (CSC) zoning district.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The 2008 Future Land Use Map identifies this property as "Low Density Residential;" however the 2021 Draft of the Future Land Use Map identifies the property intended for "Public and Semi-Public" use. A new fire station is a critical need to the City and the Friendswood Volunteer Fire Department.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application Fire Station No 2 zone change
2. Fire Station Deed
3. Aerial Map_Fire Station 2
4. Location Map_Fire Station 2
5. Zoning Map_Fire Station 2
6. Rezoning Report 2601 W Parkwood Ave Aug 2021



City of Friendswood – Community Development

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

Zone Change Application

CURRENT ZONE OF PROPERTY: SFR

TYPE OF ZONE CHANGE (check one):

- ☒ Land Use Change to Zone: CSC ☐ Specific Use Permit Option 1
☐ Planned Unit Development Option 1 ☐ Specific Use Permit Option 2
☐ Planned Unit Development Option 2 SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 2605 W. Parkwood Drive Friendswood, TX 77546

Platted Land – Plat Name: n/a Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: City of Friendswood Steven Rhea Phone: 281 993 3402 3203

Owner's Mailing Address: 910 S. Friendswood Dr. City Manager

City: Friendswood State: TX Zip: 77546 Fax: NA

Owner's Email Address: hmedwedeff@friendswood.com srhea@friendswood.com

AGENT'S NAME : Luis Perez/PGAL Phone: 713 622 1444

Agent's Mailing Address: 3131 Briarpark Drive

City: Houston State: TX Zip: 77042 Fax: NA

Agent's Email Address: lperez@pgal.com

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

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

Owner's Signature: Hailee Medwedeff [Signature] Date: 7/19/2021 7-29-21

Agent's Signature: [Signature] Date: 07/19/2021

Received By: <u>Becky Bennett</u>	Application Number: <u>PLAD-2021-0088</u>
Date of Public Hearing: <u>8-26-21</u>	Received Date: <u>7-19-21</u>
Property Owner Notices: <u>8-13-21</u>	Newspaper Notice: <u>8-4-21</u>
	Sign on Property: <u>8-13-21</u>

Submittal Requirements for Zone Change Applications

ALL APPLICATIONS - PUD and SUP Options 1 and 2, Land Use Changes

☐ Application Fee of \$300 (PUD \$500)
(Changes in/to Downtown District may be eligible for fee waiver)

☐ Current Deed of Record

☐ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor)

PUD Option 1

This option allows all plans, including the site plan, to be approved as a part of the zone change request and is a one-time submittal. See Zoning Ordinance Section 7.J. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

PUD Option 2

This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission 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.

5 – 24" x 36" sets of collated plans including a cover sheet or letter describing the project, an overall site plan and building elevations

See Zoning Ordinance Section 7.J. for more specific plan requirements.

Specific Use Permit Option 1

This option allows all plans, including the site plan, to be approved as a part of the SUP request and is a one-time submittal. See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover page, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

Specific Use Permit Option 2

This option allows utility and drainage plans be submitted with the building permit application at a later date if the SUP is approved.

5 – 24" x 36" sets of collated plans including a cover sheet, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

235250

D E E D

BOOK 3235 PAGE 486

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF GALVESTON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That we, RALPH L. LOWE and wife, MARJORIE M. LOWE, of the County of Galveston, State of Texas, for and in consideration of the love and affection which we have and bear for the CITY OF FRIENDSWOOD, HAVE GIVEN, GRANTED, AND CONVEYED, and by these presents DO HEREBY GIVE, GRANT, AND CONVEY unto the CITY OF FRIENDSWOOD, of the Counties of Galveston and Harris, State of Texas, all of that certain tract of land, containing one (1) acre, more or less, in Galveston County, Texas, and being more particularly described on Exhibit "A" attached hereto and for all purposes made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title, and interest of Grantors in and to adjacent streets, alleys, and rights-of-way unto the said CITY OF FRIENDSWOOD, its successors and assigns forever and Grantors do hereby bind themselves and their heirs, personal representatives, successors, and assigns, to warrant and forever defend all and singular the Property unto Grantee and its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Executed this 28th day of December, 1977.

Ralph L. Lowe
RALPH L. LOWE

Marjorie M. Lowe
MARJORIE M. LOWE

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared RALPH L. LOWE and wife, MARJORIE M. LOWE, known to me to be the persons whose names were subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 29th
day of December, 1979.

Boffie C. Henry
Notary Public In and For
Galveston County, Texas

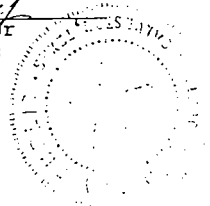
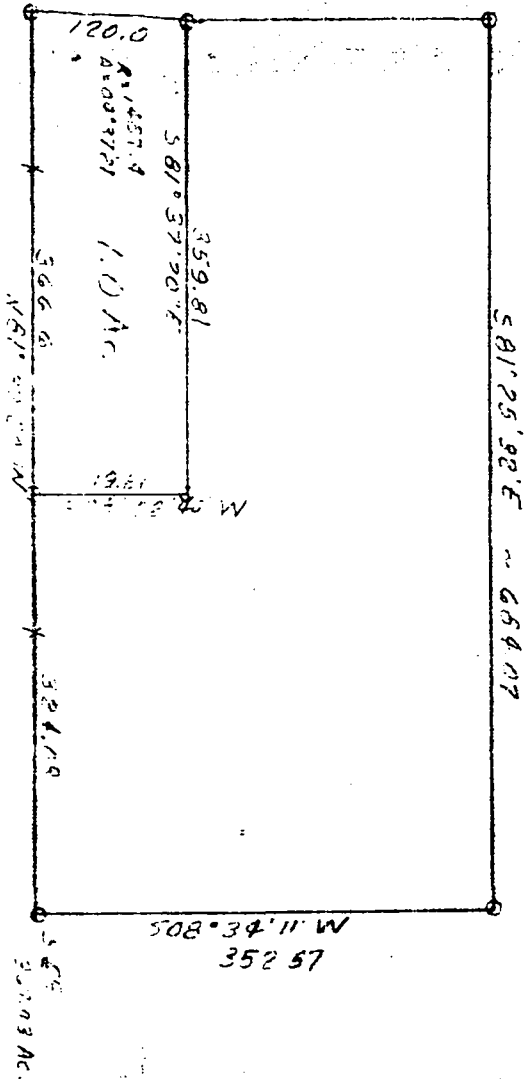


EXHIBIT "A"

F.M. 528



SURVEY PLAT SHOWING BOUNDARIES OF 1.00 ACRE OF LAND, BEING A PART OF THE MANY SIDAN SURVEY, ABSTRACT 154, GALVESTON COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN 367.03 ACRE TRACT CONVEYED BY WILLIAM F. RECORD, JR. ET AL, TO ROBERT L. HOLLAND, TRUSTEE, BY DEED DATED DECEMBER 19, 1965, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, UNDER FILE NO. 1788, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at an iron rod marking the southeast corner of the herein described tract, said iron rod being located North 81 deg. 37 min. 20 sec. West - 324.08 feet from the southeast corner of the aforementioned 367.03 acre tract; THENCE North 81 deg. 37 min. 20 sec. West - 386.56 feet to a point (at corner of the quarterly right of way line of Farm to Market Road No. 571); THENCE said right of way line with a curve to the left, having a Central Angle of 04 deg. 37 min. 21 sec., a Radius of 1487.4 feet, a distance of 170.0 feet to a point for corner and being the northeast corner of the herein described tract; THENCE East 81 deg. 37 min. 20 sec. East - 359.81 feet to an iron rod and being the northeast corner of the herein described tract; THENCE South 08 deg. 22 min. 40 sec. West - 119.21 feet to the PLACE OF BEGINNING and containing 1.00 acre of land.

I, D. H. ADAMS, Registered Public Surveyor No. 580, do hereby certify that the above survey was made on the ground during November, 1979, under my supervision, and this plat is true and correct to the best of my knowledge and belief.

D. H. Adams, Registered Public Surveyor number 580



DEED
BOOK 3235 PAGE 489

STATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of Galveston
County, Texas as stamped hereon by me.

APR 10 1980



Mary Jane Christensen
COUNTY CLERK, Galveston County, Texas

235250
FILED FOR RECORD
APR 10 9 14 AM 1980
Mary Jane Christensen
COUNTY CLERK, GALVESTON COUNTY, TEXAS

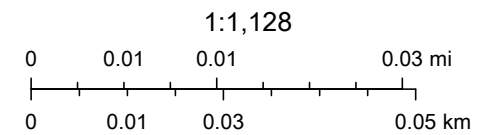
CITY OF FRIENDSWOOD
ATTN: BOBBIE C. HENRY
CITY SECRETARY
109 WILLOWICK
FRIENDSWOOD, TEXAS 77546

ArcGIS Web Map



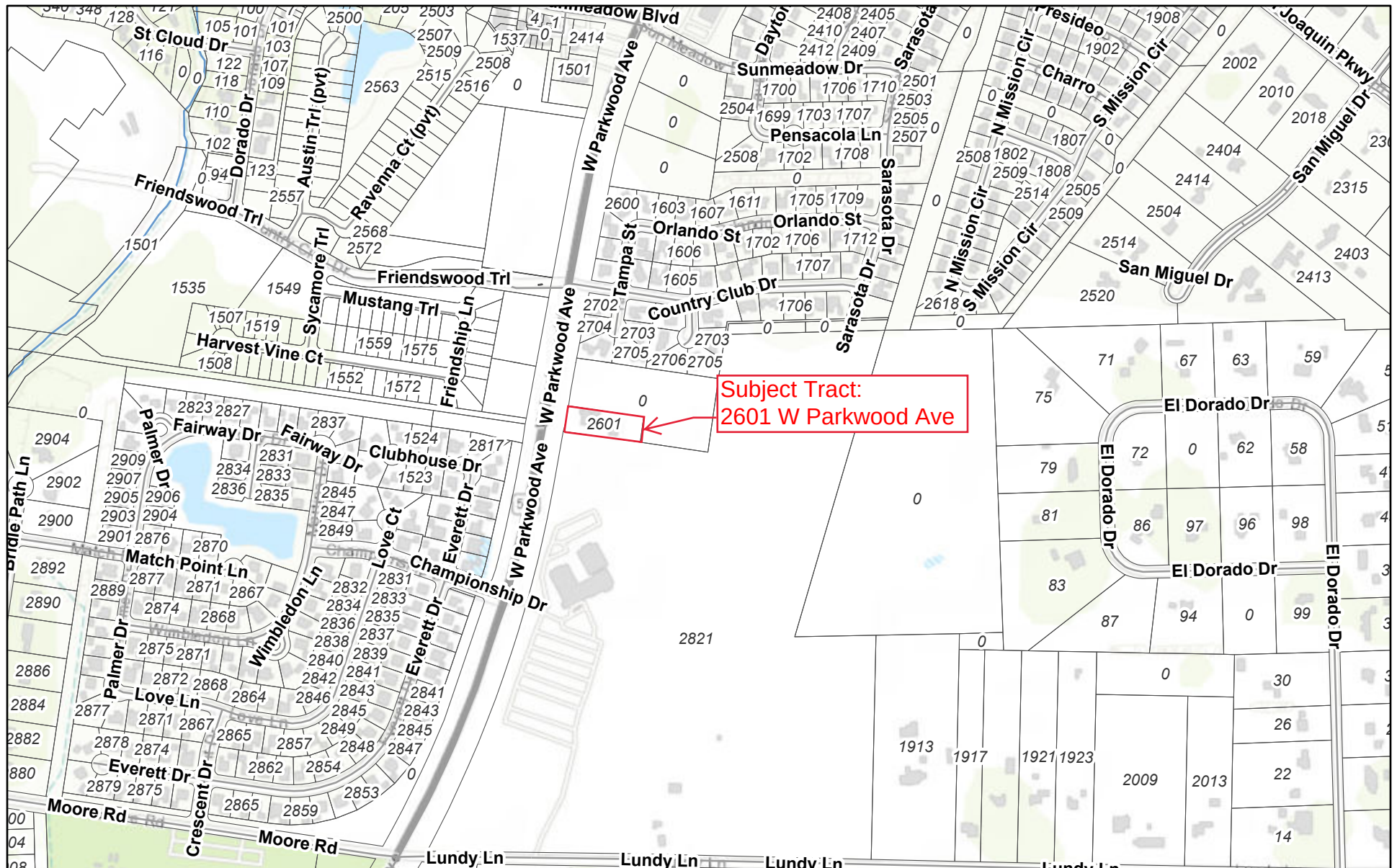
7/22/2021, 9:23:55 AM

 City Limits  Streets  Parcels



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

ArcGIS Web Map

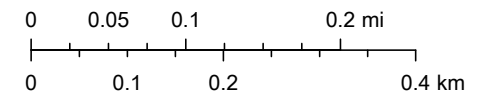


7/22/2021, 9:21:07 AM

 City Limits  Parcels

Streets All Linear Water Features

1:9,028



Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT

ArcGIS Web AppBuilder

Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Page 13 of 1

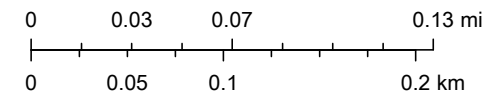
ArcGIS Web Map



7/22/2021, 9:27:05 AM

 City Limits
  Zoning of Parcels
  PUD
 Streets
  CSC
  SFR
 Parcels
  NC
  Spec

1:4,514



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

ArcGIS Web AppBuilder

Rezoning Report

August 2021

Project: City of Friendswood Fire Station No. 2

Address: 2601 W. Parkwood Ave

Legal: 1.00 acre being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788

Request: Change the zoning from change from Single Family Residential (SFR) to Community Shopping Center (CSC)

Zoning Ordinance, Appendix C

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.

Existing Use/Site Attributes:

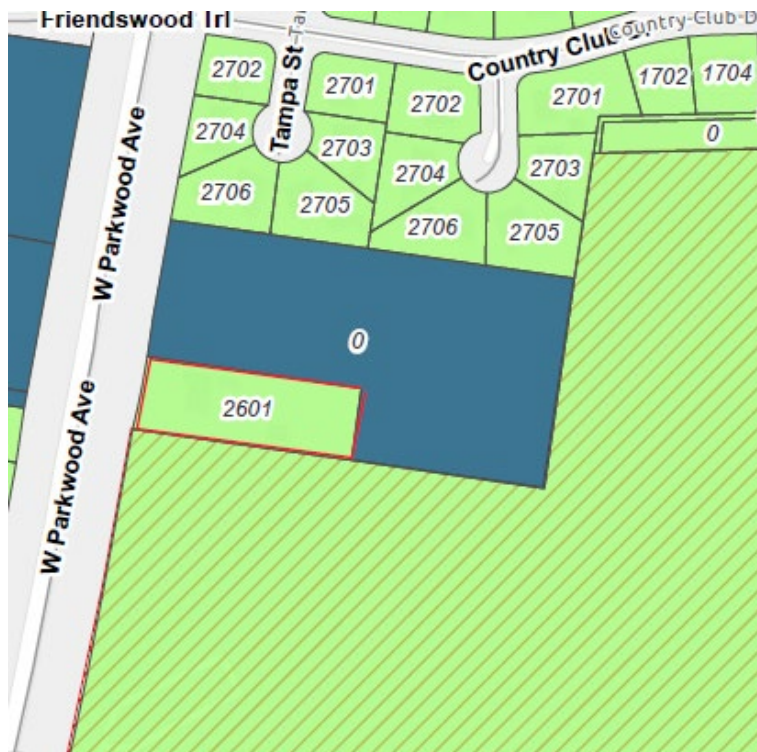
There is an existing fire station building located on the property. A new fire station is being planned as a result of approved bond projects.



City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Single Family Residential (SFR), which was the original zoning assigned at the time of annexation in 1973.



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property is bordered by tracts that are zoned Neighborhood Commercial (NC) to the north and Single Family Residential with a Specific Use Permit for a church (SFR/SUP) to the south. Access to the development is from FM 528 also known as W. Parkwood Ave.

Platting Analysis:

The subject property is eligible for a Certificate of Platting Exemption being that it is less than 5 acres in size and has existing utilities and access.

Planning Analysis:

The current zoning of Single Family Residential (SFR) does not allow governmental uses, i.e. NAICS Use #922, Justice, Public Order and Safety Activities. The existing building was grandfathered, but with that building being demolished and a new one constructed, the zoning must be brought into compliance. The site will be subject to the Community Overlay District (COD) requirements in addition to requirements of the Community Shopping Center (CSC) zoning district.

Notice of the public hearings was published in the newspaper, a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The 2008 Future Land Use Map identifies this property as “Low Density Residential;” however the 2021 Draft of the Future Land Use Map identifies the property intended for “Public and Semi-Public” use.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria.

Utilities:

Since there is currently a building on the property, water and sewer services are also existing.

Access:

The property currently has access to FM 528/W. Parkwood Ave. which is sufficient access.

Park/Open Space:

Parkland Dedication does not apply to commercially zoned property.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: To receive comments, both oral and written, regarding:

A zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR)

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

Friendswood High School is already located at the site. Over the years, the existing buildings and sports facilities have been renovated and expanded in order to facilitate the needs of the students and the school district. The Natatorium was constructed in 2009. The District acquired seven residential lots between Falling Leaf Drive and Mustang Drive to provide more land for expansion. In 2020, voters approved a bond for the district and part of that bond program included changes to the high school campus including: a new performing arts center (auditorium), renovation of the existing auditorium and fine arts wing, renovation of existing CTE spaces, new competition gym with storage and locker rooms, existing locker room renovations, and reconfigure and add athletic field space. The current zoning of Single Family Residential (SFR) allows NAICS Use #6111 Elementary and Secondary Schools with a Specific Use Permit (SUP).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The 2008 Future Land Use Map identifies 800 Greenbriar as "Public" and the remainder of the tracts as "Low Density Residential;" however the 2021 Draft of the Future Land Use Map identifies all of the property intended for "Public and Semi-Public" use.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. FHS Deeds
2. FHS SUP Application

3. FHS metes and bounds and plats
4. FHS SUP Aerial Map
5. FHS SUP Location Map
6. FHS SUP Zoning Map
7. FHS SUP Rezoning Report Aug 2021
8. FHS SUP Proposed Plans

THE STATE OF TEXAS)

COUNTY OF GALVESTON) KNOW ALL MEN BY THESE PRESENTS:

27416

THAT I, CECIL BROWN, doing business as Brown Investment Company, of Galveston County, Texas, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, cash to Cecil Brown, dba Brown Investment Company, in hand paid by the Friendswood Independent School District, the receipt of which is hereby acknowledged, have GRANTED SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto the said Friendswood Independent School District, of Galveston County, Texas, the following described tract or parcel of land, lying and being situated in Galveston County, Texas, to-wit:

DEED
BOOK 1835 PAGE 6

A part of Lots 1, 2, 3 and 4 in Block "H" Central Park, a Subdivision in the Sarah McKissick or J. R. Williams League, Galveston County, Texas, according to map thereof recorded in Vol. 105, Page 151, in the office of the County Clerk of Galveston County, Texas and based on a survey by C. C. Washington, former Galveston County Surveyor, in 1937 of said Block "H", and being more fully described by metes and bounds as follows:

Commencing at the East corner of Lot 2, Block "H" of Central Park, a subdivision in the Sarah McKissick or J. R. Williams League, Galveston County, Texas, said commencing point, for the purposes of this description being the intersection point of the Southwest right-of-way line of a Northwest-Southeast 40 foot road with the Northwest right-of-way line of a Northeast-Southwest 40 foot road, said roads being shown on the plat of said Central Park, recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151;

THENCE, South 45 deg. 00 min. West, along the Northwest Right-of-way line of said NE-SW 40 foot road and along the Southeast line of said Lot 2, a distance of 10 feet to a 1-1/2 inch iron pipe for the beginning point of the tract herein described;

THENCE, from said beginning point, continuing South 45 deg. 00 min. West along the Northwest right-of-way line of said NE-SW 40 foot road and along the Southeast line of said Lot 2 and of Lot 4 of the same Block "H", at 965.25 feet, passing the South corner of said Lot 2 which is the East corner of said Lot 4, and continuing for a total distance of 1684.9 feet to a one inch pipe set at a fence corner;

THENCE North 45 deg 05 min. 48 sec. West, along a fence line, at 862.6 feet crossing the common line of Lots 4 and 3 of said

Block "H", said line being the Northwest line of said Lot 4 and the Southeast line of said Lot 3, and continuing for a total distance of 1067.5 feet to a one inch pipe for corner;

THENCE, North 45 deg 00 min. East, parallel to the Southeast line of Lots 3 and 1 of said Block "H", at 721.45 feet, crossing the common line of said Lots 3 and 1, said line being the Northeast line of said Lot 3 and the Southwest line of said Lot 1 and continuing for a total distance of 1686.7 feet to a one inch pipe for corner;

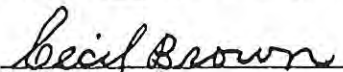
THENCE South 45 deg 00 min. East, 10 feet perpendicularly distant Southwest from and parallel to the Northeast line of said Lots 1 and 2, and along the Southwest line of what is now a 60 foot road, at 204.9 feet, crossing the Southeast line of said Lot 1 and the Northwest line of said Lot 2, and continuing for a total distance of 1067.5 feet to the place of beginning and containing 41.558 acres, more or less, and being all out of Block "H" of said Central Park.

This conveyance is encumbered by an oil pipe line right-of-way to Humble Pipe Line Company, recorded in Volume 591, . page 550, in the offices of the County Clerk of Galveston County, Texas, and located on the plat prepared by Paul A. Milligan, December 14, 1966.

There is dedicated by this conveyance a strip of land 80 feet wide along the full length of the Northwest side of the above described property for public road purposes. One-half of said public road, or 1.558 acres, is donated by Cecil Brown, doing business as Brown Investment Company, but included in this conveyance. Friendswood Independent School District joins in this conveyance for the purpose of evidencing its dedication of the other one-half of said public road abovementioned.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Friendswood Independent School District, their successors and assigns, forever; and I, Cecil Brown, doing business as Brown Investment Company, do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Friendswood Independent School District, their successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

WITNESS OUR HANDS, this the 1st day of January, 1967.


Cecil Brown, dba
BROWN INVESTMENT COMPANY

DEED
BOOK 1835 PAGE 7

ATTEST:

Percy Hurt
Percy Hurt, Sec.

C. W. Cline
C. W. Cline, President
FRIENDSWOOD INDEPENDENT SCHOOL
DISTRICT

THE STATE OF TEXAS)
COUNTY OF GALVESTON)

DEED
BOOK 1835 PAGE 8

BEFORE ME, a Notary Public in and for Galveston County,
Texas, on this day personally appeared Cecil Brown, doing business
as Brown Investment Company, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

1st day of January, A. D. 1967.



Marguerite Oberhauser
Notary Public in and for Galveston County,
Texas

THE STATE OF TEXAS)
COUNTY OF GALVESTON)

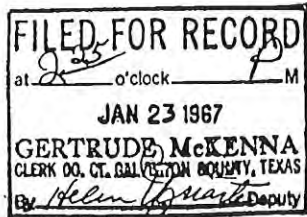
BEFORE ME, a Notary Public in and for Galveston County,
Texas, on this day personally appeared C. W. Cline, president
Friendswood Independent School District, known to me to be the person
whose name is subscribed to the foregoing instrument, and acknowledged
to me that he executed the same for the purposes and consideration
therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

1st day of January, A. D. 1967.

M. W. Odell
Notary Public in and for Galveston County,
Texas.





STATE OF TEXAS

COUNTY OF GALVESTON

I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of Galveston
County, Texas as stamped hereon by me.



JAN 23 1967

Gertrude McKenna
COUNTY CLERK, Galveston County, Texas

DEED
BOOK 1835 PAGE 9

Stewart/Lovellane
017207137-9

641 9803814 J P95

012-30-1786

GENERAL WARRANTY DEED

THE STATE OF TEXAS *
 * KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON *

That **JACO FAMILY TRUST** of Galveston County, Texas, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor cash in hand paid by **FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT**, hereinafter called Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee of 302 Lauren Drive, Friendswood, Galveston County, Texas 77546, all that certain property situated in Galveston County, Texas, described as follows, to-wit:

A tract or parcel of land out of Lot Three (3), in Block "H", of CENTRAL PARK, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 105, Page 151, in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the North corner of Block "H" of Central Park, said commencing point for the purposes of this description being the intersection of the Southwest right-of-way line of a Northeast-Southeast (40) foot road, said roads being shown on the plat of said Central Park;

THENCE South 45 degrees 00 minutes West, along the Northwest line of said Block "H", a distance of 1324.60 feet;

THENCE South 45 degrees 00 minutes East, parallel to the Northeast line of said Block "H", a distance of 10.00 feet to the PLACE OF BEGINNING of the tract herein described;

THENCE South 45 degrees 00 minutes East, parallel to the Northeast line of said Block "H", a distance of 647.70 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 00 minutes West, parallel to the Northwest line of said Block "H", a distance of 370.13 (called 372.10) feet to a 1/2 inch iron rod found for corner;

97207137.DOC

1

pts

THENCE North 45 degrees 05 minutes 18 seconds West, a distance of 427.59 feet to a 1/2 inch iron rod found for corner;

THENCE North 10 degrees 49 minutes 15 seconds West, a distance of 265.785 feet to a 5/8 inch iron rod found for corner;

THENCE North 45 degrees 00 minutes East, a distance of 221.32 feet to the PLACE OF BEGINNING.

This conveyance is made and accepted subject to all restrictions, easements, rights-of-way, oil, gas and mineral leases and royalty and mineral conveyances and reservations of record, if any, in the Office of the County Clerk of Galveston County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors, administrators, heirs and assigns forever, and Grantor does hereby bind itself, its successors and assigns, heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors, administrators, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Whenever the context or construction of this document so requires, the masculine shall include the feminine and neuter, and the singular shall include the plural, and conversely; and, in addition thereto, shall encompass all of the covenants and agreements herein undertaken to be performed by and the rights conferred upon the respective parties named herein, and shall be binding upon and inure to the benefit of not only said parties but also their respective heirs, executors, administrators, successors and assigns.

WITNESS THE EXECUTION HEREOF this 29 day of Jan, 1998.

JACO FAMILY TRUST

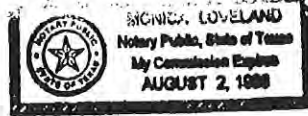
BY: Sandra M. Jaco Trustee
Sandra M. Jaco, Trustee

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 29 day of Jan., 1998, before me, the undersigned Notary Public, personally appeared Sandra M. Jaco, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as Trustee of Jaco Family Trust and acknowledged that he/she executed the same for the purpose contained therein on behalf of said Jaco Family Trust.

Monica Loveland
Notary Public, State of Texas



After recording, return to:

Monica's Address
Friendswood I.S.D.
302 Laurel Drive
Friendswood, TX 77546

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Patricia Ritchie
1-30-98 11:18 AM 9803814
GULIS_M \$13.00
Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

97207137.DOC

3

Stare

WARRANTY DEED

Date: JULY 29, 1998

Grantor: BRENCO DEVELOPMENT, INC., a Texas corporation

Grantor's Mailing Address (including county):

P. O. BOX 57881
WEBSTER, HARRIS COUNTY, TEXAS 77598-7881

Grantee: FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including county):

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT
302 LAUREL
FRIENDSWOOD, TEXAS 77546

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, cash,
the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots One (1) and Five (5) of Final Plat of Brenham Estates, a subdivision
according to the map or plat thereof, recorded in Volume 18, Page 601, of the
Map Records of Galveston County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases,
mineral severances, and other instruments, other than liens and conveyances, that affect the
property; taxes for 1998, the payment of which Grantee assumes.

Grantee shall erect and at all times maintain adequate screening (minimum six foot (6')
cedar fence) between the property and the adjoining Lots Two (2) and Six (6) of Brenham
Estates.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY
"AS IS" EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED
HEREIN.

Grantor, for the consideration and subject to the reservations from and exceptions to
conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all
and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to
Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds
Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever
defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,
successors, and assigns against every person whomsoever lawfully claiming or to claim the same
or any part thereof, except as to the reservations from and exceptions to conveyance and
warranty.

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

BRENCO DEVELOPMENT, INC.

BY: Brenda J. Ham, President

ACCEPTED:

FRIENDSWOOD INDEPENDENT
SCHOOL DISTRICT

BY: John S. Stanfield
JOHN S. STANFIELD, PRESIDENT

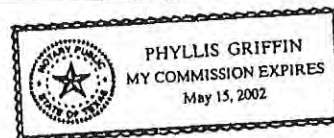
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 29th day of July, 1998,
by Brenda J. Ham, PRES of
BRENCO DEVELOPMENT, INC., a Texas corporation, on behalf of said
corporation.

Notary Public - State of Texas
Notary's Printed Name:

My Commission Expires:



STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 29th day of July, 1998,
by John S. Stanfield, Pres. of
FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, on behalf of said school district.

Notary Public - State of Texas
Notary's Printed Name:

My Commission Expires:

FOLLOWING RECORDING RETURN TO:
FRIENDSWOOD INDEPENDENT SCHOOL
DISTRICT
ATTENTION: JOHN S. STANFIELD
PRESIDENT

302 LAUREL
FRIENDSWOOD, TEXAS 77546

012-95-0978

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

9-22-98 10:40 AM 9846822
PACH_A \$11.00
Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

012-88-1941

WARRANTY DEED

Date: JULY 29, 1998

Grantor: BRENCO DEVELOPMENT, INC., a Texas corporation

Grantor's Mailing Address (including county):

Grantee: FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including county):

302 LAUREL DR.
FRIENDSWOOD, TX 77546
ATT: N Curtis Wilson

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, cash, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots One (1) and Five (5) of Final Plat of Brenham Estates, a subdivision according to the map or plat thereof, recorded in Volume 18, Page 601, of the Map Records of Galveston County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

All presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; taxes for 1998, the payment of which Grantee assumes.

Grantee shall erect and at all times maintain adequate screening (minimum six foot (6') cedar fence) between the property and the adjoining Lots Two (2) and Six (6) of Brenham Estates.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS" EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

BRENCO DEVELOPMENT, INC.

BY: Brenda J. Ham, President
Brenda J. Ham, Pres.

ACCEPTED:

FRIENDSWOOD INDEPENDENT
SCHOOL DISTRICT

BY: John S. Stanfield, Pres.
John S. Stanfield, Pres.

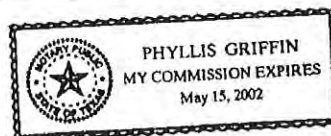
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 29th day of July, 1998,
by Brenda J. Ham Pres of
BRENCO DEVELOPMENT, INC., a corporation corporation, on behalf of said
corporation.

Notary Public - State of Texas
Notary's Printed Name:

My Commission Expires:



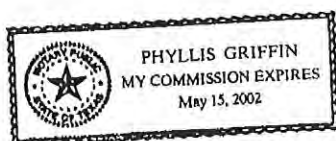
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 29th day of July, 1998,
by John S. Stanfield Pres of
FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, on behalf of said school district.

Notary Public - State of Texas
Notary's Printed Name:

My Commission Expires:



012-88-1943

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

8-28-98 10:15 AM 9842224
NASCH-T \$11.00
Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 1, 2013
~~April~~

Grantor: RAYMOND J. KRAJCA and JULIANA M. KRAJCA, husband and wife

Grantor's Mailing Address (including county):

1608 White Wing Circle
Friendswood, Texas 77546

Grantee: FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):

302 Laurel Drive
Friendswood, Galveston County, Texas 77546

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Lot Two (2), of Final Plat of BRENHAM ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Plat Record 18, Map No. 601, of the Plat Records of Galveston County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

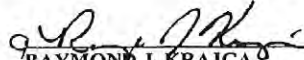
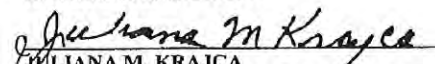
Easements, rights-of-way, and prescriptive rights of record; all presently recorded instruments, other than liens and conveyances, that affect the property. Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

ATH 13030380

FILED BY
ALAMO TITLE COMPANY

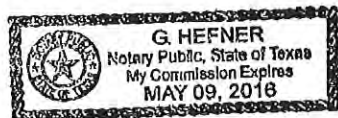
When the context requires, singular nouns and pronouns include the plural.


RAYMOND J. KRAJCA

JULIANA M. KRAJCA

THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 1st day of May, 2013, by RAYMOND J. KRAJCA.




Notary Public, State of Texas
Notary's printed name:
Notary's commission expires:

THE STATE OF TEXAS {}

COUNTY OF HARRIS {}

This instrument was acknowledged before me on the 1 day of May, 2013, by JULIANA M. KRAJCA.




Notary Public, State of Texas
Notary's printed name:
Notary's commission expires:

Return to:
302 Laurel
Friendswood, Tx 77546
Attn: Patricia Hanks

(11:jkmttcc/Apr 13/22-13030380-GH)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan

2013 May 09 12:36 PM Fee: \$ 20.00

2013028821

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY TEXAS

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: November 7, 2019

Grantor: PAUL DOUGLAS HAHN and TINA M. HAHN, husband and wife

Grantor's Mailing Address (including county):

1101 Falling Leaf Dr.
Friendswood, Texas 77546

Grantee: FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):

302 Laurel Drive
Friendswood, Galveston County, Texas 77546

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Lot Three (3), Final Plat of BRENHAMESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Records 18, Map Number 601, Galveston County Map Records of Galveston County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

Any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Taxes for the current year have been prorated and are assumed by Grantee.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's

FILED BY *ATCH 19092373*
ALAMO TITLE COMPANY
(HOUSTON)

heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

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

Grantor has executed and delivered this General Warranty Deed and has granted, bargained, sold and conveyed the Property and Grantee has received and accepted this General Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OR TITLE EXPRESSLY SET FORTH HEREIN.

Paul Douglas Hahn
PAUL DOUGLAS HAHN

Tina M. Hahn
TINA M. HAHN

AGREED TO AND ACCEPTED BY:

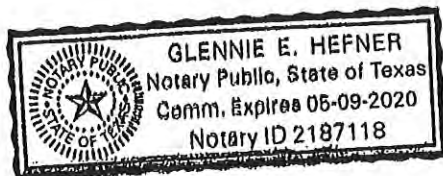
FRIENDSWOOD INDEPENDENT SCHOOL
DISTRICT, a political subdivision of the State of Texas

By: [Signature]
Name: THAD ROHER
Title: Superintendent

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of November, 2019, by
PAUL DOUGLAS HAHN.

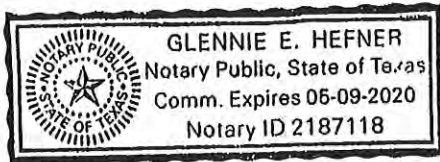


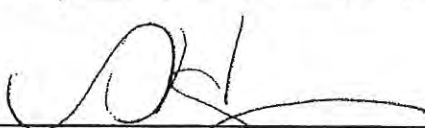
[Signature]
Notary Public, State of Texas
Notary's printed name:
Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of November, 2019, by TINA M. HAHN.



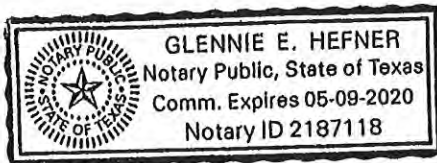

Notary Public, State of Texas
Notary's printed name:

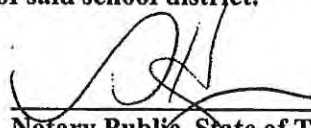
Notary's commission expires:

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7th day of November, 2019, by THAD ROHER, Superintendent of FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas, on behalf of said school district.




Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

FILED AND RECORDED

Instrument Number: 2019061962

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 11/08/2019 12:32PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

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

Date: August 31, 2017

Grantor: Brenda J. Ham

Grantor's Mailing Address: 1616 Contolami St.
League City, TX 77573

Grantee: Friendwood ISD

Grantee's Mailing Address: 302 Laurel Dr.
Friendwood, TX 77544

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

Lot Four (4) of Final Plat of Brenham Estates, a subdivision according to the map or plat thereof, recorded in Volume 18, Page 601, of the Map Records of Galveston County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

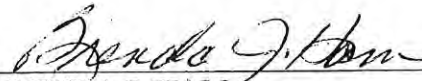
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

STEWART TITLE

17167038571 / DA/178

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

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


BREND A J. HAM

STATE OF TEXAS

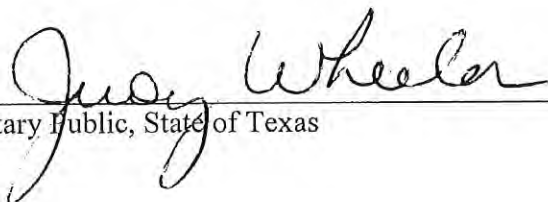
*

COUNTY OF GALVESTON

*

On the 31 day of Aug, 2017, before me, the undersigned Notary Public, personally appeared **Brenda J. Ham**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that she executed the same for the purpose contained therein.




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2017053236

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 09/01/2017 3:27PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: November 20, 2014

Grantor: ERIC D. SCHULTZ and P. SUSAN SCHULTZ, husband and wife

Grantor's Mailing Address (including county):

1108 Mustang Dr.
Friendswood, TX. 77546

Grantee: FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):

302 Laurel Drive
Friendswood, Galveston County, Texas 77546-3923

Consideration: For Ten and No/100 Dollars and other valuable consideration.

Property (including any improvements):

Lot Six (6), in Block One (1) of FINAL PLAT of BRENHAM ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Plat Records 18, Map Number 601, of the Map Records of Galveston County, Texas.

Reservations from and exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded instruments, other than liens and conveyances, that affect the Property. Taxes for the current year have been prorated to date of closing.

ATCH 1404 5831
FILED BY
ALAMO TITLE COMPANY

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's legal representatives, successors and assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty.

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

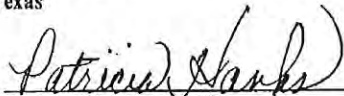
GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION.


ERIC D. SCHULTZ


P. SUSAN SCHULTZ

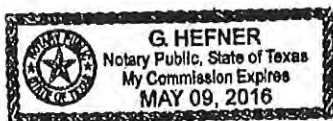
AGREED TO AND ACCEPTED BY:

FRIENDSWOOD INDEPENDENT SCHOOL
DISTRICT, a political subdivision of the State
of Texas

By: 
Name: PATRICIA HANKS
Title: Superintendent

THE STATE OF TEXAS {}
 Galveston
COUNTY OF ~~HARRIS~~ {}
 HARRIS

This instrument was acknowledged before me on the 21st day of November, 2014, by ERIC D. SCHULTZ.




Notary Public, State of Texas
Notary's printed name:
Notary's commission expires:

THE STATE OF TEXAS {}
COUNTY OF Galveston {}

This instrument was acknowledged before me on the 21st day of November, 2014, by P. SUSAN SCHULTZ.

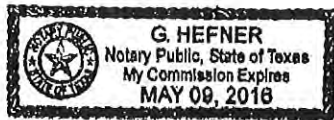


Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

THE STATE OF TEXAS {}
COUNTY OF Galveston {}

This instrument was acknowledged before me on the 20th day of November, 2014, by PATRICIA HANKS, Superintendent of FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas, on behalf of FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT.



Notary Public, State of Texas
Notary's printed name:

Notary's commission expires:

Return to:

Friendswood ISD
Attn: Patricia Hanks
302 Laurel
Friendswood, TX. 77546

(H:\ns\titleco\November 2014\22-14045831-GH)

FILED AND RECORDED

Instrument Number: 2014067068

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 11/24/2014 12:46PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

Reserved for Recording Office:

After Recording, Return To:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

DATE: December 19, 2019

GRANTOR: **EDWIN HUNTER HARRIS, III AND KERRY A. HARRIS, HUSBAND AND WIFE**

GRANTOR'S ADDRESS (including county): 1102 Mustang Drive, Friendswood, Galveston County, TX 77546

GRANTEE: **FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT**

GRANTEE'S ADDRESS (including county): 302 Laurel, Friendswood, Galveston County, TX 77546

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

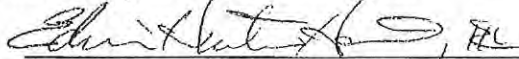
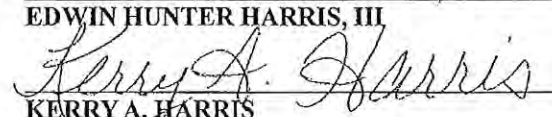
PROPERTY: Lot 7, of FINAL PLAT OF BRENHAM ESTATES, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 18, Page 601, of the Map Records of Galveston County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights-of-way, and prescriptive rights, whether of record or not, that are not appurtenant to or benefitting the property; all presently recorded restrictions, reservations, covenants, conditions (except declarant's rights thereunder), oil and gas leases, mineral

severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways; environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements); taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

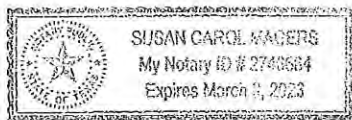
Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD the Property, unto Grantee, Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Reservations from and Exceptions to Conveyance and Warranty.

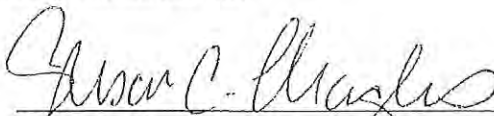
When the context requires, singular nouns and pronouns include the plural.


EDWIN HUNTER HARRIS, III

KERRY A. HARRIS

STATE OF TEXAS §
COUNTY OF Galveston §

This instrument was acknowledged before me on this the 19 day of December, 2019, by Edwin Hunter Harris, III and Kerry A. Harris, husband and wife.




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2019070174

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 12/20/2019 10:06AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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

GENERAL WARRANTY DEED

Date: March 9th, 2018

Grantor: David Branham and Laurie Branham

Grantee: Friendswood Independent School District

Grantee's Mailing Address:

302 Laurel Drive
Friendswood, TX 77546

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Lot 8, BRENHAM ESTATES, according to the map or plat thereof, recorded in Volume 18, Page 601, Map Records, Galveston County, Texas.

Reservations from Conveyance:

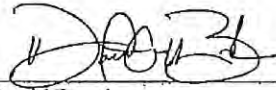
NONE

Exceptions to Conveyance and Warranty:

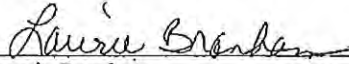
The conveyance is made and accepted subject to any and all Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located.

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

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



David Branham

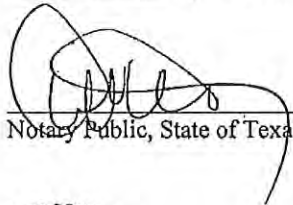


Laurie Branham

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 9 day of March, 2018 by David Branham and Laurie Branham.


Notary Public, State of Texas

After Recording, Return To:

302 Laurel Drive
Friendswood, TX 77546



FILED AND RECORDED

Instrument Number: 2018018027

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 03/28/2018 1:28PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

Reserved for Recording Office:

After Recording, Return To:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

DATE: November 15, 2019

GRANTOR: **ROGER ALAN STANFIELD, JR. AND WIFE, BONNIE ELIZABETH STANFIELD**

GRANTOR'S ADDRESS (including county): 1014 Mustang Drive, Friendswood, Galveston County, TX 77546

GRANTEE: **FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT**

GRANTEE'S ADDRESS (including county): 1014 Mustang Drive, Friendswood, Galveston County, TX 77546

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Lot Nine (9), of FINAL PLAT OF BRENHAM ESTATES, an addition in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 601, of the Map Records of Galveston County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights-of-way, and prescriptive rights, whether of record or not, that are not appurtenant to or benefitting the property; all presently recorded restrictions, reservations, covenants, conditions (except declarant's rights thereunder), oil and gas leases, mineral

General Warranty Deed

1

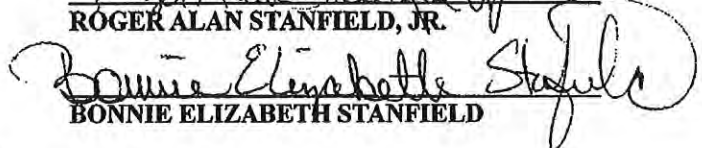
CHICAGO TITLE
EFFECTIVE 11/14/19

severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways; environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements); taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD the Property, unto Grantee, Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Reservations from and Exceptions to Conveyance and Warranty.

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


ROGER ALAN STANFIELD, JR.

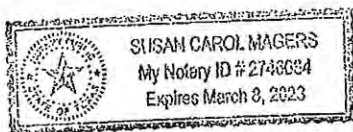

BONNIE ELIZABETH STANFIELD

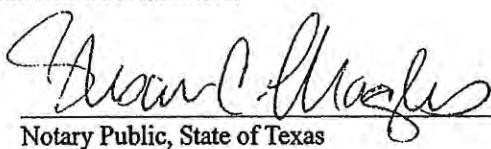
STATE OF TEXAS

COUNTY OF Galveston

§
§
§

This instrument was acknowledged before me on this the 15 day of November, 2019, by Roger Alan Stanfield, Jr. and wife, Bonnie Elizabeth Stanfield.




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 2019063576

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 11/18/2019 2:59PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application



CURRENT ZONE OF PROPERTY: SFR

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☒ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: 0111

PROPERTY IDENTIFICATION:

Address: 702 GREENBRIAR Drive Friendswood, TEXAS 77546

Platted Land – Plat Name: Final Plat of Friendswood High School Expansion Lot: 1 Block: 1

Unplatted Land – Attach a certified metes and bounds description Greenham Estates Lots: 2-4 & 6-9, Block: 1

OWNER NAME: Friendswood Independent School District Phone: 281-492-1267

Owner's Mailing Address: 302 Laurel Drive

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

Owner's Email Address: EKREITER@FISDK12.NET

AGENT'S NAME : ROBERT MOHLER (PBK) Phone: 713.965.0608

Agent's Mailing Address: 11 GREENWAY PLAZA, 22ND FLOOR

City: HOUSTON State: TX Zip: 77046 Fax: 713.961.4571

Agent's Email Address: ROBERT.MOHLER@PBK.COM

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

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

Owner's Signature: [Signature] Date: 7/23/2021

Agent's Signature: [Signature] Date: 7/23/2021

Received By: <u>Becky Bennett</u>	Application Number: <u>PLAN-2021-0041</u>
Date of Public Hearing: <u>8-26-21, 9-13-21</u>	Received Date: <u>7-26-2021</u>
Property Owner Notices: <u>8-13-2021</u>	Newspaper Notice: <u>8-4-2021</u>
	Sign on Property: <u>8-13-2021</u>

Submittal Requirements for Zone Change Applications

ALL APPLICATIONS - PUD and SUP Options 1 and 2, Land Use Changes

☒ Application Fee of \$300 (PUD \$500)

(Changes in/to Downtown District may be eligible for fee waiver)

☒ Current Deed of Record

☒ Most recent plat OR Certified Metes and Bounds Description (including name, address and telephone number of surveyor)

PUD Option 1

This option allows all plans, including the site plan, to be approved as a part of the zone change request and is a one-time submittal. See Zoning Ordinance Section 7.J. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover sheet, overall site plan, landscape plan, building elevations, and photometric plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

PUD Option 2

This option will require the applicant to apply for site plan approval from the Planning and Zoning Commission 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.

5 – 24" x 36" sets of collated plans including a cover sheet or letter describing the project, an overall site plan and building elevations

See Zoning Ordinance Section 7.J. for more specific plan requirements.

Specific Use Permit Option 1

This option allows all plans, including the site plan, to be approved as a part of the SUP request and is a one-time submittal. See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

5 – 24" x 36" sets of collated plans including a cover page, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

2 – 24" x 36" sets of collated plans including Engineered drainage, utility, grading and storm water plans (per the City of Friendswood Design Criteria Manual)

2 – 24" x 36" sets architectural plans including mechanical, electrical and plumbing plans

Specific Use Permit Option 2

This option allows utility and drainage plans be submitted with the building permit application at a later date if the SUP is approved.

5 – 24" x 36" sets of collated plans including a cover sheet, site plan, landscape plan, photometric plan, building elevations, tree survey and mitigation plan

See Zoning Ordinance Section 9.G.3. for more specific plan requirements.

39.166 ACRES
1,706,071 SQUARE FEET
SARAH McKISSICK SURVEY
ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 39.166 acre (1,706,071 square foot) tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood, Galveston County, Texas and said 39.166 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (G.C.D.R.), said 39.166 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "CL Davis" found marking the south corner of the intersection of southeasterly Right-of-Way (R.O.W.) line of Mustang Road (based on a width of 80 feet) recorded under Volume (Vol.) 1835, Page (Pg.) 6, G.C.D.R. and the southwesterly R.O.W. line of Greenbriar Drive (based on a width of 70 feet) recorded under Book 105, Pg. 151, Galveston County Map Records (G.C.M.R.) and being the most easterly north corner of the herein described tract;

THENCE, South 48 degrees 16 minutes 17 seconds East, departing the southeasterly R.O.W. line of said Mustang Road and along the southwesterly R.O.W. line of said Greenbriar Drive, a distance of 988.10 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the west corner of the intersection of the southwesterly R.O.W. line of said Greenbriar Drive and the northwesterly R.O.W. line of West Castlewood Avenue (based on a variable width) recorded under Vol. 15, Pg. 119, G.C.M.R. and the east corner of the herein described tract;

THENCE, South 41 degrees 28 minutes 32 seconds West, departing the southwesterly R.O.W. line of said Greenbriar Drive and along the northwesterly R.O.W. line of said West Castlewood Avenue, a distance of 102.18 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the beginning of a non-tangent curve to the left in the southeasterly line of the herein described tract;

THENCE, in a southerly direction, along said curve to the left, continuing along the northwesterly R.O.W. line of said West Castlewood Avenue, having a radius of 235.00 feet, a central angle of 21 degrees 07 minutes 18 seconds (chord bears South 13 degrees 48 minutes 25 seconds West, 86.14 feet, and an arc distance of 86.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set in the northwesterly R.O.W. line of said West Castlewood Avenue and marking the north corner of Reserve "A", Wilderness Trails, a subdivision recorded under Vol. 15, Pg. 119, G.C.M.R. and an angle in the southeasterly line of the herein described tract;

THENCE, South 41 degrees 28 minutes 32 seconds West, departing the northwesterly R.O.W. line of said West Castlewood Avenue and along the northwesterly line of said Wilderness Trails, a distance of 1,504.53 feet, to a 5/8-inch iron rod found in the northeasterly line of Lot 64, Block 3, Wilderness Trails Section III, a subdivision recorded under Vol. 18, Pg. 293, G.C.M.R. and marking the most northerly west corner of Lot 14, said Wilderness Trails and the south corner of the herein described tract;

THENCE, North 48 degrees 12 minutes 20 seconds West, along the northeasterly line of said Wilderness Trails Section III, a distance of 40.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking an angle in the northeasterly line of said Wilderness Trails Section III and the southeasterly line of herein described tract;

THENCE, North 48 degrees 20 minutes 40 seconds West, continuing along the northeasterly line of said Wilderness Trails Section III, a distance of 451.33 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the south corner of the called 0.5739 acre tract described in deed to City of Friendswood recorded under Galveston County Clerk's File Numbers (G.C.C.F. No.) 8457504 and 8507123 and an exterior corner of the herein described tract;

THENCE, North 41 degrees 39 minutes 20 seconds East, departing the northeasterly line of said Wilderness Trails Section III and along the southwesterly line of said called 0.5739 acre tract, a distance of 100.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the east corner of said called 0.5739 acre tract and an interior corner of the herein described tract;

THENCE, North 48 degrees 20 minutes 40 seconds West, along the northeasterly line of said called 0.5739 acre tract, a distance of 250.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc." set marking the north corner of said called 0.5739 acre tract and an interior corner of the herein described tract;

THENCE, South 41 degrees 39 minutes 20 seconds West, along the northwesterly line of said called 0.5739 acre tract, a distance of 100.00 feet, to the northeasterly line of Lot 24, Block 3, aforesaid Wilderness Trails Section III, and the west corner of said called 0.5739 acre tract and an exterior corner of the herein described tract, from which a 5/8-inch iron rod found bears, North 44 degrees 54 minutes East, 0.39 feet;

THENCE, North 48 degrees 20 minutes 40 seconds West, along the northeasterly line of said Wilderness Trails Section III, a distance of 294.19 feet, to the south corner of Lot 1, Block 1, Final Plat of Friendswood High School Expansion, a subdivision recorded under Vol. 18, Pg. 990, G.C.M.R. and the west corner of the herein described tract;

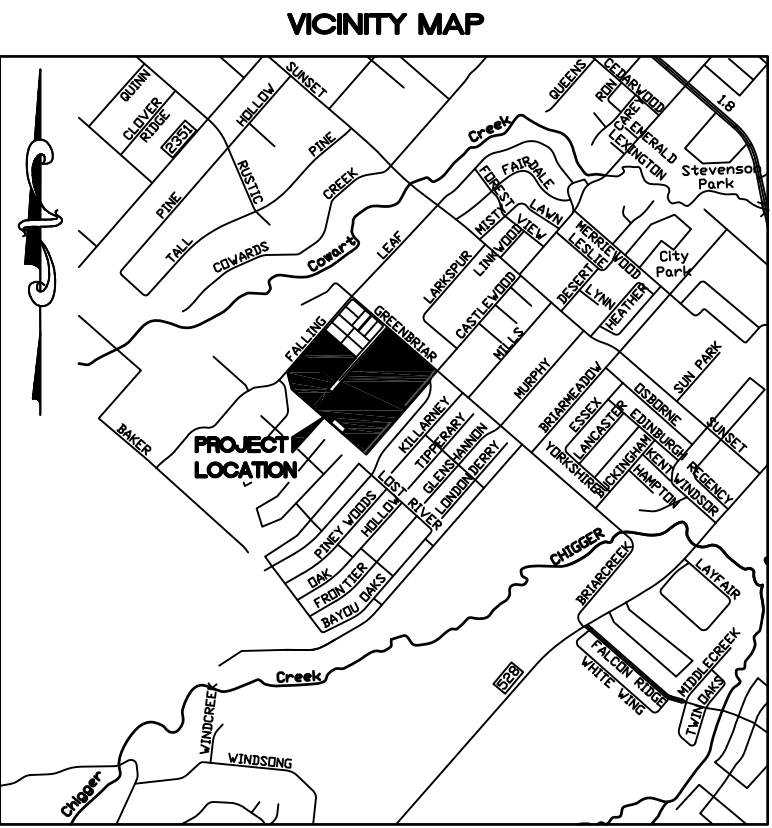
THENCE, North 41 degrees 43 minutes 41 seconds East, along the southeasterly line of said Lot 1, Block 1, Final Plat of Friendswood High School Expansion passing at a distance of 370.70, the most easterly southwest corner of said Lot 1, Block 1, Final Plat of Friendswood High School Expansion and the south corner of aforesaid Mustang Road, continuing along the southeaster R.O.W. line of said Mustang Road a total distance of 1,684.04 feet, to the POINT OF BEGINNING and containing a computed area of 39.166 acre (1,706,071 square foot) of land.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288

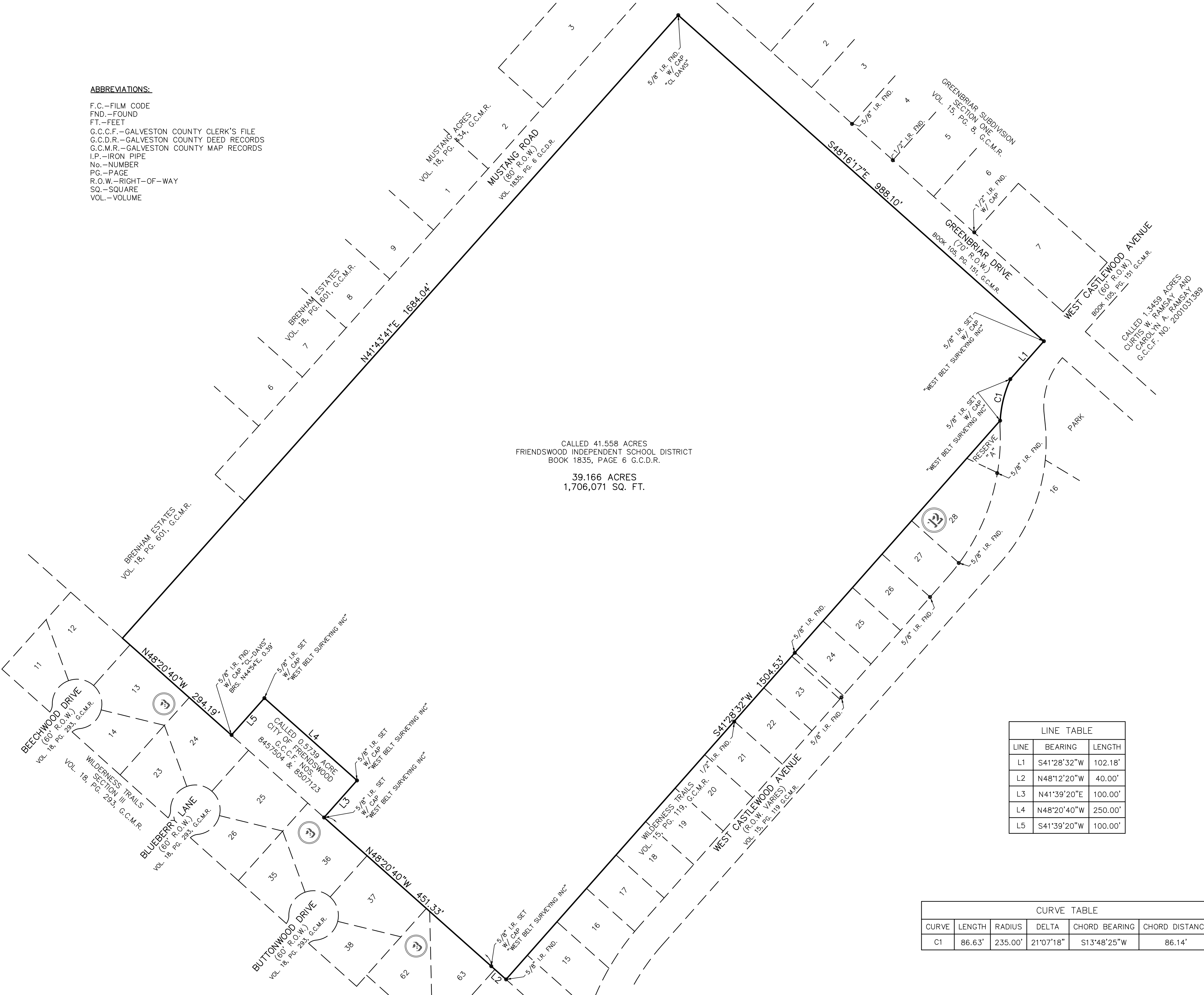
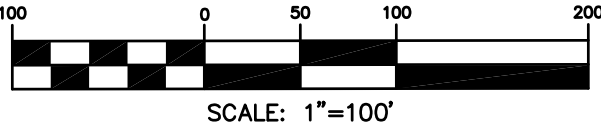


Joel D. Walker
Joel D. Walker Date: 7/21/21
Texas Registration No. 5189
Revised: 7/30/21

ABBREVIATIONS:
F.C.—FILM CODE
FND.—FOUND
FT.—FEET
G.C.C.F.—GALVESTON COUNTY CLERK'S FILE
G.C.D.R.—GALVESTON COUNTY DEED RECORDS
G.C.M.R.—GALVESTON COUNTY MAP RECORDS
I.P.—IRON PIPE
No.—NUMBER
PG.—PAGE
R.O.W.—RIGHT-OF-WAY
SQ.—SQUARE
VOL.—VOLUME



KEY MAP 656G
SCALE: 1" = 3000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°28'32"W	102.18'
L2	N48°12'20"W	40.00'
L3	N41°39'20"E	100.00'
L4	N48°20'40"W	250.00'
L5	S41°39'20"W	100.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	86.63'	235.00'	21°07'18"	S13°48'25"W	86.14'

FRIENDSWOOD
INDEPENDENT
SCHOOL DISTRICT

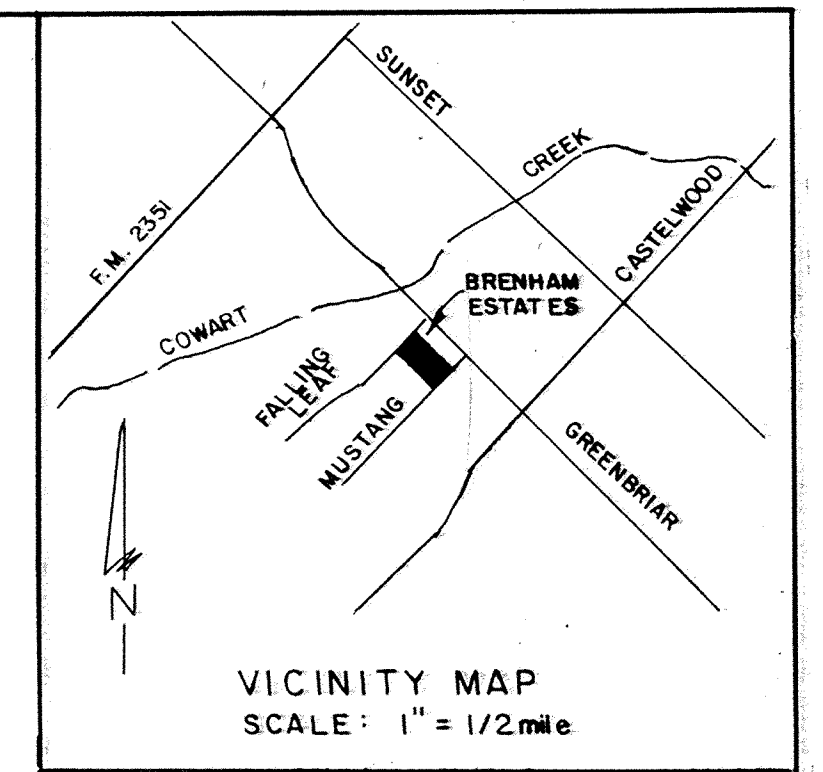
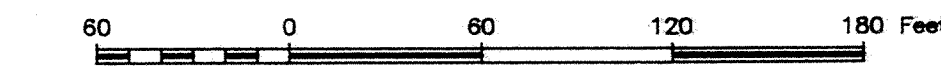
EXHIBIT

39.166 ACRES
OUT OF THE
SARAH MCKISSICK SURVEY,
ABSTRACT NO. 151
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

WEST BELT
SURVEYING, INC.

21020 PARK ROW KATY, TX. 77449
PHONE: (281) 590-8288
FAX: (281) 492-6026
CERTIFIED FIRM NO. 10073800

NO.	DATE	REVISIONS	BY
DRAWN BY: AN		CHECKED BY:	
SCALE: 1" = 100'		APPROVED BY: JDW	
PROJECT NO. S371-0001B		DATE: AUGUST 6, 2021	



WE, BRENCO DEVELOPMENT COMPANY, ACTING BY AND THROUGH
BRENDA HAM, PRESIDENT, OWNERS OF THE PROPERTY, SUBDIVIDED IN
THE ABOVE AND FOREGOING MAP OF BRENNHAM ESTATES
DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY
ACCORDING TO THE LINES, STREETS, PRIVATE DRIVE (FIRE LANCES),
LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN
SHOWN ON THE DEDICATE AND SUBDIVISION OF BRENNHAM ESTATES
LOCATED IN THE SARAH McKISSICK LEAGUE, ABSTRACT
151, FRIENDSWOOD, GALVESTON COUNTY, TEXAS AND DEDICATE TO
PUBLIC USE, AS SUCH THE STREETS, ALLEYS, PARKS, AND
EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY
CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF
GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED
THEREON OCCASIONED BY THE ELEVATION OF THE SURFACE OF ANY
PORTION OF THE STREETS OR ALLEYS TO CONFORM TO SUCH GRADES;
AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS
TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO
DEDICATED.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

FBS Mortgage Corporation
WE, OWNER AND HOLDER OF A LIEN
AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS
BRENNHAM ESTATES, SAID LIEN BEING EVIDENCED BY INSTRUMENT
OF RECORD IN CLERK'S FILE NO. 9539540 OF THE OFFICIAL
PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY,
TEXAS DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST
IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF 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.

FBS Mortgage Corporation,
9 Nevada Corporation
Sue Carlson - JMS
Julie Johnson
Assistant Secretary

STATE OF MINNESOTA
COUNTY OF HENNEPIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED, BRENDA HAM PRESIDENT BRENCO DEVELOPMENT CO. KNOWN
TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED, Jill Joslyn - Foss, ~~And~~^{And} KNOWN TO ME TO BE
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF October, 1995.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF JUNE, 1995.

Robert J. Lockhart
NOTARY'S SIGNATURE

MY COMMISSION EXPIRES:
Jan 31, 2000



NOTARY'S SIGNATURE _____

MY COMMISSION EXPIRES: 3-14-96

NEW JERSEY
TRANSFER COMPANY
100 South Orange Ave. N.J.

1. THERE ARE NO PIPELINE EASEMENTS ON SUBJECT PROPERTY EXCEPT AS SHOWN.
2. THIS TRACT LIES IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485468 0005 D, DATED JUNE 03, 1988. THIS STATEMENT IS BASED ON SCALING SAID TRACT ON THE ABOVE REFERENCED MAP.
3. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
4. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.
5. DISTURBED AREAS AND DETENTION POND SHALL BE HYDRO-MULCH SEEDED OR SODDED.
6. GERMINATION IN SEEDED AREAS SHALL MEET OR EXCEED 95% PRIOR TO FINAL ACCEPTANCE.
7. MAINTENANCE OF THE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER.
8. CONTACT THE CLEAR CREEK DRAINAGE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
9. 4' WIDE SIDEWALKS WILL BE REQUIRED OF BUILDER ON EACH LOT AT TIME OF CONSTRUCTION.

Neil Rancow 10/24/95
SUPERVISOR
K. E. [Signature] 10/24/95
SUPERVISOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRENNHAM ESTATES AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, THIS 2ND DAY OF February, 1998.

Ruth Henry
RUTH HENRY
DEVELOPMENT COORDINATOR

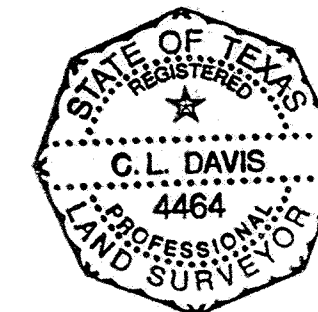
Benny R Baker
CHAIRMAN

I, DOUG KNEUPPER, CITY ENGINEER 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 OR WILL COMPLY WITH ALL OF THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.


DOUG KNEPPER
CITY ENGINEER

THIS IS TO CERTIFY THAT I, C. L. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.


C. L. DAVIS
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 4464



I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY
CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
_____, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON
_____, AT _____ O'CLOCK, _____ M., IN PLAT RECORD
_____, MAP NUMBER, GALVESTON COUNTY MAP RECORDS.

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

PATRICIA RITCHIE
COUNTY CLERK GALVESTON
COUNTY, TEXAS

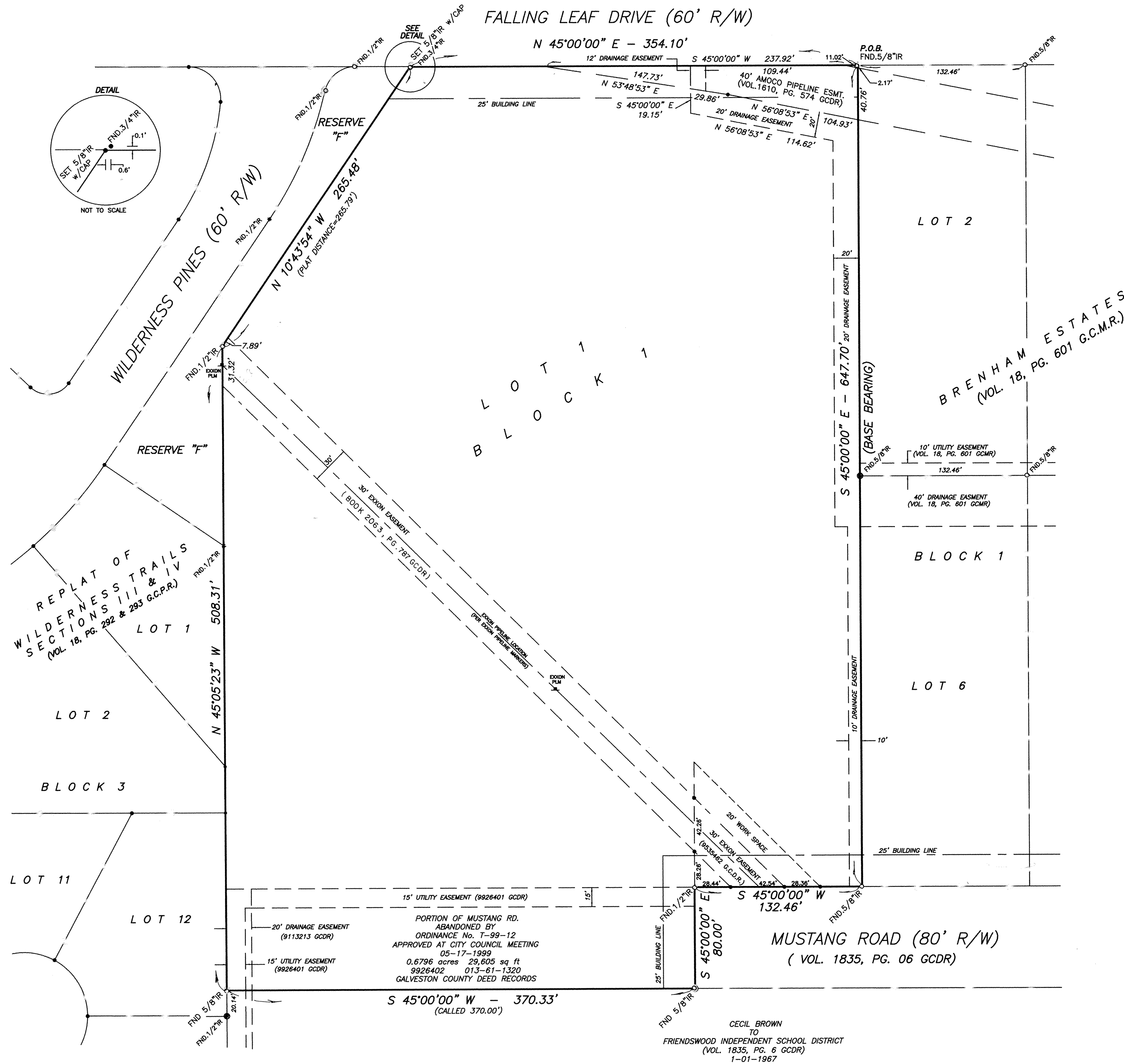
BY _____ DEPUTY

FINAL PLAT
BRENHAM ESTATES
9.8470 ACRES OUT OF
BLOCK "H"
CENTRAL PARK SUBD.
(VOL.105, PG. 151 GCMR)
FRIENDSWOOD, GALVESTON COUNTY, TEXAS
9 LOTS , 1 BLOCK
NOVEMBER , 1995

SURVEYOR:
C.L. DAVIS & COMPANY
1506 EAST BROADWAY
SUITE 103
PEARLAND, TEXAS
713-482-9490

OWNER:
BRESCO DEVELOPMENT COMPANY
20780 GULF FREEWAY
WEBSTER, TEXAS 77598

FALLING LEAF DRIVE (60' R/W)



- NOTES:
1. THERE ARE NO PIPELINE EASEMENTS ON SUBJECT PROPERTY EXCEPT AS SHOWN.
 2. THIS TRACT LIES IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485469 0005 E, DATED SEPTEMBER 22, 1995. THIS STATEMENT IS BASED ON SCALING SAID TRACT ON THE ABOVE REFERENCED MAP.
 3. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
 4. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.
 5. DISTURBED AREAS AND DETENTION POND SHALL BE HYDRO-MULCH SEEDING OR SODDED.
 6. GERMINATION IN SEEDD AREAS SHALL MEET OR EXCEED 95% PRIOR TO FINAL ACCEPTANCE.
 7. MAINTENANCE OF THE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER.
 8. CONTACT THE CLEAR CREEK DRAINAGE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
 9. 4' SIDEWALK WILL BE CONSTRUCTED ALONG FALLING LEAF R/W LINE.
 10. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY CLEAR CREEK DRAINAGE DISTRICT.
 11. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE CLEAR CREEK DRAINAGE DISTRICT FOR APPROVAL.

BENCHMARK
USC&GS MONUMENT E-459 LOCATED ON THE NORTH R/W LINE OF BRIARMEADOW APPROX. 185' WEST OF SUNSET BOULEVARD.
ELEVATION 26.34 (1978 ADJUSTMENT)

T.B.M.
"LL" IN MUELLER ON FIRE HYDRANT LOCATED APPROX. 667' NORTHEAST EAST CORNER OF SUBJECT; ON NORTHWESTERLY SIDE OF MUSTANG RD.
ELEVATION 30.19

APPROVAL OF
CLEAR CREEK DRAINAGE DISTRICT

SUPERVISOR

SUPERVISOR

10-26-1999
DATE
10-26-99
DATE

12' DRAINAGE EASEMENT, PORTION OF 40' DRAINAGE EASEMENT AND A PORTION OF 10' UTILITY EASEMENT WITHIN LOTS 1 AND 5, BLOCK 1 BRENHAM ESTATES (VOL. 18, PG. 601 G.C.M.R.) ARE ABANDONED BY THIS REPLAT OF SAID LOTS 1 AND 5.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT (FISD) ACTING BY AND THROUGH, CURTIS WILSON, ASSISTANT SUPERINTENDENT FOR ADMINISTRATION, OWNERS OF THE PROPERTY, SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FRIENDSWOOD HIGH SCHOOL SCHOOL EXPANSION DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, PRIVATE DRIVES (FIRE LANES), LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS FRIENDSWOOD HIGH SCHOOL EXPANSION, LOCATED IN THE SARAH MCKISSICK LEAGUE, A-151 FRIENDSWOOD, GALVESTON COUNTY, TEXAS AND DEDICATE TO PUBLIC USE, AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

CURTIS WILSON
ASSISTANT SUPERINTENDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CURTIS WILSON, ASSISTANT SUPERINTENDENT FISD, 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 SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF NOV., 1999.



MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD HIGH SCHOOL EXPANSION AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, THIS 1st DAY OF March, 1999.

CLAUDIA LAMB
DEVELOPMENT COORDINATOR

W. R. Kinger
CHAIRMAN

I, MIKIEL HODGE, CITY ENGINEER OF THE CITY OF FRIENDSWOOD, TEXAS DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLETES OR WILL COMPLY WITH ALL OF THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

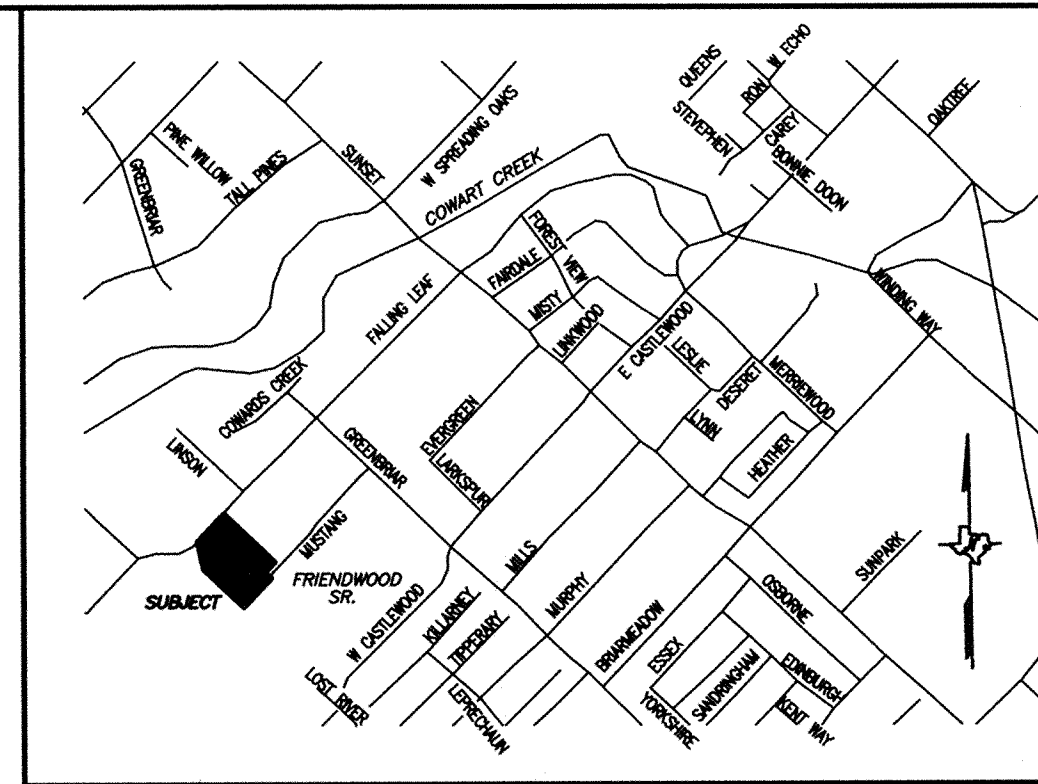
MICKEL G. HODGE 3/1/00
CITY ENGINEER

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, AT _____ O'CLOCK, _____ M., AND DULY RECORDED ON _____, AT _____ O'CLOCK, _____ M., IN PLAT RECORD _____ MAP NUMBER, GALVESTON COUNTY MAP RECORDS.

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

PATRICIA RITCHIE,
COUNTY CLERK GALVESTON
COUNTY, TEXAS

BY _____ DEPUTY



VICINITY MAP
1"=1/2 MI

ALL THAT CERTAIN 7.788 ACRES BEING ALL OF LOTS 1 & 5, BLOCK 1, BRENHAM ESTATES ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 18, PAGE 601, GALVESTON COUNTY MAP RECORDS AND A PORTION OF LOT 3, BLOCK H, CENTRAL PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 105, PAGE 151, GALVESTON COUNTY MAP RECORDS, FRIENDSWOOD, GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD MARKING THE WEST CORNER OF LOT 2, BLOCK 1 OF SAID BRENHAM ESTATES, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FALLING LEAF DRIVE (60' WIDE);

THENCE S 45° 00' 00" E - 647.70' (BASE BEARING) WITH THE SOUTHWESTERLY LINE OF LOTS 2 AND 6, BLOCK 1 OF SAID BRENHAM ESTATES TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE S 45° 00' 00" W - 132.46' WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MUSTANG ROAD (80' WIDE) TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE S 45° 00' 00" E - 80.00' WITH THE NORTHEASTERLY LINE OF THAT PORTION OF MUSTANG ROAD ABANDONED BY CITY OF FRIENDSWOOD ORDINANCE NUMBER 1-99-12 AS FILED IN OFFICIAL RECORDS OF REAL PROPERTY OF GALVESTON COUNTY AT CLERK'S FILE NUMBER 9928402, FILM CODE NUMBER 013-61-1320 TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE S 45° 00' 00" W - 370.33' (CALLED 370.00') WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MUSTANG ROAD ABANDONMENT TO A FOUND 5/8" IRON ROD FOR CORNER;

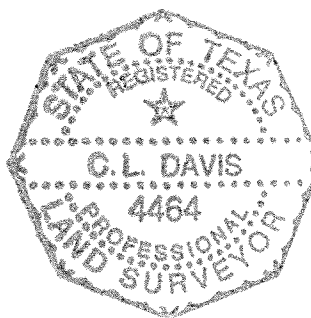
THENCE N 45° 05' 23" W - 508.31' WITH THE NORTHEASTERLY LINE OF REPLAT OF WILDERNESS TRAILS, SECTIONS 3 & 4 ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 18, PAGE 292 & 293 GALVESTON COUNTY MAP RECORDS TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE N 10° 43' 54" W - 265.48' CONTINUING WITH THE SAID NORTHEASTERLY LINE OF THE REPLAT OF WILDERNESS TRAILS TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 45° 00' 00" E - 354.10' WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FALLING LEAF DRIVE TO THE POINT OF BEGINNING AND CONTAINING 7.788 ACRES OF LAND MORE OR LESS.

THIS IS TO CERTIFY THAT I, C. L. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS WITH CAPS, UNLESS OTHERWISE NOTED AND THAT THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME.

C. L. DAVIS
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 4464



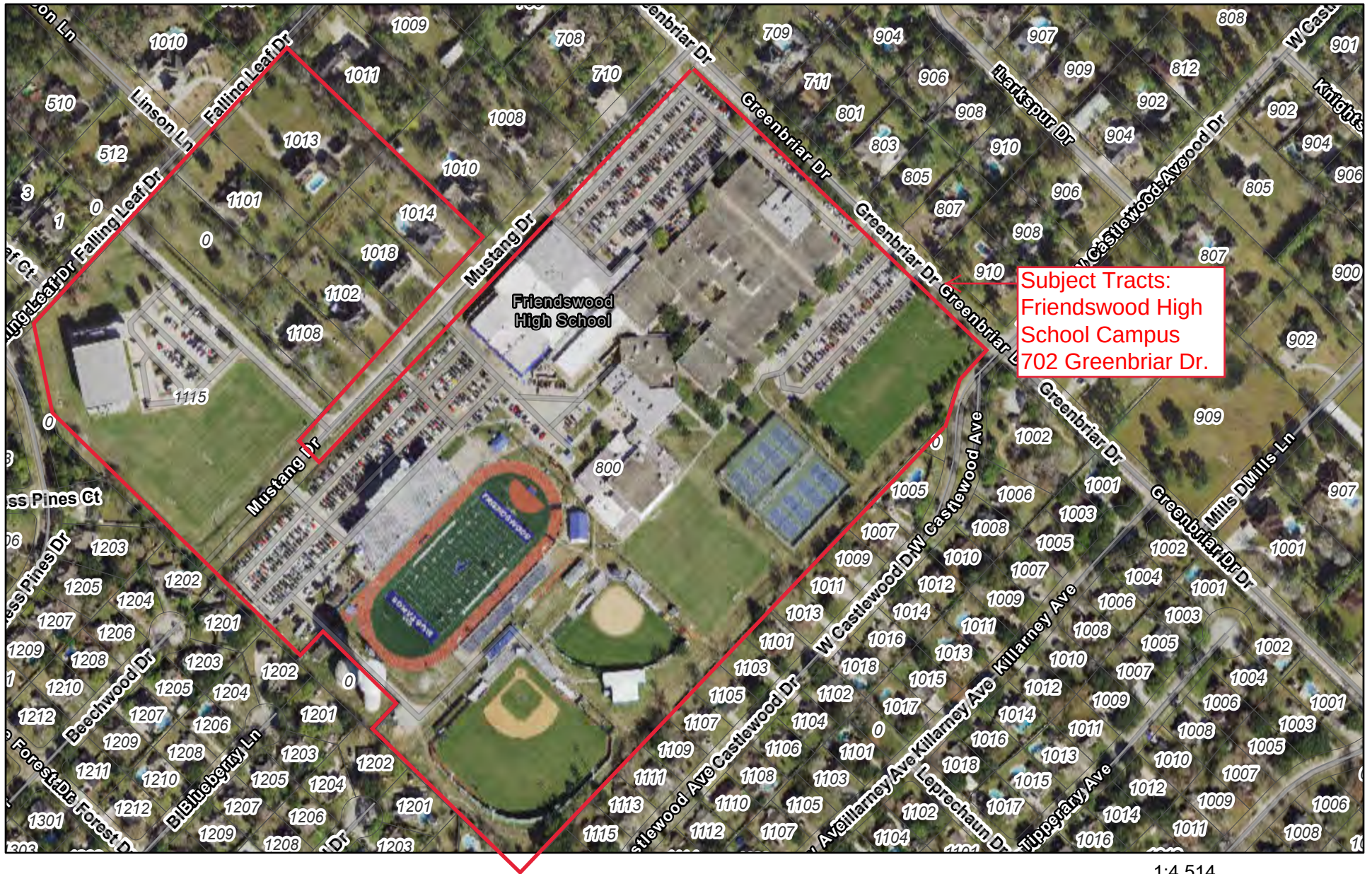
FINAL PLAT FRIENDSWOOD HIGH SCHOOL EXPANSION

7.788 ACRES BEING
ALL OF LOTS 1 & 5
BREHMAN ESTATES
(Vol. 18, Pg. 601, GCMR) AND
A PORTION OF LOT 3, BLOCK H
CENTRAL PARK SUBDIVISION
(Vol. 105, Pg. 151, GCMR)
FRIENDSWOOD, GALVESTON COUNTY, TEXAS
1 LOT, 1 BLOCK
OCTOBER 12, 1999

SURVEYOR:
C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
C.L. DAVIS, R.P.L.S.

OWNER:
FRIENDSWOOD INDEPENDENT
SCHOOL DISTRICT
302 LAUREL
FRIENDSWOOD, TEXAS 77546
281-482-1267
MR. CURTIS WILSON

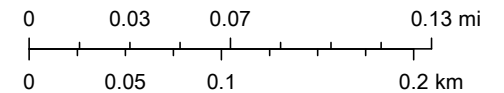
ArcGIS Web Map



7/26/2021, 2:41:54 PM

 City Limits  Streets  Parcels

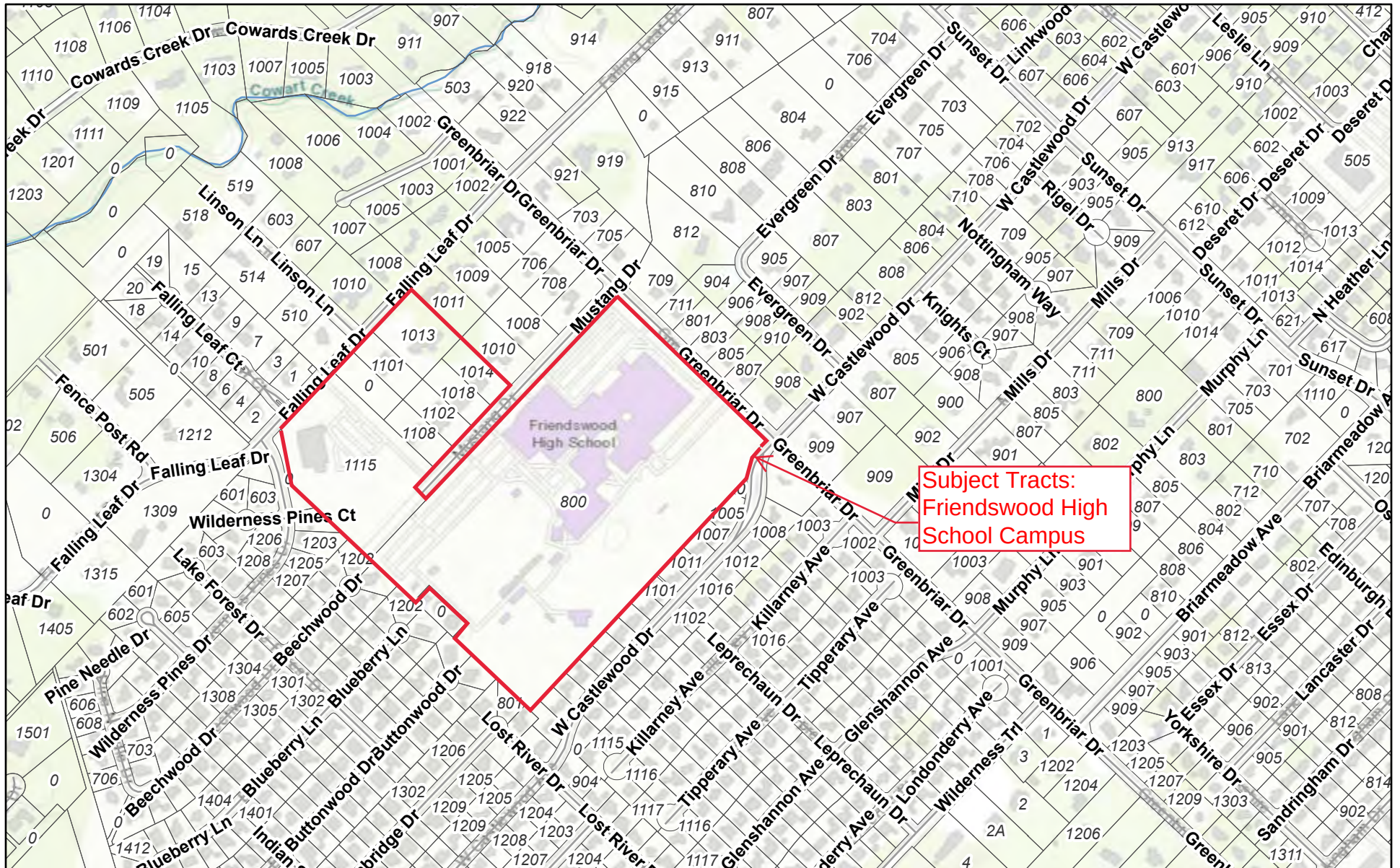
1:4,514



Esri Community Maps Contributors, City of Houston, Brazoria County, HPB,

ArcGIS Web AppBuilder

ArcGIS Web Map

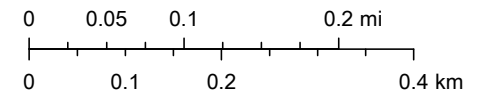


7/26/2021, 2:36:23 PM

 City Limits  Parcels

 Streets  All Linear Water Features

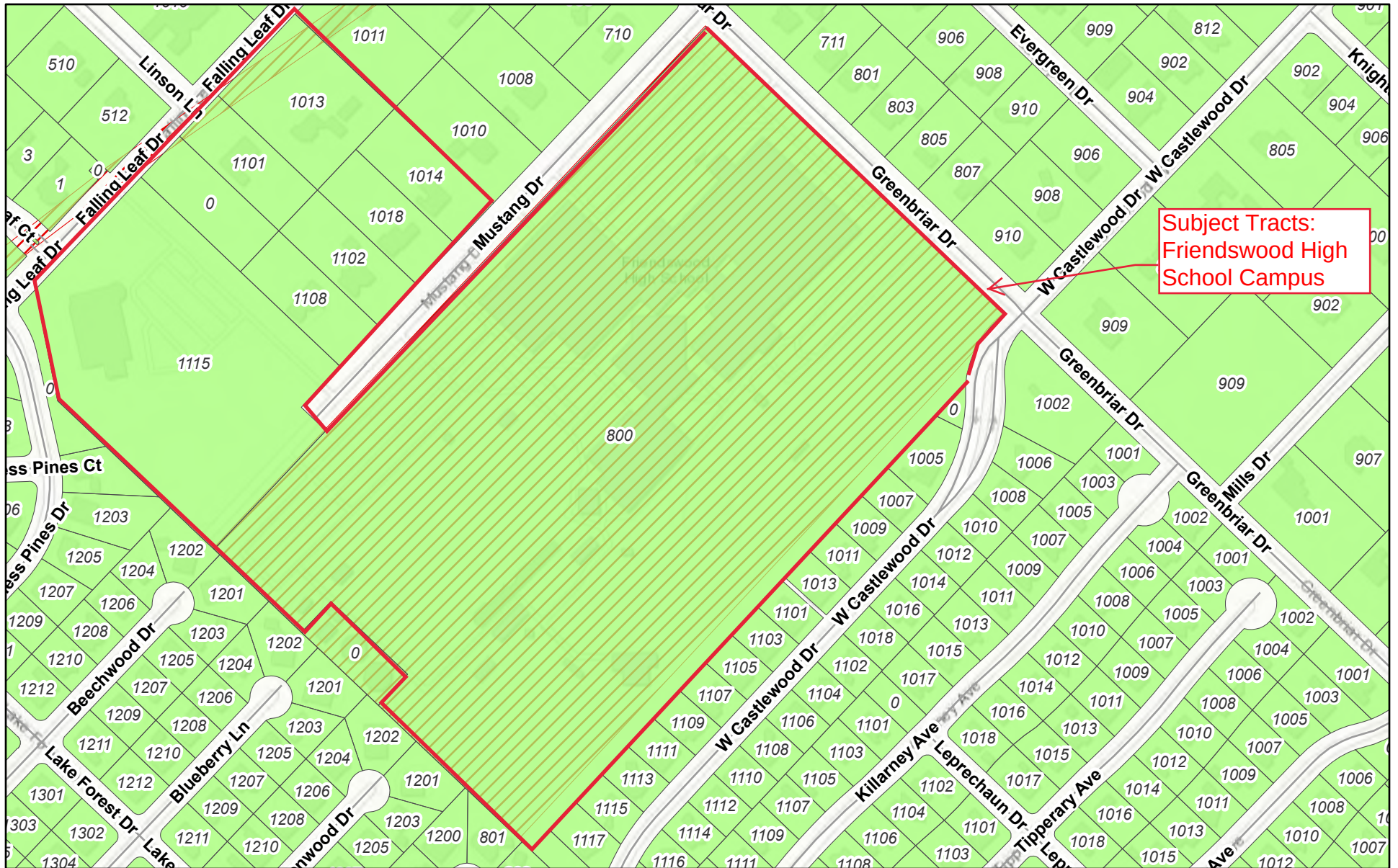
1:9,028



City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE,

ArcGIS Web AppBuilder
City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NA, EPA, USDA

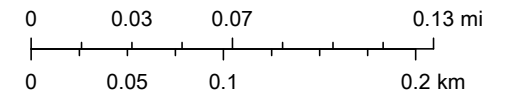
ArcGIS Web Map



7/26/2021, 2:40:53 PM

- City Limits
- Parcels
- Specific Use Permits
- Streets
- Zoning of Parcels
- SFR

1:4,514



City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE,

Rezoning Report

August 2021

Project: Friendswood High School

Address: 702/800 Greenbriar Dr.
1115 Falling Leaf Dr.
1013 Falling Leaf Dr.
1101 Falling Leaf Dr.
0 Falling Leaf Dr.
1014 Mustang Dr.
1018 Mustang Dr.
1102 Mustang Dr.
1108 Mustang Dr.

Legal: **702/800 Greenbriar Dr (main building and sports fields)**
39.166 acre tract (acreage revised 8-2-2021) of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.166 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR)

1115 Falling Leaf Dr (natatorium)

Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas

1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion)

Approx. 7.84 acres being Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas

Request: Request to replace Specific Use Permit (SUP) 98-22 with a revised SUP that will overlay all of the described properties which are zoned Single Family Residential (SFR)

Zoning Ordinance, Appendix C

G. *Specific use permits.*

1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character

often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.

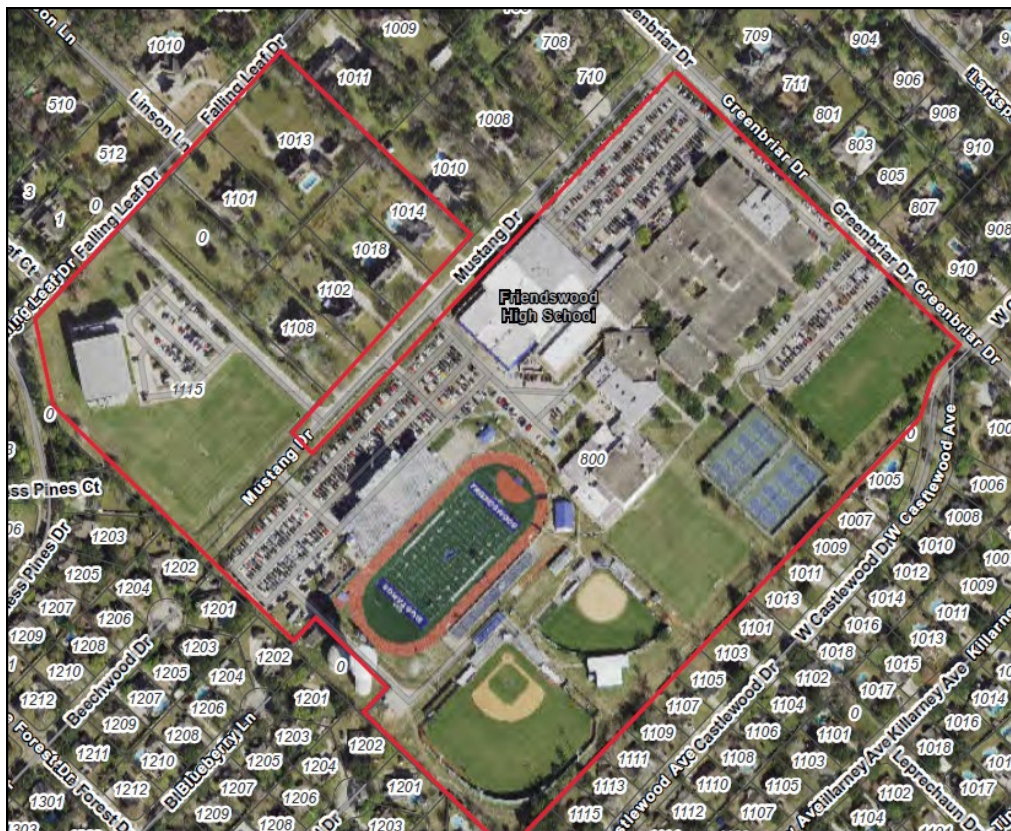
...

5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
 - h. That the proposed use is in accordance with the comprehensive plan.
6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
7. *Time limit.* A specific use permit issued under this section shall expire two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. However, where the development is based on a long-term, multi-phased master plan, the specific use permit issued under this section shall have no expiration date. Further, any substantive change to the master plan shall require an amendment to the specific use permit.
8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
 - a. The specific use permit was obtained or extended by fraud or deception; or
 - b. That one or more of the conditions imposed by the permit has not been met or has been violated.

9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

Existing Use/Site Attributes:

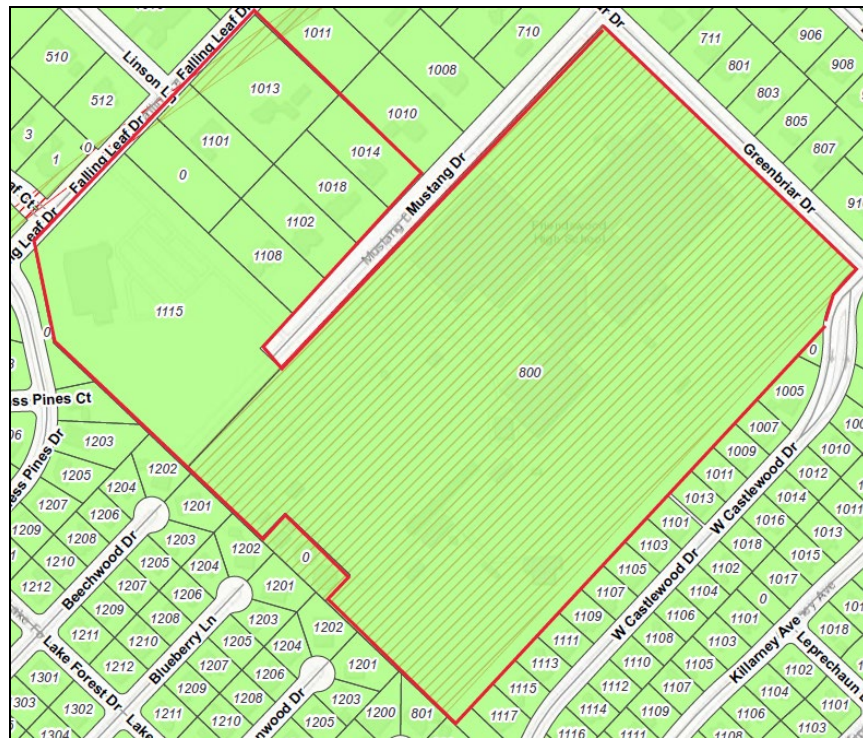
Friendswood High School is already located at the site. Over the years the existing buildings and sports facilities have been renovated and expanded in order to facilitate the needs of the students and the school district. The Natatorium was constructed in 2009. The District acquired 7 residential lots between Falling Leaf Drive and Mustang Drive to provide more land for expansion. In 2020, voters approved a bond for the district and part of that bond program included changes to the high school campus including: a new performing arts center (auditorium), renovation of the existing auditorium and fine arts wing, renovation of existing CTE spaces, new competition gym with storage and locker rooms, existing locker room renovations, and reconfigure and add athletic field space.



City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Single Family Residential (SFR). The original Specific Use Permit (SUP) Ordinance 221 was approved on June 17, 1974, which approved the school use. In 1998, the SUP was amended with Ordinance 98-22 to allow the construction of additional educational facilities to the site.



Adjacent Zoning/Land Use:

The property is completely bordered by tracts that are zoned Single Family Residential (SFR).

Platting Analysis:

The property is in the process of being replatted as one tract.

Planning Analysis:

The current zoning of Single Family Residential (SFR) allows NAICS Use #6111 Elementary and Secondary Schools with a Specific Use Permit (SUP).

Notice of the public hearings was published in the newspaper, a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The 2008 Future Land Use Map identifies 800 Greenbriar as “Public” and the remainder of the tracts as “Low Density Residential;” however the 2021 Draft of the Future Land Use Map identifies all of the property intended for “Public and Semi-Public” use.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria.

Utilities:

Since there is currently a building on the property, water and sewer services are also existing.

Access:

The property currently has access to Greenbriar, Falling Leaf and Mustang Drive which all provide sufficient access.

Park/Open Space:

Parkland Dedication does not apply to commercially zoned property.

FRIENDSWOOD ISD
**FRIENDSWOOD HIGH SCHOOL ADDITIONS AND
RENOVATIONS - SPECIFIC USE PERMIT**

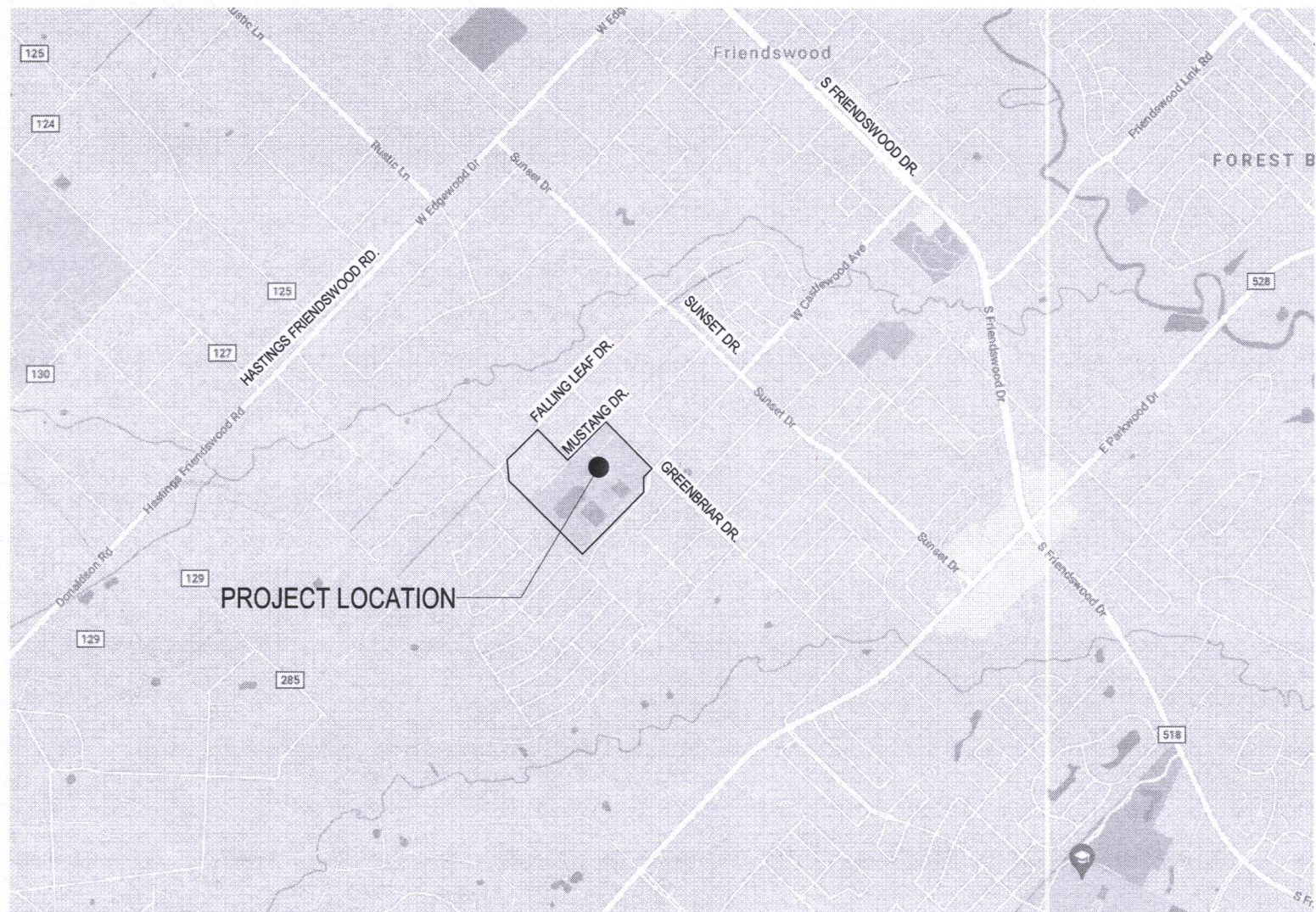


702 Greenbriar Dr
Friendswood, TX 77546

ISSUE FOR SUP REVIEW

8/2/2021

VICINITY MAP



702 GREENBRIAR DR., FRIENDSWOOD, TX 77546

BOARD OF TRUSTEES

TONY HOPKINS
DAVID MONTZ
REBECCA HILLENBURG
LAURA SEIFERT
NIKI RHODES
ROBERT C. McCABE
RALPH HOBRATSKCH

PRESIDENT
VICE PRESIDENT
SECRETARY
MEMBER
MEMBER
MEMBER
MEMBER

ADMINISTRATION

THAD ROHER
LAUREN AMBEAU
KIM COLE
AMBER PETREE
LINDSEY FOLEY
STACY GUZZETTA, Ph.D
ERICH KREITER
DAYNA OWEN

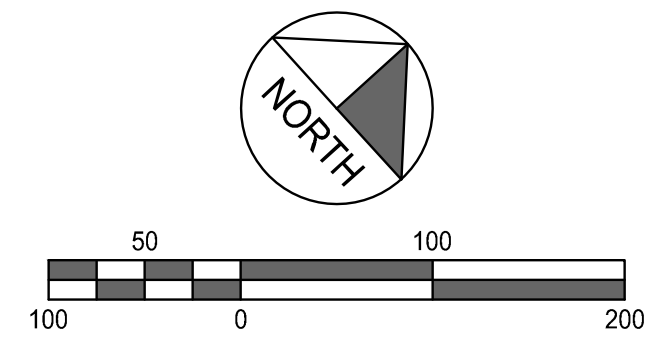
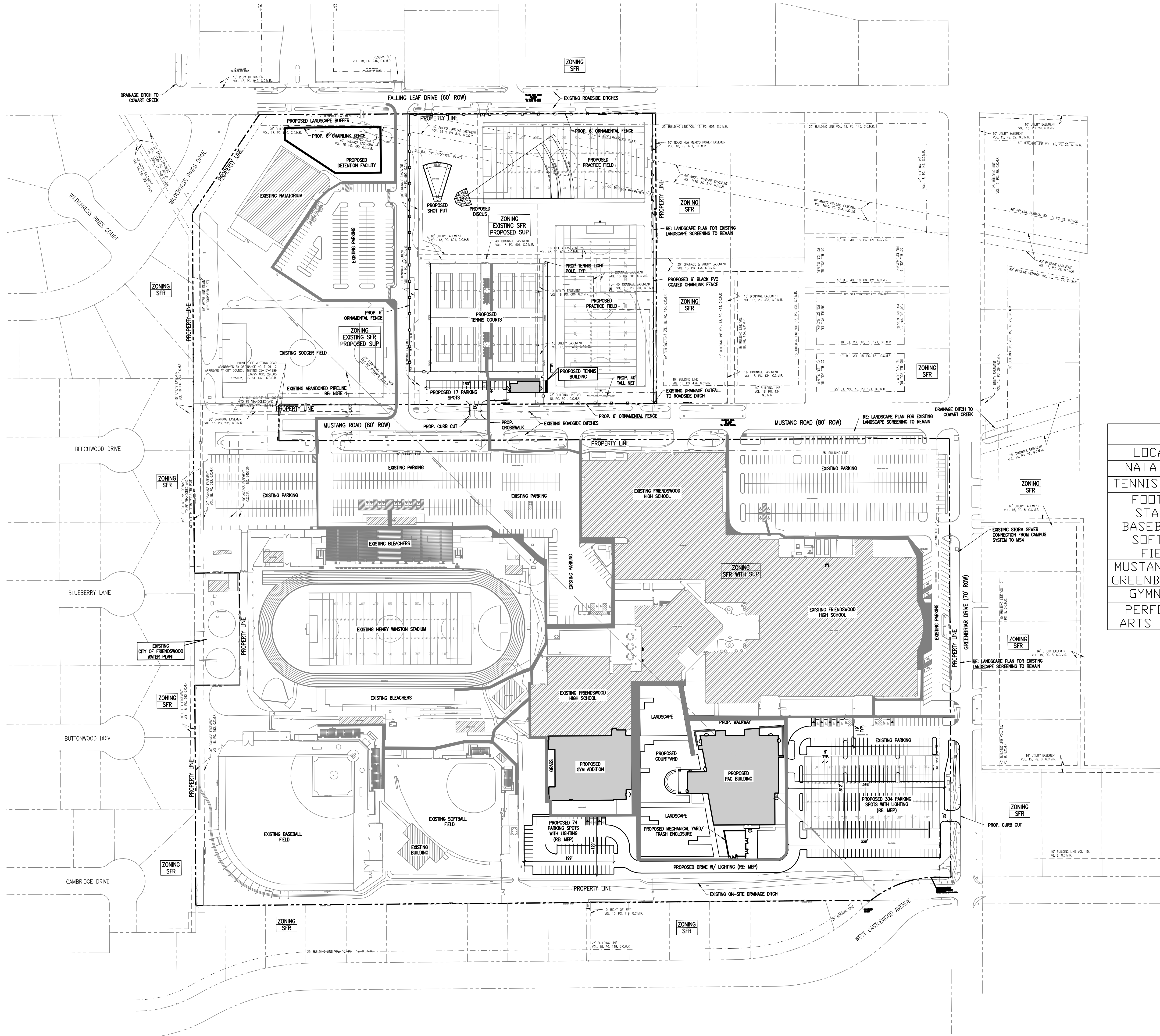
SUPERINTENDENT OF SCHOOLS
ASSISTANT SUPERINTENDENT OF TEACHING AND LEARNING
EXECUTIVE DIRECTOR SECONDARY TEACHING AND LEARNING
CHIEF FINANCIAL OFFICER
EXECUTIVE DIRECTOR HUMAN RESOURCES
EXECUTIVE DIRECTOR STUDENT OPERATIONS
EXECUTIVE DIRECTOR SAFETY AND OPERATIONS
EXECUTIVE DIRECTOR OF COMMUNICATION

ARCHITECT
PBK
11 GREENWAY PLAZA
22ND FLOOR
HOUSTON, TX 77046
T 713-965-0608

CIVIL ENGINEER
DIG
11 GREENWAY PLAZA
SUITE 1520
HOUSTON, TX 77046
T 346-308-9036

MEP ENGINEER
LEAF ENGINEERS
11 GREENWAY PLAZA
SUITE 1510
HOUSTON, TX 77046
T 713-940-3300

SURVEYOR
WEST BELT SURVEYOR
21020 PARK ROW
KATY, TX 77449
T 281-599-8288



1. PIPELINE WILL BE REQUIRED TO BE PHYSICALLY REMOVED FROM THE GROUND PRIOR TO CONSTRUCTION OF THE NEW FACILITIES.

NEW GYMNASIUM ADDITION BUILDING

- GROSS FLOOR AREA: 33,010 SF
- BUILDING HEIGHT: 31'-0"

NEW PERFORMANCE ARTS CENTER BUILDING

- TWO STORY
- GROSS FLOOR AREA: 43,999 SF
- BUILDING HEIGHT: 49'-11"

NEW TENNIS LOCKER ROOM BUILDING

- ONE STORY
- GROSS FLOOR AREA: 1,588 SF
- BUILDING HEIGHT: 15'-0"

▼ BUILDING ENTRANCES / EXITS

PARKING REQUIREMENTS

PER DCM APPENDIX C - SECONDARY SCHOOL PARKING:

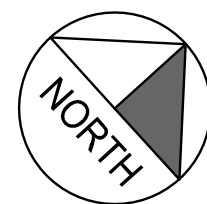
- REQUIRED PARKING: 3 SPACES PER STUDENT
- CURRENT ENROLLMENT OF SCHOOL: 2,050 STUDENTS
- REQUIRED PARKING: 615 SPACES
- PROVIDED PARKING: 1249 SPACES

RE: ARCH FOR TYPICAL ADA ACCESSIBLE PARKING DETAILS
AND TRASH ENCLOSURE DETAIL

ADA ACCESSIBLE ROUTES FROM
R.O.W AND PARKING TO BUILDINGS

ADA PARKING PER PARKING LOT

ADA PARKING			
LOCATION	REQ'D.	EXIST.	PROP.
NATATORIUM	5	6	6
TENNIS COURTS	1	0	1
FOOTBALL STADIUM, BASEBALL, & SOFTBALL FIELDS	9	13	13
MUSTANG DR. & GREENBRIAR DR.	8	8	8
GYMNASIUM	3	0	3
PERFORMING ARTS CENTER	8	8	8



ARCHITECT	PBK Architects, Inc. HOUSTON 11 Greenway Plaza, 22nd Floor Houston, TX 77046 713-965-0608 P 713-961-4571 F TX Firm: BR 1608	PBK.com
	CIVIL D/G T 713-965-0608 M/P/T	
	LEAF-ENGINEERS T 713-940-3300	

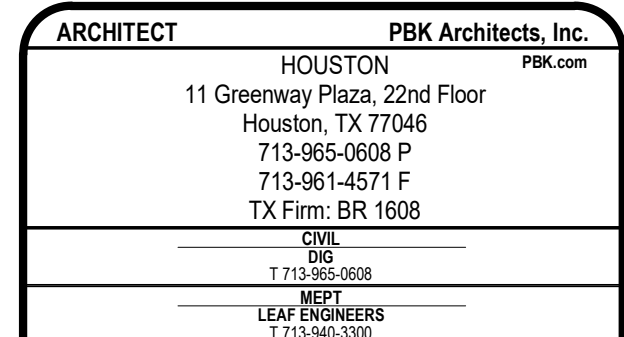
**FRIENDSWOOD HIGH SCHOOL
ADDITIONS AND RENOVATIONS
-
SPECIFIC USE PERMIT**



CLIENT FRIENDSWOOD ISD		
DATE 8/17/2021	PROJECT NUMBER 20381	
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		

SITE PLAN

C101

[illegible]

LP101

1 TREE PER 30 LINEAR FEET PER SUP

Trees Demolished	Trees Provided	
86	86	*12" OR GREATER

PARKING LOT AREA	PARKING LOT PERIMETER	REQUIRED GREEN SPACE	PROVIDED GREEN SPACE
107,243.76 SF	1,265'	21,448.75 SF	29,820.89 SF

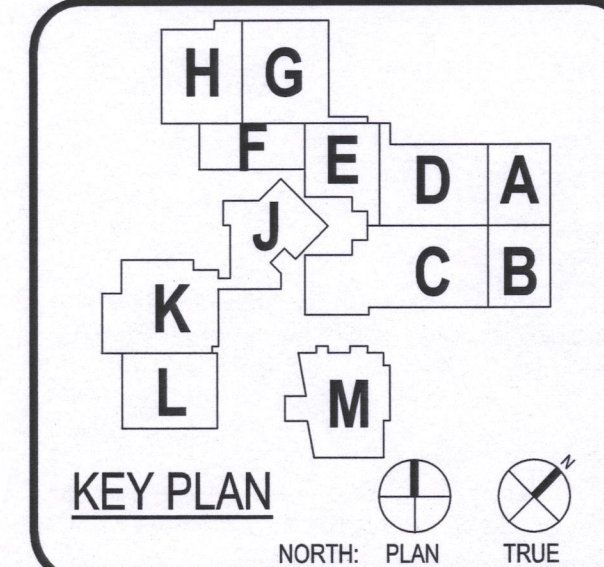
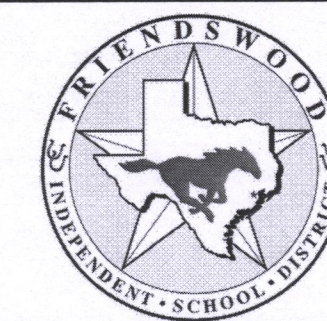
20% GREENSPACE CALCULATED AS REQUIRED BY SUP

—EXISTING LANDSCAPING TO REMAIN

20% GREENSPACE CALCULATED AS REQUIRED BY SUP20% GREENSPACE CALCULATED AS REQUIRED BY SUP

**FRIENDSWOOD HIGH
SCHOOL ADDITIONS AND
RENOVATIONS -
SPECIFIC USE PERMIT**

702 Greenbriar Dr
Friendswood, TX 77546

[illegible]

ISSUE FOR SUP REVIEW

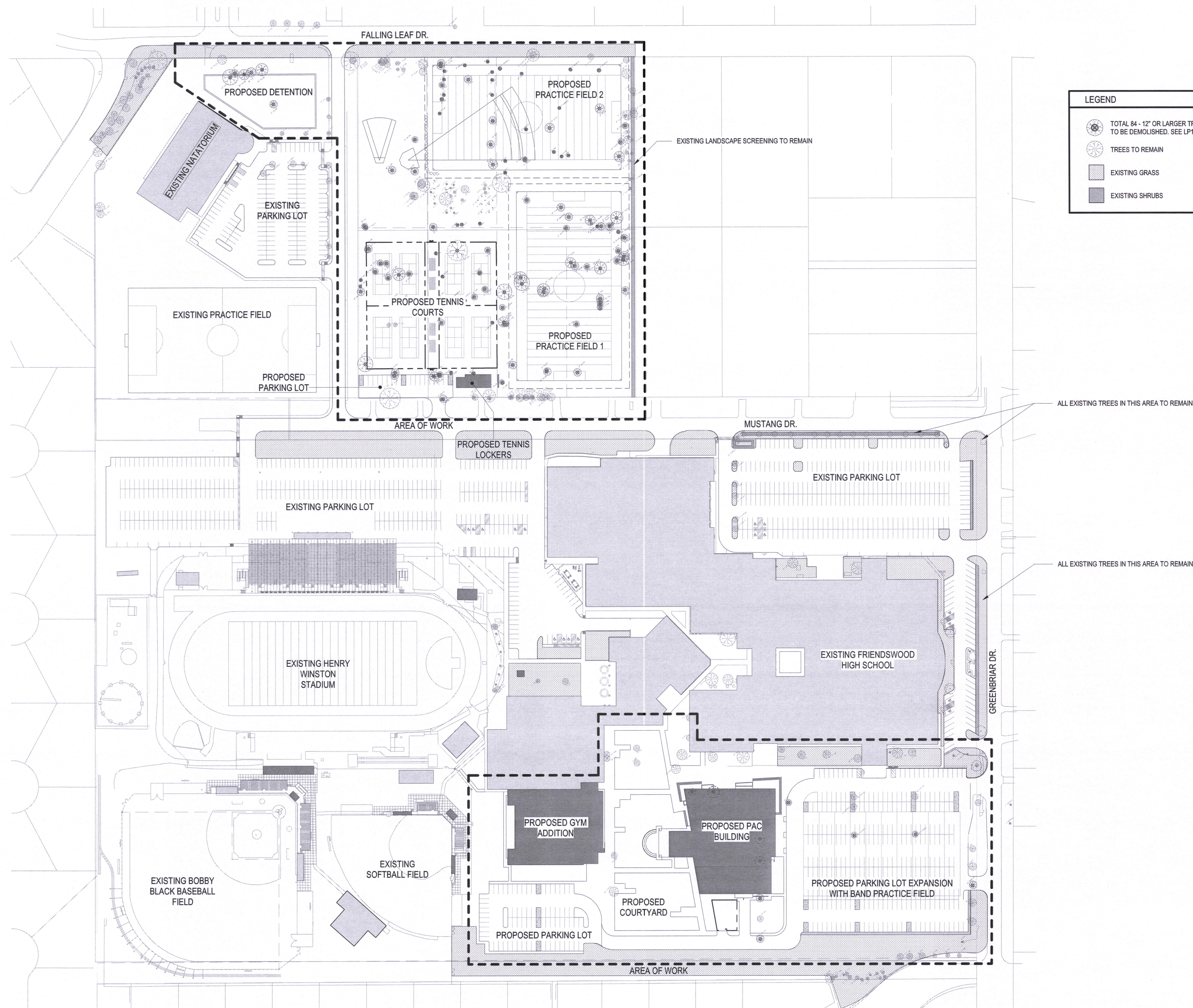
EXISTING LANDSCAPE PLAN

LP102

Page 74 of 12

This document is for interim review only

This document is for interim review only



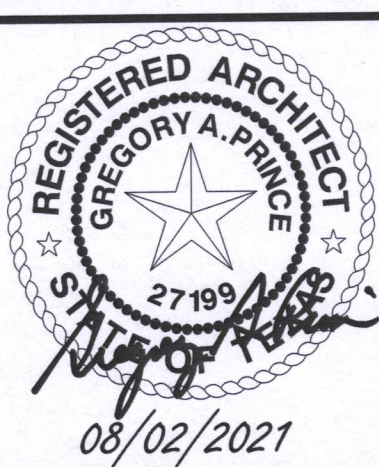
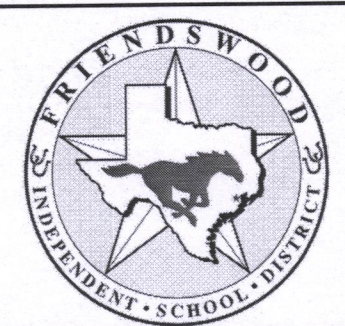
05 TREE SURVEY AND MITIGATION SITE PLAN FOR SUP
1" = 100'-0"

EXISTING LANDSCAPE PLAN
LP102
FOR BLUEBEAM LABELING/OCR

File Path: C:\RevitLocal\AR21 20381 FHS Central victoria.carterX9S2S.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:
8/3/2021 9:59:33 AM

FRIENDSWOOD HIGH SCHOOL
ADDITIONS AND RENOVATIONS -
SPECIFIC USE PERMIT

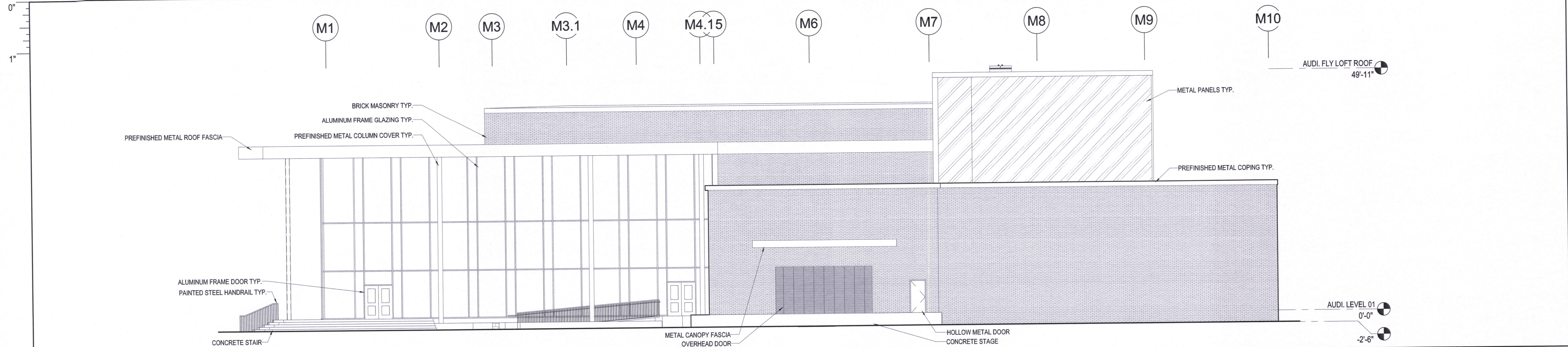


CLIENT FRIENDSWOOD ISD		
DATE 8/2/2021	PROJECT NUMBER 20381	
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		
BUILDING NUMBER		

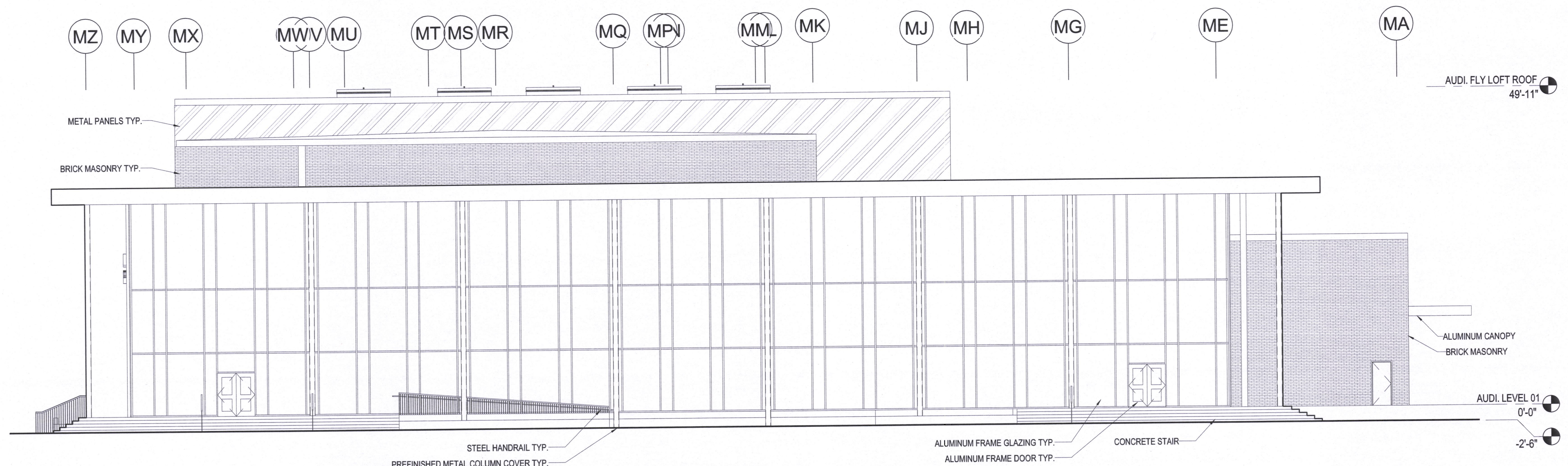
EXTERIOR
ELEVATIONS

ASUP1

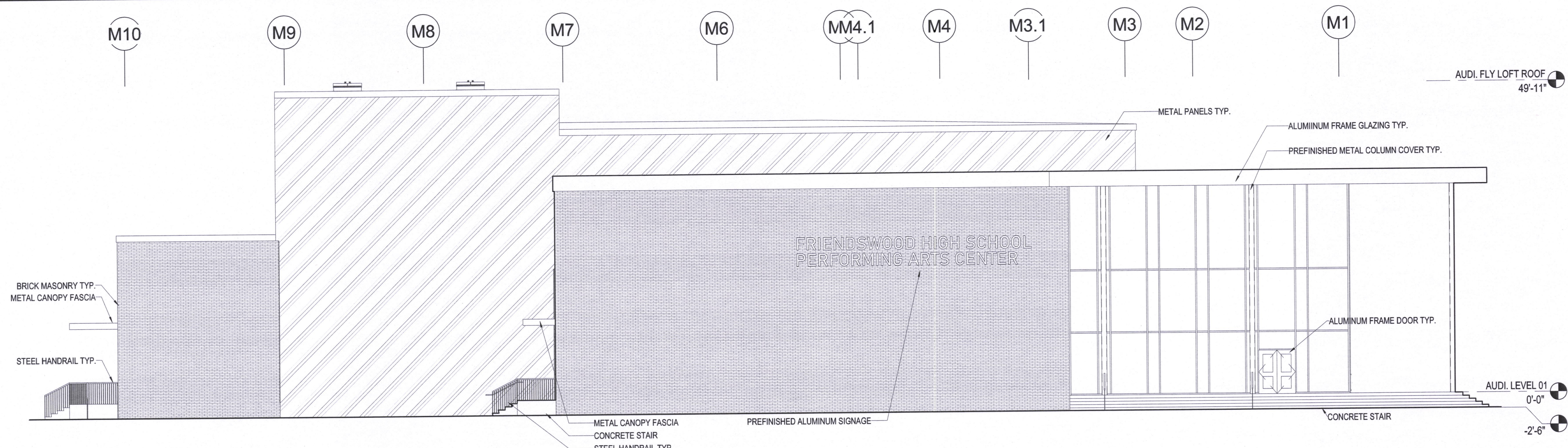
EXTERIOR ELEVATIONS
ASUP1
FOR BLUEBEAM LABELING.OCR:



24 PERFORMING ARTS CENTER EAST ELEVATION
3/32" = 1'-0"



18 PERFORMING ARTS CENTER NORTH ELEVATION
3/32" = 1'-0"



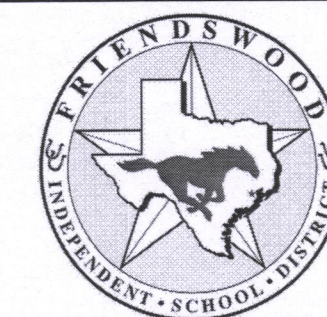
06 PERFORMING ARTS CENTER WEST ELEVATION
3/32" = 1'-0"

File Path: C:\RevitLocal\AR21 20381 FHS Central_Victoria.center\X9S2S.rvt
CHECKED BY: Checker
DRAWN BY: Author
Plot Stamp:

**FRIENDSWOOD HIGH SCHOOL
ADDITIONS AND RENOVATIONS -
SPECIFIC USE PERMIT**

702 Greenbriar Dr

ISSUE FOR SUP REVIEW



CLIENT FRIENDSWOOD ISD	
DATE 8/2/2021	PROJECT NUMBER 20381

[illegible]

EXTERIOR ELEVATIONS

ASUP2

Page 76 of 12

EXTERIOR ELEVATIONS
ASUP2
FOR BLUEBEAM LABELING/OCR

File Path: C:\RevitLocal\AR21 20381 FHS Central_victoria.carterX9S2S.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:

0
1

24 PERFORMING ARTS CENTER SOUTH ELEVATION
3/32" = 1'-0"

18 GYMNASIUM EAST ELEVATION

12 GYMNASIUM SOUTH ELEVATION
3/32" = 1'-0"

06 GYMNASIUM WEST ELEVATION
3/32" = 1'-0"

Architectural section drawing of the Audi Fly Loft, showing the building's profile, roof structure, and interior details. The drawing includes labels for various materials and components, such as brick masonry, aluminum frame glazing, metal panels, and concrete stage. It also shows the location of the Audi Fly Loft roof and the Audi Level 01.

Labels and components shown in the section:

- MA, ME, MG, MH, MJ, MK, IMM, IMP, MQ, MR, MS, MT, MU, MMW, MX, MY (Room/Level Markers)
- AUDI FLY LOFT ROOF 49'-11"
- BRICK MASONRY TYP.
- ALUMINUM FRAME GLAZING TYP.
- PREFINISHED METAL COLUMN COVER TYP.
- METAL PANELS TYP.
- BRICK MASONRY TYP.
- METAL CANOPY FASCIA
- CONCRETE STAGE
- OVERHEAD DOOR
- CONCRETE RAMP
- CONCRETE STAIR AND PLATFORM
- PREFINISHED ALUMINUM CANOPY TYP.
- STEEL HANDRAIL TYP.
- CONCRETE STAIR
- AUDI LEVEL 01 0'-0"
- 2'-6"

Architectural section drawing of a building facade, showing a gymnasium and roof structure. The drawing includes labels for various materials and components, such as aluminum frame glazing, steel handrail, prefinished metal panel, aluminum frame door, and brick masonry. It also shows a staircase and a ramp leading to the gym level.

Labels and components shown in the drawing:

- GYM ROOF 31'-0"
- GYM LEVEL 02 13'-4"
- ALUMINUM FRAME GLAZING TYP.
- STEEL HANDRAIL TYP.
- PREFINISHED METAL PANEL TYP.
- ALUMINUM FRAME DOOR TYP.
- BRICK MASONRY TYP.
- Labels above the roofline: LL8.1, L8, L7.1L7, L6.1, L6, L5, L4, L3.1, L3, L2, (XX)

Architectural elevation drawing of the Mustang Gymnasium. The drawing shows a long, low building with a brick masonry facade. A large sign reads "HOME OF THE MUSTANGS". To the right is a glass entrance with a steel handrail. The drawing is annotated with callouts for materials and features.

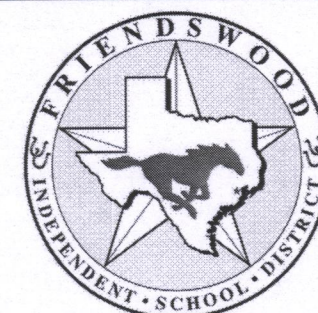
Callouts and labels include:

- LA, LB, LC, LD, LE, LF, LG, LH, LJ, LK, LL (Room/Section Markers)
- GYM ROOF 31'-0"
- GYM LEVEL 02 13'-4"
- LEVEL 1 0"
- HOME OF THE MUSTANGS (Signage)
- PREFINISHED ALUMINUM CANOPY
- HOLLOW METAL FRAME DOOR TYP.
- PREFINISHED ALUMINUM SIGNAGE
- BRICK MASONRY TYP.
- ALUMINUM FRAME GLAZING TYP.
- STEEL HANDRAIL TYP.

Architectural elevation drawing of the Gymnasium Addition. The drawing shows a long, rectangular building with a brick masonry exterior. The elevation is divided into sections labeled XX, L2, L3, L3.1, L4, L5, L6, L6.1, L7L7.1, L8, and L8.1. The building is situated on Level 1 (0'-0") and has a Gym Level 02 (13'-4") and a Gym Roof (31'-0"). The drawing includes details for aluminum frame glazing, aluminum frame door type, and existing building to remain. The brick masonry is specified as "BRICK MASONRY TYP."

06 GYMNASIUM WEST ELEVATION
3/32" = 1'-0"

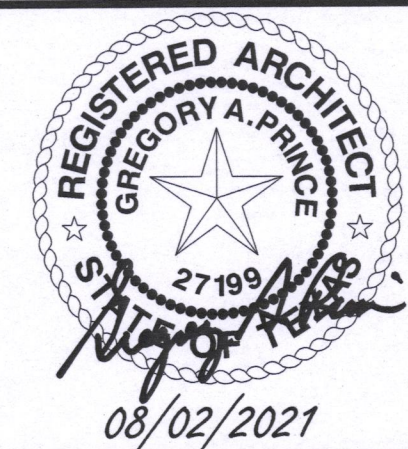
**FRIENDSWOOD HIGH SCHOOL
ADDITIONS AND RENOVATIONS -
SPECIFIC USE PERMIT**



702 Greenbriar Dr

ISSUE FOR SUP REVIEW

ISSUE FOR SUP REVIEW



CLIENT FRIENDSWOOD ISD		
DATE 8/2/2021		PROJECT NUMBER 20381
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		

EXTERIOR ELEVATIONS

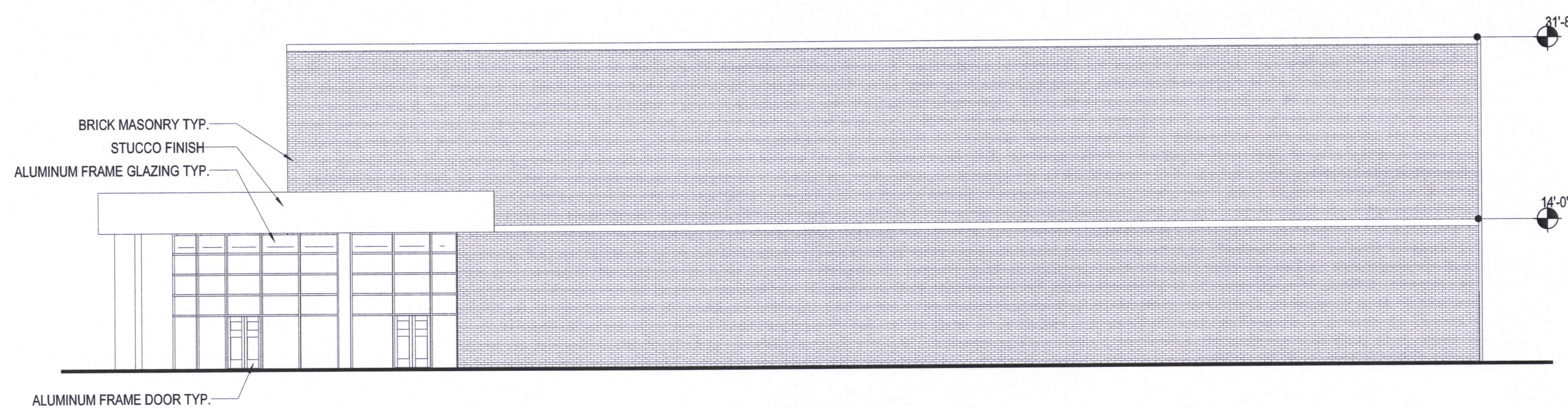
ASUP3

EXTERIOR ELEVATIONS
ASUP3
FOR BLUEBEAM LABELING/OCR

File Path: C:\RevitLocal\AR21 20381 FHS Central_victoria.carterX9S2S.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:

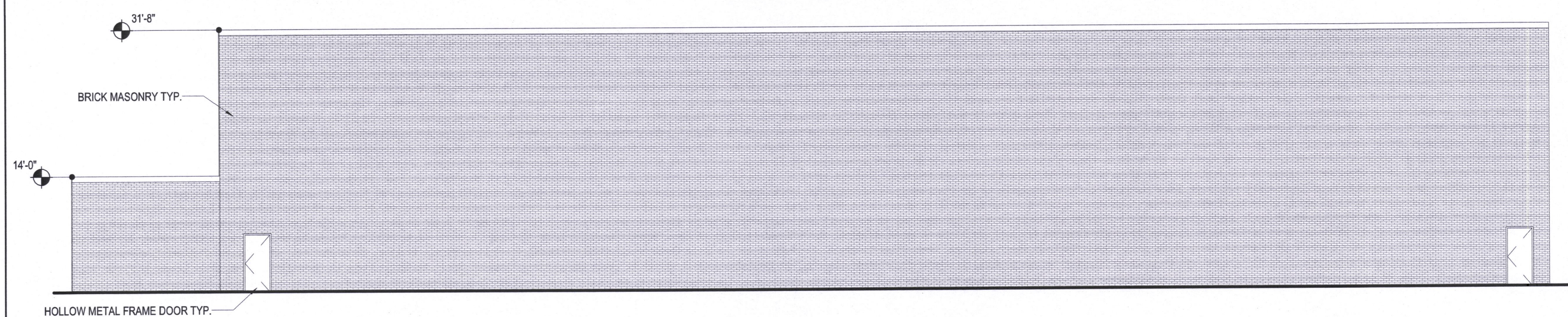
24 NATATORIUM EAST ELEVATION (EXISTING)
3/32" = 1'-0"



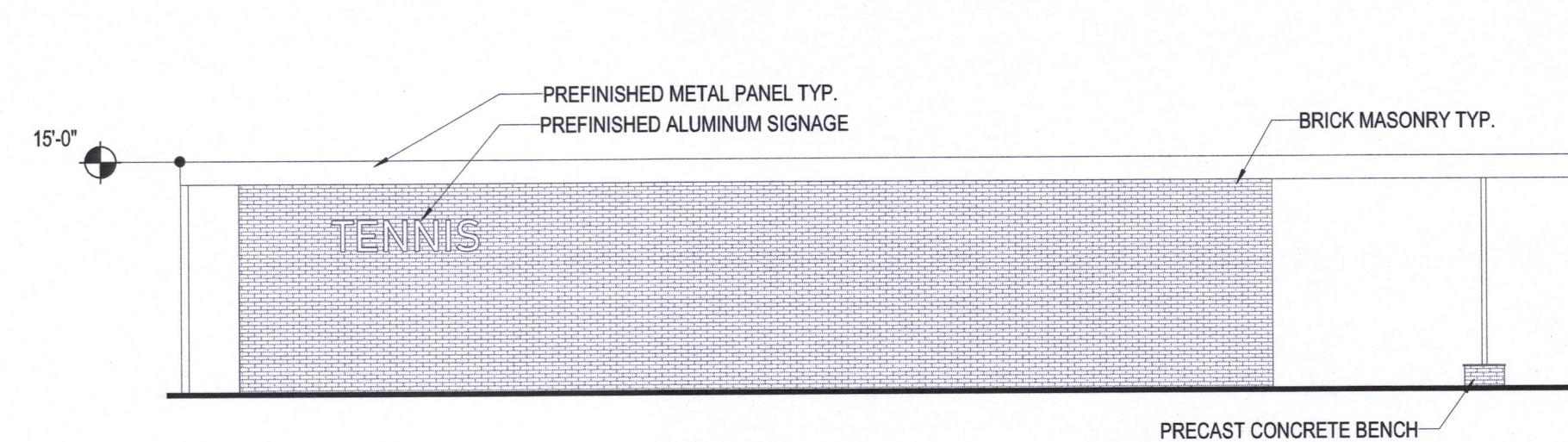
18	NATATORIUM NORTH ELEVATION (EXISTING) 3/32" = 1'-0"
----	--



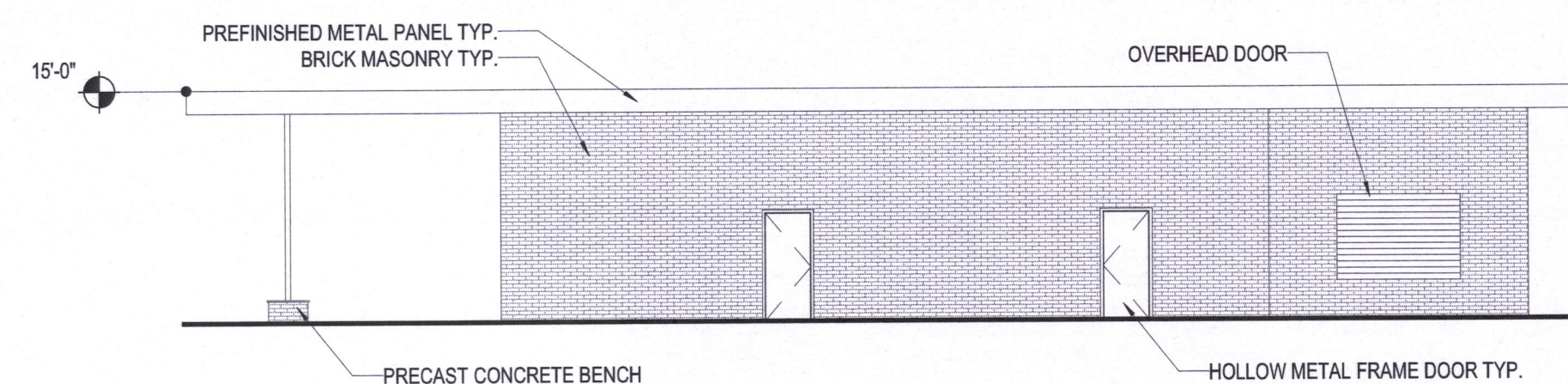
12 NATATORIUM SOUTH ELEVATION (EXISTING)
3/32" = 1'-0"



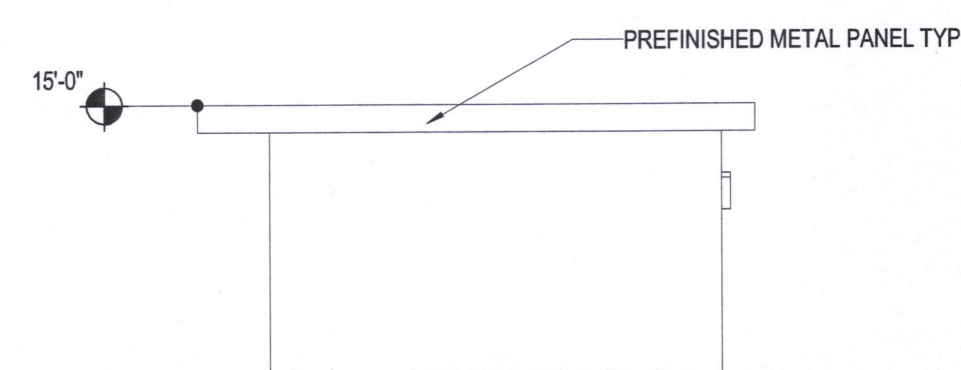
06 NATATORIUM WEST ELEVATION (EXISTING)
3/32" = 1'-0"



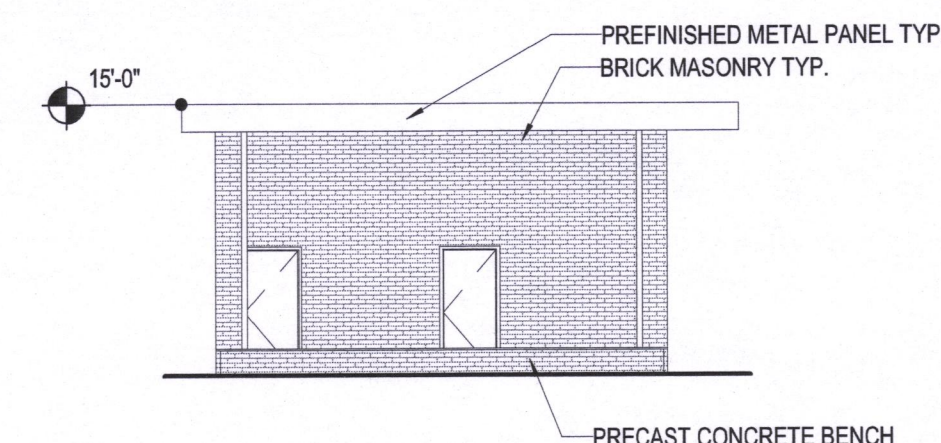
14 TENNIS LOCKER ROOM SOUTH ELEVATION
 $3/32" = 1'-0"$



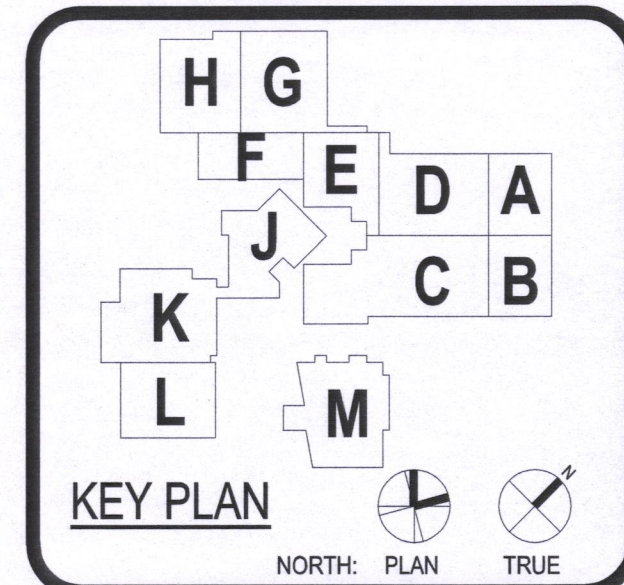
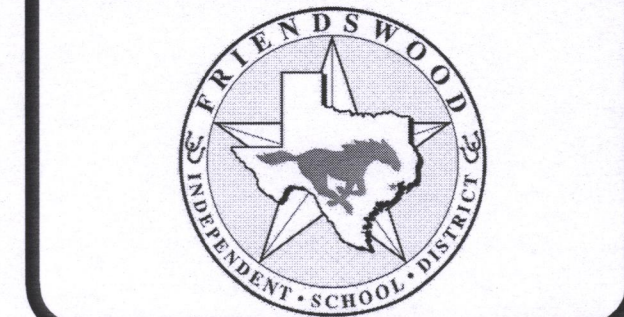
08 TENNIS LOCKER ROOM NORTH ELEVATION
3/32" = 1'-0"



02 TENNIS LOCKER ROOM WEST ELEVATION

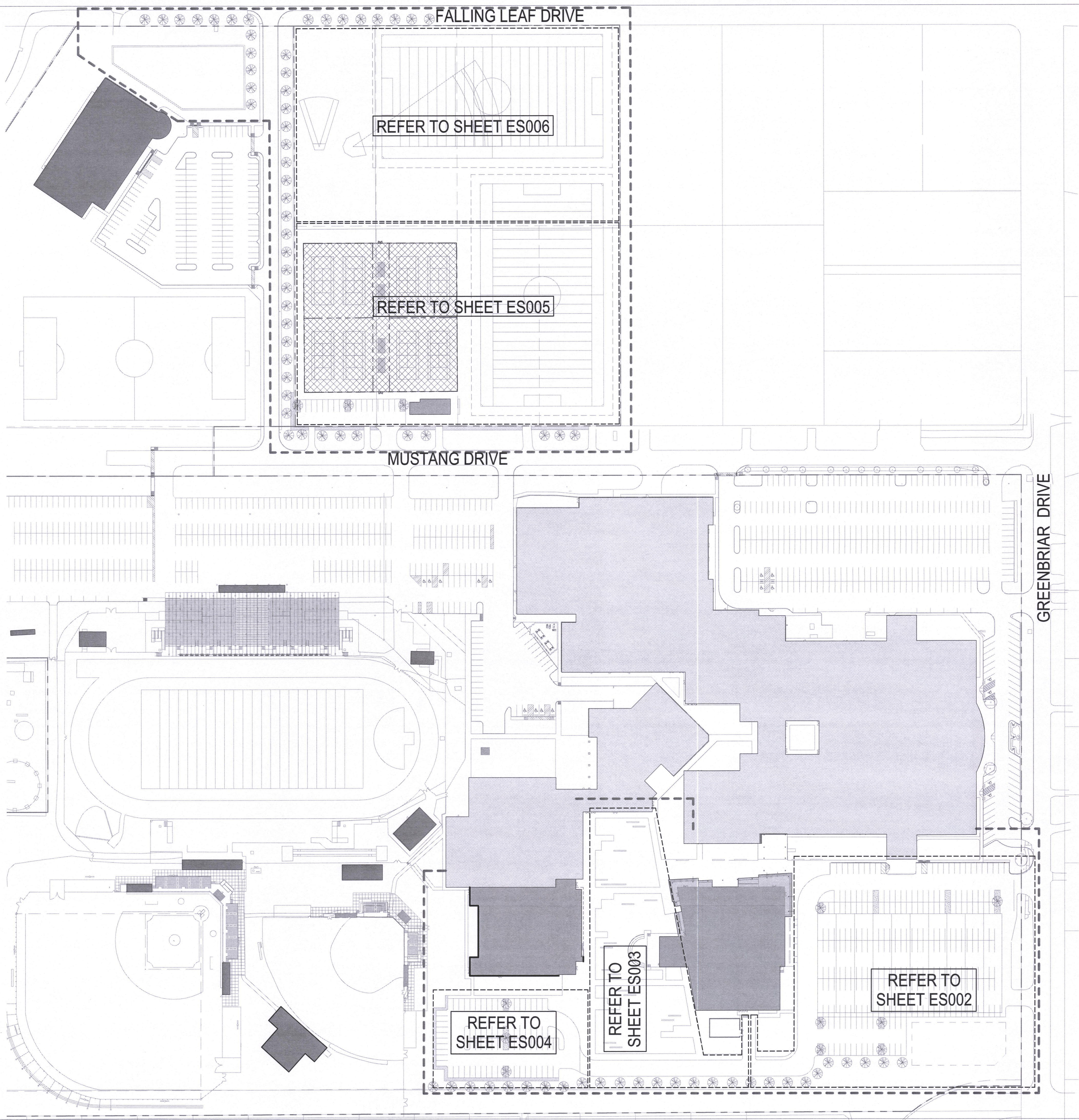


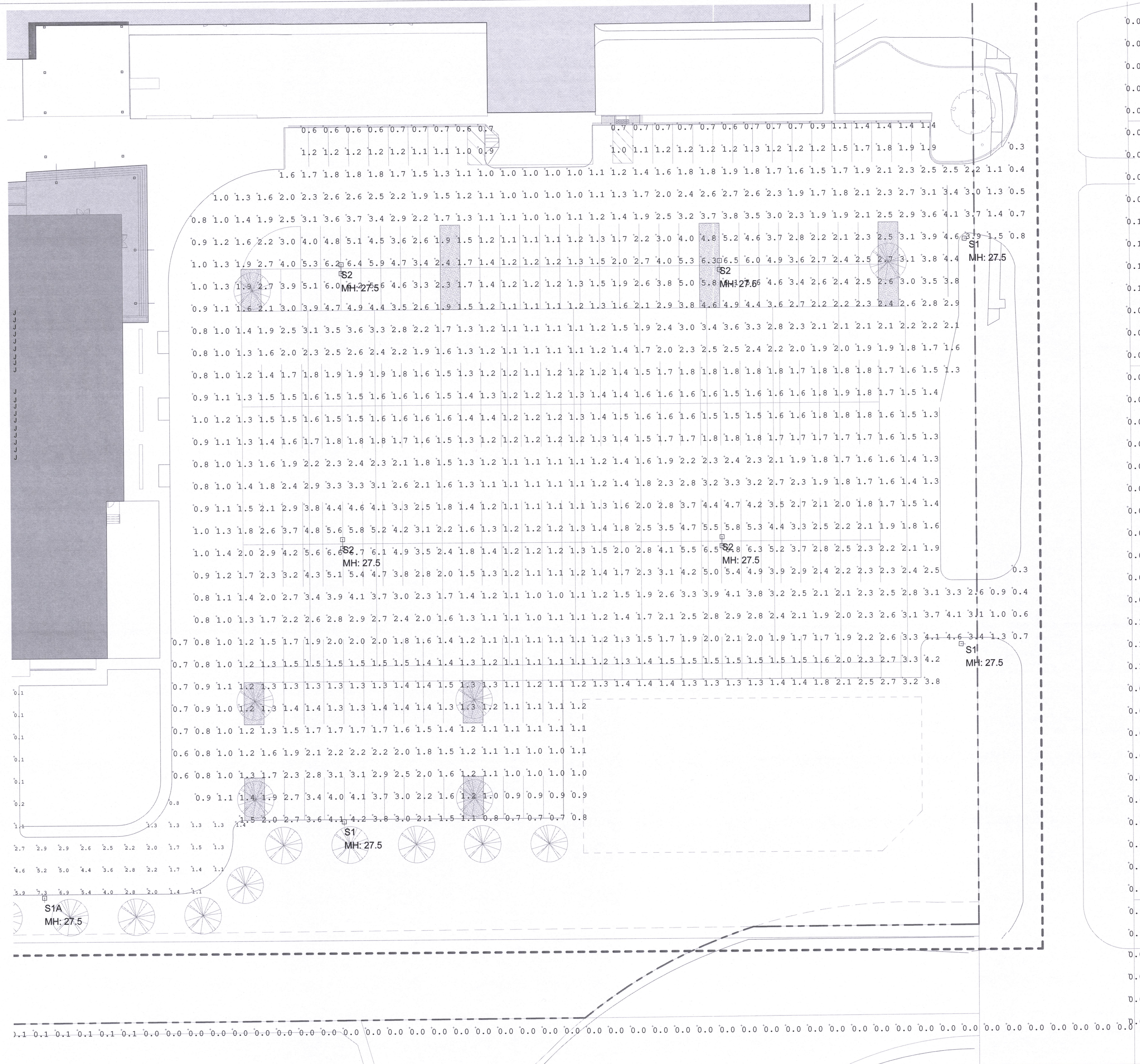
01	TENNIS LOCKER ROOM EAST ELEVATION 3/32" = 1'-0"
----	--

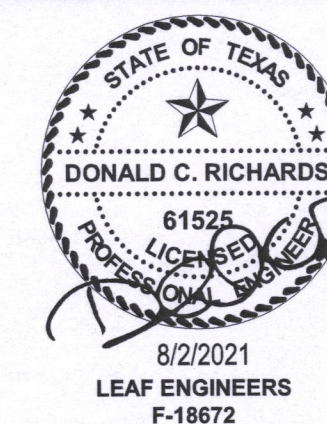
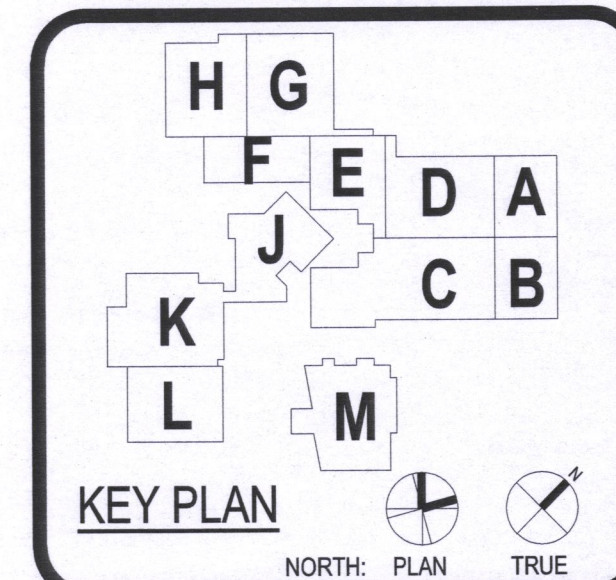
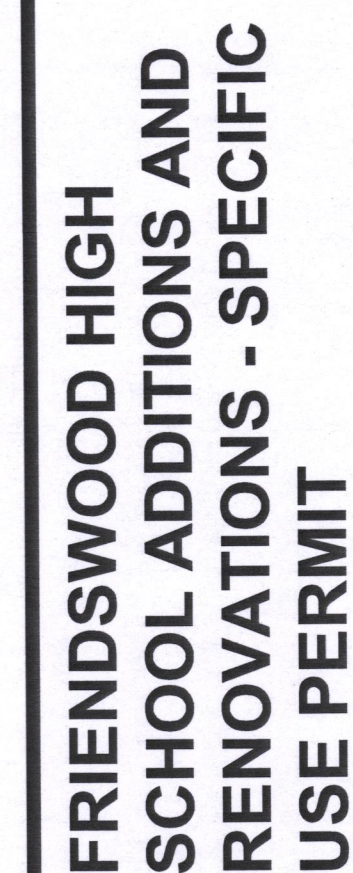


CLIENT FRIENDSWOOD ISD		
DATE 8/2/2021	PROJECT NUMBER 20381	
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		
BUILDING NUMBER		

PHOTOMETRIC SITE
PLAN - COMPOSITE -
SPECIFIC USE PERMIT





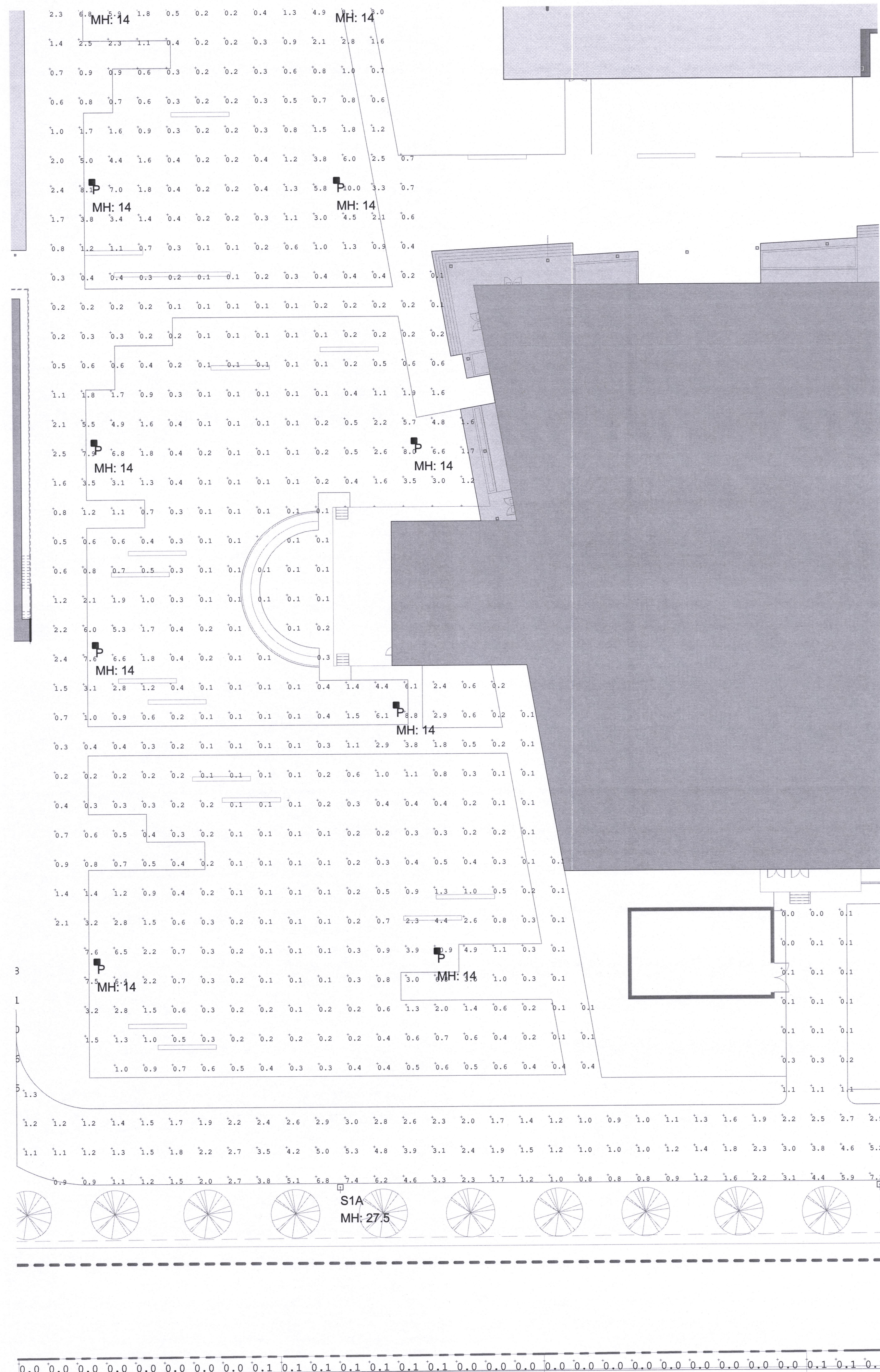
[illegible]

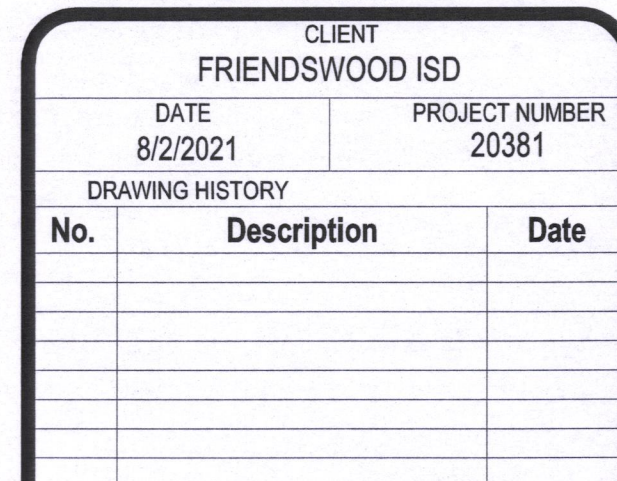
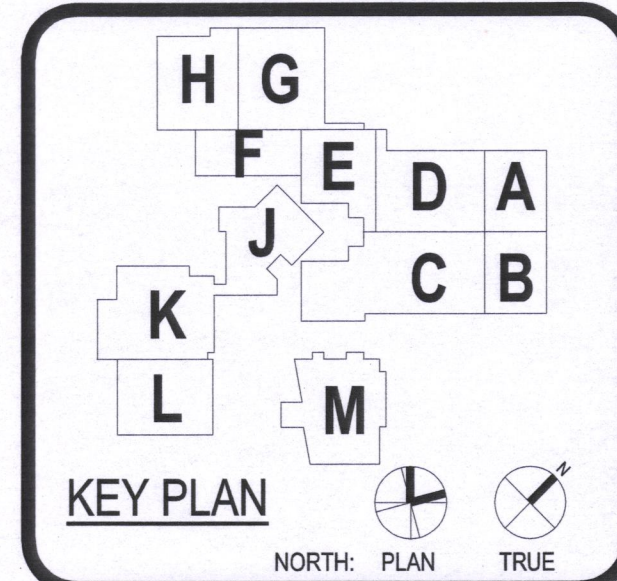
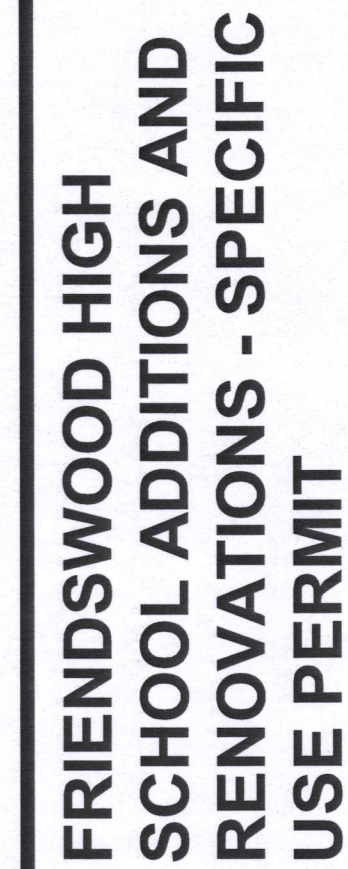
ISSUE FOR SUP REVIEW

BUILDING NUMBER

**PHOTOMETRIC SITE
PLAN - GREEN SPACE
- SPECIFIC USE
PERMIT**

Page 80 of 126



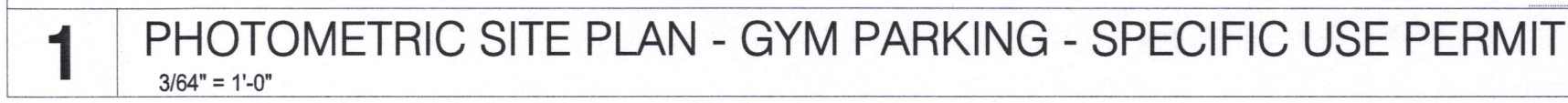


ISSUE FOR SUP REVIEW

BUILDING NUMBER

**PHOTOMETRIC SITE
PLAN - GYM PARKING
- SPECIFIC USE
PERMIT**

Page 81 of 126



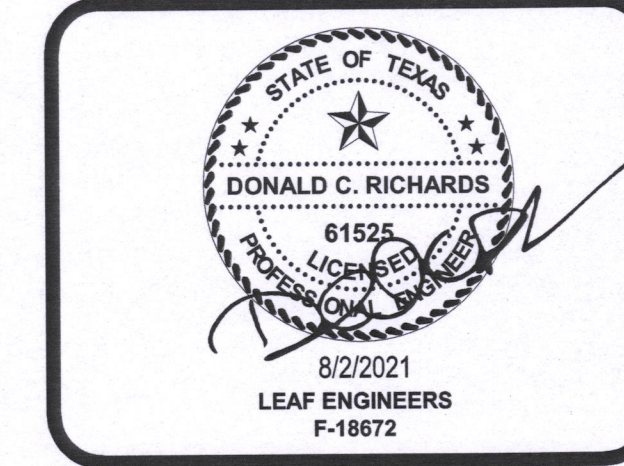
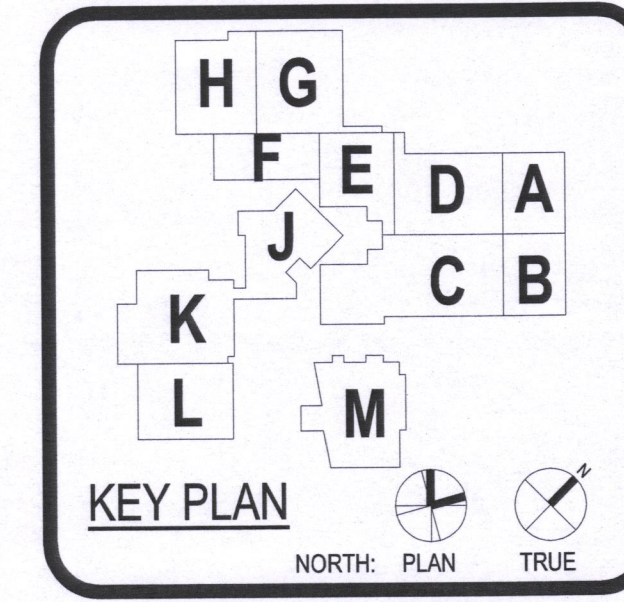
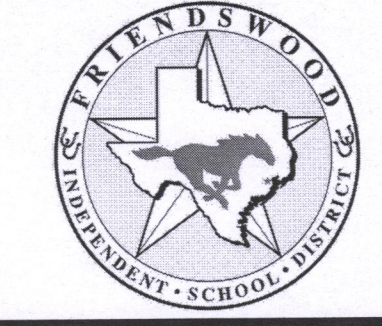


ARCHITECT PBK Architects, Inc.
HOUSTON
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0808 P
713-961-4571 F
TX Firm: BR 1608
CIVIL
T 713-965-0808
MEPT
LEAF ENGINEERS
T 713-960-3300



FRIENDSWOOD HIGH
SCHOOL ADDITIONS AND
RENOVATIONS - SPECIFIC
USE PERMIT

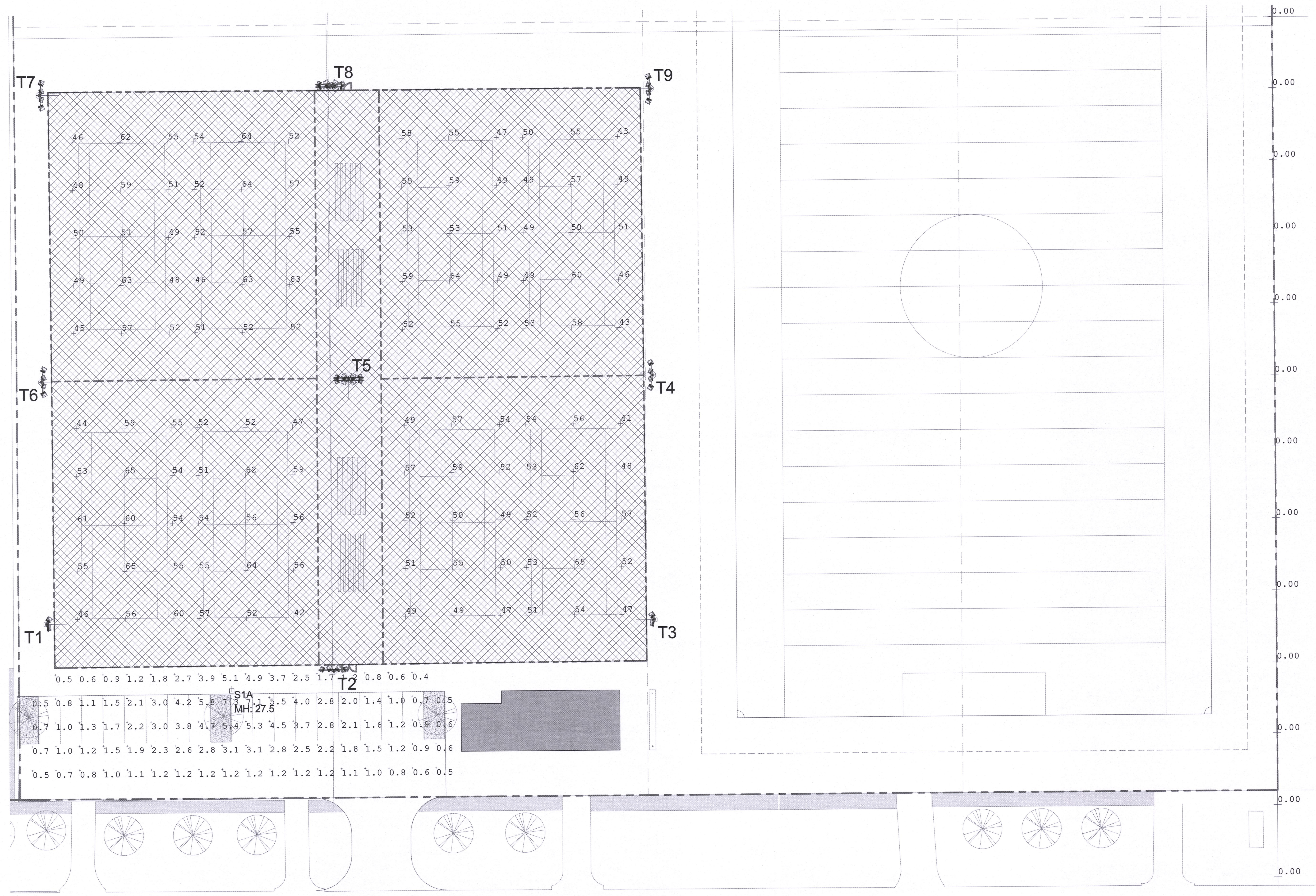
702 Greenbriar Dr
Friendswood, TX 77546
ISSUE FOR SUP REVIEW



CLIENT		
FRIENDSWOOD ISD		
DATE	PROJECT NUMBER	
8/2/2021	20381	
DRAWING HISTORY		
No.	Description	Date

ISSUE FOR SUP REVIEW
BUILDING NUMBER
**PHOTOMETRIC SITE
PLAN - TENNIS
COURT - SPECIFIC
USE PERMIT**

ES005



PHOTOMETRIC SITE PLAN - TENNIS COURT - SPECIFIC USE PERMIT
ES005
FOR BLUEBEAM LABELING.OCR:

File Path: C:\Users\lgibbs\Documents\IELEC_R21 20381 FHS Central_lgibbs.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:

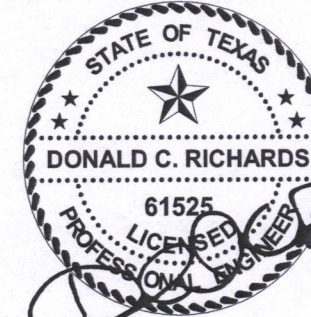
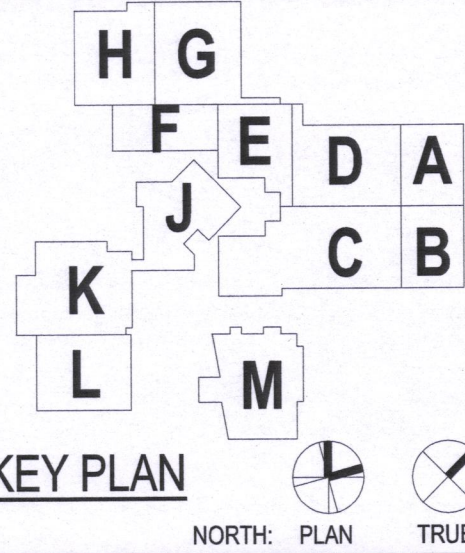
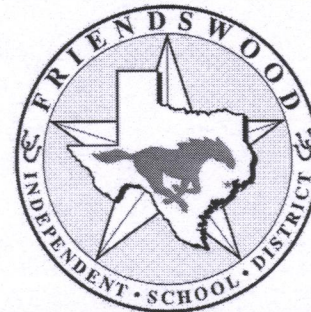


ARCHITECT PBK Architects, Inc.
PBK.com
HOUSTON
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0608 P
713-961-4571 F
TX Firm: BR 1608
CIVIL
T 713-965-0608
MEPT
LEAF ENGINEERS
T 713-965-3300



FRIENDSWOOD HIGH
SCHOOL ADDITIONS AND
RENOVATIONS - SPECIFIC
USE PERMIT

702 Greenbriar Dr
Friendswood, TX 77546
ISSUE FOR SUP REVIEW

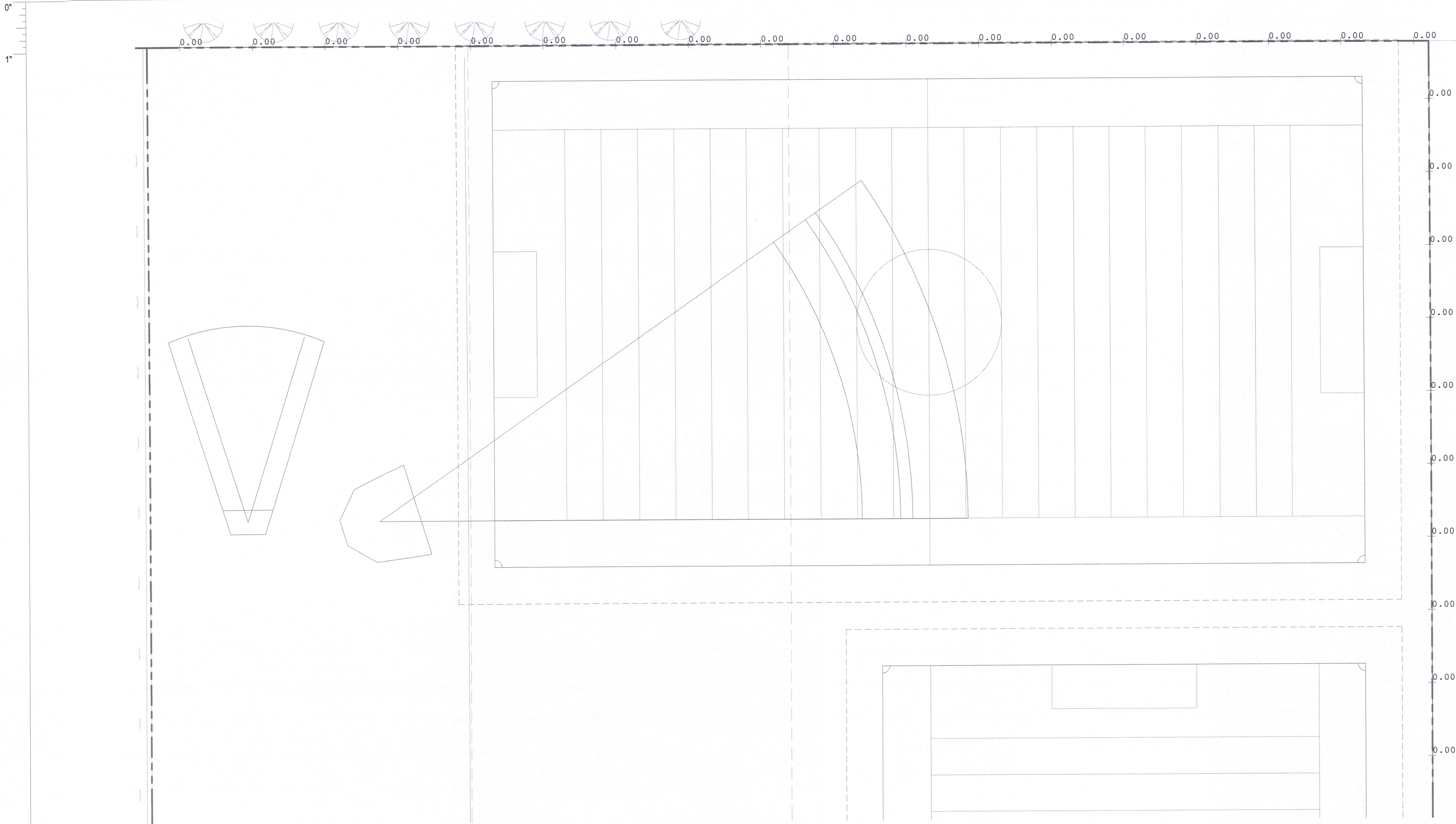


8/2/2021
LEAF ENGINEERS
F-18672

CLIENT		
FRIENDSWOOD ISD		
DATE	PROJECT NUMBER	
8/2/2021	20381	
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		
BUILDING NUMBER		

PHOTOMETRIC SITE
PLAN - PRATICE
FIELD - SPECIFIC USE
PERMIT

ES006





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Consider approving the minutes for the regular meeting held Thursday, August 12, 2021

Action:

SUMMARY / ORIGINATING CAUSE

Review and approve minutes for August 12, 2021.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Minutes 8-12-2021



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 12, 2021 - 7:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
AUGUST 12, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 12, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

2. Communication from the public/committee liaisons

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

No comments until after the public hearing items. The chairman suspended the rules to allow Mr. Goeken to speak. He was concerned with the speeding and traffic surrounding the high school.

3. Public Hearing

- A. Conduct a public hearing to receive comments both oral and written regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District (COD) boundary to reduce the COD boundary on FM 2351 from 300 feet to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.

Bennett explained the proposed ordinance changes are a result of working with the developer of the Panhandle PUD. She stated the thought process is for the city to tweak a few ordinances and the developer to tweak their plans so a PUD would not be necessary. She said the subcommittee has been working on the ordinance changes for several months, had presented the ordinances to the full commission once and this presentation is for the final draft.

- B. Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements.

Bennett said the Ordinance Subcommittee had been working on the tree preservation ordinance for months in response to public concerns with large trees being removed on Friendswood Drive. She said there are limits to what the city can impose on private owners but the subcommittee increased the mitigation requirements, added a multiplier for extra large trees, and will be offering credit for the removal of invasive trees.

Ella Perry, 8 years old, spoke for more protection of Friendswood's large trees.

- C. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for approximately 3.65 acres out of 18.0137 acres located along FM 2351 (address not yet assigned), the 18.0137 acres more fully described in 4 tracts: 16.592 acres out of and part of Tract B and C of Lot 63 of the Coffman and Hoidale Subdivision, .0918 acres out of and part of Tracts B and C, of Lot 63, of the Coffman and Hoidale Subdivision, and .1119 acres of land out of and part of Division B, of Lot 63 of the Hoidale-Coffman Addition Subdivision, a subdivision in Harris County, Texas out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas; and 1.218 acres known as Restricted Reserve I within the Partial Plat of Industry Park Friendswood, Film Code 688395, City of Friendswood, Harris County, Texas to change from Community Shopping Center (CSC) to Industrial (I) so that the entirety of the referenced tracts will be zoned Industrial (I).

Harbin said the applicant is proposing to change the Community Shopping Center (CSC) frontage along FM 2351 to Industrial (I) zoning so their whole property would be the same zoning district. She said the property is currently vacant and the commission will see the project once site plans are submitted.

- D. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for 183.386 acres of land located along both sides of future Friendswood Lakes Boulevard/Friendswood Parkway, being 183.386 acres of land

consisting of several tracts including 96.224 acres of land in the Mary Fabreau Survey, Abstract No. 69 and 86.442 acres consisting of Tract 1: 59.521 acres of land situated in the Mary Fabreau Survey, Abstract Number 69 and Tract 2: 26.921 acres of land situated in the I&GNRR Company Survey Number 5, Abstract Number 622, all located in Friendswood, Galveston County, Texas, to change from Avalon at Friendswood Planned Unit Development (PUD) 2019-37 (156.4717) and unassigned zoning (26.921 acres) to a revised Avalon at Friendswood Planned Unit Development (PUD) consisting of 183.386 acres.

Harbin explained the proposed Planned Unit Development (PUD) amendment is to include the portion of land annexed from League City into the Avalon PUD.

Kathryn Parker/META Planning presented a slideshow of the Avalon development including the additional 27 acres. She said the lot sizes range from 60-feet, 70-feet, and 90-feet. She stated the open space increased from 26% to 39% including the lake area. Parker stated the subdivision will include a recreation center on the north side of the lake.

Harbin added the city is requiring a street connection from Avalon to the Lakes of San Joaquin but it would be for emergency personnel only with no pedestrian access.

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.

****Commissioner Catherine Koerner moved to approve items A., B., and D. on the Consent Agenda. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

A. Consider the approval of the minutes of the Planning and Zoning Regular Meeting held Thursday, July 22, 2021.

B. Consider the approval of the replat of Industry Park Friendswood Reserve I.

C. Consider the approval of the replat of Friendswood ISD High School Campus.

****Commissioner Richard Sasson moved to approve item C. on the Consent Agenda, with conditions. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin said the school plat is showing a pipeline easement that transects the property but a release of easement had been located by Bennett late that afternoon. She explained the pipeline has been sold to a salvage company and will need to be removed from the ground. The applicant needs to revise the plat and then the commission can reconsider it.

Harbin added that this meeting was to discuss the plat for the school and another meeting will be held to consider the school's construction plans. She said the plans would be posted on the city website.

D. Consider the approval of the Replat Reserve A5 of Forest Creek Subdivision.

5. Action Items

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

- A. Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District (COD) boundary to reduce the COD boundary on FM 2351 from 300 feet to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.

****Commissioner Tom Hinckley moved to approve Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District (COD) boundary to reduce the COD boundary on FM 2351 from 300 feet to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.. Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

- B. Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements.

****Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding a recommendation to City Council regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

The commissioners thanked Miss Ella Perry for speaking during public comments.

- C. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 3.65 acres out of 18.0137 acres located along FM 2351 (address not yet assigned), the 18.0137 acres more fully described in 4 tracts: 16.592 acres out of and part of Tract B and C of Lot 63 of the Coffman and Hoidale Subdivision, .0918 acres out of and part of Tracts B and C, of Lot 63, of the Coffman and Hoidale Subdivision, and .1119 acres of land out of and part of Division B, of Lot 63 of the Hoidale-Coffman Addition Subdivision, a subdivision in Harris County, Texas out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas; and 1.218 acres known as Restricted Reserve I within the Partial Plat of Industry Park Friendswood, Film Code 688395, City of Friendswood, Harris County, Texas to change from Community Shopping Center (CSC) to Industrial (I) so that the entirety of the referenced tracts will be zoned Industrial (I).

****Commissioner Travis Mann moved to approve Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 3.65 acres out of 18.0137 acres located along FM 2351 (address not yet assigned), the 18.0137 acres more fully described in 4 tracts: 16.592 acres out of and part of Tract B and C of Lot 63 of the Coffman and Hoidale Subdivision, .0918 acres out of and part of Tracts B and C, of Lot 63, of the Coffman and Hoidale Subdivision, and .1119 acres of land out of and part of Division B, of Lot 63 of the Hoidale-Coffman Addition Subdivision, a subdivision in Harris County, Texas out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas; and 1.218 acres known as Restricted Reserve I within the Partial Plat of Industry Park Friendswood, Film Code 688395, City of Friendswood, Harris County, Texas to change from Community Shopping Center (CSC) to Industrial (I) so that the entirety of the referenced tracts will be zoned Industrial (I). Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

- D. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for 183.386 acres of land located along both sides of future Friendswood Lakes Boulevard/Friendswood Parkway, being 183.386 acres of land consisting of several tracts including 96.224 acres of land in the Mary Fabreau Survey, Abstract No. 69 and 86.442 acres consisting of Tract 1: 59.521 acres of land situated in the Mary Fabreau Survey, Abstract Number 69 and Tract 2: 26.921 acres of land situated in the I&GNRR Company Survey Number 5, Abstract Number 622, all located in Friendswood, Galveston County, Texas, to change from Avalon at Friendswood Planned Unit Development (PUD) 2019-37 (156.4717) and unassigned zoning (26.921 acres) to a revised Avalon at Friendswood Planned Unit Development (PUD) consisting of 183.386 acres.

****Commissioner Catherine Koerner moved to approve Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for 183.386 acres of land located along both sides of future Friendswood Lakes Boulevard/Friendswood Parkway, being 183.386 acres of land consisting of several tracts including 96.224 acres of land in the Mary Fabreau Survey, Abstract No. 69 and 86.442 acres consisting of Tract 1: 59.521 acres of land situated in the Mary Fabreau Survey, Abstract Number 69 and Tract 2: 26.921 acres of land situated in the I&GNRR Company Survey Number 5, Abstract Number 622, all located in Friendswood, Galveston County, Texas, to change from Avalon at Friendswood Planned Unit Development (PUD) 2019-37 (156.4717) and unassigned zoning (26.921 acres) to a revised Avalon at Friendswood Planned Unit Development (PUD) consisting of 183.386 acres. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Mann told the developer they need to be very upfront with potential buyers since the majority of this subdivision will be zoned to Friendswood ISD and a small portion will be zoned to Clear Creek ISD.

Sasson commented that the annexed lots around the lake are smaller than the ones on the original PUD. Parker responded that lot sizes are in response to marketability. Sasson also commented that the lake is being included in the open space percentage when the lake is part of a detention requirement and is misleading.

- E. Consideration and possible action regarding a request to extend the 30-day period for the processing of the preliminary plat of Industry Park Friendswood Phase II per LGC Chapter 212 Section 212.009.

****Commissioner Marcus Perry moved to approve Consideration and possible action regarding a request to extend the 30-day period for the processing of the preliminary plat of Industry Park Friendswood Phase II per LGC Chapter 212 Section 212.009. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained state law allows for an applicant to request a 30-day extension during plat review. She explained the developer is working through some civil engineering.

- F. Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II a subdivision of 15.0127 acres, 5.7179 acres of land being a replat of Reserve A of the BSR Subdivision No. 1 out of Lot 63 Divisions "B" & "C" of Hoidale-Coffman Addition, Volume 3 , Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55, City of Friendswood, Harris County, Texas (missing remainder of legal description).

**Vice-Chairman Richard Sasson moved to table Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II a subdivision of 15.0127 acres, 5.7179 acres of land being a replat of Reserve A of the BSR Subdivision No. 1 out of Lot 63 Divisions "B" & "C" of Hoidale-Coffman Addition, Volume 3 , Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55, City of Friendswood, Harris County, Texas (missing remainder of legal description). Seconded by Commissioner Travis Mann. The motion was approved unanimously.

- G. Consideration and possible action regarding a recommendation to City Council to amend Resolution 2020-17 Planning and Zoning Rules of Procedure.

**Vice-Chairman Richard Sasson moved to discuss Consideration and possible action regarding a recommendation to City Council to amend Resolution 2020-17 Planning and Zoning Rules of Procedure. Seconded by Hinckley. The motion was approved unanimously.

Harbin said City Council just updated their rules of procedure and staff is updating the commission's rules to be the same format. She said the major changes are to reduce public comment speaking from five minutes to three minutes. The rules of procedure also set out the template for public hearings allowing a staff presentation followed by an applicant presentation limited to 15-minutes. After the presentations, public comments for that particular item would be five minutes.

Fischer mentioned that council changed the order of their agenda to allow the public hearing followed immediately by the action item. Harbin said she would discuss with the City Secretary on how to make the same change for the commission.

Mann said he was unsure about limiting general public comments to three minutes. Matranga said the chairman has the authority to allow more or less time, as well.

6. Discussion Items

- A. Receive an update from the Planning Subcommittee regarding progress on the Future Land Use Map update.

Perry presented a slide show of the subcommittee's proposed changes to the Future Land Use Map following public input. He said there was one property that received a lot of comments, the Todd property at the corner of Winding Way and FM 518. Perry said the property will be left designated on the map as low density residential due to push back from the neighbors. He said the property owner will need to apply for a zone change if they ever want to develop it differently, either way.

Perry talked about property along FM 528 that backs up to residential homes in the Sunmeadow subdivision. He said the property owner requested it be identified as future commercial use. Hinckley agreed he did not see someone building a home on the property along FM 528.

Koerner expressed concern with updating the Future Land Use Map from residential to commercial

without notifying the adjacent neighbors. Harbin explained the Future Land Use Map and the Comprehensive Plan are long range planning tools that the city is required by law to have. She said this process is not zoning and, should a property owner wish to apply for a zone change, the properties within 200-feet would then be notified.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, August 26, 2021, and (ii) Thursday, September 9, 2021.

8. 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.

No comments.

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

No comments.

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

No comments.

- D. Receive general comments and communication from City Council Liaison, Trish Hanks. Hanks provided an update from City Council including a flat tax rate of 48 cents. She also mentioned today had been declared Colonel Drew Morgan Day in Friendswood and the morning's reception was a great celebration. Hanks announced Movies in the Park, the movie Trolls, would be playing on Friday.

Hanks said the TxDOT sidewalks project had begun and would be followed by upgraded traffic lights. She said the completion and ribbon cutting for Friendswood Lakes Blvd (Friendswood Parkway) has been delayed due to rain.

- E. Receive information from Staff regarding the June 2021 DRC Report, commercial and residential project updates, City Council action and ordinance updates.

Harbin said the June 2021 DRC report had been sent out. She added that the TxDOT project would include 6-foot concrete sidewalks plus 1-foot brick ribbons on each side. Harbin said the six intersections through Downtown would be getting black, powder coated traffic signals and make a huge improvement.

9. ADJOURNMENT

This meeting was adjourned at 08:35 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC)

Action:

SUMMARY / ORIGINATING CAUSE

The City of Friendswood is in the process of redesigning the site for Fire Station No. 2 as part of a bond package. The current zoning of Single Family Residential (SFR) does not allow governmental uses, i.e. NAICS Use #922, Justice, Public Order and Safety Activities. The existing building was grandfathered, but with that building being demolished and a new one constructed, the zoning must be brought into compliance. The site will be subject to the Community Overlay District (COD) requirements in addition to requirements of the Community Shopping Center (CSC) zoning district.

All documents are included on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The 2008 Future Land Use Map identifies this property as "Low Density Residential;" however the 2021 Draft of the Future Land Use Map identifies the property intended for "Public and Semi-Public" use. A new fire station is a critical need to the City and the Friendswood Volunteer Fire Department.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.177 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood Galveston County, Texas and said 39.177 acre tract of land being the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (GCDR); 1115 Falling Leaf Dr (natatorium) also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion, 7.788 acres being all of Lots 1 & 5 Brenham Estates (Volume 18, Page 601, GCMR) and a portion of Lot 3, Block H Central Park Subdivision (Volume 15, Page 151, GCMR) Friendswood, Galveston County, Texas; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, 9.8470 Acres out of Block "H" Central Park Subdivision (Volume 105, Page 151, GCMR) Friendswood, Galveston County, Texas to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR)

Action:

SUMMARY / ORIGINATING CAUSE

Friendswood High School is already located at the site. Over the years, the existing buildings and sports facilities have been renovated and expanded in order to facilitate the needs of the students and the school district. The Natatorium was constructed in 2009. The District acquired seven residential lots between Falling Leaf Drive and Mustang Drive to provide more land for expansion. In 2020, voters approved a bond for the district and part of that bond program included changes to the high school campus including: a new performing arts center (auditorium), renovation of the existing auditorium and fine arts wing, renovation of existing CTE spaces, new competition gym with storage and locker rooms, existing locker room renovations, and reconfigure and add athletic field space. The current zoning of Single Family Residential (SFR) allows NAICS Use #6111 Elementary and Secondary Schools with a Specific Use Permit (SUP).

All documents are included on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The 2008 Future Land Use Map identifies 800 Greenbriar as "Public" and the remainder of the tracts as "Low Density Residential;" however the 2021 Draft of the Future Land Use Map identifies all of the property intended for "Public and Semi-Public" use.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Consideration and possible action regarding a recommendation to City Council to amend the Planning and Zoning Commission Rules of Procedure (R 2020-17)

Action:

SUMMARY / ORIGINATING CAUSE

City Council recently updated their Rules of Procedure, so we took the opportunity to do the same in order to keep P&Z's rules similar to Council per Section 2-71. Changes to the public comment and public hearing processes are the most significant changes.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Rules of Procedure 2021 clean copy
2. PZ Rules of Procedure 2021 redline copy

FRIENDSWOOD PLANNING AND ZONING COMMISSION RULES OF PROCEDURE

1. AUTHORITY

- 1.1 **Code.** Pursuant to the provisions of Section 2-71 of the Friendswood Code of Ordinances, the Planning and Zoning Commission enacts these rules of procedure for all meetings of the Commission of the City of Friendswood, Texas.
- 1.2 During any regular or special commission meeting, a reasonable opportunity shall be given to the citizens of the City to be heard, including, but not limited to those matters under consideration. The rules of procedure are enacted as guidelines to be followed by all persons in the Council Chamber, including City administrative staff, news media and visitors.

2. GENERAL RULES

- 2.1 **Meetings to be Public.** All official meetings of the Commission shall be open to the public pursuant to the requirements of the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.
- 2.2 **Quorum.** Four or more members of the Commission is considered a majority of the members of the Commission and shall constitute a quorum for the transaction of business.
- 2.3 **Compelling Attendance.** No member shall be excused from attendance at a Commission meeting except for good valid reasons.
- 2.4 **Minutes of Meetings.** An account of all proceedings of the Commission shall be kept by the Secretary and shall be entered in a book constituting the official record of the Commission.
- 2.5 **Questions to Contain One Subject:** All questions submitted for a vote shall contain only one subject.
- 2.6 **Right of floor.** Any member desiring to speak shall be recognized by the Presiding Officer and shall confine his/her remarks to the subject under consideration or to be considered and will not be interrupted.
- 2.7 **City Planner.** The City Planner shall attend all meetings of the Commission, unless excused. He/she may make recommendations to the Commission and shall have the right to take part in all discussion of the Commission but shall have no vote.
- 2.8 **City Attorney.** The City Attorney shall attend all meetings of the Commission unless excused and shall, upon request, give an opinion, either written or oral, on questions of law. The City Attorney shall act as the Commission's parliamentarian.
- 2.9 **Secretary.** The Secretary shall attend all meetings of the Commission unless excused and shall act as the reading and recording secretary of the Commission, shall keep the official minutes and perform such other duties as may be requested and assigned by the Chairperson and/or the City Planner. The Secretary shall keep a copy of these rules available for reference.
- 2.10 **Sergeant at Arms.** The highest-ranking police officer of the Friendswood Police Department in attendance at any meeting of the Commission, shall be, and

is hereby, designated and appointed as the Sergeant at Arms for such meeting.

2.11 Suspension of Rules. Any provision of these rules not governed by the City Charter or Code may be temporarily suspended by the affirmative vote of a four or more members of the Commission present.

2.12 Amendment of Rules. These rules may be amended, or new rules adopted by the recommendation of the Commission and subject to approval by Council with an affirmative vote of four or more members of the City Council.

3. TYPES OF MEETINGS

3.1 Regular Meetings. Per Section 2-71 of the Friendswood Code of Ordinances, the Commission shall hold regular and special meetings open to the public. Effective 2021, the Commission shall meet in the Council Chambers of the City Hall on the second and fourth Thursday of each month, commencing at 7:00 o'clock p.m., provided one or more complete applications have been submitted requiring their consideration. In the event Thursday falls on a holiday, the meeting for that day shall be rescheduled as determined by the Commission. Any meeting of the Commission may be recessed from hour to hour for a period of time not to exceed 24 hours, by a majority vote of the members present at such meeting, and such recessed meeting shall be held without further notice.

3.2 Special Meetings. Special meetings of the Commission shall be called at the request of the Chairperson, the City Planner, or four (4) members of the Commission. In the event of a special called meeting, the City Planner shall notify each member of the Commission. Special meetings may be held at City Hall, or another location.

4. PRESIDING OFFICER AND DUTIES

4.1 Presiding Officer. The Chairperson, or in his/her absence, the Vice Chairperson, shall preside as chairperson, or presiding officer at all meetings of the Commission. In the absence of both the Chairperson and Vice Chairperson, and with a quorum being present, any commissioner may be appointed by the Chairperson or a majority of the Commission to preside, i.e., four or more members of the Commission.

4.2 Call to Order. The meetings of the Commission shall be called to order by the Chairperson, or in his/her absence the Vice Chairperson, and in the absence of both the Chairperson and the Vice Chairperson, the meeting shall be called to order by the presiding officer.

4.3 Preservation of Order. The presiding officers shall (i) preserve order and decorum, (ii) prevent insulting references to Commissioners, impugning of other member's motives, and repetitious comments and (iii) confine remarks to the question under discussion.

4.4 Substitution for Chair. The Chairperson may call upon the Vice Chairperson, or if he/she is unavailable, then any other member to take his/her place, for the portion of a meeting, such substitution is not to continue beyond

adjournment.

- 4.5 Points of Order.** The presiding officer shall determine all points of order, subject to the right of any member to appeal to the Commission. If any appeal is taken, then questions shall be, "Shall the decision of the presiding officer be sustained? If a four or more members present vote "No", the ruling of the Chairperson is overruled; otherwise, it is sustained.
- 4.6 Questions to be stated.** The presiding officer shall state all questions submitted for a vote and announce the results. A roll call shall be taken upon the request of any member.
- 4.7 Call for Recess.** Any meeting of the Commission may be recessed from hour to hour for a period of time not to exceed 24 hours, by an affirmative vote of four or more members of the Commission present at such meeting, and such recessed meeting shall be held without further posted notice amended.
- 4.8 Votes.** Commissioners shall clearly indicate their vote on each matter submitted to a vote.
- a) The Chairperson may make or second motions, and shall vote on all matters before the Commission, unless otherwise prohibited by law.
 - b) Neither the Chairperson, the Vice-Chairperson, nor any Commissioner appointed to preside, shall have any power to either recess a meeting or adjourn a meeting, or prevent the Commission from considering an agenda item or lay the same out for consideration except in strict accordance with Texas Open Meetings Act, the City Charter, and as enacted herein. If not withstanding the positive provisions of this rule, the presiding officer whether Chairperson, Vice-Chairperson, or Commissioner presiding, shall attempt to prevent the Commission from taking any action on any agenda item brought before it, any Commissioner present may call for a vote of the Commission to consider the matter.
 - c) Except as otherwise provided by law or these rules, all action required of the Commission shall be made by a majority, i.e., four or more of the members of the Commission present at the meeting. Excluding conflicts of interest as provided by state law or by City Charter, all Commissioners present at each meeting must vote on each subject presented for Commission vote. All votes must be taken in accordance with Section 3.10 of the Charter.
 - d) Any member of the Commission, including the Chairperson, who has a conflict of interest as defined by Chapter 171, Texas Local Government Code, must file the appropriate documentation with the City Planner and abstain from discussion and consideration of the item in compliance with state law.

5. CODE OF CONDUCT

5.1 Commissioners

- a) During Commission meetings, Commissioners shall preserve order and decorum and shall neither by conversation or otherwise delay or interrupt the proceedings nor refuse to observe the rules of the Commission.
- b) A Commissioner, once recognized, shall not be interrupted while speaking unless a point of order is raised by another member or the parliamentarian, or

unless the speaker chooses to yield to questions from another member. If a Commissioner is called to order while he/she is speaking, he/she shall cease speaking immediately until the question of order is determined. If ruled to be in order, he/she shall be permitted to proceed.

- c) Any member of the Commission; including the Chairperson, who fails to observe decorous and orderly behavior during a meeting or who disturbs a meeting of the Commission with such disorderly conduct, is subject to being expelled from such meeting upon motion passed by two-thirds ($\frac{2}{3}$) vote of the Commission present at this meeting.
- d) Any member of the Commission; including the Chairperson, reprimanded by motion or expelled from a meeting by motion who thereafter commits another breach of decorous and disorderly behavior during a subsequent meeting and again disturbs any meeting of the Commission by such disorderly conduct shall be subject to the same power of the Commission to reprimand him/her, expel him/her from the meeting, or subject such member to complaint, investigation, and conviction of official misconduct.

5.2 Administrative Staff

- a) Members of the Administrative staff and employees of the City shall observe the same rules of procedure and decorum applicable to members of the Commission and shall have no voice unless and until recognized by the Chairperson, or presiding officer.
- b) While the presiding officer shall have the authority to preserve decorum in meetings as far as staff members and City employees are concerned, the City Planner also shall be responsible for the orderly conduct and decorum of all City employees under his/her direction and control.
- c) All remarks and questions addressed to the Commission shall be addressed to the Commission as a whole and not to any individual member thereof.
- d) No staff member, other than a staff member having the floor, shall enter into a discussion either directly or indirectly without permission of the Chairperson, or presiding officer.

5.3 Citizens

- a) Citizens are welcome and invited to attend all meetings of the Commission and will be admitted to the Council Chamber or other room in which the meeting is held, up to the fire safety capacity of the room and/or to protect the health, safety and welfare of the public.
- b) Citizens will refrain from private conversation in the Chamber, or other room, while the Commission meeting is in session.
- c) Citizens attending Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to the administrative staff. Any person making personal, impertinent, or slanderous remarks, or who becomes boisterous while addressing the Commission or while attending the Commission meeting shall be removed from the room if the Sergeant at Arms is so directed by the Chairperson or presiding officer, and such person shall be barred from further audience before the Commission during that session of the Commission.

- d) Unauthorized remarks from the audience, stamping of feet, applauding, whistles, yells, and similar demonstration shall not be permitted and the presiding officer shall direct the Sergeant at Arms to remove such offenders from the room. In case the presiding officer shall fail to act, any member of the Commission may move to require him/her to act to enforce the rules, and the affirmative vote of four or more members of the Commission present shall require the presiding officer to act.
- e) No placards, banners, exhibits of any kind will be permitted in the Council Chamber except exhibits, displays, and visual aids used in connection with presentations to the Commission, provided that such exhibits, displays and visual aids do not disrupt the meeting.

5.4 In General

- a) Rules. Robert's Rules of Order (latest revision) shall govern in all cases, unless Robert's Rules of Order are in conflict with the City Charter, City ordinances, or rules of procedure hereby adopted, provided that the "Rules Governing Debate, Rules Against the Chair's Participation in Debates" shall not be applicable and the Chairperson, or presiding officer, shall have the right to participate in debate of issues pending before the Commission.
 - i. Any one or all of these rules of procedure may be suspended in order to allow a particular consideration of a matter, provided that it does not violate the state law or home rule charter, and provided that not less than two-thirds Commissioners vote in favor of such suspension. Where any rule embodies a provision of state law, identically or in substance, such rule may not be suspended.
- b) **Recognition by presiding officer.** No person shall address the Commission without first being recognized by the presiding officer.
- c) **Procedure.** Each person addressing the Commission shall approach the podium, give his/her name and address in an audible tone of voice for the records, state the subject the person wishes to discuss. All comments shall be addressed to the Commission as a whole and not to any member thereof. No person other than members of the Commission and the person having the floor shall be permitted to enter into any discussion, directly or through a member of the Commission, without permission of the presiding officer. No question may be asked a member of the City staff without the permission of the presiding officer.
- d) **Charges against employees.** Should any person in a Commission meeting charge an employee with improper conduct, malfeasance, nonfeasance, or misfeasance, then in such event, such person shall be ruled out of order immediately and instructed to refer his/her complaint to the City Manager.
- e) **Disturbances.** No person attending any Commission meeting shall delay, interrupt, or disrupt the proceedings or refuse to obey the orders of the presiding officer. Any person making personal, impertinent, and slanderous remarks or who becomes boisterous while addressing the Commission or while attending the Commission meeting shall be removed from the room if the Sergeant at Arms is so directed by the presiding officer.

f) Communication devices.

- i.** The use of wireless communication devices to send/receive text messages, instant messages, and/or emails between members of the Commission during Commission meetings is prohibited.
- ii.** No person attending any Commission meeting shall possess a pager, cellular telephone, radiotelephone or other device that is set in a mode to provide audible notification of an incoming call, text or page.
- iii.** No person attending any Commission meeting shall use a cellular telephone, radiotelephone or other telecommunication device for audible communications while the Commission meeting is in session.

6. ORDER OF BUSINESS

6.1 Agenda. The order of business of each regular and special meeting shall be as contained in the agenda prepared by the City Planner. The agenda shall be a listing by topic of subjects to be considered by the Commission. Placement of items on the agenda shall be governed by this Section. Conduct of business at special meetings shall likewise be governed by an agenda and the rules of procedure contained therein. The placement of agenda items for each meeting is determined as follows:

- a)** Any and all action items or other matters, including all written data, except emergency items, to be brought before the Commission for its consideration, by the Chairperson or by any member of the Commission, shall be submitted in writing to the City Planner not later than ten (10) days preceding the meeting at which the same is to be considered.
- b)** When a motion, or other measure of any sort has been placed before the Commission and defeated, the same identical question shall not again be considered by the Commission until ninety (90) days have elapsed, unless the Commission, by majority vote, waives this restriction as to the item, or unless the item is a plat or plan being submitted to the Commission in accordance with the approval procedures outlined in Chapter 212 of the Local Government Code.

The agenda order set out is the desired order for conducting the business of the Commission of the City of Friendswood in regular and special meetings. When in the best interest of the Commission and the citizens of the City require, any item appearing on the agenda shall be considered out of order as shall be determined by the presiding officer in his/her sole discretion.

6.2 The order of the agenda shall be as follows unless the Chairperson, or City Planner, determines that a different order is in the best interest of the Commission, and/or the citizens of the City:

(1) Call to Order.

(2) Public Comment.

- a.** Any citizen shall have a reasonable opportunity to be heard at any and all regular or special meetings of the Commission in regard to any and

all matters to be considered at any such meetings, or such other matters as citizens may wish to bring to Commission's attention.

- b. Any matter not posted on the agenda may not be discussed by the Commission, nor shall any action be taken by the Commission, except to indicate that the matter may be placed on a later agenda.
- c. Each speaker shall submit a card requesting the right to address the Commission to the Secretary prior to the commencement of the meeting.
- d. Each speaker shall be granted a three-minute time period to speak before the Commission and the Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
- e. No electronic media is allowed for presentation during the public comment period. Information being presented to the Commission should be in paper format and ten (10) copies should be provided to the Secretary for distribution to the Commission and staff.

(3) **Work Session Topics.**

(4) **Public Hearings** – as called.

- a. *Sign in procedure.* Prior to the start of the public hearing, the Presiding Officer may require that all persons desiring to be heard sign in with the Secretary, giving their names and addresses. Any person who fails to sign in shall not be permitted to speak until all those who signed in have done so. At any public hearing, persons who have signed in and wish to be heard shall be given an opportunity to be heard.
- b. Each speaker that requests to speak at a public hearing shall be granted a five-minute time period to speak before the Commission and the Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
- c. *Presentations.*
 - i. Staff will present the Commission with an overview of the public hearing.
 - ii. The Person, Group, or Applicant of the item at hand shall be granted a 15-minute time period to give the Commission a presentation. The Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
 - 1. Any PowerPoint presentation must be received by the City Planner not later than 9:00 a.m. on the Monday preceding the meeting at which the same is to be considered.
 - 2. Information being presented to the Commission should be in paper format and ten (10) copies should be provided to the City Planner for distribution to the Commission and staff.
- d. No member of the Commission, including the Chairperson, shall be permitted to address the Commission during a public hearing held by

- the Commission or to address any board or other commission of the City during a public hearing held by such board or other commission.
- (5) **Consent Agenda.** Routine matters which require no discussion (any member of the Commission may remove an item from the consent agenda for discussion, and may include the following items:
 - a. Minutes.
 - b. Final plats.
 - (6) **Action Items.**
 - (7) **Discussion Items.**
 - (8) **Communications.**
 - a. Each member of the Commission will be given a five-minute time period to provide comments of community interests pursuant to Section 551.0415 of the Texas Government Code, which include:
 - i. Expressions of thanks, congratulations, or condolences;
 - ii. Information regarding holiday schedules;
 - iii. An honorary or salutatory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a persons' public office of public employment is not an honorary or salutatory recognition;
 - iv. Reminder about an upcoming event organized or sponsored by the governing body;
 - v. Information regarding a social, ceremonial, or community event organize or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official of the governing body; and
 - vi. Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.
 - b. The members of the Commission may provide Liaison Reports as needed.
 - (9) **Executive Session.**
 - a. The Commission may retire into executive session as authorized by Chapter 551, Texas Government Code, as amended. Matters discussed during each Executive Session shall be identified by certified agenda or tape recorded, prepared and retained as required by law.
 - (10) **Action Related to Executive Session.**
 - (11) **Adjournment.**

7. CONSIDERATION OF AGENDA ITEMS

- 7.1 **Printed or Typewritten Form.** All back up materials such as draft ordinances, staff reports, site plans and plats shall be provided to the Commission in printed or electronic form.

7.2 Distribution of Information. The City Planner or his/her designee shall provide electronic or paper copies of all back up materials such as draft ordinances, staff reports, site plans and plats to all members of the Commission before or at the meeting at which the site plan or plat is to be considered.

7.3 Discussion, Consideration and Processing of Items:

- a) *Motion to table.* Since the Commission of the City of Friendswood will always have regularly scheduled meetings, a motion to table, when carried, does not permanently defeat an agenda item. If such agenda item is tabled by a majority vote of the Commission, such agenda item, if not sooner removed from the table, must be removed at the third meeting, and acted upon, even if only to place the item on the table again.
- b) *Procedure to debate.* Upon any agenda item, other than a site plan, plat, or other item where state law mandates timely action, being laid out, or any motion being made, any Commissioner present, before there is any debate opened on the subject, may make a parliamentary objection to the consideration of the subject which need not be seconded. No debate shall then be permitted, and the presiding officer shall immediately put the question, “shall the objection be sustained”? If the objection is sustained by a vote of two-thirds ($\frac{2}{3}$) of the Commissioners present, the agenda item is permanently defeated for that meeting and shall not be debated unless reconsidered under Section 6.1.b of these rules.
- c) *Closing of debate.* If, during debate upon any agenda item before the Commission, any member moves that the subject under discussion be put to a vote without further debate (and such a motion need not be seconded), the presiding officer shall immediately ask the Commission, “is there any objection to proceeding to a vote on the agenda item before the Commission being taken immediately?” If any member objects, the presiding officer shall immediately and without debate put the question, “shall the subject being discussed be put to a vote, without debate?” to a vote of the Commission, and if two-thirds ($\frac{2}{3}$) of the Commissioners present vote in favor of ordering the vote, debate on the question shall be closed and a vote on the agenda item taken immediately.
- d) *Reducing motion to writing.* All oral motions must be seconded before being put to vote by the chair (except where otherwise provided in these rules), and upon request of any other member of the Commission, or Chairperson, the party making any such oral motion (except a motion to order a vote on a subject being considered per 7.4.d, or other such procedural matter) shall reduce the same to writing, or request the City Planner to so the same.
- e) *Majority Vote Required.* All action required of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meeting. Excluding conflicts of interest as provided by state law or by City Charter, all members present at each meeting must vote on each subject presented for Commission vote.
- f) *Recommendations.* When required by State law, the Commission shall provide a final report to City Council. The final report or recommendation is a definitive action of approval or disapproval coupled with a recitation of reasons for the

decision reported which are necessary to support the Commission.

8. CREATION OF AD HOC COMMITTEES

- 8.1 Commission Committees.** The Commission may, as the need arises, authorize the appointment of the “ad hoc” Commission committees. Any committee so created shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority of the Commission.

9. ANNUAL REPORT TO CITY COUNCIL

- 9.1 Annual Report.** When directed to do so by City Council, the Chairman shall provide to City Council a report of activities accomplished over the previous year as well as upcoming or current goals that the Commission is working toward.

FRIENDSWOOD PLANNING AND ZONING COMMISSION RULES OF PROCEDURE

1. AUTHORITY

- 1.1 **Code.** Pursuant to the provisions of Section 2-71 of the Friendswood Code of Ordinances, the Planning and Zoning Commission enacts these rules of procedure for all meetings of the Commission of the City of Friendswood, Texas.
- 1.2 During any regular or special commission meeting, a reasonable opportunity shall be given to the citizens of the City to be heard, including, but not limited to those matters under consideration. The rules of procedure are enacted as guidelines to be followed by all persons in the Council Chamber, including City administrative staff, news media and visitors.

2. GENERAL RULES

- 2.1 **Meetings to be Public.** All official meetings of the Commission shall be open to the public pursuant to the requirements of the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.
- 2.2 **Quorum.** Four or more members of the Commission is considered a majority of the members of the Commission and shall constitute a quorum for the transaction of business.
- 2.3 **Compelling Attendance.** No member shall be excused from attendance at a Commission meeting except for good valid reasons.
- 2.4 **Minutes of Meetings.** An account of all proceedings of the Commission shall be kept by the Secretary and shall be entered in a book constituting the official record of the Commission.
- 2.5 **Questions to Contain One Subject:** All questions submitted for a vote shall contain only one subject.
- 2.6 **Right of floor.** Any member desiring to speak shall be recognized by the Presiding Officer, and shall confine his/her remarks to the subject under consideration or to be considered and will not be interrupted.
- 2.7 **City Planner.** The City Planner shall attend all meetings of the Commission, unless excused. He/she may make recommendations to the Commission and shall have the right to take part in all discussion of the Commission but shall have no vote.
- 2.8 **City Attorney.** The City Attorney shall attend all meetings of the Commission unless excused and shall, upon request, give an opinion, either written or oral, on questions of law. The City Attorney shall act as the Commission's parliamentarian.
- 2.9 **Secretary.** The Secretary shall attend all meetings of the Commission unless excused, and shall act as the reading and recording secretary of the Commission, shall keep the official minutes and perform such other duties as may be requested and assigned by the Chairperson and/or the City Planner. The Secretary shall keep a copy of these rules available for reference.
- 2.10 **Sergeant at Arms.** The highest-ranking police officer of the Friendswood Police Department in attendance at any meeting of the Commission, shall be, and

Commented [MKF1]: "give" an opinion

Commented [MKF2R1]:

Commented [BB3]: Sergeant at Arms is referenced elsewhere so I added it back. But we do not normally have an officer present. But we could?

Commented [MKF4R3]:

Commented [MKF5R3]: Maybe leave it as written, since if no officer is present, there is no Sgt at arms.

Commented [MKF6R3]:

Commented [MKF7R3]: I guess we can call an officer if we need someone removed from the meeting.

Commented [MKF8R3]:

is hereby, designated and appointed as the Sergeant at Arms for such meeting.

2.11 Suspension of Rules. Any provision of these rules not governed by the City Charter or Code may be temporarily suspended by the affirmative vote of a four or more members of the Commission present.

2.12 Amendment of Rules. These rules may be amended, or new rules adopted by the recommendation of the Commission and subject to approval by Council with an affirmative vote of four or more members of the City Council.

3. TYPES OF MEETINGS

3.1 Regular Meetings. Per Section 2-71 of the Friendswood Code of Ordinances, the Commission shall hold regular and special meetings open to the public. Effective 2021, the Commission shall meet in the Council Chambers of the City Hall on the second and fourth Thursday of each month, commencing at 7:00 o'clock p.m., provided one or more complete applications have been submitted requiring their consideration. In the event Thursday falls on a holiday, the meeting for that day shall be rescheduled as determined by the Commission. Any meeting of the Commission may be recessed from hour to hour for a period of time not to exceed 24 hours, by a majority vote of the members present at such meeting, and such recessed meeting shall be held without further notice.

3.2 Special Meetings. Special meetings of the Commission shall be called at the request of the Chairperson, the City Planner, or four (4) members of the Commission. In the event of a special called meeting, the City Planner shall notify each member of the Commission. Special meetings may be held at City Hall, or another location.

4. PRESIDING OFFICER AND DUTIES

4.1 Presiding Officer. The Chairperson, or in his/her absence, the Vice Chairperson, shall preside as chairperson, or presiding officer at all meetings of the Commission. In the absence of both the Chairperson and Vice Chairperson, and with a quorum being present, any commissioner may be appointed by the Chairperson or a majority of the Commission to preside, i.e., four or more members of the Commission.

4.2 Call to Order. The meetings of the Commission shall be called to order by the Chairperson, or in his/her absence the Vice Chairperson, and in the absence of both the Chairperson and the Vice Chairperson, the meeting shall be called to order by the presiding officer.

4.3 Preservation of Order. The presiding officers shall (i) preserve order and decorum, (ii) prevent insulting references to Commissioners, impugning of other member's motives, and repetitious comments and (iii) confine remarks to the question under discussion.

4.4 Substitution for Chair. The Chairperson may call upon the Vice Chairperson, or if he/she is unavailable, then any other member to take his/her place, for the portion of a meeting, such substitution is not to continue beyond

adjournment.

4.5 Points of Order. The presiding officer shall determine all points of order, subject to the right of any member to appeal to the Commission. If any appeal is taken, then questions shall be, "Shall the decision of the presiding officer be sustained? If a four or more members present vote "No", the ruling of the Chairperson is overruled; otherwise, it is sustained.

4.6 Questions to be stated. The presiding officer shall state all questions submitted for a vote and announce the results. A roll call shall be taken upon the request of any member.

4.7 Call for Recess. Any meeting of the Commission may be recessed from hour to hour for a period of time not to exceed 24 hours, by an affirmative vote of four or more members of the Commission present at such meeting, and such recessed meeting shall be held without further posted notice amended.

4.8 Votes. Commissioners shall clearly indicate their vote on each matter submitted to a vote.

a) The Chairperson may make or second motions, and shall vote on all matters before the Commission, unless otherwise prohibited by law.

b) Neither the Chairperson, the Vice-Chairperson, nor any Commissioner appointed to preside, shall have any power to either recess a meeting or adjourn a meeting, or prevent the Commission from considering an agenda item or lay the same out for consideration except in strict accordance with Texas Open Meetings Act, the City Charter, and as enacted herein. If not withstanding the positive provisions of this rule, the presiding officer whether Chairperson, Vice-Chairperson, or Commissioner presiding, shall attempt to prevent the Commission from taking any action on any agenda item brought before it, any Commissioner present may call for a vote of the Commission to consider the matter.

c) Except as otherwise provided by law or these rules, all action required of the Commission shall be made by a majority, i.e., four or more of the members of the Commission present at the meeting. Excluding conflicts of interest as provided by state law or by City Charter, all Commissioners present at each meeting must vote on each subject presented for Commission vote. All votes must be taken in accordance with Section 3.10 of the Charter.

d) Any member of the Commission, including the Chairperson, who has a conflict of interest as defined by Chapter 171, Texas Local Government Code, must file the appropriate documentation with the City Planner and abstain from discussion and consideration of the item in compliance with state law.

5. CODE OF CONDUCT

5.1 Commissioners

a) During Commission meetings, Commissioners shall preserve order and decorum and shall neither by conversation or otherwise delay or interrupt the proceedings nor refuse to observe the rules of the Commission.

b) A Commissioner, once recognized, shall not be interrupted while speaking unless a point of order is raised by another member or the parliamentarian, or

unless the speaker chooses to yield to questions from another member. If a Commissioner is called to order while he/she is speaking, he/she shall cease speaking immediately until the question of order is determined. If ruled to be in order, he/she shall be permitted to proceed.

- c) Any member of the Commission; including the Chairperson, who fails to observe decorous and orderly behavior during a meeting or who disturbs a meeting of the Commission with such disorderly conduct, is subject to being expelled from such meeting upon motion passed by two-thirds ($\frac{2}{3}$) vote of the Commission present at this meeting.
- d) Any member of the Commission; including the Chairperson, reprimanded by motion or expelled from a meeting by motion who thereafter commits another breach of decorous and disorderly behavior during a subsequent meeting and again disturbs any meeting of the Commission by such disorderly conduct shall be subject to the same power of the Commission to reprimand him/her, expel him/her from the meeting, or subject such member to complaint, investigation, and conviction of official misconduct.

5.2 Administrative Staff

- a) Members of the Administrative staff and employees of the City shall observe the same rules of procedure and decorum applicable to members of the Commission; and shall have no voice unless and until recognized by the Chairperson; or presiding officer.
- b) While the presiding officer shall have the authority to preserve decorum in meetings as far as staff members and City employees are concerned, the City Planner also shall be responsible for the orderly conduct and decorum of all City employees under his/her direction and control.
- c) All remarks and questions addressed to the Commission shall be addressed to the Commission as a whole and not to any individual member thereof.
- d) No staff member, other than a staff member having the floor, shall enter into a discussion either directly or indirectly without permission of the Chairperson, or presiding officer.

5.3 Citizens

- a) Citizens are welcome and invited to attend all meetings of the Commission and will be admitted to the Council Chamber or other room in which the meeting is held, up to the fire safety capacity of the room and/or to protect the health, safety and welfare of the public.
- b) Citizens will refrain from private conversation in the Chamber, or other room, while the Commission meeting is in session.
- c) Citizens attending Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to the administrative staff. Any person making personal, impertinent, or slanderous remarks, or who becomes boisterous while addressing the Commission or while attending the Commission meeting shall be removed from the room if the Sergeant at Arms is so directed by the Chairperson or presiding officer, and such person shall be barred from further audience before the Commission during that session of the Commission.

- d) Unauthorized remarks from the audience, stamping of feet, applauding, whistles, yells, and similar demonstration shall not be permitted and the presiding officer shall direct the Sergeant at Arms to remove such offenders from the room. In case the presiding officer shall fail to act, any member of the Commission may move to require him/her to act to enforce the rules, and the affirmative vote of four or more members of the Commission present shall require the presiding officer to act.
- e) No placards, banners, exhibits of any kind will be permitted in the Council Chamber except exhibits, displays, and visual aids used in connection with presentations to the Commission, provided that such exhibits, displays and visual aids do not disrupt the meeting.

5.4 In General

- a) Rules. Robert's Rules of Order (latest revision) shall govern in all cases, unless Robert's Rules of Order are in conflict with the City Charter, City ordinances, or rules of procedure hereby adopted, provided that the "Rules Governing Debate, Rules Against the Chair's Participation in Debates" shall not be applicable and the Chairperson, or presiding officer, shall have the right to participate in debate of issues pending before the Commission.
 - i. Any one or all of these rules of procedure may be suspended in order to allow a particular consideration of a matter, provided that it does not violate the state law or home rule charter, and provided that not less than two-thirds Commissioners vote in favor of such suspension. Where any rule embodies a provision of state law, identically or in substance, such rule may not be suspended.
- b) **Recognition by presiding officer.** No person shall address the Commission without first being recognized by the presiding officer.
- c) **Procedure.** Each person addressing the Commission shall approach the podium, give his/her name and address in an audible tone of voice for the records, state the subject the person wishes to discuss. All comments shall be addressed to the Commission as a whole and not to any member thereof. No person other than members of the Commission and the person having the floor shall be permitted to enter into any discussion, directly or through a member of the Commission, without permission of the presiding officer. No question may be asked a member of the City staff without the permission of the presiding officer.
- d) **Charges against employees.** Should any person in a Commission meeting charge an employee with improper conduct, malfeasance, nonfeasance, or misfeasance, then in such event, such person shall be ruled out of order immediately and instructed to refer his/her complaint to the City Manager.
- e) **Disturbances.** No person attending any Commission meeting shall delay, interrupt, or disrupt the proceedings or refuse to obey the orders of the presiding officer. Any person making personal, impertinent, and slanderous remarks or who becomes boisterous while addressing the Commission or while attending the Commission meeting shall be removed from the room if the Sergeant at Arms is so directed by the presiding officer.

f) Communication devices.

- i. The use of wireless communication devices to send/receive text messages, instant messages, and/or emails between members of the Commission during Commission meetings is prohibited.
- ii. No person attending any Commission meeting shall possess a pager, cellular telephone, radiotelephone or other device that is set in a mode to provide audible notification of an incoming call, text or page.
- iii. No person attending any Commission meeting shall use a cellular telephone, radiotelephone or other telecommunication device for audible communications while the Commission meeting is in session.

6. ORDER OF BUSINESS

6.1 Agenda. The order of business of each regular and special meeting shall be as contained in the agenda prepared by the City Planner. The agenda shall be a listing by topic of subjects to be considered by the Commission. Placement of items on the agenda shall be governed by this Section. Conduct of business at special meetings shall likewise be governed by an agenda and the rules of procedure contained therein. The placement of agenda items for each meeting is determined as follows:

- a) Any and all action items or other matters, including all written data, except emergency items, to be brought before the Commission for its consideration, by the Chairperson or by any member of the Commission, shall be submitted in writing to the City Planner not later than ~~ten (10) days 2:00 p.m. of the Thursday~~ preceding the meeting at which the same is to be considered.
- b) When a motion, or other measure of any sort has been placed before the Commission and defeated, the same identical question shall not again be considered by the Commission until ninety (90) days have elapsed, unless the Commission, by majority vote, waives this restriction as to the item, or unless the item is a plat or plan being submitted to the Commission in accordance with the approval procedures outlined in Chapter 212 of the Local Government Code.

The agenda order set out is the desired order for conducting the business of the Commission of the City of Friendswood in regular and special meetings. When in the best interest of the Commission and the citizens of the City require, any item appearing on the agenda shall be considered out of order as shall be determined by the presiding officer in his/her sole discretion.

6.2 The order of the agenda shall be as follows unless the Chairperson, or City Planner, determines that a different order is in the best interest of the Commission, and/or the citizens of the City:

- (1) **Call to Order.**
- (2) **Public Comment.**
 - a. Any citizen shall have a reasonable opportunity to be heard at any and all regular or special meetings of the Commission in regard to any and

all matters to be considered at any such meetings, or such other matters as citizens may wish to bring to Commission's attention.

- b. Any matter not posted on the agenda may not be discussed by the Commission, nor shall any action be taken by the Commission, except to indicate that the matter may be placed on a later agenda.
- c. Each speaker shall submit a card requesting the right to address the Commission to the Secretary prior to the commencement of the meeting.
- d. Each speaker shall be granted a three-minute time period to speak before the Commission and the Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
- e. No electronic media is allowed for presentation during the public comment period. Information being presented to the Commission should be in paper format and ten (10) copies should be provided to the Secretary for distribution to the Commission and staff.

(3) **Work Session Topics.**

(4) **Public Hearings** – as called.

- a. *Sign in procedure.* Prior to the start of the public hearing, the Presiding Officer may require that all persons desiring to be heard sign in with the Secretary, giving their names and addresses. Any person who fails to sign in shall not be permitted to speak until all those who signed in have done so. At any public hearing, persons who have signed in and wish to be heard shall be given an opportunity to be heard.
- b. Each speaker that requests to speak at a public hearing shall be granted a five-minute time period to speak before the Commission and the Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
- c. *Presentations.*
 - i. Staff will present the Commission with an overview of the public hearing.
 - ii. The Person, Group, or Applicant of the item at hand shall be granted a 15-minute time period to give the Commission a presentation. The Chairperson shall retain the discretion to further limit or increase this time as he/she deems appropriate.
 - 1. Any PowerPoint presentation must be received by the City Planner not later than ~~25:00 a.p.m. on the~~ Monday Wednesday preceding the meeting at which the same is to be considered.
 - 2. Information being presented to the Commission should be in paper format and ten (10) copies should be provided to the City Planner for distribution to the Commission and staff.
- d. No member of the Commission, including the Chairperson, shall be permitted to address the Commission during a public hearing held by

Commented [BB9]: The day before. Do you want more time?

Commented [AH10R9]: Yes

- the Commission or to address any board or other commission of the City during a public hearing held by such board or other commission.
- (5) **Consent Agenda.** Routine matters which require no discussion (any member of the Commission may remove an item from the consent agenda for discussion, and may include the following items:
 - a. Minutes.
 - b. Final plats.
 - (6) **Action Items.**
 - (7) **Discussion Items.**
 - (8) **Communications.**
 - a. Each member of the Commission will be given a five-minute time period to provide comments of community interests pursuant to Section 551.0415 of the Texas Government Code, which include:
 - i. Expressions of thanks, congratulations, or condolences;
 - ii. Information regarding holiday schedules;
 - iii. An honorary or salutatory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a persons' public office of public employment is not an honorary or salutatory recognition;
 - iv. Reminder about an upcoming event organized or sponsored by the governing body;
 - v. Information regarding a social, ceremonial, or community event organize or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official of the governing body; and
 - vi. Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.
 - b. The members of the Commission may provide Liaison Reports as needed.
 - (9) **Executive Session.**
 - a. The Commission may retire into executive session as authorized by Chapter 551, Texas Government Code, as amended. Matters discussed during each Executive Session shall be identified by certified agenda or tape recorded, prepared and retained as required by law.
 - (10) **Action Related to Executive Session.**
 - (11) **Adjournment.**

7. ~~CONSIDERATION OF ORDINANCES, RESOLUTIONS AND MOTIONS~~ AGENDA ITEMS

~~7.1~~ **Printed or Typewritten Form.** All ~~ordinances and resolutions~~ back up materials such as draft ordinances, staff reports, site plans and plats shall be

provided to the Commission in printed or electronic form. ~~The Commission may, by proper motion, amend any ordinance or resolution presented to it and direct that the amended ordinance or resolution be recommended to the City Council.~~

~~7.27.1 City Attorney to Approve.~~ All ordinances, resolutions, and amendments thereto shall be approved as to form by the City Attorney.

~~7.37.2 Distribution of Information~~**Ordinances and Resolutions.** The City Planner or his/her designee shall provide electronic or paper copies of all back up materials ~~proposed ordinances such as draft ordinances, staff reports, site plans and resolutions~~plats to all members of the Commission before or at the meeting at which the ~~ordinance~~site plan or ~~resolution~~plat is to be considered.

~~7.47.3 Discussion, Consideration and Processing of Items:~~

- a) *Motion to table.* Since the Commission of the City of Friendswood will always have regularly scheduled meetings, a motion to table, when carried, does not permanently defeat an ~~ordinance, resolution, motion, or other measure~~agenda item. If such ~~ordinance, resolution, motion, or other measure~~agenda item is tabled by a majority vote of the Commission, such ~~ordinance, resolution, motion, or other measure~~agenda item, if not sooner removed from the table, must be removed at the third meeting, and acted upon, even if only to place the item on the table again.
- b) *Procedure to debate.* Upon any ~~ordinance, resolution or other measure~~agenda item, other than a site plan, plat or other item where state law mandates timely action, being laid out, or any motion being made, any Commissioner present, before there is any debate opened on the subject, may make a parliamentary objection to the consideration of the subject which need not be seconded. No debate shall then be permitted, and the presiding officer shall immediately put the question, "shall the objection be sustained"? If the objection is sustained by a vote of two-thirds ($\frac{2}{3}$) of the Commissioners present, the ~~ordinance, resolution, motion, or other measure~~agenda item is permanently defeated for that meeting and shall not be debated unless reconsidered under Section 6.1.b of these rules.
- c) *Closing of debate.* If, during debate upon any ~~ordinance, resolution, motion or other matter~~agenda item before the Commission, any member moves that the subject under discussion be put to a vote without further debate (and such a motion need not be seconded), the presiding officer shall immediately ask the Commission, "is there any objection to proceeding to a vote on the ~~ordinance, resolution, motion, or other measure~~agenda item before the Commission being taken immediately?" If any member objects, the presiding officer shall immediately and without debate put the question, "shall the subject being discussed be put to a vote, without debate?" to a vote of the Commission, and if two-thirds ($\frac{2}{3}$) of the Commissioners present vote in favor of ordering the vote, debate on the question shall be closed and a vote on the ~~ordinance, resolution, motion or other measure~~agenda item taken immediately.
- d) *Reducing motion to writing.* All oral motions must be seconded before being put to vote by the chair (except where otherwise provided in these rules), and upon request of any other member of the Commission, or Chairperson, the party

making any such oral motion (except a motion to order a vote on a subject being considered per 7.4.d, or other such procedural matter) shall reduce the same to writing, or request the City Planner to so the same.

e) *Majority Vote Required.* All action required of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meeting. Excluding conflicts of interest as provided by state law or by City Charter, all members present at each meeting must vote on each subject presented for Commission vote. An affirmative vote of the four or more members of the Commissioners present is necessary to recommend any ordinance, resolution or take any official action in the name of the City except as otherwise provided in the Charter or by state law.

e)f) *Recommendations.* When required by State law, the Commission shall provide a final report to City Council. The final report or recommendation is a definitive action of approval or disapproval coupled with a recitation of reasons for the decision reported which are necessary to support the Commission.

Commented [BB11]: Changed "adopt" to "recommend"

Commented [AH12R11]: Changed this section to be a little more generic and include recommendations.

Formatted: Font: Not Italic

Formatted: Font: Not Italic

8. CREATION OF AD HOC COMMITTEES

8.1 *Commission Committees.* The Commission may, as the need arises, authorize the appointment of the "ad hoc" Commission committees. Any committee so created shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority of the Commission.

9. ANNUAL REPORT TO CITY COUNCIL

9.1 *Annual Report.* When directed to do so by City Council, the Chairman shall provide to City Council a report of activities accomplished over the previous year as well as upcoming or current goals that the Commission is working toward.

Formatted: Indent: Left: 1", No bullets or numbering

Formatted: Font: Bold

Formatted: Font: Times New Roman

Formatted: List Paragraph, Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Font: Not Bold

Formatted: Font: Times New Roman

Formatted: Indent: Left: 0", First line: 1"

Formatted: Normal, Indent: Left: 0.5", No bullets or numbering

Formatted: Font: Times New Roman

Formatted: Indent: Left: 0.5"



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Planning Subcommittee responses to public comments received regarding the 2021 Draft Future Land Use Map

Action:

SUMMARY / ORIGINATING CAUSE

The Planning Subcommittee conducted several public outreach efforts during the month of June regarding the May 2021 version of the Draft Future Land Use Map (attached). On Friday, June 11, Travis Mann, Marcus Perry and Aubrey Harbin attended the concert in the park to provide information and questions. Then, on Saturday, June 12, Thomas Hinckley, Marcus Perry and Aubrey Harbin set up an information booth at the Farmers Market from 9am to noon at Stevenson Park and visited with multiple residents. There was a mix-up in communication, so two Town Hall meetings were held on Tuesday, June 14, at City Hall in the Council Chambers at 6pm and 7pm. Both town hall meetings had great attendance! Approximately 20 people attended to provide their input regarding various subjects. The Information was also on display at the Friendswood Public Library from June 7 through July 2. We also received 4 emails including questions and comments about various properties.

The map and flyer included a QR code by which residents could access a comment box to provide their written comments. Overall, we received 24 comments via the QR site. The Subcommittee and staff reviewed all of the comments received and made the necessary decisions regarding the draft of the map. We also grouped the comments into 6 broad categories and crafted responses to those categories.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The Subcommittee and the Planning and Zoning Commission have worked very hard to disseminate the draft map and reasons for various map changes from the 2008 Future Land Use Map. We intend for this to be a current, useful document to assist with zone change decisions moving forward.

RECOMMENDATIONS

None

ATTACHMENTS

1. Subcommittee Responses to Public Comments 08-19-2021
2. Draft Future Land Use Map May 2021
3. QR Site Comments as of 07-15-2021

**Planning and Zoning Commission
Planning Subcommittee
Responses to Public Comments received regarding proposed Future Land Use Map 2021**

The Planning Subcommittee's task to update the Future Land-Use Map (FLUM) is to document what the best use of property is when considering the City's Comprehensive Plan. Based on public comment and dialogue, the following are the subcommittee's clarifications and responses to the community:

1. This FLM does not change zoning for a property.
2. Future zone change requests that do not align with the FLUM will require an amendment to the FLUM, in addition to the official zone change. The Major Throughfare Plan was used as information to help guide land-use decisions. That 2008 Major Thoroughfare Plan layer, which was adopted by ordinance in 2018, has been removed from the FLUM. The information was useful during the review and consideration of updating the map, but if that layer is changed in the future, it would cause confusion.

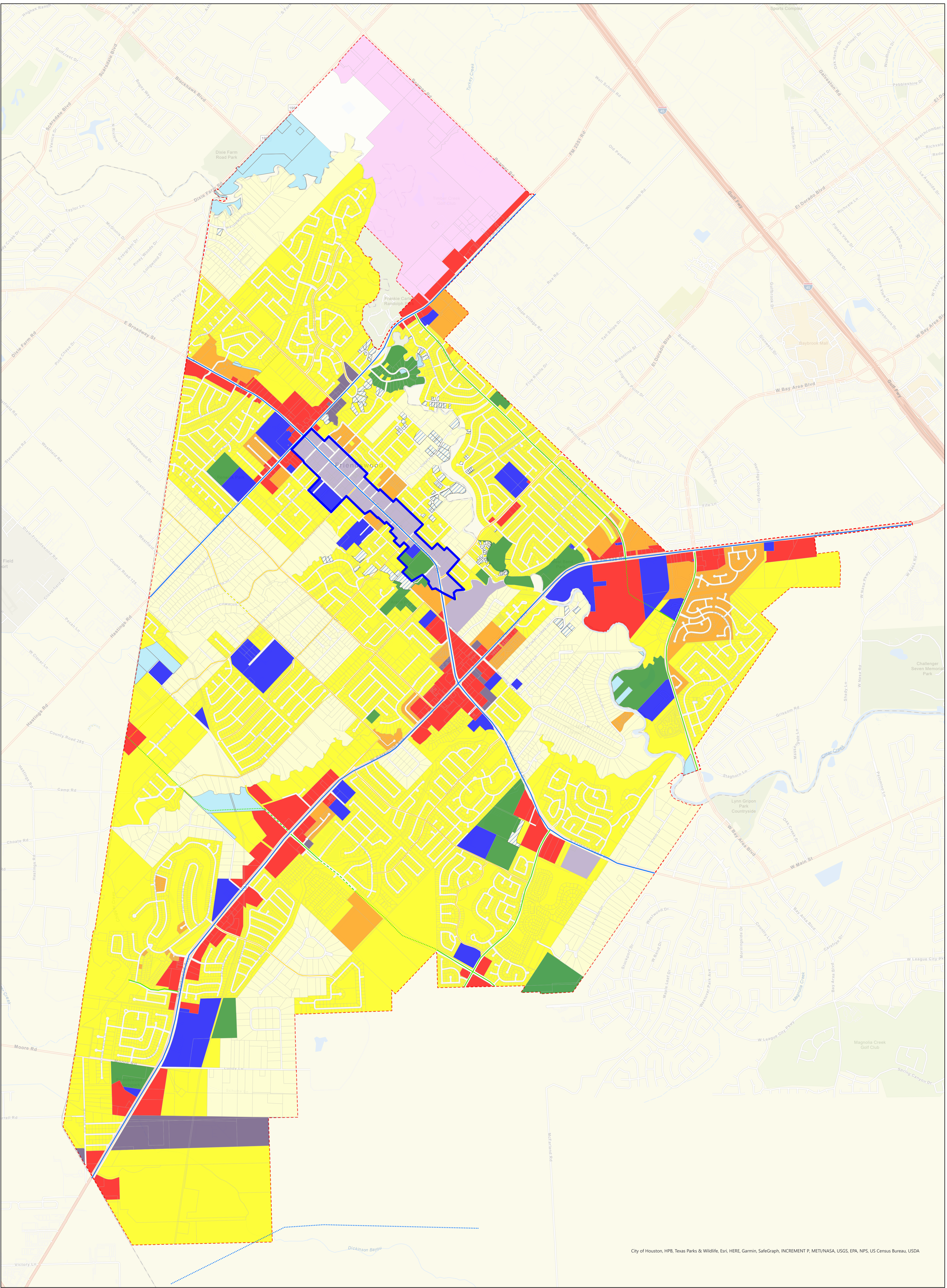
Strategies Used in Decision Making

- 50,000 population
- 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use)
- Best use of the land considering neighboring properties, while also considering community goals

Public Comment	Response
Desire to align 1301 Winding Way classified as Mixed Use	We received many comments regarding the classification of this tract as Mixed Use, so the Subcommittee has opted to classify the tract as Low Density Residential for this property. Any development other than a residential development would require a zone change and an amendment to the FLUM. The City's zone change process would be followed and required notices provided. Site plan approval, whether part of a zone change or a commercial site plan approval process following a zone change, would address concerns of traffic flow, access, screening, and meeting flood zone requirements.
Friendswood Lakes Blvd. Extension	The route for the extension of Friendswood Lakes Boulevard/Friendswood Parkway between FM 528 and FM 2351 has not been determined at this time. The purpose of the current outreach is to determine highest and best use of the land within Friendswood for the future. The Planning Subcommittee is recommending to the full commission that a retail designation on the FLUM at a future intersection of the boulevard and Falling Leaf is a prime location for a commercial node similar to two other commercial nodes along the same boulevard at FM 528 and West Boulevard, which also helps in getting the commercial acreage closer to the 27 percent goal of commercial land use. This recommendation also provides the most amount of notice to residents in that area as it is likely rezoning to something like neighborhood commercial will be before P&Z for consideration once the road is established.
High density Residential Sterling Creek Garden Homes Small triangle piece on FM 518; residual of tract across FM 518	Garden Home District is categorized in the Zoning Ordinance as Multi-Family Residential zoning (MFR_GHD). Garden Home District is also grouped together with High Density Residential on the Future Land Use Map. Garden Home District lots are still detached single family residences, but that district does allow for 6 units per acre compared to 2.7 units per acre for Single Family Residential (SFR) or .5 units per acre for SFR-E. A new color and category have been added to the map to differentiate Garden Home Developments from

Planning and Zoning Commission
Planning Subcommittee
Responses to Public Comments received regarding proposed Future Land Use Map 2021

	High Density Residential uses, which could consist of 6-12 units per acre and multiple types of attached multi-family housing.
Mixed Use Definition	Mixed Use is primarily the Downtown District but implies a mix of commercial and residential uses.
More Green Space, Cline Elementary	The Parks Master Plan is currently being updated. The Parks Master Plan uses national guidelines to determine the amount of park space required based on population, as well as a few other factors. The plan would also identify areas where the parkland would best be suited. Parkland dedication is only required for residential developments consisting of 655 lots or more. The City has several acres of dedicated parkland that we cannot afford to develop and maintain. With respect to Cline Elementary being converted to open space or parkland, the City of Friendswood does not own the land; therefore, we do not have control over the future use outside of the Zoning Ordinance and adopted long range plans.
Less Retail	Less retail does not meet the goals of the Comprehensive Plan and long-range plans for the City of Friendswood. A diversified tax base is needed so that residents of Friendswood are not burdened with all the costs required to operate a city and still provide the desired level of City services. Utilizing this map to determine areas that are best suited for commercial development, as well as enforcement of established zoning rules protect residential areas from the effects of commercial development.



City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



CITY OF FRIENDSWOOD
FOUNDED 1895

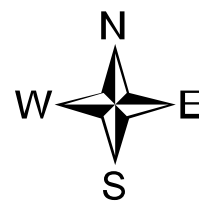
Future Land Use Draft May 2021

"A comprehensive plan shall not constitute
zoning regulations or establish zoning district boundaries."

- Future Land Use- Proposed 2021
- Brio
 - Buyout Lots
 - High Density Residential
 - Industrial
 - Low Density
 - Mixed Use
 - Office, Business Park
 - Parks
 - Public and Semi-Public
 - Regional Detention
 - Retail
 - SFR- Estate

- Major Thoroughfare Plan- Adopted 2018
- Major - Sufficient Width
 - Major - To Be Acquired
 - Boulevard - Sufficient Width
 - Boulevard - To Be Acquired
 - Boulevard - To Be Widened
 - Collector - Sufficient Width
 - Collector - To Be Acquired
 - Collector - To Be Widened

- Layer
- Downtown District Outline
 - City Limits



0 0.38 0.75 1.5 Miles

**Public Comments regarding Draft 2021 Future Land Use Map
July 14, 2021**

ObjectID	Comments:	Name:	E-Mail:	CreationDate	Comments/Questions:
1	Expanding and extending Friendswood Lakes Blvd and connecting it to West Ranch is a great idea, especially with the new Cline Elementary school going in West Ranch. However I do not think adding high density housing along the road is a good idea.	Friendswood is a small town community and building more apartment complexes will take away from that. More single	Rcoscia4726@gmail.com	6/10/2021 14:49	
2	Why do we need a chunk of hi density land use behind sterling creek and san jaoquin estates? Will this be an extension of sterling creek homes or apartment buildings?	Hank canup	Titanhank@yahoo.com	6/10/2021 14:56	
3	Why is the city adding more retail when we already have many unused and empty store fronts? Is not empty retail space worse than a lower than 20% commercial ratio?	Nicole Williams	Nmwilliams320@gmail.com	6/10/2021 15:47	
4	What is orange? We don't want an apartment complex or retirement living complex right behind our home on Dominion court. We purchased our homes after being told only houses not apartments or senior assisted living would build behind us.	Waynette Vu	cmvx3@yahoo.com	6/10/2021 16:59	
5	Is there a reason there isn't more green space planned? Why do we have to pack so many homes and high density housing in every little spot instead of having some green space to enjoy?	Carla McGuinness	Momof5dragons@gmail.com	6/10/2021 18:02	
6	Our little city is just turning into nothing more than neighbouring Clear Lake City. Empty strip centers and horrendous traffic and every bit of green being stripped away and replaced with concrete.	Michelle Daniel	Hmsmiller@yahoo.com	6/10/2021 19:10	
7	My concern is turning the field in front of Friendswood trails into retail. This may devalue the homes in the area and cause potential theft problems. I would be happy with putting in patio homes or townhomes in that area instead.	Stacey	Stacey0829@att.net	6/11/2021 2:28	
8	Please consider leaving some green spaces instead of building more retail. I don't think we need more shopping centers and parking lots while we have so many that sit empty on 528. Building everything up will just contribute to future flooding issues.	Stefanie Campbell	stefaniecampbell13@yahoo.com	6/11/2021 4:03	
9	I think it is sad that there is so little green space (park land) in Friendswood. Please add more parks with old trees!	Amy Weaver	Amyweaverus@gmail.com	6/11/2021 15:15	
10	What is the overall plan for the mix use areas	Tristan Crum	Tristancrum@gmail.com	6/12/2021 1:20	
11	I believe the best use for the Cline Elementary site would be to turn it into another park/community center for the city. It already has playground equipment and parking space. Adding more homes will impact the traffic in the area as well.	Haley Hunter If you were to add a sidewalk connecting Cline to old town park, an entire walking trail/loop could be created from Cline all the way to Stevenson and back. Something Friendswood seriously lacks compared to other near by communities.	hrhuntertx@gmail.com	6/14/2021 15:37	
12	I'm against 1301 Winding Way zone change from SFR to Mixed Use Tx DoT will only allow access via Winding Way significantly reducing Charleston property values & increasing Winding Way traffic. It's across a busy street & water from Downtown-not an endcap	Kathy Rogers	kr Rogers@classwide.com	6/15/2021 2:01	
13	The city already voted down prop D. Please stop trying to force your desires onto others. The changes you are attempting to make with Friendswood Lakes Blvd will have negative impacts on some peoples lives and property values (myself included).	Matt Walkup	mattwalkup@gmail.com	6/15/2021 2:02	
14	The city of Friendswood does not need anymore empty retail space or multifamily housing. Leave Alton Todd's property as SFR. This property is outside the Business district and we should not change the zoning to benefit one person's bottom line.	William D. Reeves	alphaflt2@aol.com	6/15/2021 16:31	
15	Comment: 1301 Winding Way SFH to MU Describing this as an end cap to the Downtown is not correct. This property is not a walkable addition to the present downtown as you have to cross the Coward's Creek bridge which is not advantageous to walkers at all.	Joan Cooper	cooperjb@sbcglobal.net	6/19/2021 23:15	

**Public Comments regarding Draft 2021 Future Land Use Map
July 14, 2021**

16	In regards to the zone change at 1301 Winding Way, I am writing to ask that you NOT make this a multi use zone and keep in single family residential. While I understand that the taxing and other factors make multi use attractive to the city, we have a tremendous amount if it coming into our quaint little town, and just how many strip centers or multi story office buildings do we need? The traffic flow in our town is not set up to support this type of growth. Please don't forget what makes our town!	Molly Crow	mollydalecrow@gmail.com	6/21/2021 20:48	
17	Regarding the proposed zoning change for 1301 Winding way. I am in opposition of changing the zoning of 1301 Winding Way to anything other than single family use. Wind Way is already congested as everyone cuts thru it to avoid the light at 518 and 521. There are times that you can not get out of Pilgrims Point (Charleston St) because at times the traffic is backed from either 518 or 521. More traffic will only add to the congestion.	John Morawski 103 Charleston St	morawsu@swbell.net	6/21/2021 21:40	
18	This seems to be proposed as an end cap to the down town district. This is beyond the "end" of the down town district. It should stay as currently zoned.	Nicole Pitts Ferguson	castles96@aol.com	6/22/2021 14:46	
19	There have been a lot of problems with flooding on the odd numbered side of Charleston, which backs up to this property. I am very concerned that this could cause more flooding issues if it's a mixed use or commercial.	Noah Ferguson	boatman681@gmail.com	6/22/2021 14:48	
20	The small triangle of land south of cowards creek and east of 518 is shown as high density residential. There is really no good way to access it except to go thru low density residential or build a bridge across Cowards Creek. Needs to be LD residential. The DDB's should have well defined useable boundaries like roads with ready access from all sides. The two areas just north of Cowards Creek and on either side of FM 518 do not logically fit with a DD. Whispering Pines and S Park should be the boundary	Jim Gibson	gibson482@hotmail.com	6/22/2021 16:11	
21	I live on Charleston Dr and changing the zoning from Single Family Residential to Mixed use for the property located at 1301 Winding Way would have a meaningful impact to our subdivision: Increased traffic, safety, property values, curb appeal. Please keep 1301 Winding Way zoned as Single Family Residential.	Oscar A. Moreno	chelino72@yahoo.com	6/22/2021 17:20	
22	Re: Property at corner of FM518 & Winding Way, proposed to be changed from Low Density Land Use (currently zoned SFR) to Mixed Use Land Use. I am opposed to the proposed change due to increased traffic on Winding Way that may result, & negative effect on And, due to it's "openness", during Harvey this no doubt helped prevent more flooding in Pilgrims Point Subdivision. adjacent Pilgrims Point subdivision (Charleston St.) With over half of this property in 100 year flood plain, & rest in the 500 year, better use may be as public open space or floodway due to its proximity to Clear Creek and Chigger Creek.	Wesley Patterson Since I have more characters left, a future SFR-Estate use would also seem more appropriate, even if homes must be built on stilts like beach houses due to probably flooding. This land flooded severely during Harvey.	w-l-patterson@att.net	6/22/2021 19:57	
23	Hello The proposed mapping change to property 1301 winding way (40 acres) from single family to mix use. I do not agree with this change. Also not all members on the board agreed. See: 1. This will cause more flooding in the future to Pilgrims Point. 2. Pilgrims Point has already flooded & this change will jeopardize this neighborhood. 3. This 40 acres track 1301 has the creek on 3 sides of it. 4. Lessons learned from the past re-zoning will cause more flooding. 5. I would write more but I am out of.	Jerry Pacheco	Jerrypacheco5@yahoo.com	6/24/2021 18:10	
24	what is meant by high density residential exactly?	walter scott	thewalterscott@gmail.com	7/13/2021 1:45	



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 26, 2021

Subject: Discussion regarding finalizing the August 2021 version of the Draft Future Land Use Map as prepared by the Planning Subcommittee

Action:

SUMMARY / ORIGINATING CAUSE

Following input from residents and the public, the Subcommittee made final decisions regarding the draft Future Land Use Map. The current version being presented is the August 2021 version.

Changes for this version include removing the Major Thoroughfare Plan layer, adding a color category for Garden Home Developments (not to be confused with multi-family developments), changed 1301 S. Friendswood Drive and adjacent triangle to Low Density Residential, and changed 9.88 acres (between Sunmeadow entrances) on FM 528 from Low Density Residential to Retail.

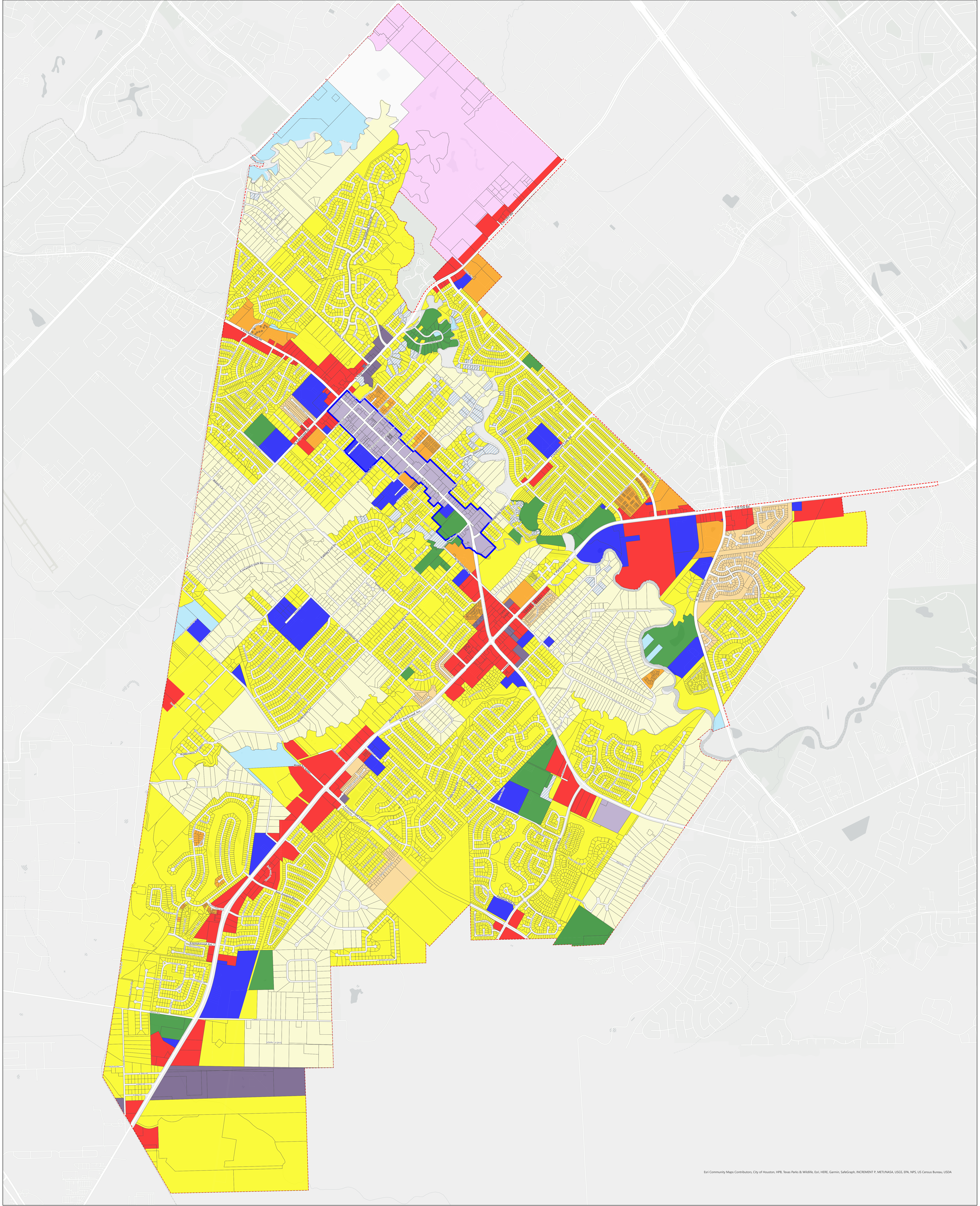
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The Planning Subcommittee recommends the attached Draft Future Land Use Map August 2021.

ATTACHMENTS

1. Draft Future Land Use Map August 2021
2. Summary of Future Land Use Map Changes from 2008 map to August 2021 map
3. Timeline to Update Future Land Use Map 2021



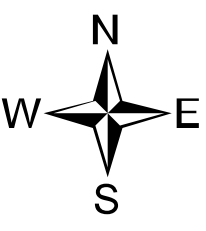
Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Future Land Use Draft August 2021

"A comprehensive plan shall not constitute
zoning regulations or establish zoning district boundaries."

- Future Land Use- Proposed 2021
- Low Density
 - Garden Homes
 - High Density Residential
 - Mixed Use
 - Office, Business Park
 - Retail
 - Industrial
 - Parks
 - Public and Semi-Public
 - Regional Detention
 - Bayout Lots
 - Brio
 - Downtown District Outline
 - City Limits



0 0.5 1 2 Miles

PROPOSED CHANGES TO FUTURE LAND USE MAP

August 2021

Overall changes:

Added statement "A comprehensive plan shall not constitute zoning regulations or determine zoning district boundaries." This is in accordance with LGC 213.005 Notation on Map of Comprehensive Plan.

Changed the color scheme to match standard Land Use map guidelines.

Changed OPD/BP zoned properties to "Office, Business Park" Classification

Separated the previous "Open Space, Floodway, Public" category into four categories:

1. Parks
2. Buyout Lots
3. Regional Detention
4. Public & Semi-Public (schools, churches, city owned facilities)

Removed the Major Thoroughfare Plan layer.

Land use changes from 2008 Future Land Use Map :

1	Changed Northeastern section of map that was Special Study NonResidential with Industrial Emphasis changed to Industrial with a Retail corridor along FM 2351
2	Changed to Open Space; land purchased by Harris County
3	Alton Todd property -1301 S. Friendswood Drive - Changed from Special Study NonResidential with Commercial Emphasis to Single Family Residential; also changed the adjacent small triangle from High Density Residential to Low Density Residential
4	Changed eastern parcel (undeveloped land) that was Special Study NonResidential with Commercial Emphasis to be Retail along FM 528 and Single Family Residential behind, which also matches up to City of League City Future Land Use Map
5	The parcels indicated on the map have been changed to Retail; one zone change was already approved to Neighborhood Commercial (NC) and adjacent property is also zoned Community Shopping Center (CSC)
6	Changed southern portion of map that was Special Study NonResidential with Light Industrial Emphasis to reflect Residential and Industrial use; many development difficulties in this area including lack of utilities, gun range, pipelines, etc.; development of Georgetown Subdivision is in process
7	Changed from Special Study NonResidential with Light Industrial Emphasis to Retail (frontage along FM 528 in front of future Georgetown Subdivision)
8	Created a 500 ft Retail setback along W Parkwood Ave and future Friendswood Lakes Blvd. per FM 528 Strategy Plan
9	Changed from Special Study NonResidential with Commercial Emphasis to Single Family Residential
10	Changed from Special Study NonResidential with Commercial Emphasis to Retail
11	Changed all tracts within the DD Boundary to Mixed Use with the exception of the city and school facilities and parks
12	Changed from Open Space to Industrial

PROPOSED CHANGES TO FUTURE LAND USE MAP

August 2021

13	Changed from Mixed Use to Retail; several requests to change the zoning over the years to include a residential component has failed.
14	Changed from Low Density Residential to Parks - portion of Lake Friendswood
15	Changed from Low Density Residential to Retail - frontage on FM 528 and in accordance with FM 528 Strategy Plan
16	Changed from Industrial to Office, Business Park in the interest of protecting adjacent residential property
17	Changed from Public to Low Density Residential - FISD plans to sell the property
18	Added a commercial node on the future Friendswood Lakes Blvd/Friendswood Parkway at future Falling Leaf
19	Changed 9.88 acres from Low Density Residential to Retail

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

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

Objectives:

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

Steps to Update Map

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

November	11. Consideration of 2 nd reading of ordinance by City Council
----------	---