



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 9, 2021 - 7:00 PM**

AGENDA

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

1. CALL TO ORDER

2. Communication from the public/committee liaisons

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

3. Public Hearing

- A. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change request for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

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 of the Planning and Zoning Commission Regular Meeting held Thursday, August 26, 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 for 11.92 acres located

at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

- B. Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II, a subdivision of 15.0126 acres, being out of 3 tracts of land, 4.9071 acres of land being out of Reserve A of the BSR Subdivision No. 1, together with 9.9936 acres of land recorded under H.C.C.F. No. 20150084708, and .1119 acres of land recorded under H.C.C.F. No. RP-2019-182701 being out of Lot 63 Divisions "B" and "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.

6. Discussion Items

- A. Discussion regarding the proposed amendments to Appendix B, Subdivisions.

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 23, 2021 and (ii) Thursday, October 14, 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 3RD DAY OF SEPTEMBER, 2021, AT 5:00 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: September 9, 2021

Subject: Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change request for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

Action:

SUMMARY / ORIGINATING CAUSE

This particular school site in West Ranch was planned as part of the Planned Unit Development in 2004. Once the development permitted 750 houses, the developer was required to dedicate the property to Friendswood Independent School District. Part of the 2020 bond package for FISD approved by the voters included constructing a new elementary school at this site to replace the existing Cline Elementary School located at 505 Briarmeadow Ave.

The new elementary school has been designed by PBK Architects and FISD officials. Traffic circulation will be kept within the property throughout the drives rather than causing cars to stack up on the local streets. A Traffic Analysis was submitted to justify the reduced parking and traffic flow, which was approved by the City Engineer.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

A new elementary school will serve the community well. This project has been planned by FISD for quite some time and funds for the project were approved by the voters in 2020.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

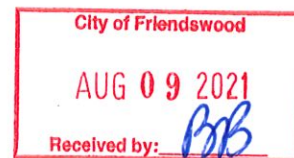
1. Application_Cline Elementary SUP
2. Deed_Cline Elementary SUP
3. Plat_West Ranch School Site
4. Aerial Map_Cline Elementary School Campus
5. Location Map_Cline Elementary School Campus
6. Zoning Map_Cline Elementary School Campus
7. Proposed Cline Elementary SUP
8. Rezoning Report Cline Elem SUP Aug 2021
9. Cline Elementary Traffic Study



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: PUD

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) #: U111

PROPERTY IDENTIFICATION:

Address: On Friendswood Lakes Blvd & West Blvd

Platted Land – Plat Name: West Ranch School Site Lot: 0 Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Friendswood Independent School District Phone: 281-482-1267

Owner's Mailing Address: 302 Laurel Drive

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

Owner's Email Address: ekreiter@fisd12.net

AGENT'S NAME : PBK Architects, Inc. 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: jay.kim@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: 8-6-21

Agent's Signature: [Signature] Date: 8-6-21

Received By: BBennett

Date of Public Hearing: 9-9-21, 10-4

Property Owner Notices: 8-27-21

Application Number: PUD-2021-0042

Received Date: 8-9-2021

Newspaper Notice: 8-16-21

Sign on Property: 8-27-21

DEED OF GIFT
WEST RANCH SCHOOL SITE

Date September 12, 2016

Grantor Autumn Creek Development, Ltd.

Grantor's Mailing Address
681 Greens Parkway, Suite 220
Houston, TX 77067

Grantee Friendswood Independent School District

Grantee's Mailing Address
302 Laurel Drive
Friendswood, Texas 77546

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

Property
The surface estate of 11.92 acres and being all of Restricted Reserve "A" of West Ranch School Site according to the plat thereof recorded December 18th, 2015 under Clerk's File No 2015077521 of the Real Property Records of Galveston County, Texas, and more particularly described on Exhibit "A" attached hereto.

Matters Affecting Conveyance and Warranty

1. The exception and reservation of all oil, gas and other minerals in, on and under the Property, which minerals were excepted and reserved by predecessor or predecessors in title of Grantor, and which exception is made in favor of present owner or owners of such minerals as their interests may appear of record in Galveston County, Texas.
2. All rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of the West Ranch Management District ("WRMD"), within whose jurisdiction the Property is located in its entirety.
3. The Property is and shall be subject to those covenants, conditions, and restrictions contained in the "Protective Covenants" attached hereto as Exhibit "B" and made a part hereof for all purposes to the same extent as if fully set out in length herein.
4. By virtue of the Supplementary Declaration of Covenants, Conditions, and Restrictions and Annexation of West Ranch School Site into the jurisdiction of the West Ranch Community Association executed by Grantor and recorded under File No. 2016033043 of the Real Property Records of Galveston County, Texas, the Property is and shall be subject to that Restated and Amended Declaration of Covenants, Conditions, and Restrictions for West Ranch ("Declaration") executed by Grantor and recorded under File No. 2012007855, of the Real Property Records of Galveston County, Texas, reference to which instrument is here made for all purposes. For so long as Grantee owns the Property, the Property shall be considered an exempted property and will not be subject to regular and special assessments provided for in the Declaration or other governing documents of the West Ranch Community Association. Furthermore, Grantor and Grantee hereby agree that to the extent that the

provisions, terms, and conditions of the Declaration and/or the governing documents of the West Ranch Community Association are more restrictive to Grantee than the provisions and Protective Covenants set forth in this deed, the provisions and Protective Covenants in this deed shall control. To the extent Grantee is required to obtain approvals pursuant to the Declaration, the Protective Covenants in this deed, and/or the governing documents of the West Ranch Community Association, Grantor, and not the community association, shall retain the right to grant such approvals to Grantee.

5. This conveyance is a gift by Grantor to Grantee, and the consideration for the conveyance shall be the mutual benefits derived by each party from this conveyance and Grantee's adherence to the requirements to the terms of the grant.
6. This conveyance is subject to all matters of record in Galveston County, Texas, validly subsisting against and affecting the Property on this date, except prior conveyances and monetary encumbrances. The entire mineral estate in the Property has been reserved by Grantor's predecessors in title.
7. Grantor reserves, together with the right of assignment in whole or in part, multiple easements on and along the boundaries of the Property for utility lines and for drainage, for public and private purposes without joinder of Grantee; provided, however, that any such use shall not unreasonably interfere with Grantee's use of the Property as a public school and related or ancillary operations or any other rights specifically granted to Grantee herein. Such easements include (but are not limited to) easements for underground electrical distribution, natural gas transmission, telephony, cable television and similar services.
8. All improvements on the Property shall be constructed, maintained, repaired and/or replaced to appear and remain in good condition. The Property shall be kept at all times in a sanitary, healthful and attractive condition. No portion of the Property or the improvements shall be used for the exterior storage of materials or equipment without screening of the materials or equipment.
9. Notwithstanding any other term of this Deed of Gift, if following construction and initial commencement of public school and related or ancillary operations, the property ceases to be used for the purposes stated above for a consecutive period of twelve (12) months, except in the event of a force majeure event that interrupts Grantee's use, or in the case of reconstruction activities related thereto, title to the Property may, at Grantor's sole election and upon written notice to Grantee, revert to and become vested in Grantor; provided, however, that all restrictive covenants of this Deed of Gift shall cease to exist and be of no further force or effect with respect to the land to which title reverts in Grantor, and further provided that Grantor shall reimburse Grantee (no later than the date of such reversion) for the depreciated value of improvements, to the extent necessary to avoid a gift of public funds by Grantee.
10. It is not the intent of the Grantor or Grantee, or Grantor's or Grantee's successors or assigns, to provide third party beneficiary status or right of enforcement to any resident or any other entity that is not a party to this Deed. Grantee has the sole discretion to determine, impose, and enforce regulations related to the use and maintenance of the Property subject to this Deed; provided, however, that this restriction shall in no manner diminish the rights that Grantor has reserved in this Deed.

Nothing in this Deed of Gift, including reference to any instrument of record, shall have the effect of confirming or recognizing the validity of any instrument or right which had, on or immediately prior to this date, expired or lapsed by its terms or otherwise.

The reservations, conditions, covenants, exceptions and restrictions set out in this Deed of Gift and the obligations that are the undertakings of Grantee and its successors and assigns recited in this Deed of Gift shall be covenants running with the land and shall be binding on Grantee and its successors and assigns.

For the consideration and subject to the reservations, conditions, exceptions and other matters set out in this Deed of Gift, including the Matters Affecting Conveyance and Warranty, Grantor grants and conveys the property to Grantee, together with all in singular the rights and appurtenances thereto and any wise belonging, to have and to hold unto Grantee, and Grantee's successors and assigns for as long as the conditions of this Deed of Gift are satisfied. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and to Grantee's successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the Matters Affecting Conveyance and Warranty, when the claims are by, through and under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns shall include the plural. Titles used in this Deed are used for convenience only and shall not limit or affect the content.

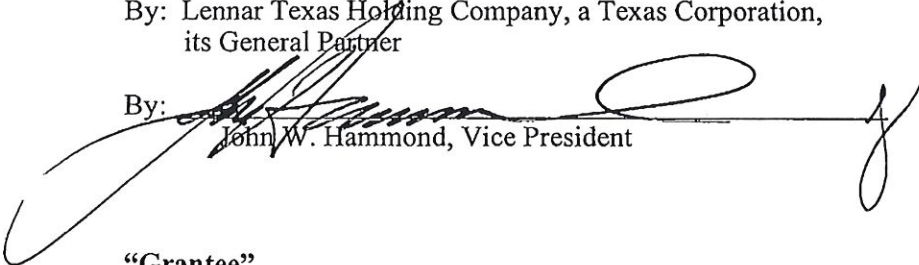
It is expressly agreed that the Grantor makes no warranty, either express or implied, as to the physical condition of the property and/or premises and/or improvements herein conveyed. The property and premises and any improvements are conveyed in "AS IS CONDITION", after inspection by Grantee. This provision is part of the consideration for the execution of this Deed of Gift by the Grantor herein and such Warranty Deed would not have been executed but for this provision. The recordation of this instrument by Grantee, or anyone acting on its behalf, conclusively evidences the acceptance of this conveyance subject to the provisions of this paragraph.

The reservations, covenants, and restrictions set forth in this deed shall be covenants running with the land for the benefit of Grantor and shall be binding on Grantee, its successors and assigns. Grantee has executed this Deed of Gift for purposes of acknowledging acceptance of this instrument and to evidence its assent to the terms and provisions of the instrument.

"Grantor"

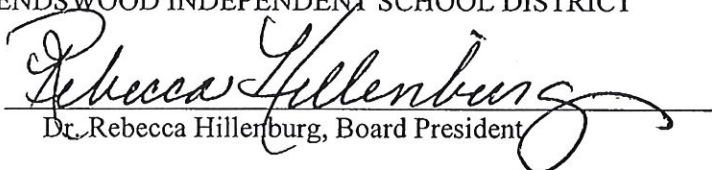
AUTUMN CREEK DEVELOPMENT, LTD.
a Texas limited partnership

By: Lennar Texas Holding Company, a Texas Corporation,
its General Partner

By: 
John W. Hammond, Vice President

"Grantee"

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

By: 
Dr. Rebecca Hillenburg, Board President

STATE OF TEXAS

COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me on August 22, 2016 by John W. Hammond, Vice-President of Lennar Texas Holding Company, a Texas corporation, as General Partner of Autumn Creek Development, Ltd., on behalf of said limited partnership.



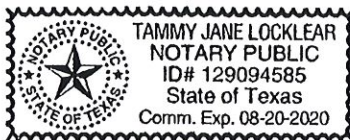
Monica D Vega Duffield
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Galveston

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§
§

This instrument was acknowledged before me on September 12, 2016 by Dr. Rebecca Hillenburg, Board President of Friendswood ISD, a public school district on behalf of said corporation.



Tammy J Locklear
Notary Public, State of Texas

After Recording please return to:
Friendswood Development Company
681 Greens Parkway, Suite 220
Houston, TX 77067
Attn: Monica Vega-Duffield

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

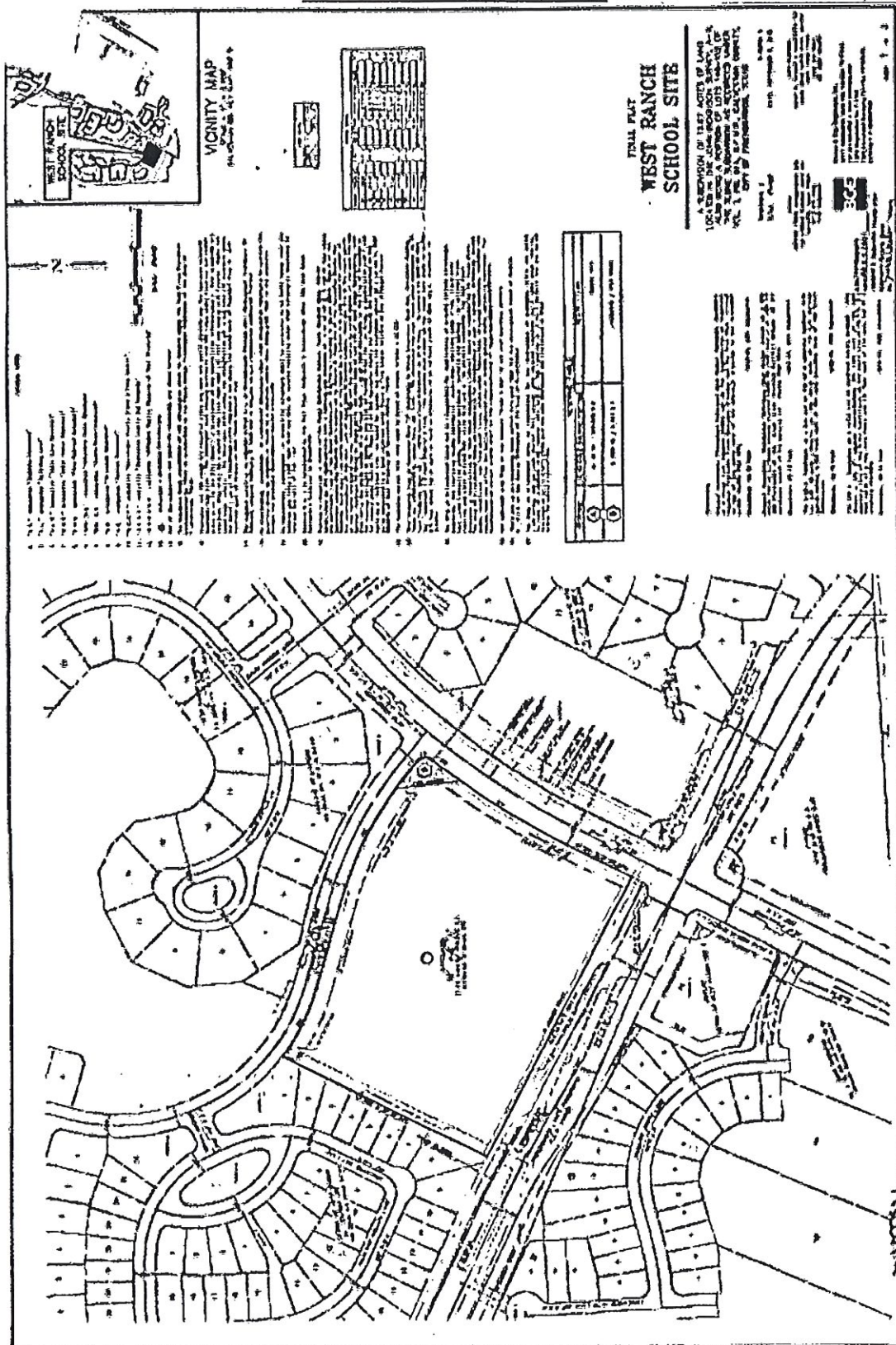


EXHIBIT "B"

PROTECTIVE COVENANTS

The Property shall be developed, improved, sold, used and enjoyed in accordance with, and subject to the following plan of development, including the covenants, conditions and restrictions hereinafter set forth (the "Protective Covenants"), all of which are hereby adopted for, and placed upon said Property and shall run with the Property and be binding upon all parties, now and in any time hereafter, having or claiming any right, title or interest in the Property or any part thereof, their heirs, executors, administrators, successors and assigns, regardless of the source of, or the manner in which such right, title or interest is or may be acquired; provided, however, these Protective Covenants shall cease to exist and be of no further force or effect any time that title to the Property is revested in Grantor, its successors or assigns. These Protective Covenants may only be amended by written agreement between Grantor and Grantee, their successors or assigns

1. Use. The Property may be used in whole or in part for Public Educational Facility use, and other related or ancillary uses, including facilities customarily incident thereto, but for no other purpose or purposes, provided however, from and after 30 years from the date of conveyance of the property from Grantor to Grantee, the Property may be used in whole or in part as a church or other religious use, private or public school, or recreational facilities, but only so long as all buildings, structures, additions, signs and other improvements erected or maintained thereon (i) shall be in harmony of design with, the buildings, structures, additions, signs, and other improvements if any, located on adjoining Properties, and (ii) shall be in conformance with these Protective Covenants.

2. Offensive and Prohibited Uses. No use of the Property shall be permitted which is illegal, or offensive (except to the extent conducted in connection with Grantee's educational programs) in the reasonable opinion of Grantor by reason of odor, fumes, dust, smoke, noise, or pollution, or hazardous by reason of excessive danger of fire or explosion. In addition, no activity or use shall be permitted on or with respect to any part of the Property which is, in Grantor's reasonable opinion, obnoxious to or out of harmony with the development of the immediate community in which the Property is located, including, but not limited to, the operation of (a) a garage, gasoline service station or other establishment for the sale of motor fuel or other petroleum or energy products; (b) an automobile, truck or heavy equipment sales or rental facility; (c) a car wash; (d) a convenience store, (e) multifamily for rent or ownership; (f) any trailer court, junk yard, scrap metal yard or waste material business; (g) a tattoo or body piercing establishment; (h) a drive through fast food establishment; (i) automobile repair facilities, tire repair or replacement facilities, and other automotive related service facilities including muffler shops or express lube shops; (j) an auction house or flea market; (k) an office for the practice of veterinary medicine if the operation includes the use of kennels, runs, or any other related facilities located outside the building (veterinary practices dealing with large animals such as cattle and horses are specifically prohibited); (l) a kennel or business involving the boarding of animals, except in connection with an office for the practice of veterinary medicine, as described in (j) above; (m) a dry cleaning plant or operation where dry cleaning of clothes is done on-site, (n) an amusement or game room; (o) pharmacy; (p) storage or other warehouse facility; (q) funeral home or mortuary; (r) cellular/communications tower; (s) a tower site, or (t) an "adult" bookstore, theater, studio, parlor or other facility, any of which show on-premise X-type rated or unrated pornographic motion pictures or video films or provide forms of entertainment appealing to the prurient interests of the general public or would otherwise diminish the reputation or alter the family-oriented character of the community in which the Property is located. No building, structure, addition, sign, or other improvement shall be erected, maintained, or permitted upon any portion of the Property that would be used for the aforesaid offensive and/or prohibited uses.

3. Grantor Approval Required. No building, structure, addition, permanent sign, or other improvement may be constructed, remodeled, replaced or altered in any manner on the Property until the exterior site plans, exterior elevations and exterior specifications (including, and only to the extent related to, site layout, building and sign location, building material, dimensions, elevations, grading and drainage

plans, utility layout, the design and color scheme of all permanent signs, site and off-street parking of vehicles, landscaping and exterior lighting) have first been submitted to and approved in writing by Grantor, which approval shall not be unreasonably denied, delayed, conditioned, or withheld. Such approval shall be to (a) insure compliance with these Protective Covenants and with Grantor's Development Guidelines for West Ranch (the "Development Guidelines") adopted and promulgated and amended from time to time by Grantor for said Property and other commercial properties in the West Ranch area; and (b) confirm the quality of materials, color, harmony of external design with existing and proposed structures, and the location and finish grade elevations of the improvements with the surrounding topography. Grantor agrees that Grantee shall not be required to implement any exterior features which unreasonably deviate from typical school construction specifications or which unreasonably exceed typical school construction budgets. Nothing herein shall be construed as prohibiting Grantee's right and obligation to accommodate student enrollment, as required by state law, with necessary temporary buildings.

Reference is here made to the Development Guidelines for all construction, replacement or material alteration of any building, exterior structure, sign, exterior addition, or other exterior improvement, which Development Guidelines may be amended from time to time by Grantor. The construction, remodeling, replacement or material alteration of any building, exterior structure, exterior addition, sign or other exterior improvement shall comply with the Development Guidelines as they now exist or as they may hereafter be amended. However, such amendments shall not retroactively apply to existing improvements.

Approval of plans and specifications by Grantor is only for the purposes above described and specifically, but without limitation, shall not be construed as any representation by Grantor as to, or responsibility for, design or quality of improvements or the ultimate construction thereof. Any and all plans and specifications submitted to Grantor which have not been disapproved within thirty (30) days after the date of submission shall for all purposes be deemed to have been approved.

4. Open Spaces. At the time of development, all open space must be landscaped and shall have an irrigation system installed along the landscape setbacks, all in accordance with plans approved by Grantor.

5. Setbacks. Minimum building and parking setbacks shall be as follows (measured from the property line):

	<u>Building</u>	<u>Parking</u>
From West Ranch Blvd	50'	35'
From Pleasant Hill Dr	75'	35'
From all other property lines	30'	30'

No parking areas and/or paved area for vehicular circulation (except driveways which directly access a public right-of-way) shall be located within any setback area. Existing trees and landscaping located within building and parking setback areas or adjacent street right-of-way shall be fenced during construction activity in order to preserve such existing landscaping. The location of such fencing and access areas shall be subject to written approval by the Grantor. Access to the property across the setback areas for construction purposes shall be restricted to the areas designated for permanent driveway access, which are subject to review and approval by the Grantor and applicable governmental authority prior to commencement of construction. Notwithstanding anything contrary herein, there shall be no minimum setback requirement from any adjoining property owner by Grantee.

6. Building Height. All buildings and improvements erected on the Property shall be limited to a maximum of two stories in height which shall not extend more than 40' from the slab.

7. Parking Requirements. Automobile parking spaces, sufficient in number for all employees and customers/visitors, shall be provided on-site, and all parking areas shall be internally drained, curbed and paved. Maximum parking requirements/spaces shall be in accordance with minimum parking requirements for the Property's specific use as defined by the City of Friendswood.

8. Outside Storage. All utility/service system components and trash pick-up stations shall be integrated with the building or screened by a fence or wall of compatible materials not less than eight (8') feet high. The utility/service system components and trash pick-up stations shall not be visible above such screening.

9. Grading and Drainage. Grantee shall comply with any requirements imposed by authorities having jurisdiction for the collection of storm water, and will divert its storm water through underground storm drain structures. Care shall be taken not to cause damage to adjacent properties during construction or after completion of the project.

10. Mechanical Equipment. All roof-top mechanical equipment shall be screened from the view of adjacent streets and buildings with material compatible with the building architecture or by the use of parapet wall. Such screening and/or parapet wall shall be equal to or greater than the height of the roof top mechanical equipment. **All power transformers shall be ground mounted and screened from public view by fencing or landscaping.**

11. Underground Utilities. All electrical service, pipe, conduit, cable, or lines for water, gas, sewage, drainage, or steam shall be installed and maintained below grade.

12. Exterior Illumination. Exterior illumination, if such is to be provided, shall be designed to light only buildings, parking areas, recreational areas and walkways and shall not produce glare or splashover on adjacent streets or properties.

13. Variances. Grantor has the exclusive right and hereby retains the exclusive right to approve variances or otherwise change, rescind, or modify these Protective Covenants (except in a manner that would be more restrictive to Grantee) where in Grantor's judgment, any such variance will not adversely affect the development of West Ranch.

14. Assignment. Grantor has and hereby retains the right to assign, in whole or in part, its rights hereunder, including, but not limited to, the right to approve or disapprove plans and specifications and the right to grant deviations. In the event Grantor elects to assign such rights, such assignment shall be evidenced by an instrument in writing, executed and acknowledged by Grantor and Grantee, and filed in the appropriate Real Property Records of Galveston County, Texas.

15. Severability. Invalidation of any one of the covenants, conditions or restrictions of these Protective Covenants shall not affect any other provision, which shall remain in full force and effect.

16. Binding Effect. These Protective Covenants shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns.

17. Governing Law. These Protective Covenants shall be governed by and in accordance with the laws of the State of Texas.

18. Terminology. The captions beside the numbered Paragraphs herein are for convenience only and shall not limit, enlarge, modify, or otherwise affect these Protective Covenants in any manner whatsoever. Whenever required by the sense and circumstances of the context of these Protective Covenants or of any deed which these Protective Covenants have been made a part thereof, any gender shall include any other gender, the singular shall include the plural, and the plural shall include the singular.

19. Performance. Any obligations hereunder are performable in Galveston County, Texas and any and all payments that are made hereunder are to be made in Galveston County, Texas.

FILED AND RECORDED

Instrument Number: 2016062803

Recording Fee: 58.00

Number Of Pages: 10

Filing and Recording Date: 10/12/2016 3:04PM

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.*

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN. S.E." indicates "Sanitary Sewer Easement".
- "STM. S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "G.C.C.F." indicates "Galveston County Clerk's File Number".
- "G.C.M.R." indicates "Galveston County Map Records".
- "O.P.R.O.R.P." indicates "Official Public Records of Real Property".
- "●" indicates a proposed Streetlight.
- All of the pipelines and pipeline easements are shown hereon.
- The finished floor elevations of all structures shall be located above the Base Flood Elevation (established by FEMA) as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall be a width of not less than four (4) feet and comply with Federal, State and Local requirements. The Developer shall cause the installation of: a six foot (6) sidewalk along the north side of Friendswood Lakes Boulevard and along the south side of Pleasant Hill Dr. (Per recorded plat of Sierra at West Ranch Section One).
- The subject property is located within City of Friendswood Planned Unit Development Ordinance No. 2004-20, adopted February 7, 2005 and is subject to all regulations contained therein.
- No residential, commercial, or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than fifty (50) feet to any pipeline except low pressure distribution system pipelines.
- No residential, commercial, or industrial structure shall be permitted to be built nearer than one hundred and fifty (150) feet from any well or related facility other than structures necessary to operate the well or facility.
- Reserve B will be maintained by the West Ranch Homeowner's Association after the West Ranch Management District is dissolved.
- Bearing orientation is based on the Texas Coordinate System, South Central Zone, NAD-83 established by GPS observations with a bearing and distance of N 41° 43' 46" E, 1,118.80 feet along the northwest line of the Slone Subdivision, originally recorded in Volume 254-A, Page 6 of the Galveston County Map Records and transferred to Volume 3, Page 61A of the Galveston County Map Records, said west line being monumented on the south by a 2-inch iron pipe found for corner at the intersection of the west line of said John Dickinson League, Abstract 9 with the south corner of the Sarah McKissick Survey, Abstract 151 and the most easterly north corner of the Mary Fabreou Survey, Abstract 59 being an angle point the west line of Lot 108 of said Slone Subdivision, some also being the south corner of a 50-foot wide strip of land dedicated to the City of Friendswood for roadway purposes as shown on the plat of Falcon Ridge Section Three, a subdivision plat filed for record under Volume 18, Page 282 of the Galveston County Map Records and monumented on the north by a 5/8-inch iron rod found for corner and being the southwest corner of a called 61.3567 acres described in a deed recorded under Clerk's File Number 9441874 of the Official Public Records of Real Property of Galveston County, Texas.
- The boundary survey that this plat is based on closes within 1:10,000.
- This property lies in Unshaded Zone "X" according to Flood Insurance Rate Map, Galveston County, Texas No. 4854680005 E, Dated Sept. 22, 1999. The effective 100-year flood plain elevation 15.80 feet (NAVD-88, 2001 adj.). FIRM base flood elevation is 17.0 feet. To convert to NAVD 88 2001 Adj., subtract 1.2 feet from 17.0 feet. The minimum slab elevation for these lots shall be either 2.0 feet above top of curb or have an elevation of 21.43 feet (NAVD 88 2001 Adj.), whichever is greater.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; The West Ranch Homeowner's Association or West Ranch Management District shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public rights-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power Company.
- Set 1/2-inch Iron Pipe w/ cap stamped "Brown & Gay" at all plat boundary corners.
- There are no pre-existing trees within this plat that fit the description found in Section 8.1.f.(3) of the Zoning Ordinance of the City of Friendswood.
- The City of Friendswood shall be responsible for the maintenance of sidewalks within the public right-of-way and portions thereof that meander onto adjacent landscape and/or open space reserves. Portions of sidewalks which meander onto private reserves shall be considered and are hereby dedicated as public access paths with the same allowances and limitations as those within the public right-of-way.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	11.92 AC. / 519,076 S.F.	SCHOOL SITE
B	0.1567 AC. / 6,823 S.F.	LANDSCAPE / OPEN SPACE

BENCHMARKS:

Project Benchmark: Floodplain Reference Mark Number RM010080; Benchmark is a brass disk stamped 010080 set at the intersection of Blackhawk Regional Treatment Plant Entrance Driveway and Bay Side Blvd. 518, 3.1 feet north of the south curb of the entrance driveway to the treatment plant. KeyMap Page 657L.

Elevation: 23.82 Feet NAVD-88, 2001 Adjustment

Project Benchmark: Floodplain Reference Mark Number 010095 is a NGS metal rod in aluminum casing stamped HGCS 54 1986 located at 1301 FM 528 (Parkwood) at the Clear Creek Drainage District Office, at the northwest corner of the parking lot. KeyMap Page 656M.

Elevation: 29.43 Feet NAVD-88, 2001 Adjustment

TBM 11-12-1: Benchmark is a box cut on top of a concrete headwall with two (2) 60-inch culverts on the north side of FM 518 located approximately 1,816 feet west of the east boundary line of the Slone Subdivision.

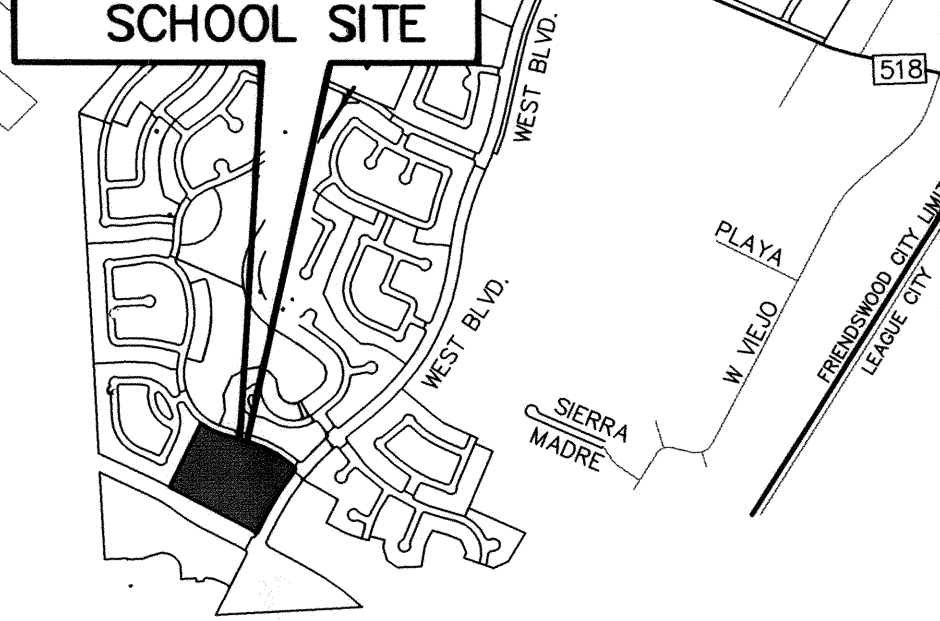
Elevation: 25.70 Feet NAVD-88, 2001 Adjustment

TBM GPS 4 - Benchmark is a metal rod in aluminum casing stamped "John Chance - GPS 4" located approximately 371 feet west of the east boundary line of the Slone Subdivision on the south side of FM 518, 3.1 feet north of a hog wire fence and 131 feet west of the west end of a concrete headwall.

Elevation: 24.14 Feet NAVD-88, 2001 Adjustment

SCALE: 1"=100'

WEST RANCH SCHOOL SITE



VICINITY MAP

SCALE - 1" = 2,000'
GALVESTON CO. KEY MAP: 657 S

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N50°12'46"W	31.77

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	88°55'42"	38.80'	N 5°44'35" W	35.02'
C2	2113.90'	0°08'08"	5.00'	N 38°36'52" E	5.00'
C3	2113.90'	111°11'12"	412.65'	N 32°58'12" E	411.99'
C4	530.00'	21°34'52"	199.63'	N 63°18'12" W	198.45'
C5	970.00'	23°52'52"	404.30'	N 62°09'12" W	401.38'
C6	2113.90'	8°45'38"	323.16'	S 31°46'25" W	322.85'
C7	970.00'	20°18'58"	343.94'	N 63°56'08" W	342.14'
C8	970.00'	3°33'54"	60.36'	S 51°59'43" W	60.35'
C9	2113.90'	2°25'34"	89.49'	S 37°22'01" W	89.48'

FINAL PLAT WEST RANCH SCHOOL SITE

A SUBDIVISION OF 12.07 ACRES OF LAND
LOCATED IN THE JOHN DICKINSON SURVEY, A-9,
ALSO BEING A PORTION OF LOTS 148-152 OF
THE SLOANE SUBDIVISION AS RECORDED UNDER
VOL. 3, PG. 61A, G.C.M.R., GALVESTON COUNTY,
CITY OF FRIENDSWOOD, TEXAS

RESERVES: 2
SCALE: 1"=100'

BLOCKS: 1
DATE: SEPTEMBER 8, 2015

OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 875-1000
JOHN HAMMOND

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
MR. MATT STOOFS



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPB Registration No. F-1046
TBPB Licensed Surveying Firm No. 101065-00
CONTACT IF REQUIRED

STATE OF TEXAS
COUNTY OF GALVESTON

We, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, its general partner, owners, hereinafter referred to as Owners of the 12.07 acre tract described in the above and foregoing map of WEST RANCH SCHOOL SITE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through Lennar Texas Holding Company, a Texas Corporation, its general partner has caused these presents to be signed by John W. Hammond, its Vice President, this 10th day of September, 2015.

AUTUMN CREEK DEVELOPMENT, LTD.,
a Texas Limited Partnership

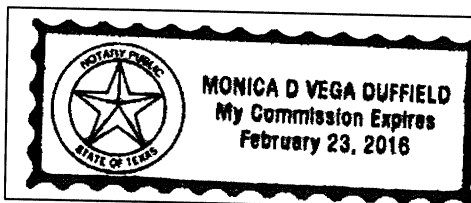
By: Lennar Texas Holding Company,
a Texas Corporation
its general partner

By: John W. Hammond
John W. Hammond
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President of Lennar Texas Holding Company, a Texas Corporation, the general partner of AUTUMN CREEK DEVELOPMENT, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of September, 2015.



Monica D. Vega-Duffield
Monica D. Vega-Duffield
Notary Public in and for the State of Texas
Commission Expires: February 23, 2016

STATE OF TEXAS
COUNTY OF HARRIS

We, WESLEY WEST CATTLE, L.P. and WESLEY WEST DESCENDANTS TRUST, owners and holders of liens against the property described in the plat known as WEST RANCH SCHOOL SITE, said liens being evidenced by instruments of record in the Clerk's File No. 2012013635 & 2012013636 of the Official Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

WESLEY WEST CATTLE, L.P.,
a Texas limited partnership

By: Stedman West Land and Cattle Company, LLC,
its general partner

By: Stuart W. Stedman
Stuart W. Stedman
Manager

WESLEY WEST DESCENDANTS TRUST

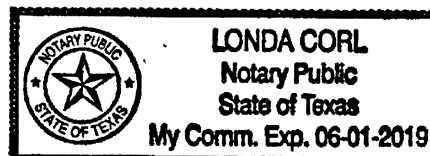
By: Stuart W. Stedman
Stuart W. Stedman
Trustee

By: Betty Ann West Stedman
Betty Ann West Stedman
Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stuart W. Stedman, Manager of Stedman West Land and Cattle Company, LLC, the general partner of WESLEY WEST CATTLE, L.P., a Texas limited partnership, and Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of September, 2015.

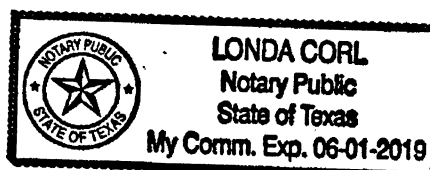


Londa Corl
Londa Corl
Notary Public in and for the State of Texas
Commission Expires: 06-01-2019

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Betty Ann West Stedman, Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of September, 2015.



Londa Corl
Londa Corl
Notary Public in and for the State of Texas
Commission Expires: 06-01-2019

I, Nicolas Vann, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Nicolas Vann
Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of WEST RANCH SCHOOL SITE, in conformance with the rules and regulations of the City of Friendswood as adopted by the City Council and authorized the recording of this plat

this 14 day of December, 2015.

By: David O'Farrell
David O'Farrell
Chairman

Attest: Becky Summers
Becky Summers
Development Coordinator

I, Patrick Donart, P.E., CFM, Public Works Director / City Engineer of the City of Friendswood, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of the City as adopted by the City Council and further that it complies with all of the ordinances as currently adopted by the City.

Patrick Donart
Patrick Donart, P.E., CFM,
Public Works Director / City Engineer

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on December 18, 2015, at 3:10 o'clock, P.M., and duly recorded on December 18, 2015, at 3:10 o'clock, P.M., in Plat Record - Map Number - Galveston County Map Records.

Witness my hand and seal of office, at Galveston, Texas the day and date last above written.

Dwight D. Sullivan
Dwight D. Sullivan
County Clerk
Galveston County, Texas
By: [Signature]
Deputy

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

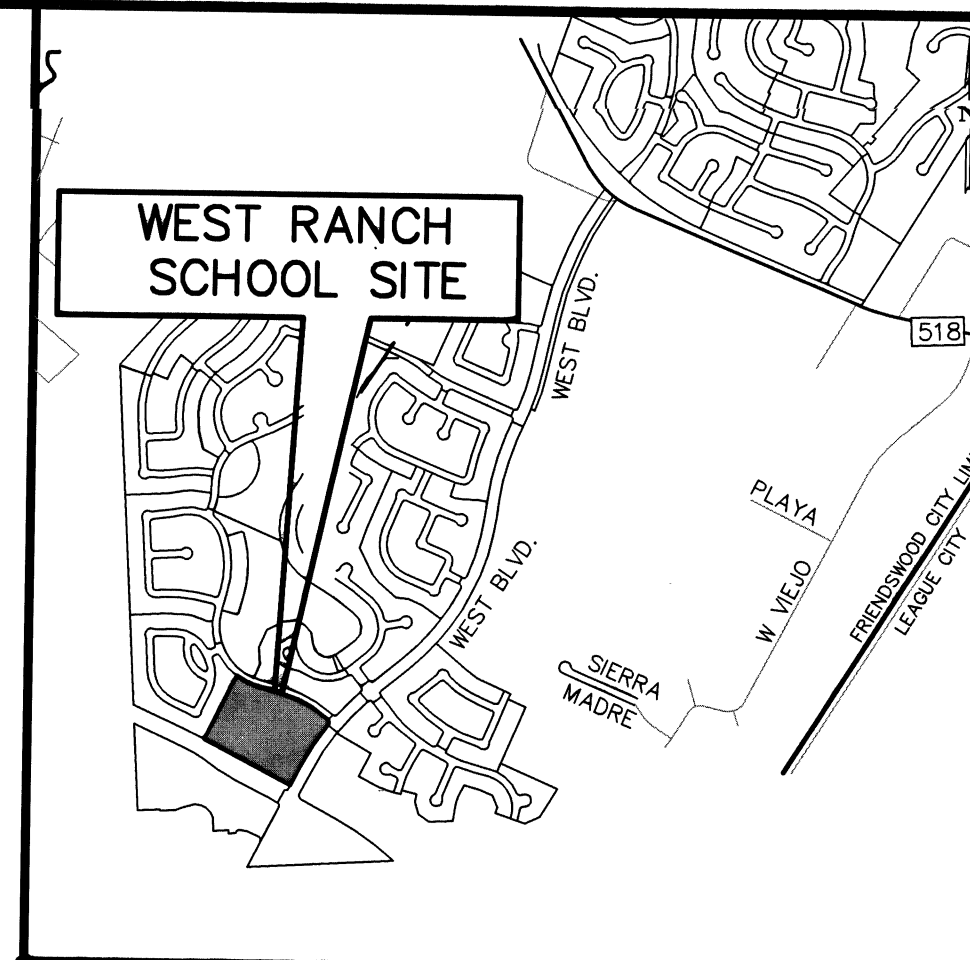
- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements. Furthermore, no permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables,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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Paul J. Horecky
Director
[Signature]
Director

12-8-15
Date
12-8-15
Date

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.



VICINITY MAP
SCALE - 1" = 2,000'
GALVESTON CO. KEY MAP: 657 S

FINAL PLAT WEST RANCH SCHOOL SITE

A SUBDIVISION OF 12.07 ACRES OF LAND
LOCATED IN THE JOHN DICKINSON SURVEY, A-9,
ALSO BEING A PORTION OF LOTS 148-152 OF
THE SLONE SUBDIVISION AS RECORDED UNDER
VOL. 3, PG. 61A, G.C.M.R., GALVESTON COUNTY,
CITY OF FRIENDSWOOD, TEXAS

RESERVES: 2
SCALE: 1"=100'
BLOCKS: 1
DATE: SEPTEMBER 8, 2015

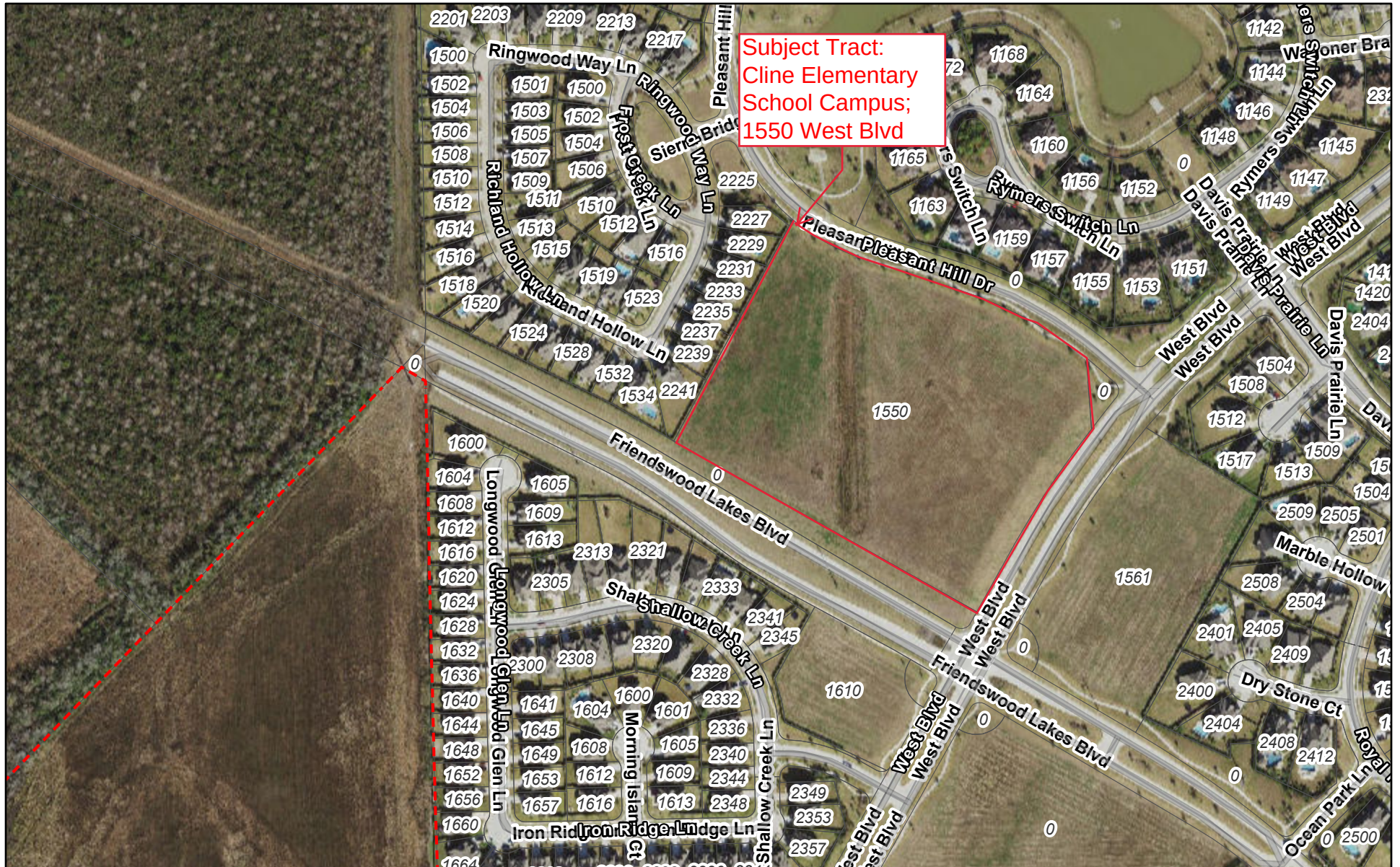
OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 875-1000
JOHN HAMMOND

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
MR. MATT STOOPS



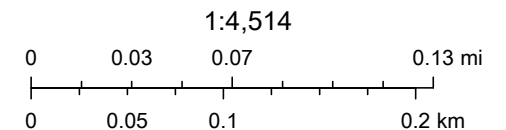
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPB Registration No. F-1046
TBPB's Licensed Surveying Firm No. 101065-00
CONTACT IF REQUIRED

ArcGIS Web Map



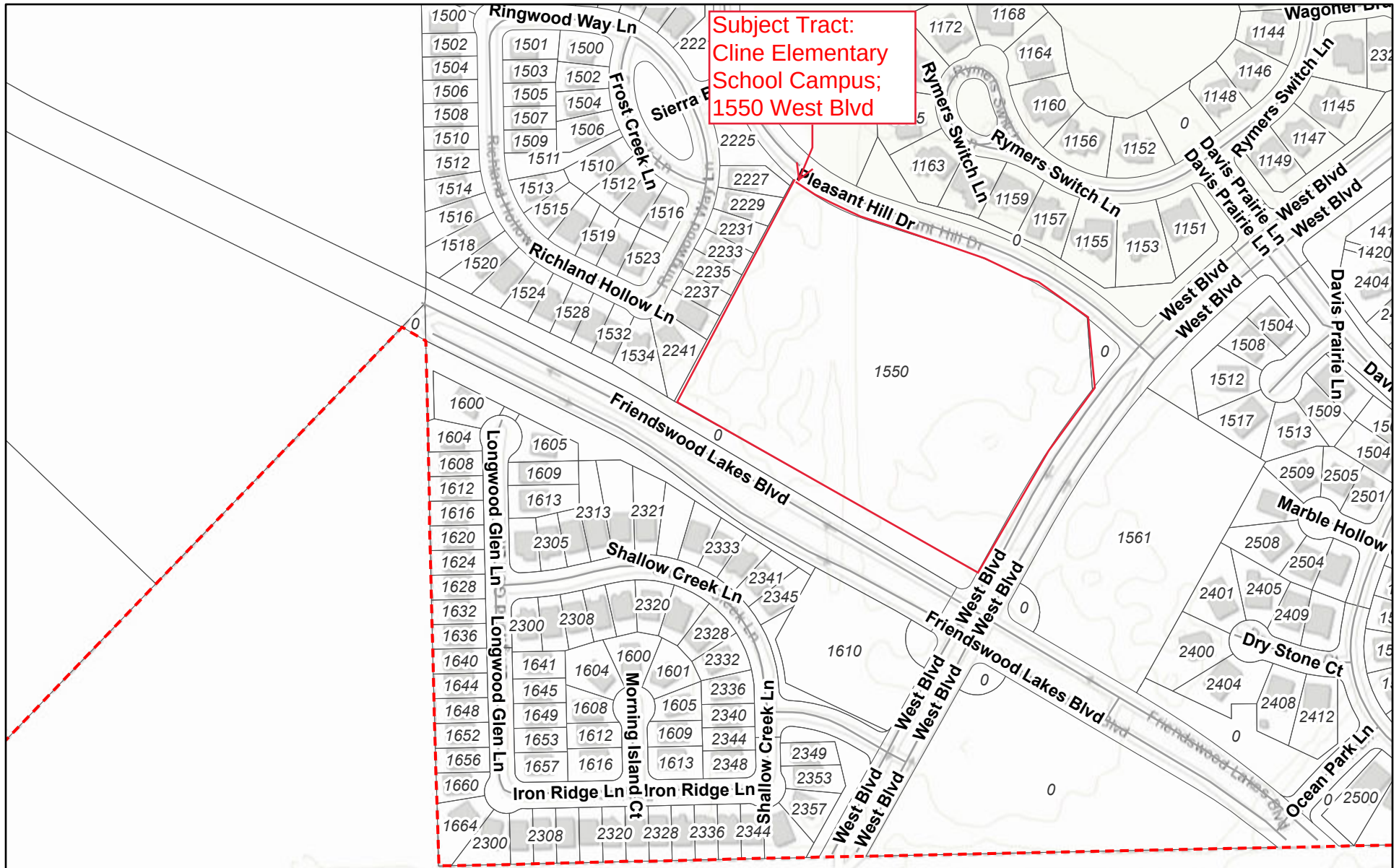
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 City Limits  Streets  Parcels



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

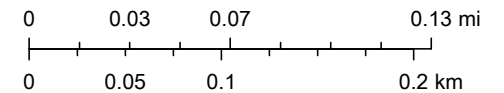
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 City Limits  Streets  Parcels

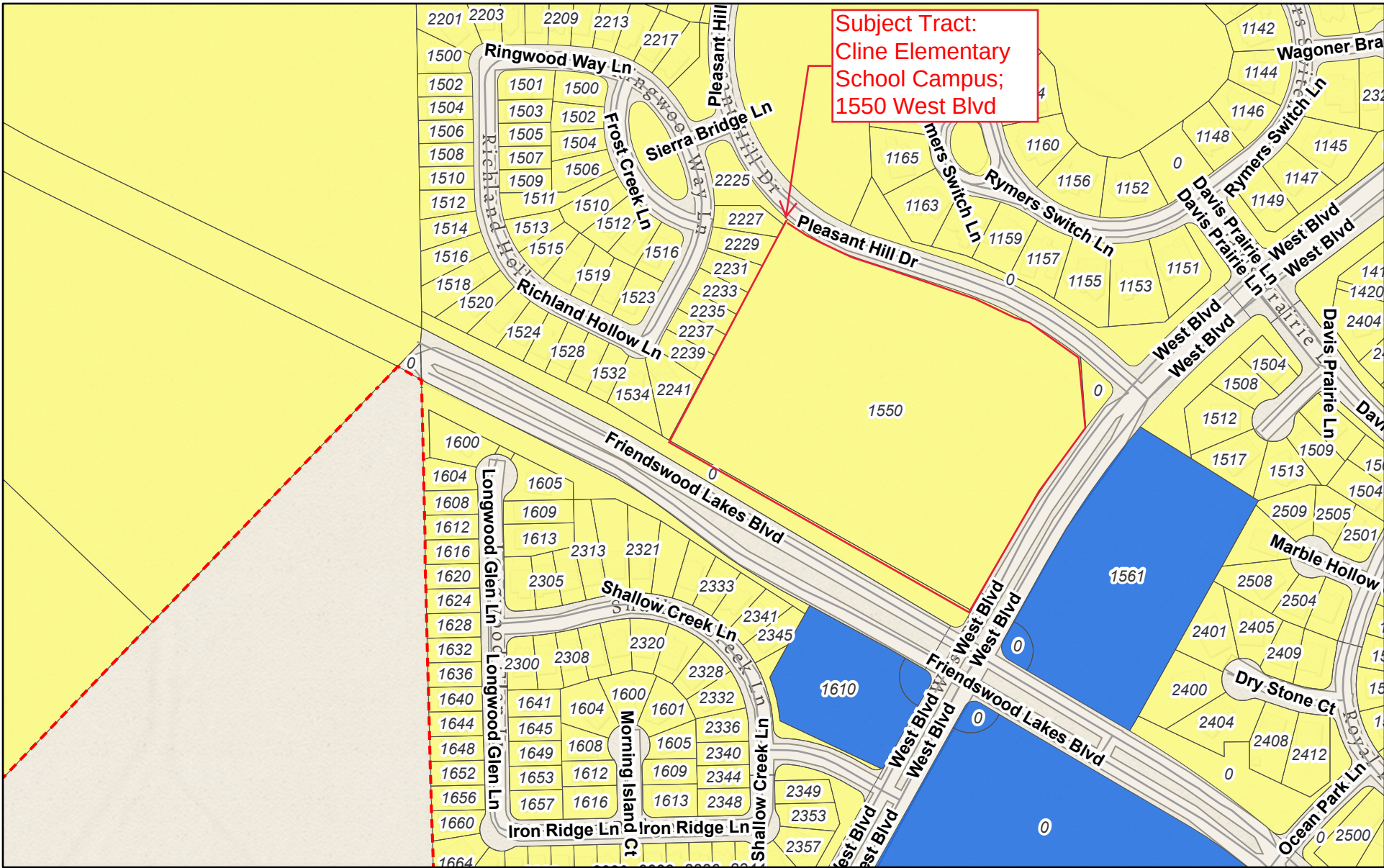
1:4,514



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

ArcGIS Web AppBuilder
Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web Map



8/9/2021, 10:26:51 AM

City Limits Parcels Zoning of Parcels PUD
Streets CSC

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0 0.03 0.07 0.13 mi

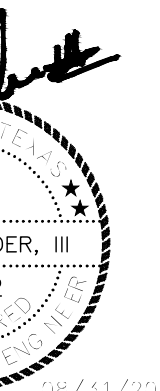
0 0.05 0.1 0.2 km

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

ArcGIS Web AppBuilder

Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

West Boulevard
Friendswood, TX 77546

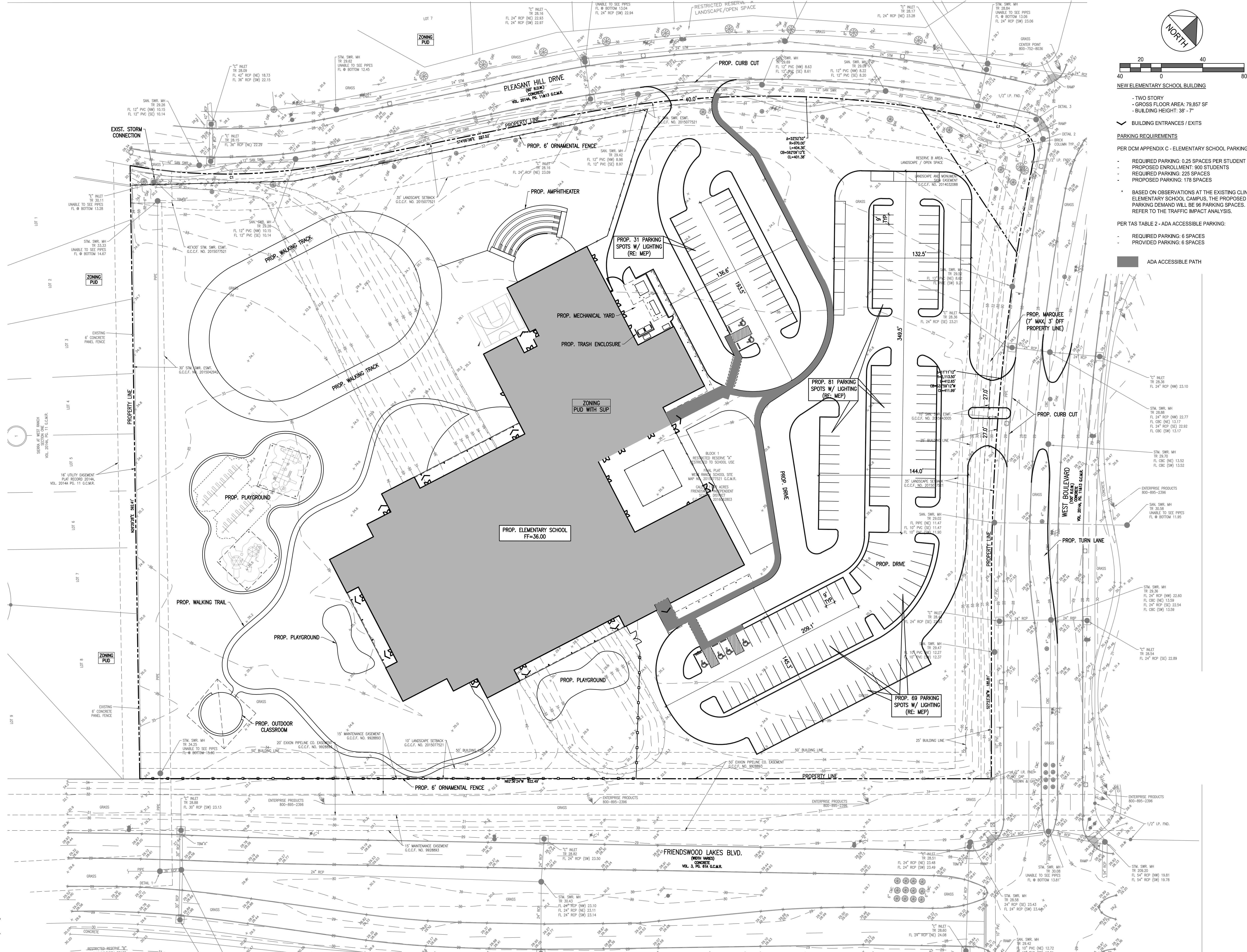


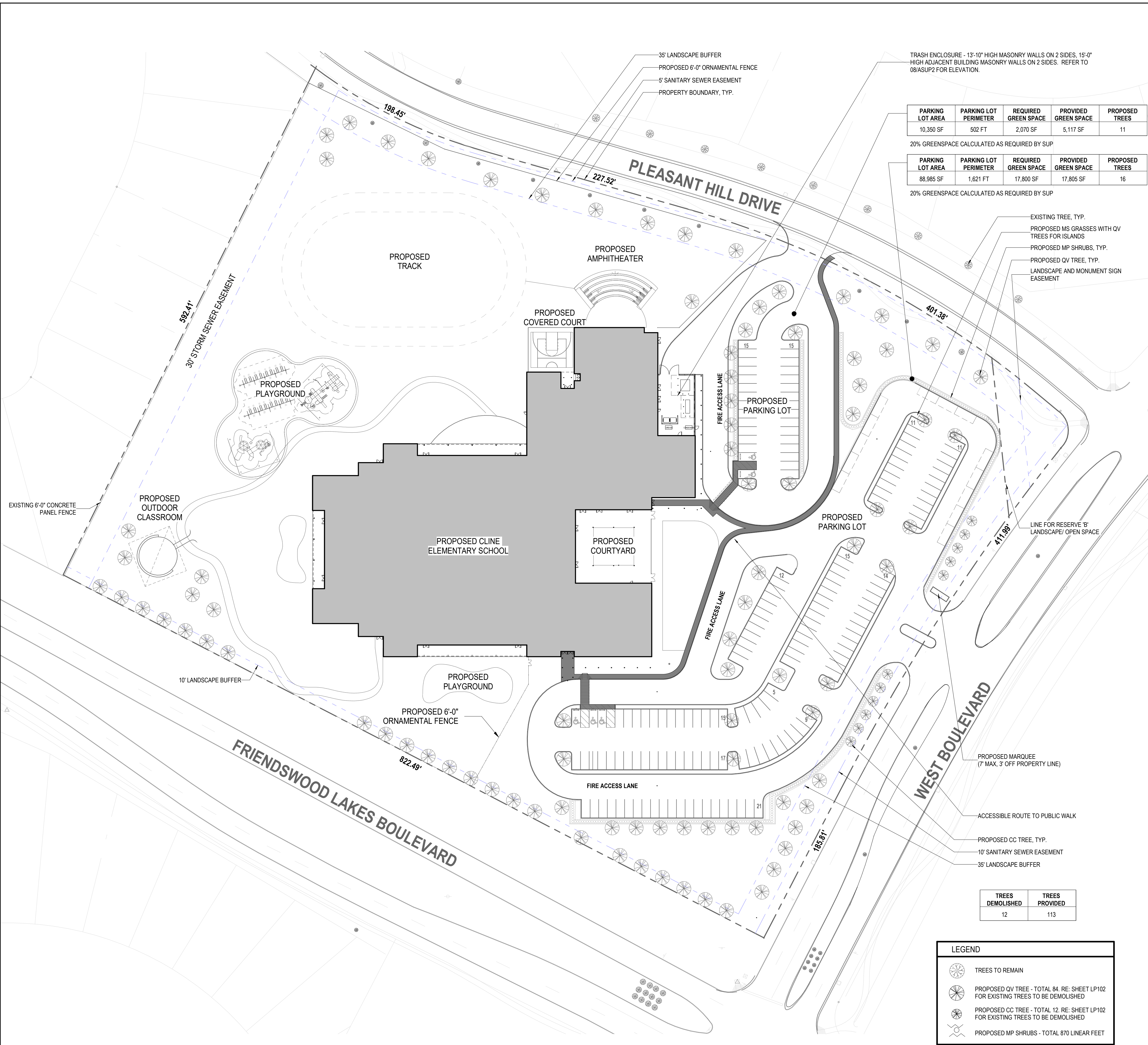
DATE 4/2021	PRC
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DRAWING HISTORY	
Description	Date

ISSUE FOR SUP REVIEW

C101





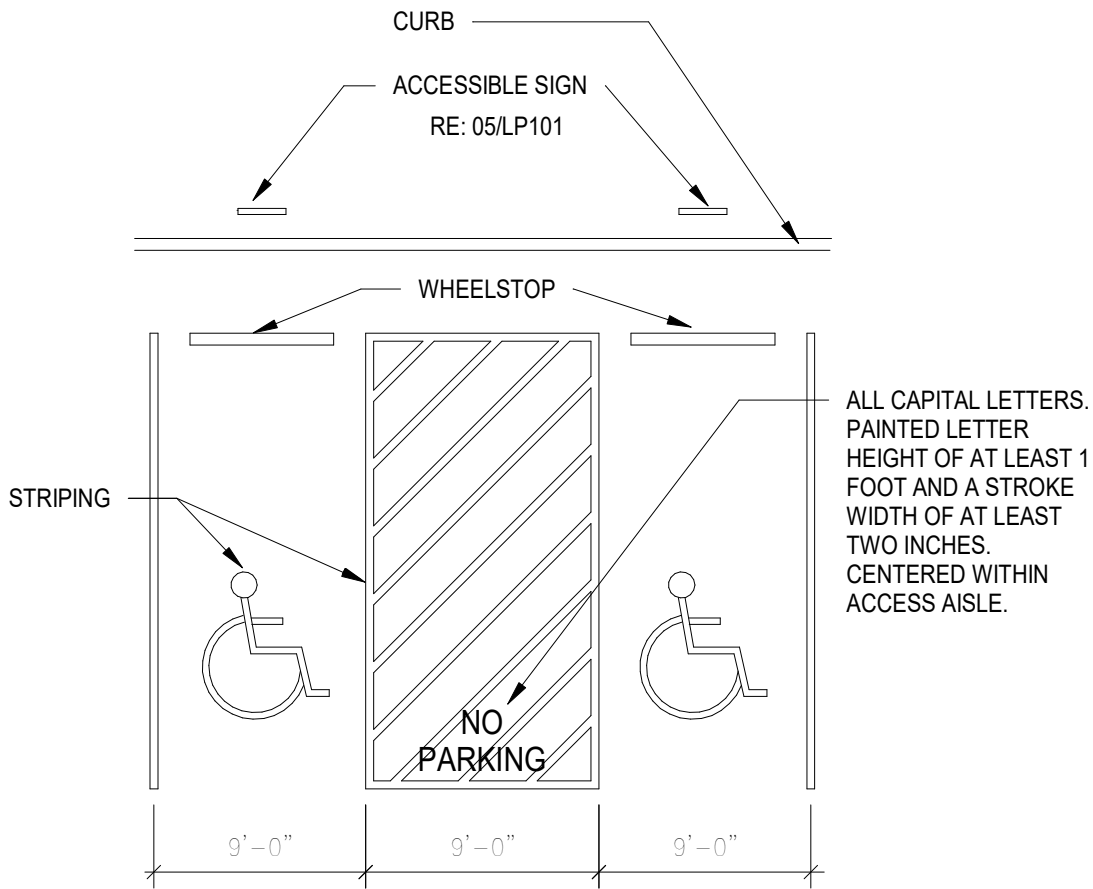
LANDSCAPE ANALYSIS FORM AT ROW				
STREET NAME	LINEAR FEET	TREE REQUIRED	TREE PLANTED	TREE EXISTING
PLEASANT HILL DRIVE	868 FT	35	20	11
WEST BOULEVARD	601 FT	24	18	0
FRIENDSWOOD LAKES BLVD	790 FT	32	36	0
ISLANDS	-	8	28	0
TOTAL		99	102	11
			113	

1 TREE PER 30 LINEAR FEET PER SUP

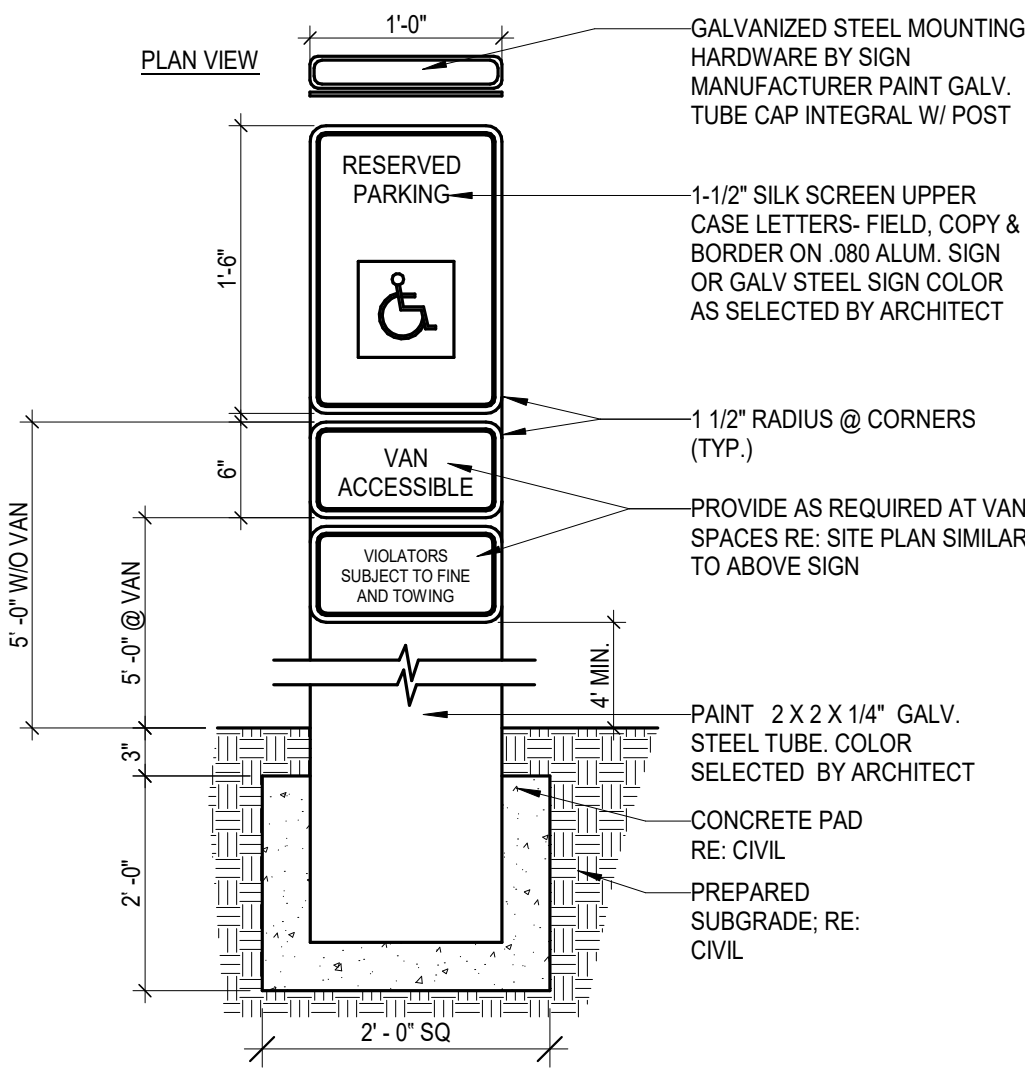
PLANT SCHEDULE							
TREES							
SYM.	Botanical Name	Common Name	Size	Cal.	Height	Spread	Remarks
QV	Quercus virginiana	Live Oak	65 Gal.	3"-4"	12'-14'	5'-6'	
CC	Cercis canadensis var. Texensis	Texas Redbud	45 Gal.	2 1/2"-3"	8'-10'	5'-6'	
SHRUBS							
SYM.	Botanical Name	Common Name	Size	Height	Spread	Spacing	Remarks
MP	Myrica pusilla	Dwarf Wax Myrtle	5 Gal.	24"	16"	24" O.C.	
GRASSES							
SYM.	Botanical Name	Common Name	Size	Height	Spread	Spacing	Remarks
MS	Miscanthus sinensis	Little Kitten Grass	1 Gal.	16"	12"	18" O.C.	

PLANTING NOTES

- 1. ALL PARKING ISLANDS TO BE PLANTED WITH 1 GAL. MISCANTHUS SINENSIS, 18" O.C.
- 2. ALL REQUIRED TREES FOR PARKING AND STREETScape TO BE 3" CALIPER 65 GAL. QUERCUS VIRGINIANA DESIGNATED WITH 'QV', OR 3" CALIPER 45 GAL. CERCIS CANADENSIS VAR. TEXENSIS DESIGNATED WITH 'CC'.



06 ACCESSIBLE STRIPING
1" = 1'-0"



01 ACCESSIBLE PARKING SIGN
1" = 1'-0"

PBK

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

CLINE ELEMENTARY SCHOOL CAMPUS REPLACEMENT

1550 WEST BOULEVARD FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW

US FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

REGISTERED ARCHITECT MELISSA TURNER 21775

Melissa Turnbaugh AUG 6, 2021

CLIENT FRIENDSWOOD ISD

DATE AUGUST 6, 2021 PROJECT NUMBER 20380

DRAWING HISTORY

No.	Description	Date

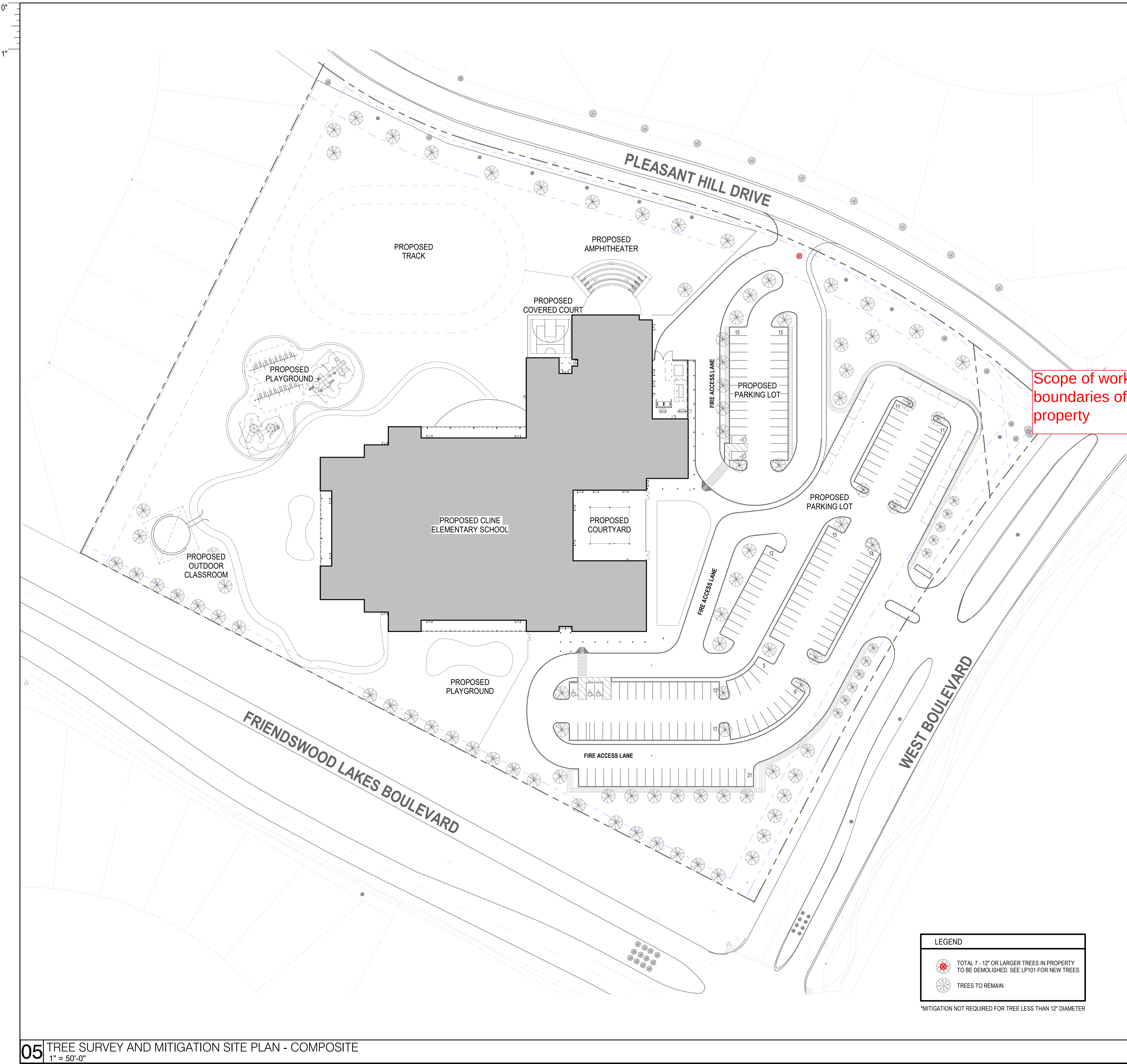
ISSUE FOR SUP REVIEW

BUILDING NUMBER

LANDSCAPE PLAN

LP101

Page 22 of 141



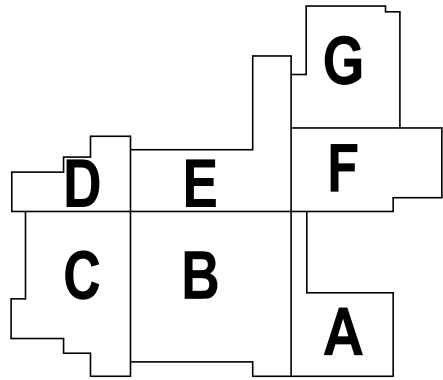
05 TREE SURVEY AND MITIGATION SITE PLAN - COMPOSITE
1" = 50'-0"



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
CIVIL
713-965-0608
MECHANICAL
LEAF ENGINEERS
713-960-3300

CLINE ELEMENTARY SCHOOL
CAMPUS REPLACEMENT

1550 WEST BOULEVARD
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW



KEY PLAN
NORTH: PLAN TRUE



AUG 6, 2021

CLIENT		
FRIENDSWOOD ISD		
DATE	PROJECT NUMBER	
AUGUST 6, 2021	20380	
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		
BUILDING NUMBER		

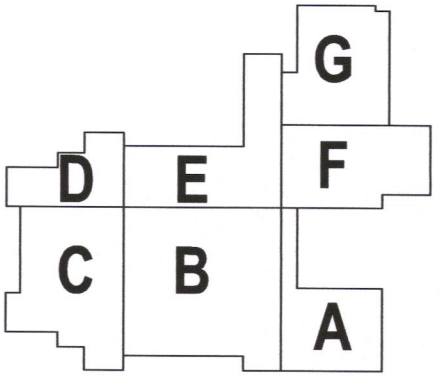
TREE SURVEY AND
MITIGATION SITE
PLAN

LP102

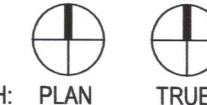
**CLINE ELEMENTARY SCHOOL
CAMPUS REPLACEMENT -
SPECIFIC USE PERMIT**

1330 WEST BOULEVARD
FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW



KEY PLAN



Melissa Turnbaugh
AUG 6, 2021

CLIENT
FRIENDSWOOD ISD

DATE AUGUST 6, 2021	PROJECT NUMBER 20380
------------------------	-------------------------

DRAWING HISTORY		
No.	Description	Date

[illegible]

ISSUE FOR SUP REVIEW

BUILDING NUMBER

EXTERIOR ELEVATIONS

ASUP1

Page 24 of 141

EXTERIOR ELEVATIONS
ASUP1
FOR BLUEBEAM LABELING/OCR:

File Path: C:_RevitLocal\20380_FISD CLINE ES_ARCH_R21_dnunezpbk.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:
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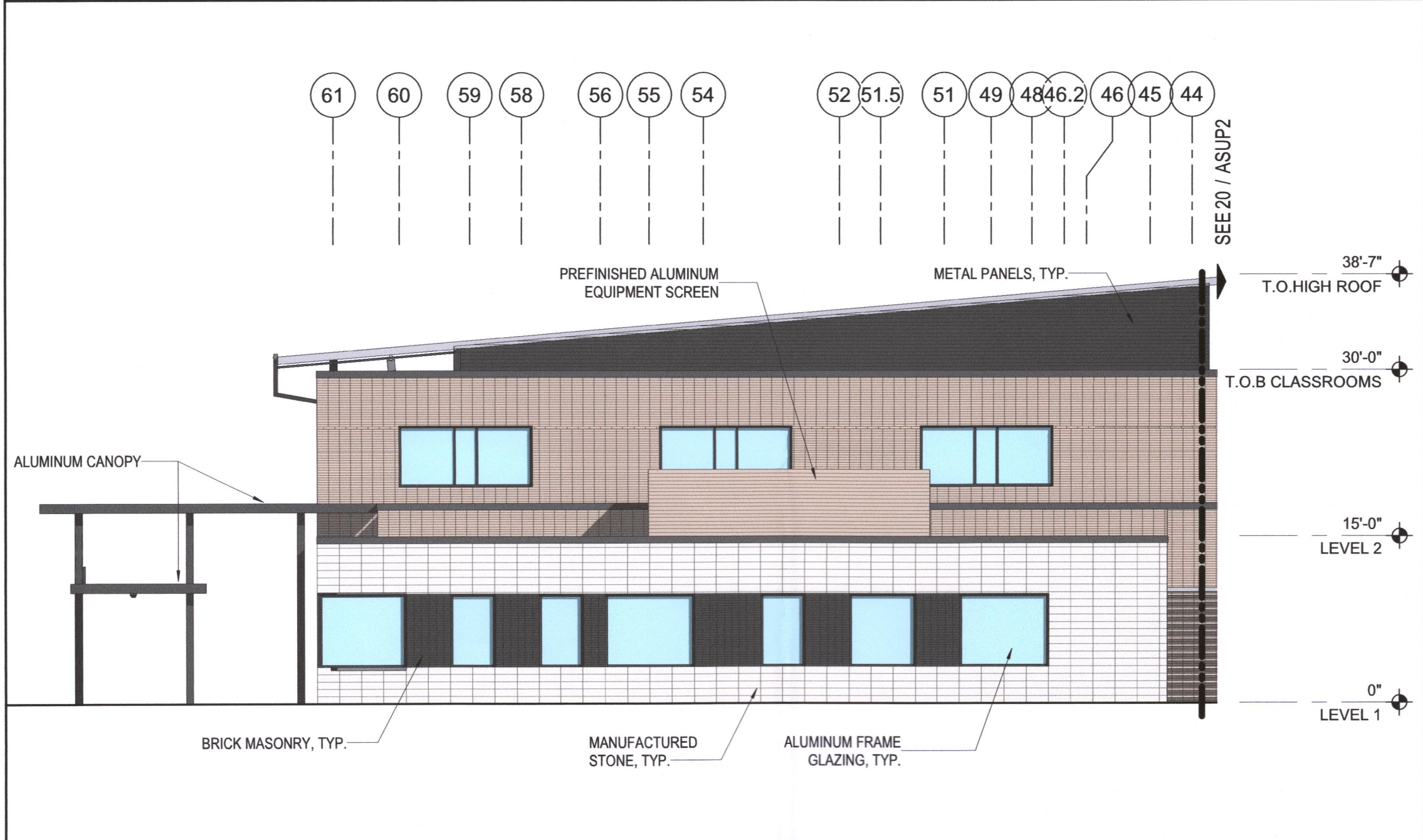
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3/32" = 1'-0"

10	WEST ELEVATION A 3/32" = 1'-0"
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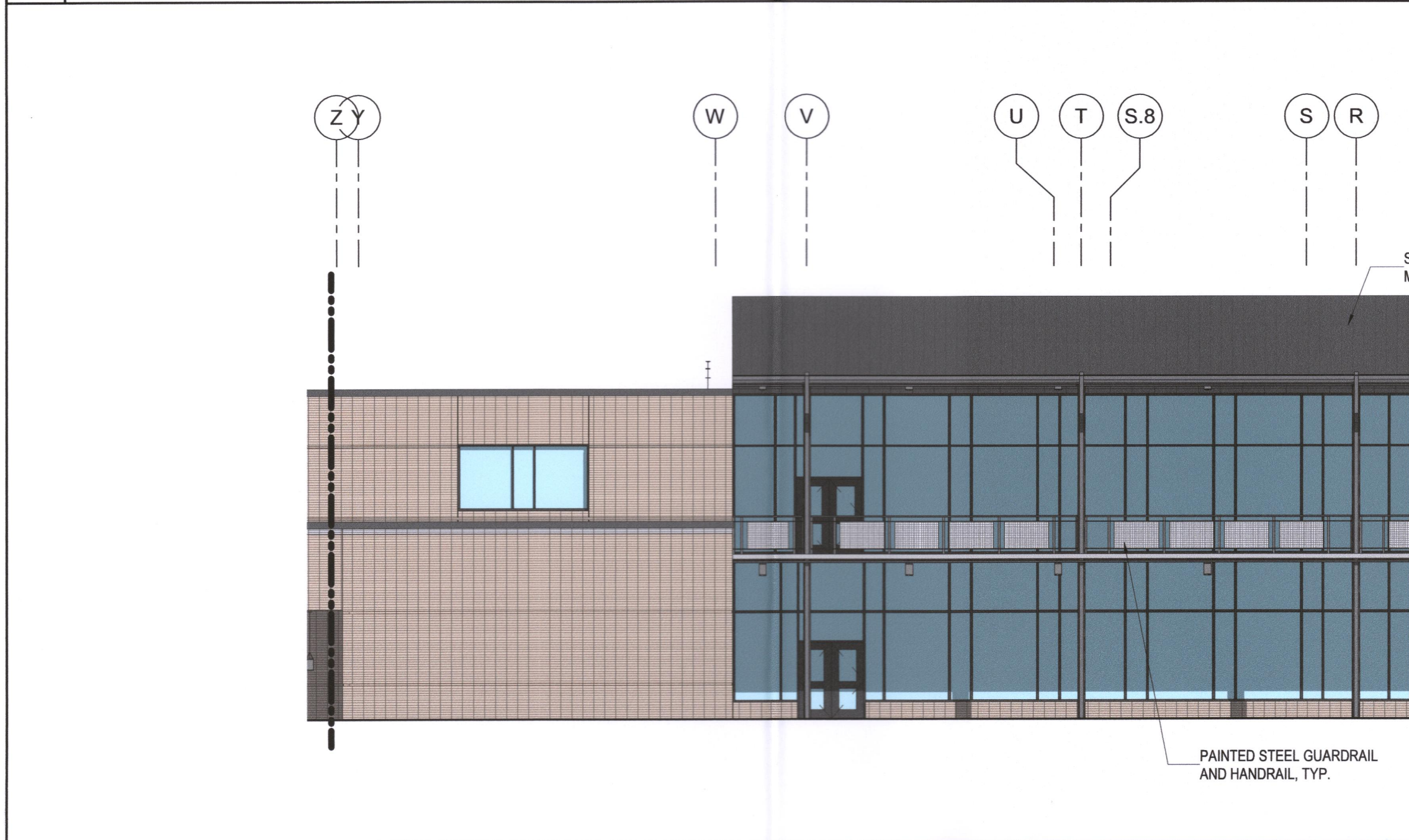
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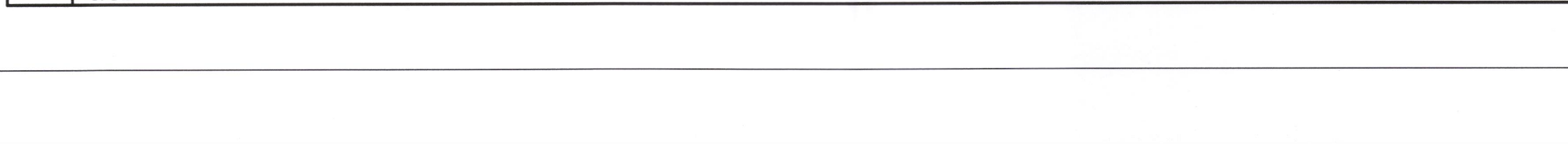
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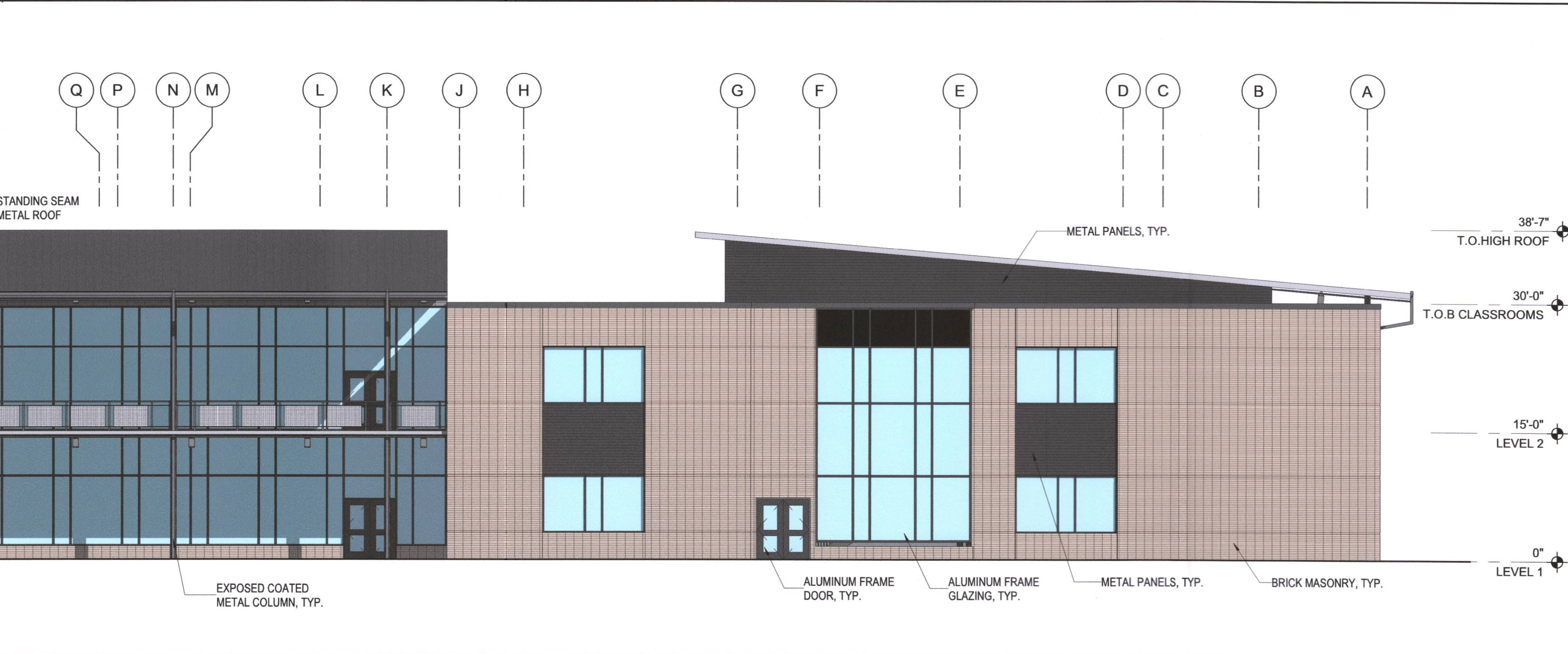
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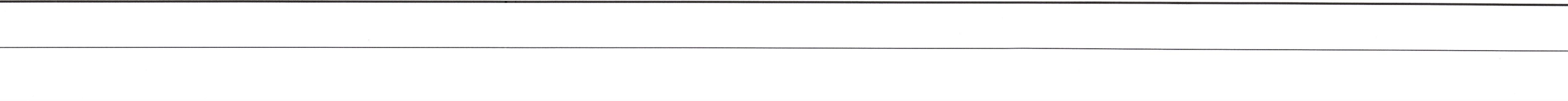
05 NORTH ELEVATION B
3/32" = 1'-0"



08 NORTH ELEVATION A
3/32" = 1'-0"



05 NORTH ELEVATION B
3/32" = 1'-0"



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LEAF ENGINEERS

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CLINE ELEMENTARY SCHOOL
CAMPUS REPLACEMENT -
SPECIFIC USE PERMIT

1550 WEST BOULEVARD
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW

FRIENDSWOOD
INDEPENDENT SCHOOL DISTRICT

REGISTERED ARCHITECT
MELISSA TURNBOW
21279
STATE OF TEXAS
Melissa Turnbow
AUG 6, 2021

CLIENT

FRIENDSWOOD ISD

DATE

AUGUST 6, 2021

PROJECT NUMBER

20380

DRAWING HISTORY

No.	Description	Date

ISSUE FOR SUP REVIEW

BUILDING NUMBER

EXTERIOR
ELEVATIONS

ASUP2

Rezoning Report

August 2021

Project: FISD Cline Elementary School

Address: 1550 West Blvd.

Legal: 11.92 acres also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas

Request: Zone classification change request for a Specific Use Permit (SUP) to allow NAICS Use #6111 Elementary and Secondary Schools for the new Cline Elementary school site (underlying Planned Unit Development (PUD) will remain)

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:

The school site at West Ranch was planned as part of the Planned Unit Development in 2004. Once the development permitted 750 houses, the developer was required to dedicate the property to Friendswood Independent School District. Part of the 2020 bond package for FISD approved by the voters included constructing a new elementary school at this site to replace the existing Cline Elementary School located at 505 Briarmeadow Ave.



City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Planned Unit Development (2004). The tract was part of the West Ranch Planned Unit Development (PUD).



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property is completely bordered by tracts that are zoned Planned Unit Development (PUD) with uses as Single Family Residential (SFR). Tracts across West Blvd. and Friendswood Lakes Blvd. are zoned Community Shopping Center (CSC).

Platting Analysis:

The property is platted as Final Plat of West Ranch School Site (2015).

Planning Analysis:

The current zoning of Planned Unit Development (PUD) 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 West Ranch Planned Unit Development (PUD) developed by Friendswood Development accounted for the development of this tract as an elementary school.

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. Storm water capacity has been accounted for within the existing detention ponds of West Ranch.

Utilities:

City of Friendswood water and sewer services are available.

Access:

The property will have direct access from West Boulevard and Pleasant Hill Drive.

Park/Open Space:

Parkland Dedication does not apply.

June 2, 2021

PK# 4958-21.212

TRAFFIC IMPACT ANALYSIS

Project:

Friendswood ISD Cline Elementary School

In Friendswood, Texas

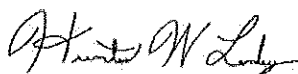
Prepared for:

City of Friendswood

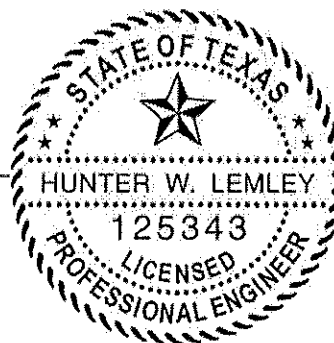
On behalf of:

Friendswood ISD

Prepared by:



Hunter W. Lemley, P.E.



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TX. REG. SURVEYING FIRM LS-100080-00

EXECUTIVE SUMMARY

The services of **Pacheco Koch** were retained by Friendswood Independent School District (**Friendswood ISD**), to prepare a Traffic Impact Analysis (TIA) for the proposed Friendswood ISD Cline Elementary School ("the School") to be located on the northwest corner of West Boulevard and Friendswood Lakes Boulevard in Friendswood, Texas. The School will have a projected enrollment of 900 students of Grades Pre-Kindergarten through 5th. The proposed school is planned to be completed by Fall of 2023.

A TIA is required for review by the City of Friendswood as part of the customary approval process. The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed school within a specific study area as determined by standardized engineering analyses. The study parameters used in this TIA are based upon the requirements of the County and are consistent with the standard industry practices used in similar studies.

Based upon the analyses of site-generated traffic and background traffic conditions performed herein, Pacheco Koch developed the following findings and recommendations.

FINDING: All intersections and driveways that are defined within the analysis currently operate at acceptable conditions during peak school traffic periods. With the assumed addition of projected background growth and school traffic, traffic operations are projected to continue to operate at acceptable Levels of Service.

- ❖ **RECOMMENDATION:** A school zone with appropriate signage is recommended to be installed along the property frontage on West Boulevard to accommodate the school driveway of the school campus (See **Exhibit 2**).

NOTE: All Signage including school zone flashers are to be to City of Friendswood and TMUTCD Standards.

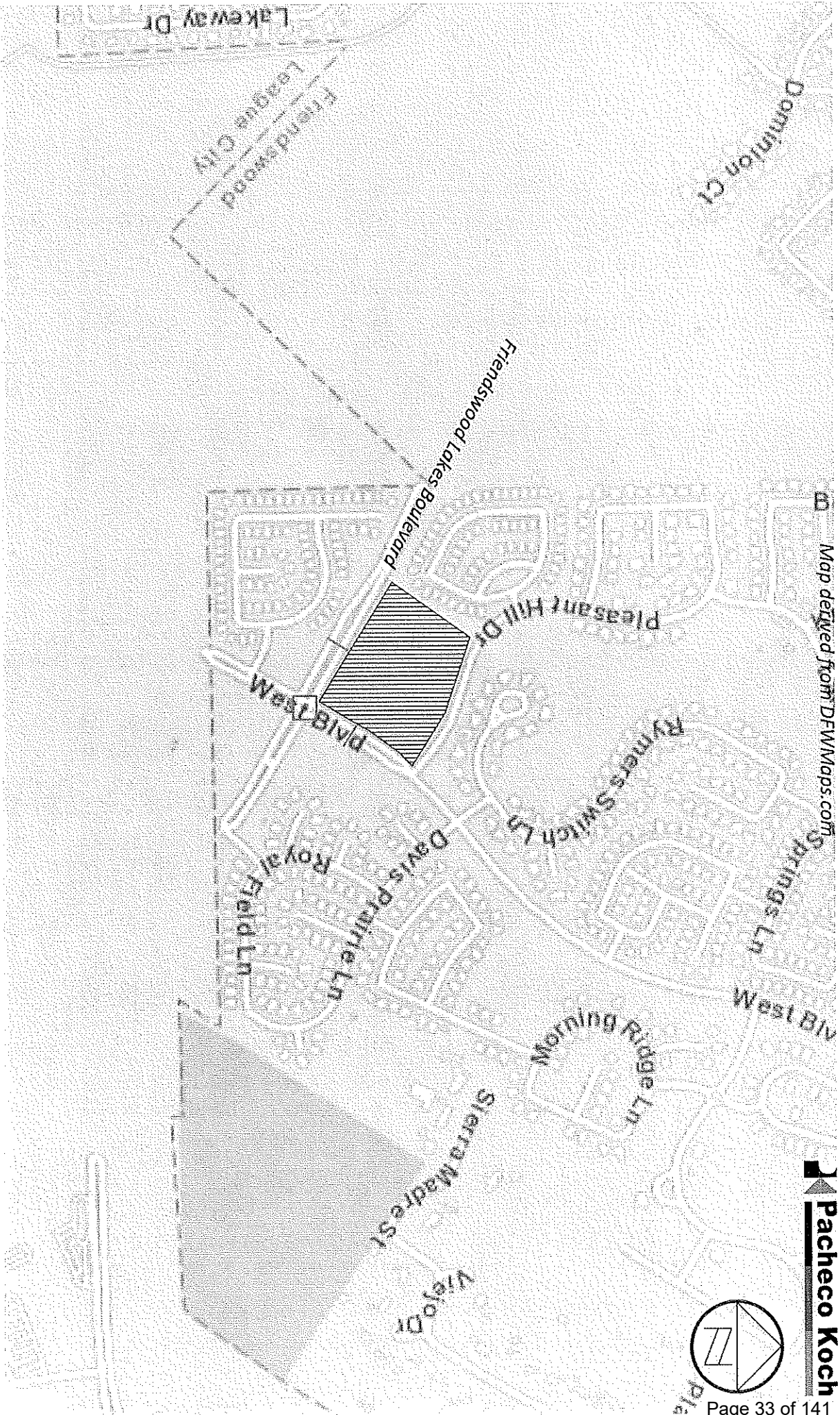
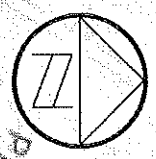
- ❖ **RECOMMENDATION:** The proposed driveway on West Boulevard is recommended to be constructed to allow for separate outbound left-turn and right-turn turning movements.
- ❖ **RECOMMENDATION:** It is recommended that a northbound left-turn bay be provided for the driveway on West Boulevard.

FINDING: Friendswood ISD has designed the site to provide enough vehicle storage capacity on-site to accommodate for pick-up/drop-off activities. In order for queuing to be accommodated within the site, Friendswood ISD will manage double-stack queuing operations and provide on-site parking spaces (See **Exhibit 2**).

FINDING: Based on observations at the existing Cline Elementary School Campus, the proposed parking will demand a total of approximately 96 parking spaces. The new Cline Elementary School Campus will provide approximately 168 parking spaces.

Proposed traffic management plan at the school is depicted in **Exhibit 2**.

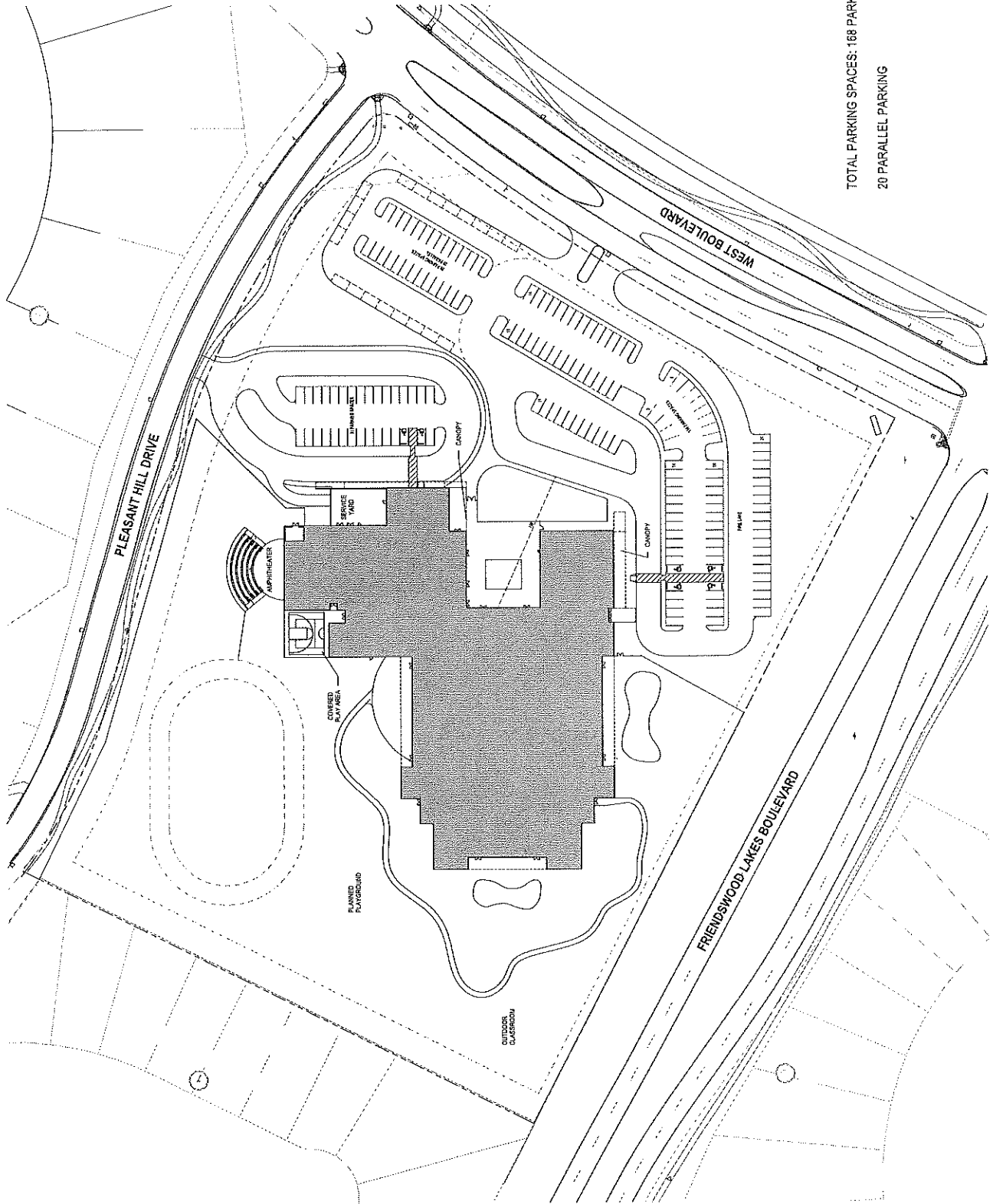
END



-  - Project Location
-  - Road-Tube Counts
-  - Study Area Intersection (Unsignalized)

Site Location Map

Friendswood ISD New Cline Elementary School, Friendswood, Texas
PK 4958-21.212 (A/V: 04/20/21)



TRAFFIC IMPACT ANALYSIS

Friendswood ISD Cline Elementary School

Friendswood, Texas

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Exhibit 1. Site Location and Study Area Map

Exhibit 2. Traffic Management Plan

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Appendix A. Traffic Volume Exhibits

Appendix B. Detailed Traffic Volume Data

Appendix C. Site-Generated Traffic Supplement

Appendix D. Detailed Intersection Capacity Analysis Results

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained on behalf of **Friendswood ISD** to prepare a Traffic Impact Analysis (TIA) for the proposed *Friendswood ISD Cline Elementary School* located at the northwest corner of West Boulevard and Friendswood Lakes Boulevard in Friendswood, Texas. A proposed site plan for the Project, prepared by PBK Architects, and a site location map (**Exhibit 1**) are provided following the EXECUTIVE SUMMARY section of this report.

At the request of the City of Friendswood, this TIA was prepared by traffic engineers at Pacheco Koch (the "Engineer") in accordance with industry and local standards. Pacheco Koch is a licensed engineering firm based in Houston, Texas, that provides professional engineering and related services.

Project Description

Friendswood ISD is proposing to construct a new elementary school building on an undeveloped 11-acre site that will consist of approximately 900 students from Grades Pre-Kindergarten through 5th. The school will be replacing the existing Cline Elementary School that currently is located at 505 Briar Meadow Avenue in Friendswood, TX. The existing attendance zone will be in place (See **Appendix C**), however minor adjustments may materialize and, therefore, has not been finalized.

Vehicular access will be provided by West Boulevard and Pleasant Hill Drive. The proposed elementary school will be served by one driveway (Site Driveway 1 accessed by visitors and staff) along West Boulevard and one driveway (Site Driveway 2 accessed mainly for buses) along Pleasant Hill Drive. The new school building is planned to be completed by August of 2023.

Study Parameters

The study parameters used in this TIA are based upon the requirements of the City of Friendswood and are consistent with the standard industry practices used in similar studies.

This TIA analyzed the day-to-day traffic operations at time periods that were considered representative of the overall most critical conditions on the public roadway system with some effect from the School. Based upon the prevailing background traffic conditions and the trip generation characteristics of the school, the following periods were analyzed:

- School-day AM and PM peak hours of school-related traffic
 - at existing conditions ("Existing" scenario)
 - at site buildout year without development ("Background" scenario)
 - at site buildout year with development ("Buildout" scenario)

The following technical assumptions were also made in this analysis.

- **Roadway Construction:** At the time of the current traffic volumes collected for this study, the roadway of Friendswood Lakes Boulevard was under construction, however two-way traffic was still in effect traveling from West Boulevard to N Parkwood Avenue. Study assumes full access to N Parkwood Avenue through all scenarios of this study.

Study Area

The study area for a TIA is typically defined to allow an assessment of the most relevant traffic impacts to the local area. The extent of the study area is discretionary but is generally commensurate with the scale of the proposed improvement for the proposed School. Special localized factors may also be considered. The specific locations included in the study area of this TIA are listed below and depicted in **Exhibit 1**.

Intersections:

- (a) Friendswood Lakes Boulevard at West Boulevard: *All-Way STOP-Controlled*
- (b) Site Driveway(s)

TRAFFIC IMPACT ANALYSIS

The following is a description of the analyses performed as part of this Traffic Impact Analysis.

Approach

The TIA presented in this report analyzed the operational conditions for the peak hours and study area as defined above using standardized analytical methodologies where applicable. Current (or recent) traffic volume data were collected on a typical day throughout the study area to represent existing traffic conditions. Where applicable, growth factors were applied to the existing volumes to project future background traffic at the site buildout year conditions. Then, traffic generated by the school was projected using the standard three-step approach: Trip Generation, Trip Distribution, and Traffic Assignment. By adding the site-generated traffic to the background traffic, the resulting site-plus-background traffic impact to operational conditions may be assessed from which approach mitigation measures may be recommended, if needed.

Background Traffic Volume Data

Existing Volumes

Current traffic volumes were collected during the analysis periods at the study area intersections on April 22, 2021. Traffic volumes are graphically summarized in **Appendix A**; detailed data sheets are provided in **Appendix B**.

Projected Background Traffic Volumes

Background traffic growth is defined as the normal growth of traffic that is not directly related to the subject development of this study. A review of historical traffic volume data can provide an indication of the local traffic growth patterns.

Table 1 provides a comparison of prior traffic volumes in the vicinity of the subject site, from which PK calculated an annual growth rate.

Table 1. Historical Daily Traffic Volume Data

ROADWAY SEGMENT	HISTORICAL DAILY VOLUME (DATE)	ANNUAL GROWTH RATE
Friendswood Drive, east of West Boulevard	25,966 ('21) ^B	4.13%
	23,000 ('18) ^A	5.55%
	21,790 ('17) ^A	

Data Source: A = TxDOT; B = PK

According to these data, traffic volumes in the vicinity of the subject site are generally increasing steadily. Pacheco Koch assumed a growth rate of five percent (5.0%) per year for purposes of this study in order to estimate future background traffic volumes.

By applying the assumed growth rate(s) described previously, future background traffic volumes at the Project buildout year were calculated for the study area intersections. These volumes are graphically summarized in **Appendix A**.

Site-Related Traffic

Trip Generation

Projected trip generation is calculated in terms of "trip ends" – a trip end is a one-way vehicular trip entering or exiting a site driveway (i.e., a single vehicle entering and exiting a site represents two trip ends). "Mode split" refers to the consideration of all modes of transportation, such as personal automobiles, ridesharing, school bus, walking, etc. The projected trip generation for the new Cline Elementary School was obtained directly from the existing campus -- which will consist of similar characteristics for the proposed school -- during the hours of peak, site-generated traffic (7:00-8:00 AM and 2:15-3:15 PM). **Table 2** provides a summary of the calculated net increase in trip ends generated by the new Cline Elementary School.

Table 2. Projected Trip Generation Summary

SCHOOL	AM PEAK HOUR TRIP ENDS (SCHOOL PEAK)		PM PEAK HOUR TRIP ENDS (SCHOOL PEAK)	
	AM Enter	AM Exit	PM Enter	PM Exit
Parents/Staff	425	353	144	103
Buses	22	22	22	22
Elementary School Total – 900 Students	447	375	166	125

Trip Distribution and Assignment

The distribution and assignment of site-generated trip ends to the surrounding roadway system is determined by proportionally estimating the orientation of travel via various travel routes. This is a subjective exercise based upon professional engineering judgment considering such factors as directional characteristics of existing local traffic, trip attributes (e.g., trip purpose, trip length, travel time, etc.), roadway features (e.g., capacity, operational conditions, character of environment), regional demographics, etc.

Traffic assignment for this project was based upon the current driveway usage characteristics by user type (i.e., existing bus loading area, designated student and staff parking lots, designated drop-off/pick-up locations, etc.) and the planned modifications of each. It was assumed that future traffic will continue to approach and depart the site via the same general routes; however, traffic volumes at the individual driveways were adjusted accordingly. Detailed trip distribution and traffic assignment calculations and results are summarized in **Appendix C**.

Site-Generated Traffic Volumes

Site-generated traffic is calculated by multiplying the trip generation value (from above) by the corresponding traffic assignments (from **Appendix C**). The resulting cumulative (for all uses) peak period site-generated traffic volumes at buildout of the Project are graphically summarized in **Appendix A**.

Traffic Operational Analysis —Roadway Intersections

Description

The level of performance of civil infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic an operational analysis of roadway intersection capacity over a 60-minute period is the most detailed type of analysis. An industry-standardized methodology for this type of analysis was developed by the Transportation Research Board and is presented in the Highway Capacity Manual (HCM). HCM uses the term "Level of Service" (or, LOS) to qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS can be described as follows:

LOS A = free, unobstructed flow

LOS B = reasonably free flow

LOS C = stable flow

LOS D = approaching unstable flow

LOS E = unstable flow, operating at design capacity

LOS F = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C, or better, is desirable, although LOS D is considered to be acceptable in some urban conditions; LOS E indicates a facility or maneuver is approaching capacity, while LOS F is theoretically an over-capacity condition. On highly-utilized transportation facilities, brief periods of LOS E or F conditions are not uncommon for during peak periods. In some cases

measures to increase capacity, either through operational changes and/or physical improvements, can be identified to improve efficiency and sometimes raise Level of Service.

For traffic-signal-controlled ("signalized") intersections and STOP-controlled ("unsignalized") intersections, LOS is determined based upon the calculated average seconds of delay per vehicle. For signalized intersections the average delay per vehicle can be effectively calculated for the entire intersection; however, for unsignalized intersections the average delay per vehicle is calculated only by approach or by individual traffic maneuvers that must stop or yield right-of-way.

NOTE: The HCM unsignalized intersection analysis methodology was developed and calibrated for low-to-moderate volume intersections. When applied to intersections with one or more high-volume or high-capacity approaches, the analyses often reflect poor results (i.e., low Level of Service). However, the actual delay/operational conditions are typical of similar locations and do not necessarily represent unique conditions. Low-performing, high-volume, unsignalized intersections cannot be analytically mitigated unless a traffic signal is installed. (Traffic signal installation is subject to a detailed analysis of established criteria AND approval of the responsible agency. Neither Level of Service nor vehicle delay is a warrant for traffic signal installation.)

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the *Highway Capacity Manual*.

	Signalized Intersection (Average Delay per Vehicle)	Unsignalized Intersection (Average Delay per Vehicle)
LOS A	≤ 10	≤ 10
LOS B	$> 10 - \leq 20$	$> 10 - \leq 15$
LOS C	$> 20 - \leq 35$	$> 15 - \leq 25$
LOS D	$> 35 - \leq 55$	$> 25 - \leq 35$
LOS E	$> 55 - \leq 80$	$> 35 - \leq 50$
LOS F	> 80	> 50

Analysis Traffic Volumes

Determination of the traffic impact associated with the Project is measured by comparing the incremental change in operational conditions during peak periods with and without site-related traffic. **Appendix A** provides exhibits summarizing the following:

- Existing traffic volumes during study peak hours
- Projected Site-Generated traffic volumes during study peak hours
- Projected Background traffic volumes at the Site Buildout Year during study peak hours
- Projected Background-plus-Site-Generated traffic volumes at the Site Buildout Year during study peak hours

A summary of the existing intersection/roadway geometry and traffic control devices is also graphically summarized in **Appendix A**.

Summary of Results

Intersection capacity analyses presented in this study were performed using the *Synchro* software package. **Table 3** provides a summary of the peak period intersection operational conditions under the analysis conditions presented previously. Detailed software output is provided in **Appendix D**.

See specific recommendations in the SUMMARY OF FINDINGS AND RECOMMENDATIONS section of this report.

Table 3. Peak Hour Intersection Capacity Analysis Results Summary
(Unsignalized Intersections)

INTERSECTION	TRAFFIC MANEUVER	EXISTING CONDITIONS		BACKGROUND CONDITIONS		BUILDOUT CONDITIONS	
		AM	PM	AM	PM	AM	PM
West Boulevard @ Friendswood Lakes Blvd	NB	A (7.3)	A (7.3)	A (7.3)	A (7.3)	A (8.6)	A (7.9)
	EB	A (7.8)	A (7.9)	A (7.9)	A (7.9)	B (11.4)	A (9.0)
	WB	A (6.6)	A (7.3)	A (6.7)	A (7.3)	A (7.8)	A (7.8)
	SB	A (7.2)	A (7.4)	A (7.2)	A (7.4)	A (9.0)	A (7.7)
West Boulevard @ Site Driveway 1	NBL	-	-	-	-	A (8.3)	A (7.6)
	EB	-	-	-	-	C (17.3)	B (10.3)

KEY:

A, B, C, D, E, F = Level-of-Service

NB-, SB-, EB-, WB- = intersection approach

AM = AM Peak Hour of Adjacent Street

({##.#}) = Average Seconds of Delay Per Vehicle

-L, -T, -R = Left, Through, Right turning movement

PM = PM Peak Hour of Adjacent Street

SITE CIRCULATION AND TRAFFIC MANAGEMENT

Vehicular Traffic

Off Site

All information provided below is representative of worst-case scenario of the PM Peak Hour Pick-up period. Based on the experience of Pacheco Koch, all recommendations for the PM Peak Hour Pick-up period will accommodate the AM Peak Hour Drop-off Period unless otherwise noted.

The School will have one vehicular access point on West Boulevard and one vehicular access point on Pleasant Hill Drive. This study assumes that of the traffic associated with the campus, half will travel to/from the north and half will travel to/from the west as a result of the proposed attendance zone (See **Appendix C**). Traffic will then travel via West Boulevard in order to arrive to the site. West Boulevard is a four-lane median-divided roadway. Operationally, the current cross-section at the time of this study of Friendswood Lakes Boulevard is a two-lane undivided roadway, however Friendswood Lakes Boulevard is currently under construction and will consist of a four-lane divided cross-section by the time of project completion.

Parent/Visitor vehicles will enter the site via the driveway (Site Driveway 1) along West Boulevard. Staff/Bus vehicles will enter and exit the site via the driveway (Site Driveway 2) along Pleasant Hill Drive. All driveways and entrances into the campus will provide fire lanes throughout the site.

On Site

Within the site, parents dropping-off and picking-up students will utilize the driveway (Site Driveway 1) on West Boulevard (utilizing the eastern internal loop that allows for passenger-side unloading/loading). Lane width will be sufficient to allow two line of vehicles queuing through the loops. Buses will utilize the northern internal loop for loading and unloading of students. **Exhibit 2** depicts the on-site traffic circulation and the available queue areas.

Based upon data collection from the existing campus, the maximum number of vehicles present on site at the same time on a typical school day at PM Drop-off period was 52 vehicles with the school's enrollment to be approximately 800 students. With an enrollment of 900 students for this traffic study, the projected maximum number of vehicles present on site at the same time on a typical school day at PM Drop-off period for this study would be 59 vehicles. The total number of parent vehicles and the maximum parent vehicle queue are presented below in **Table 4**. The traffic management plan diagram provided in **Exhibit 2** depicts stacking for a capacity for 83 vehicles for the PM Drop-off period. Because the school is proposed, trip generation characteristics for parent vehicles (see **Table 4**) from the existing campus were applied to this study.

Entering and Exiting Traffic Attendance Zone Projections

Based on observations from the existing campus, 5% of students will walk to the school campus, 30% will arrive by parent vehicle, and 65% of students will arrive by bus.

Table 4. Projected AM Drop-off and PM Pick-up Data Summary

<u>PM Pick-up</u>	<u>% of Enrollment</u>	<u>Enrollment</u>	<u>Max. Queue</u>
<u>Bus</u>	65%	585	--
<u>Walking</u>	5%	45	--
<u>Parent</u>	30%	270	59
<u>Total</u>	100%	900	59

Parking

Based upon Pacheco Koch's observation of the existing campus, the parking demand of the school is approximately 84 vehicles with a parking supply of approximately 130 parking spaces. To estimate the proposed demand for the proposed school, the existing demand of 84 vehicles has been proportioned from an existing enrollment of 800 students to a proposed enrollment of 900 students. The demand calculated based on existing observations is estimated to be approximately 95 parking spaces for a future enrollment of 900 students. **Table 5** summarizes the existing/proposed parking demand/supply for the Elementary School.

Table 5. Existing/Projected Parking Demand/Supply Summary

	<u>Existing (800 Students)</u>	<u>Proposed (900 Students)</u>
Demand	84	95
Supply	130	
Surplus	46	

SUMMARY OF FINDINGS AND RECOMMENDATIONS

NOTE: Recommendations presented in this report reflect the opinion of Pacheco Koch based solely upon technical analysis and professional judgment but are not intended to infer mandates or funding responsibility. Any proposed improvements in the public right-of-way are subject to approval of the responsible agency(-ies). Should the approving agency determine that any off-site improvements are required for approval of the Project, legal precedents apply with regard to jurisdiction and funding allocation.

The following findings and recommendations are based upon buildout of the Friendswood ISD Cline Elementary School as described in the Project Description section of this report.

FINDING: All intersections and driveways that are defined within the analysis currently operate at acceptable conditions during peak school traffic periods. With the assumed addition of projected background growth and school traffic, traffic operations are projected to continue to operate at acceptable Levels of Service.

- ❖ **RECOMMENDATION:** A school zone with appropriate signage is recommended to be installed along the property frontage on West Boulevard to accommodate the school driveway of the school campus (See **Exhibit 2**).

NOTE: All Signage including school zone flashers are to be to City of Friendswood and TMUTCD Standards.

- ❖ **RECOMMENDATION:** The proposed driveway on West Boulevard is recommended to be constructed to allow for separate outbound left-turn and right-turn turning movements.
- ❖ **RECOMMENDATION:** It is recommended that a northbound left-turn bay be provided for the driveway on West Boulevard.

FINDING: Friendswood ISD has designed the site to provide enough vehicle storage capacity on-site to accommodate for pick-up/drop-off activities. In order for queuing to be accommodated within the site, Friendswood ISD will manage double-stack queuing operations and provide on-site parking spaces (See **Exhibit 2**).

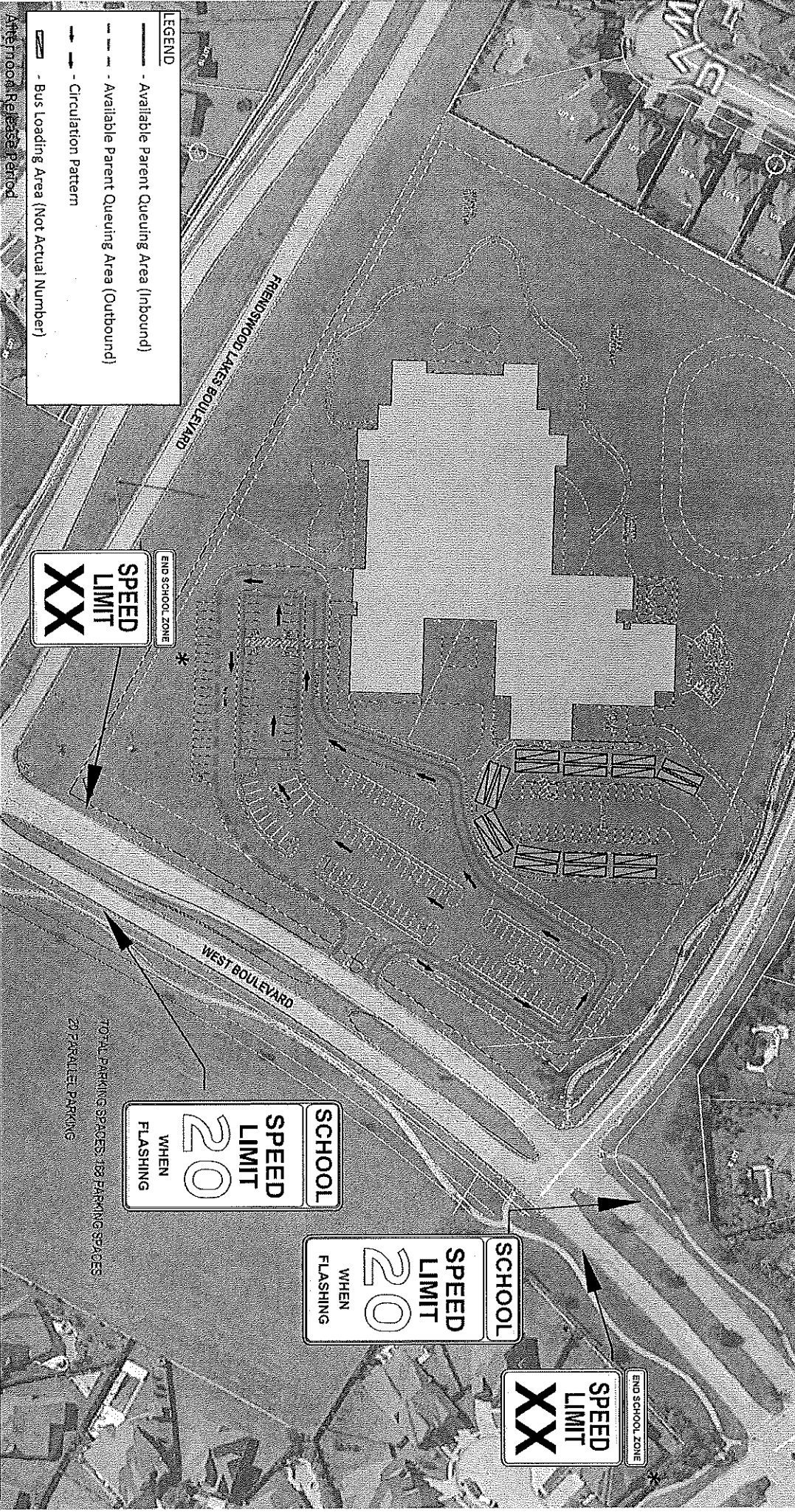
FINDING: Based on observations at the existing Cline Elementary School Campus, the proposed parking will demand a total of approximately 96 parking spaces. The new Cline Elementary School Campus will provide approximately 168 parking spaces.

Proposed traffic management plan at the school is depicted in **Exhibit 2**.

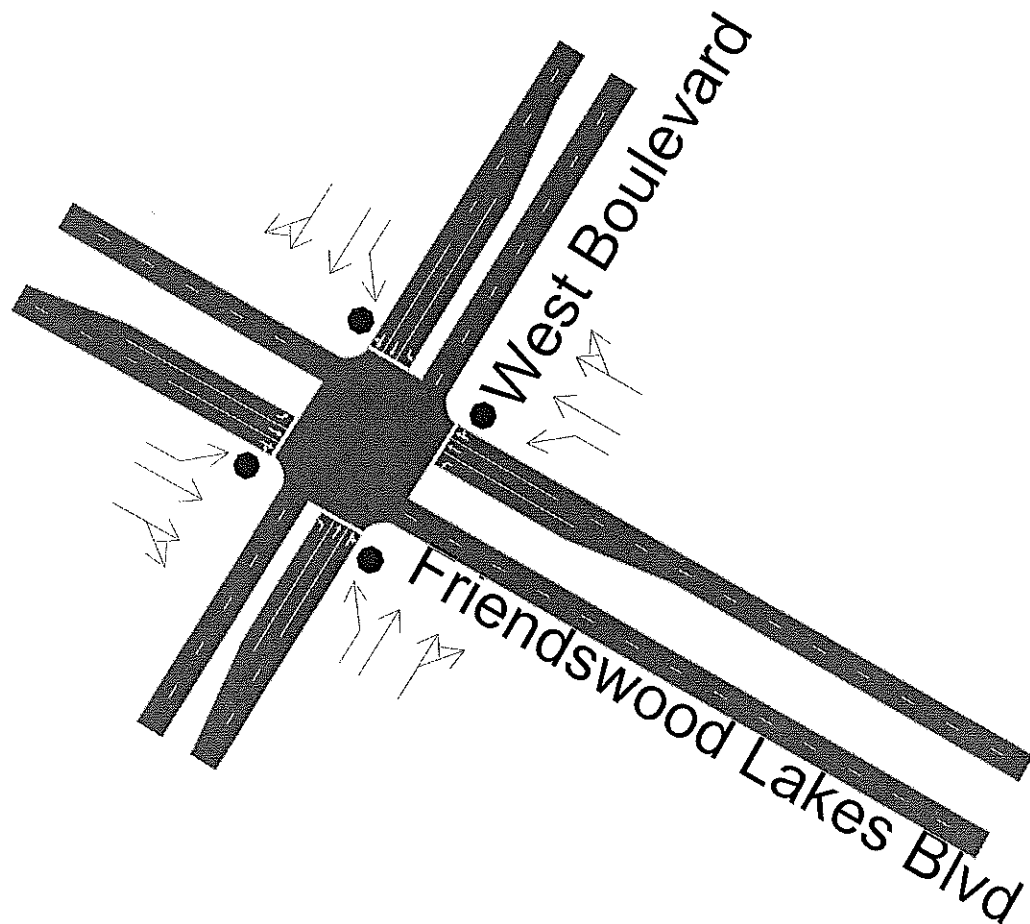
END OF MEMO

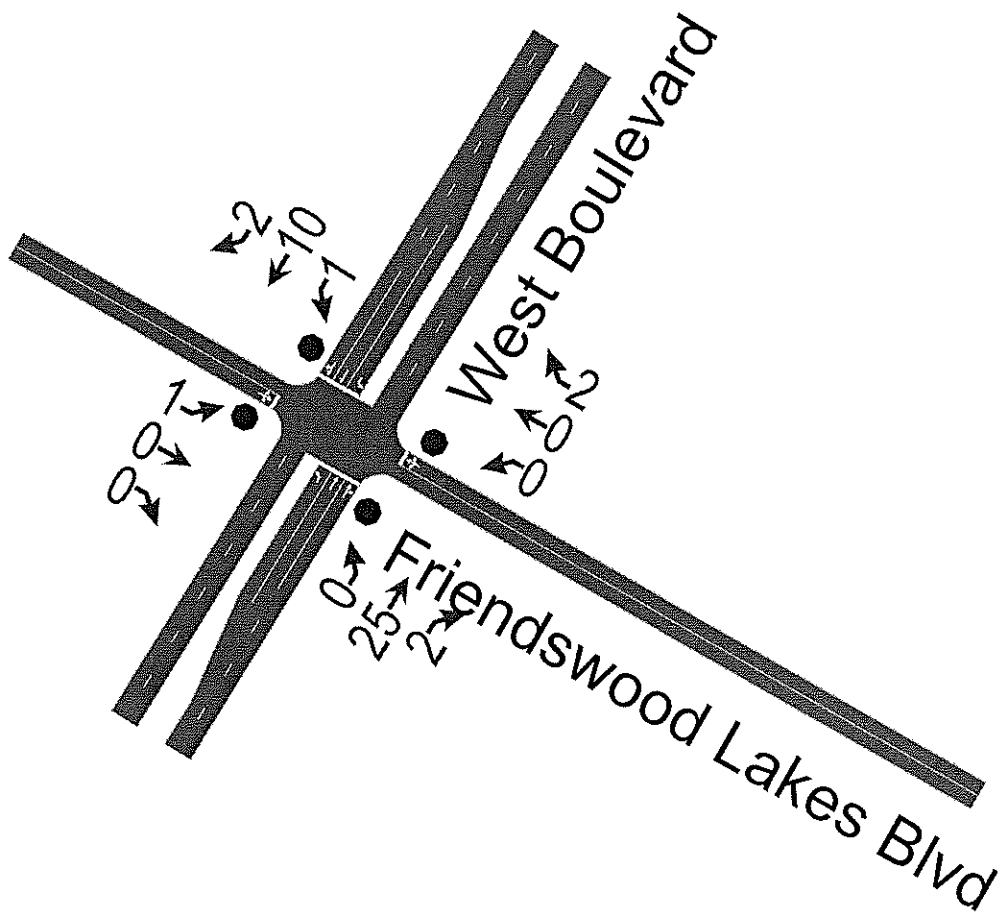
Vehicle Accumulation/Capacity		Queue	
	Vehicles	Feet**	
Projected Maximum Vehicle Accumulation*	88	2,068	
Maximum On-Site Queue	77	1,802	
Available Parking Spaces	36	746	
Projected Surplus	+25	+588	

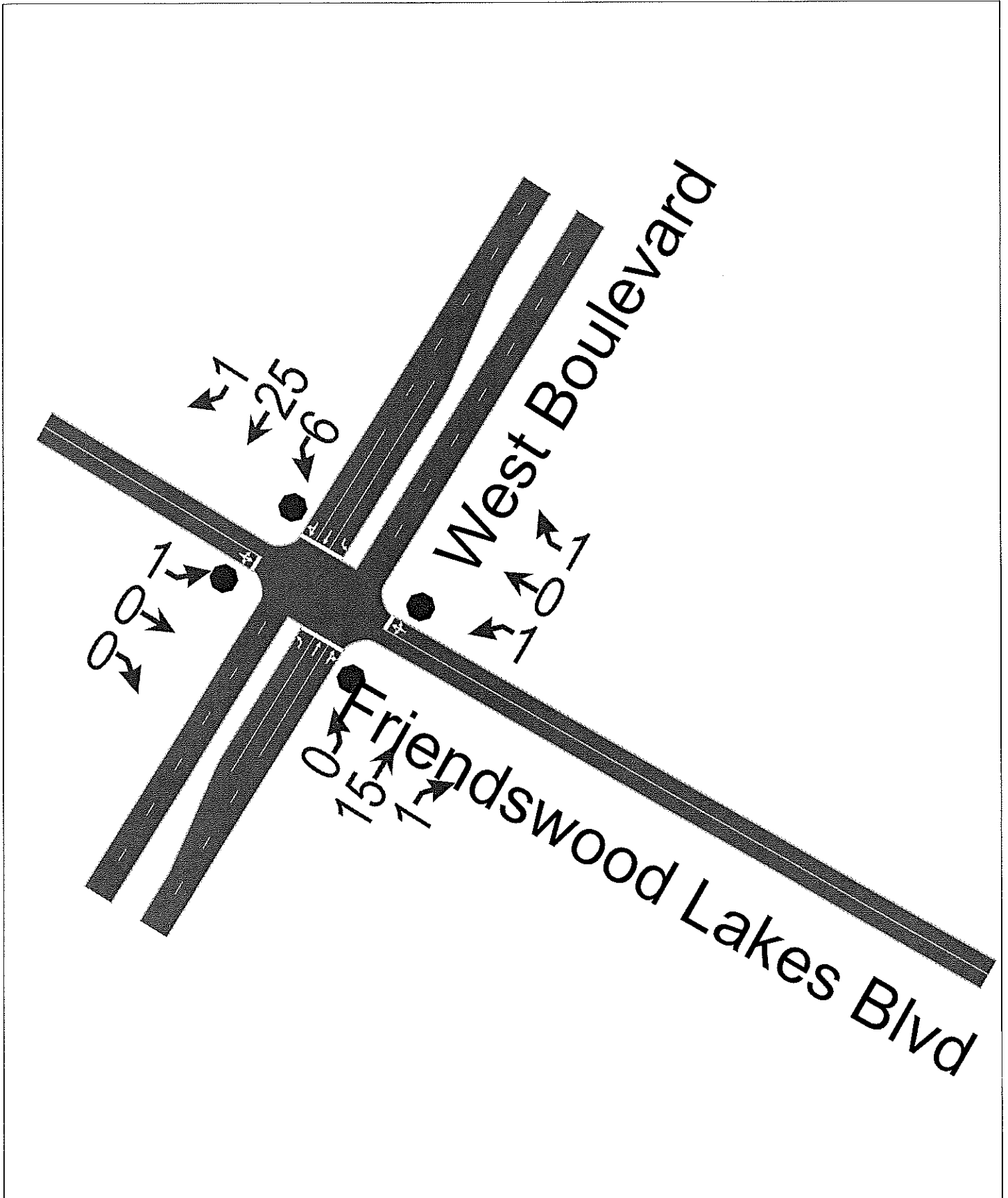
*Scale of Space and Time: 100 ft. per space, 10 min. per hour. **Scale of Space and Time: 100 ft. per space, 10 min. per hour.

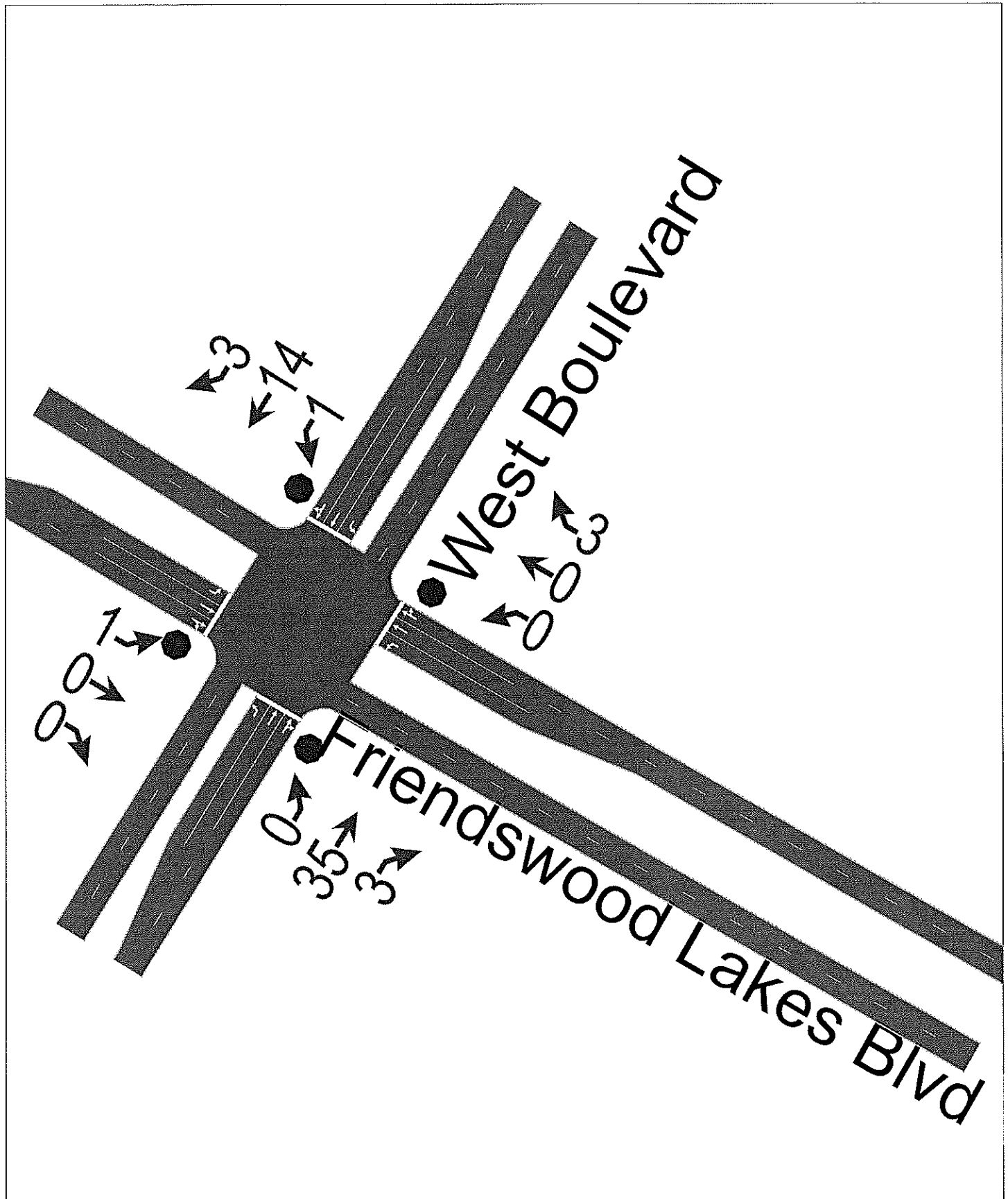


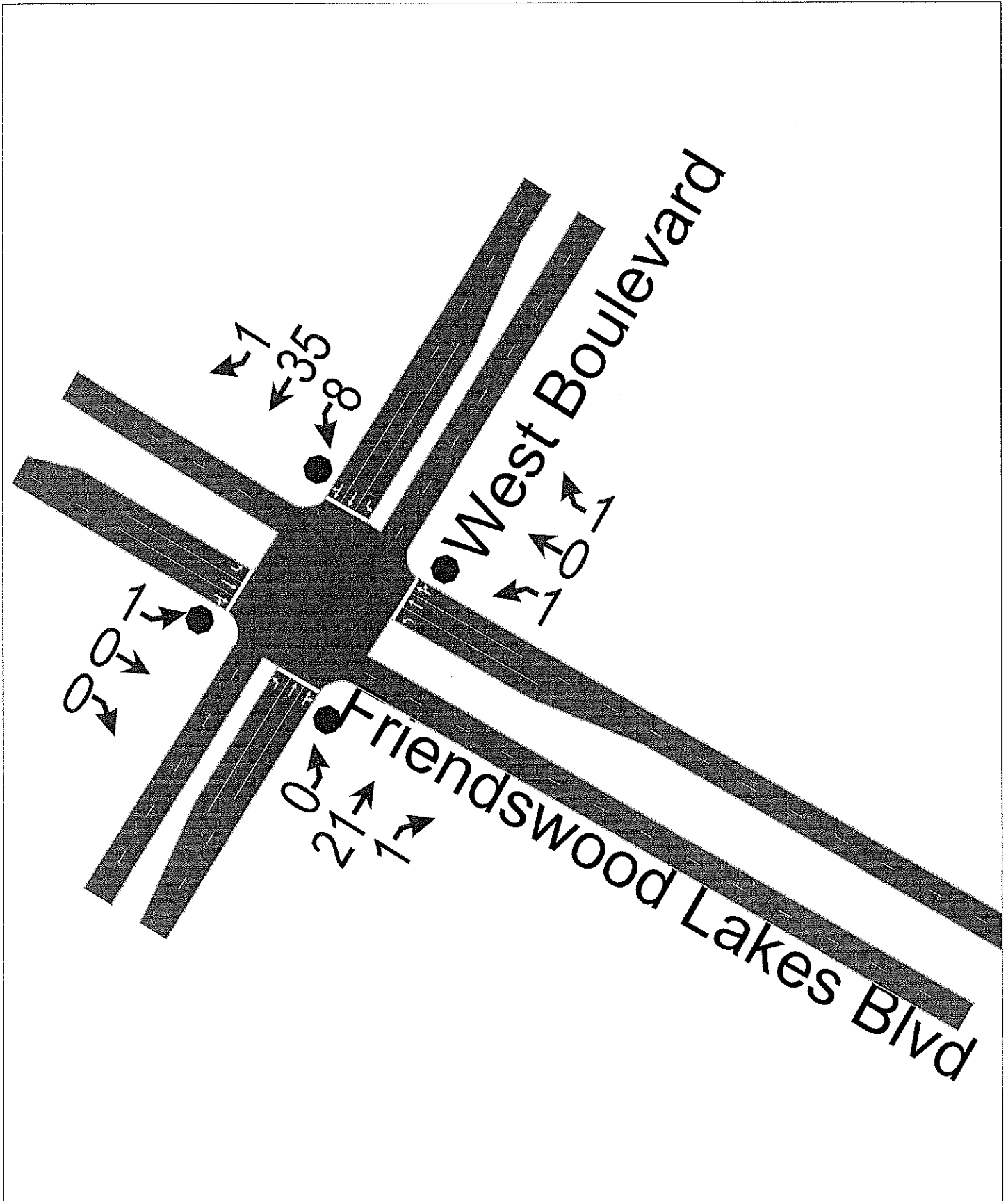
Appendix A. Traffic Volume Exhibits

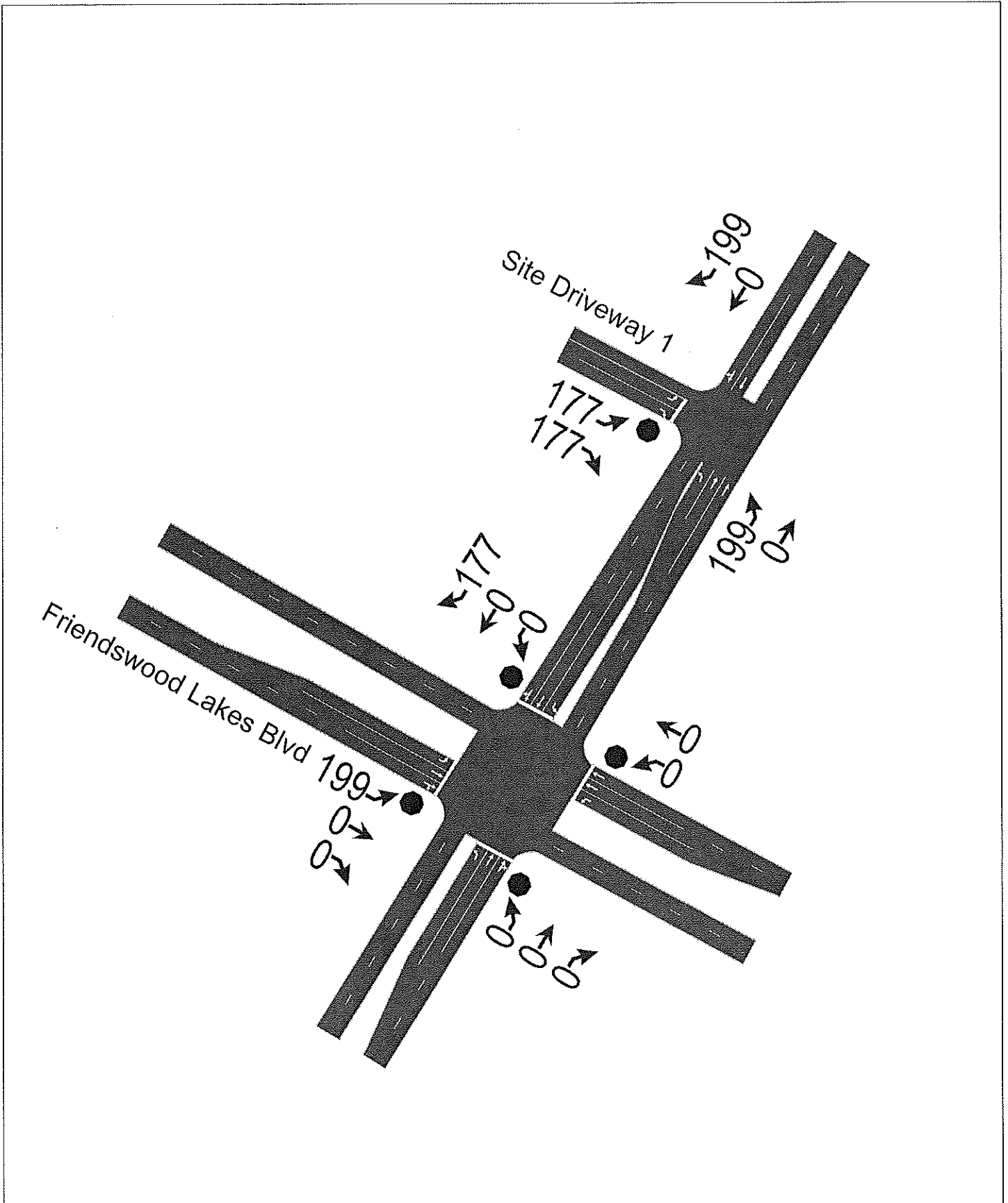


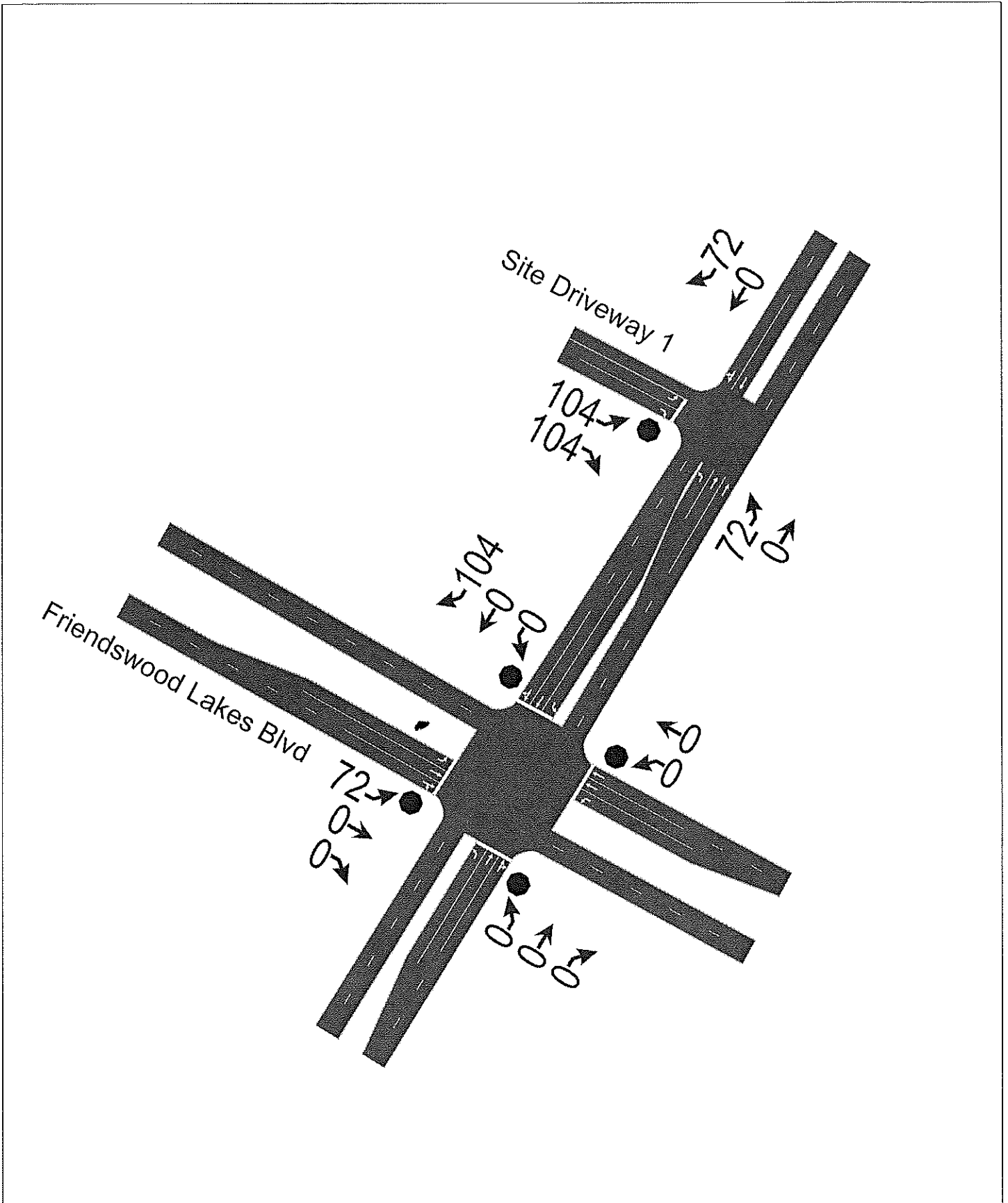


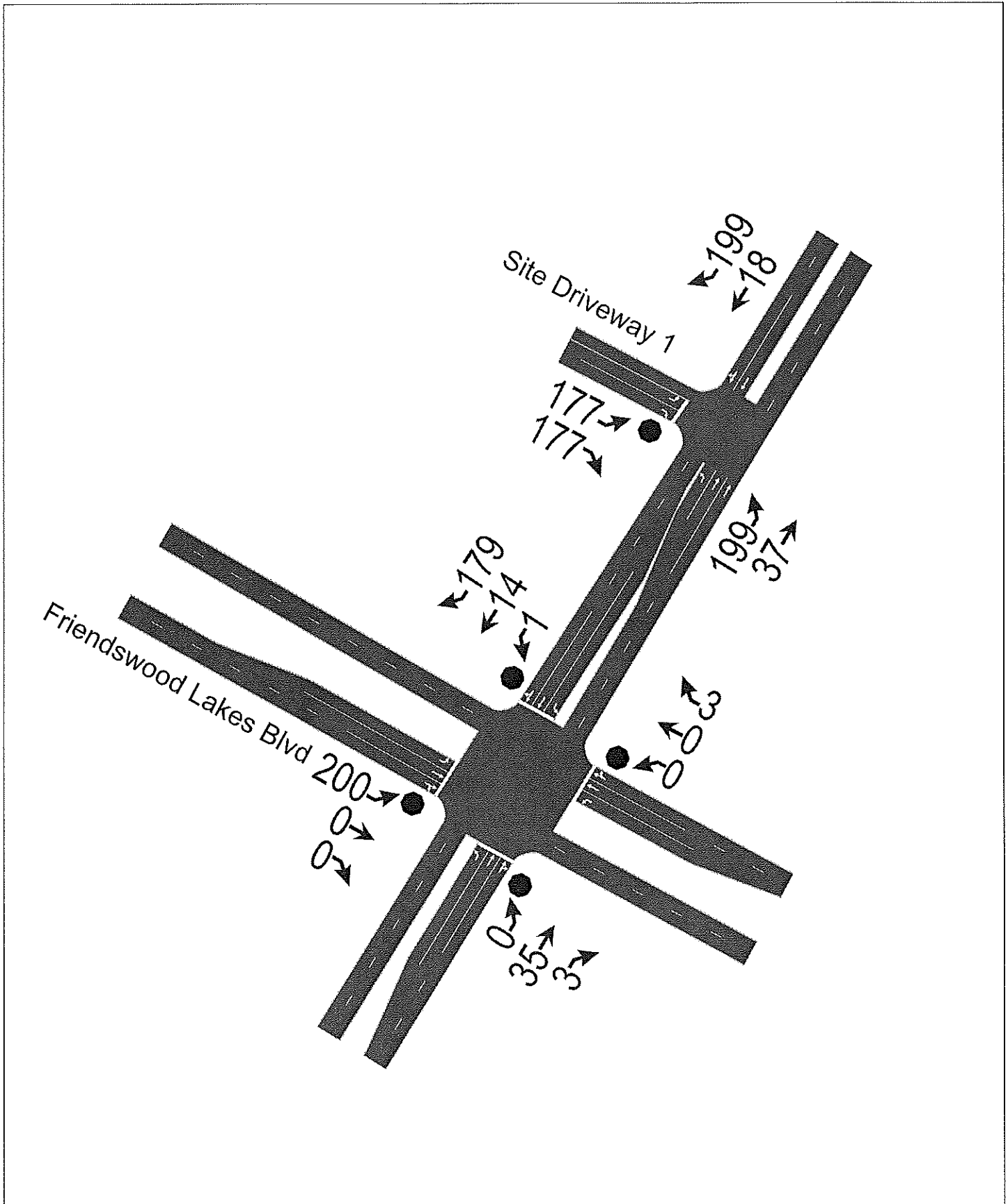


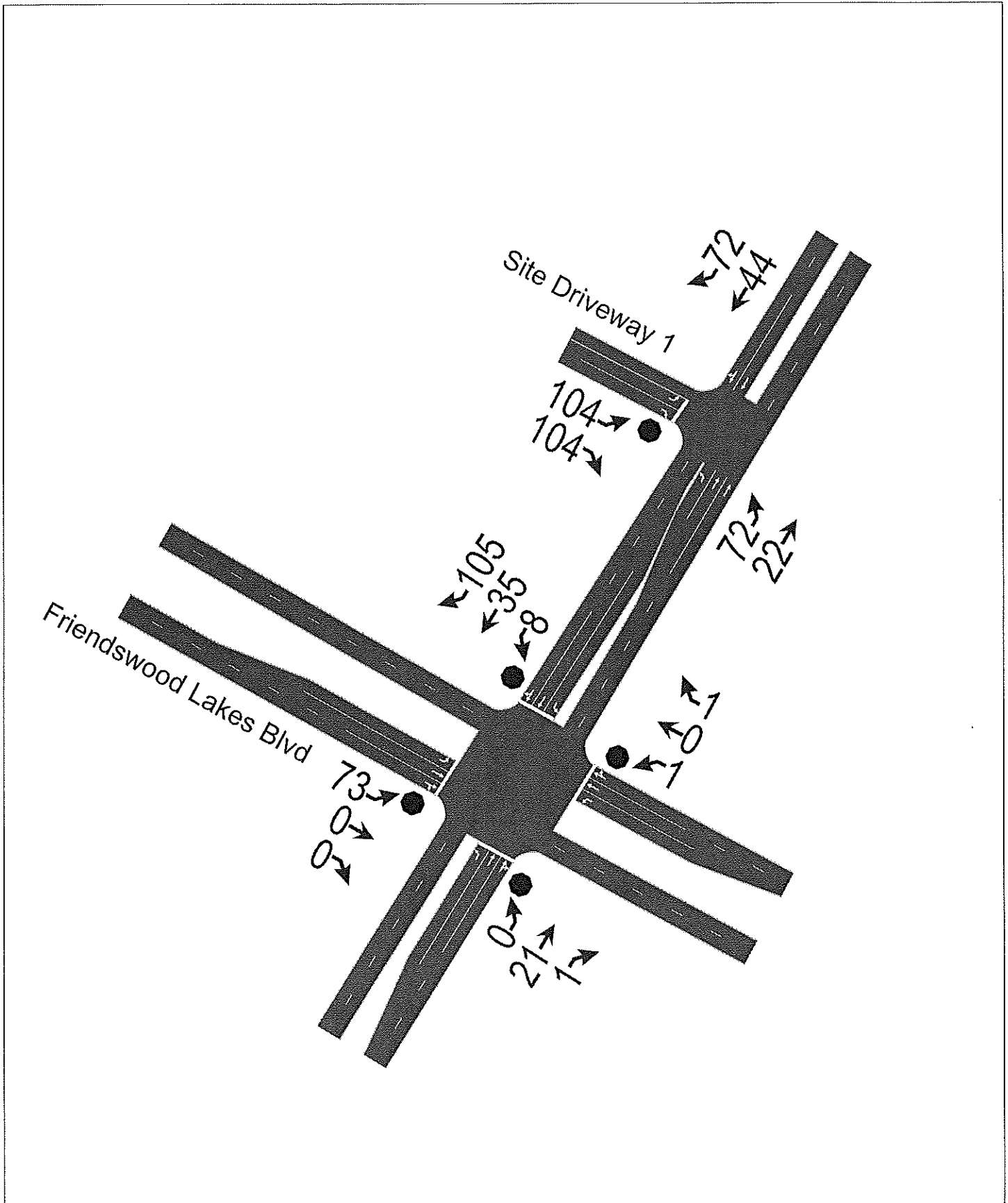












Appendix B. Detailed Traffic Volume Data

ROADWAY: Friendswood Drive

LOCATION: west of West Blvd

DAY: Thursday

DATE: 22-Apr

YEAR: 2021

SOURCE: CJ Hensch & Associates, Inc.

24-HOUR, BI-DIRECTIONAL VOLUME

25,966

(WEEKDAY)

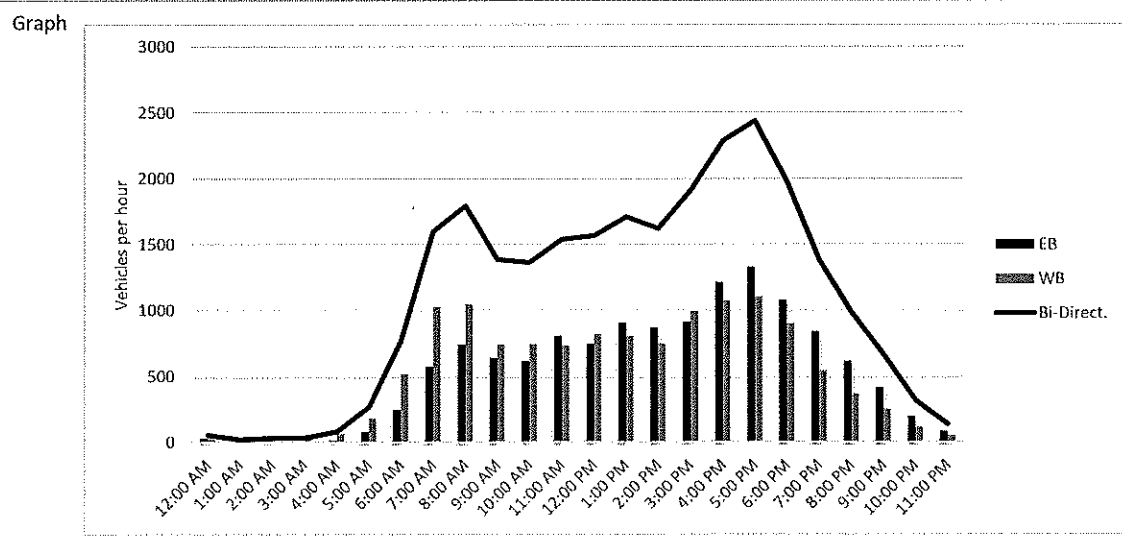
Friendswood Drive

START TIME	Eastbound				Westbound				Totals		
	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	14	9	5	4	6	9	3	6	32	24	56
1:00 AM	5	3	0	3	5	0	1	6	11	12	23
2:00 AM	6	7	6	5	3	2	3	2	24	10	34
3:00 AM	2	1	1	4	2	10	6	9	8	27	35
4:00 AM	3	1	4	10	4	7	17	38	18	66	84
5:00 AM	6	16	27	34	34	42	50	60	83	186	269
6:00 AM	42	43	83	84	102	102	128	186	252	518	770
7:00 AM	92	136	176	172	220	268	262	276	576	1026	1602
8:00 AM	205	166	200	171	283	280	232	255	742	1050	1792
9:00 AM	186	155	140	161	181	196	174	194	642	745	1387
10:00 AM	174	147	142	155	184	200	170	192	618	746	1364
11:00 AM	201	226	196	184	168	190	198	177	807	733	1540
12:00 PM	188	185	190	184	196	204	216	205	747	821	1568
1:00 PM	192	223	264	227	187	222	206	190	906	805	1711
2:00 PM	238	198	202	234	179	172	200	199	872	750	1622
3:00 PM	240	214	206	254	242	212	278	266	914	998	1912
4:00 PM	300	328	303	284	289	236	297	250	1215	1072	2287
5:00 PM	300	361	356	314	323	274	255	254	1331	1106	2437
6:00 PM	296	254	283	246	226	231	248	196	1079	901	1980
7:00 PM	236	200	216	190	156	120	133	133	842	542	1384
8:00 PM	190	178	128	121	109	87	91	81	617	368	985
9:00 PM	128	126	102	60	83	84	56	29	416	252	668
10:00 PM	66	60	38	37	36	32	29	20	201	117	318
11:00 PM	32	24	22	7	14	16	13	10	85	53	138

7:30 AM 8:30 AM
5:00 PM 6:00 PM
5:00 PM 6:00 PM
4:30 PM 5:30 PM

24-Hour Total:
(Bi-Direct.) AM Peak Hour Total:
(Bi-Direct.) PM Peak Hour Total:
Highest By Direction (EB):
Highest By Direction (WB):

EB	WB	Bi-Direct.
13,038	12,928	25,966
719	1,101	1,820
1,331	1,106	2,437
1,331		
	1,144	



PK# 4958-21.212

Pacheco Koch

ROADWAY: Friendswood Lakes Blvd

LOCATION: west of West Blvd

DAY: Thursday

DATE: 29-Apr

YEAR: 2021

SOURCE: CJ Hensch & Associates, Inc.

24-HOUR, BI-DIRECTIONAL VOLUME

91

(WEEKDAY)

Friendswood Lakes Blvd

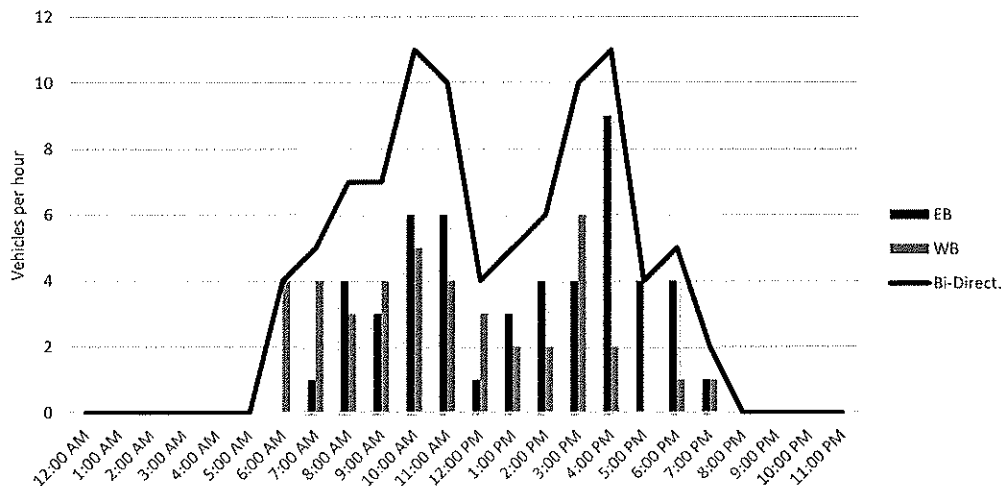
START TIME	Eastbound				Westbound				Totals		
	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0	1	1	0	2	0	4	4
7:00 AM	0	0	1	0	2	0	2	0	1	4	5
8:00 AM	1	0	1	2	0	0	2	1	4	3	7
9:00 AM	1	0	0	2	0	0	1	3	3	4	7
10:00 AM	1	4	0	1	3	1	1	0	6	5	11
11:00 AM	0	2	2	2	0	1	1	2	6	4	10
12:00 PM	1	0	0	0	1	0	2	0	1	3	4
1:00 PM	0	2	1	0	0	1	1	0	3	2	5
2:00 PM	2	0	0	2	0	0	2	0	4	2	6
3:00 PM	0	2	0	2	1	1	0	4	4	6	10
4:00 PM	3	0	0	6	0	0	1	1	9	2	11
5:00 PM	3	1	0	0	0	0	0	0	4	0	4
6:00 PM	0	1	3	0	0	1	0	0	4	1	5
7:00 PM	0	1	0	0	0	1	0	0	1	1	2
8:00 PM	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0

9:30 AM 10:30 AM
3:15 PM 4:15 PM
4:30 PM 5:30 PM
9:30 AM 10:30 AM

24-Hour Total:
(Bi-Direct.) AM Peak Hour Total:
(Bi-Direct.) PM Peak Hour Total:
Highest By Direction (EB):
Highest By Direction (WB):

EB	WB	Bi-Direct.
50	41	91
7	8	15
7	5	12
10		
	8	

Graph



4958-21.212 PK#

Pacheco Koch

ROADWAY: West Boulevard

LOCATION: Between Pleasant Hill Drive and Friendswood Lakes Blvd

DAY: Thursday

DATE: 22-Apr

YEAR: 2021

SOURCE: CJ Hensch & Associates, Inc.

24-HOUR, BI-DIRECTIONAL VOLUME

862

(WEEKDAY)

West Boulevard

START TIME	Northbound				Southbound				Totals		
	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	NB	SB	Bi-Direct.
12:00 AM	0	0	0	0	2	1	1	0	0	4	4
1:00 AM	1	1	0	0	0	0	1	0	2	1	3
2:00 AM	0	0	1	0	0	0	0	0	1	0	1
3:00 AM	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	2	1	1	2	0	0	1	0	6	1	7
5:00 AM	1	3	0	2	1	0	0	0	6	1	7
6:00 AM	5	2	6	8	7	3	4	6	21	20	41
7:00 AM	9	6	9	6	4	2	2	8	30	16	46
8:00 AM	9	6	5	11	3	7	5	2	31	17	48
9:00 AM	6	8	2	5	5	10	5	3	21	23	44
10:00 AM	2	6	4	10	4	6	3	3	22	16	38
11:00 AM	0	3	10	7	6	6	8	8	20	28	48
12:00 PM	8	6	6	4	5	7	4	7	24	23	47
1:00 PM	7	6	11	5	6	7	14	5	29	32	61
2:00 PM	6	3	4	6	6	8	4	9	19	27	46
3:00 PM	3	10	7	14	10	17	7	10	34	44	78
4:00 PM	13	14	8	9	7	12	8	15	44	42	86
5:00 PM	12	9	8	17	6	10	10	18	46	44	90
6:00 PM	15	7	3	2	11	7	8	9	27	35	62
7:00 PM	4	4	5	2	3	7	6	13	15	29	44
8:00 PM	1	3	0	1	7	7	3	1	5	18	23
9:00 PM	2	2	5	0	4	5	8	2	9	19	28
10:00 PM	2	0	1	0	0	4	0	2	3	6	9
11:00 PM	0	0	1	0	0	0	0	0	1	0	1

8:30 AM 9:30 AM

5:15 PM 6:15 PM

3:45 PM 4:45 PM

5:15 PM 6:15 PM

24-Hour Total:

(Bi-Direct.) AM Peak Hour Total:

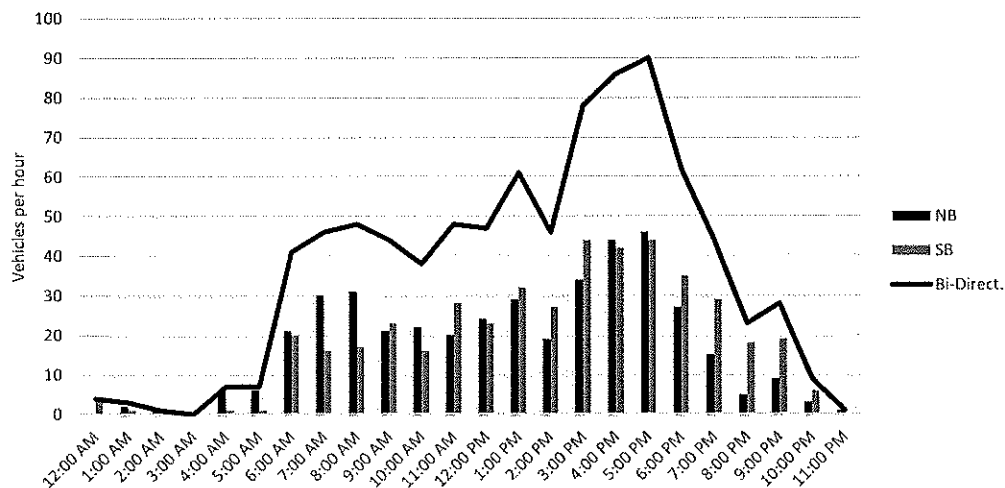
(Bi-Direct.) PM Peak Hour Total:

Highest By Direction (NB):

Highest By Direction (SB):

NB	SB	Bi-Direct.
416	446	862
30	22	52
49	49	98
49		
	49	

Graph

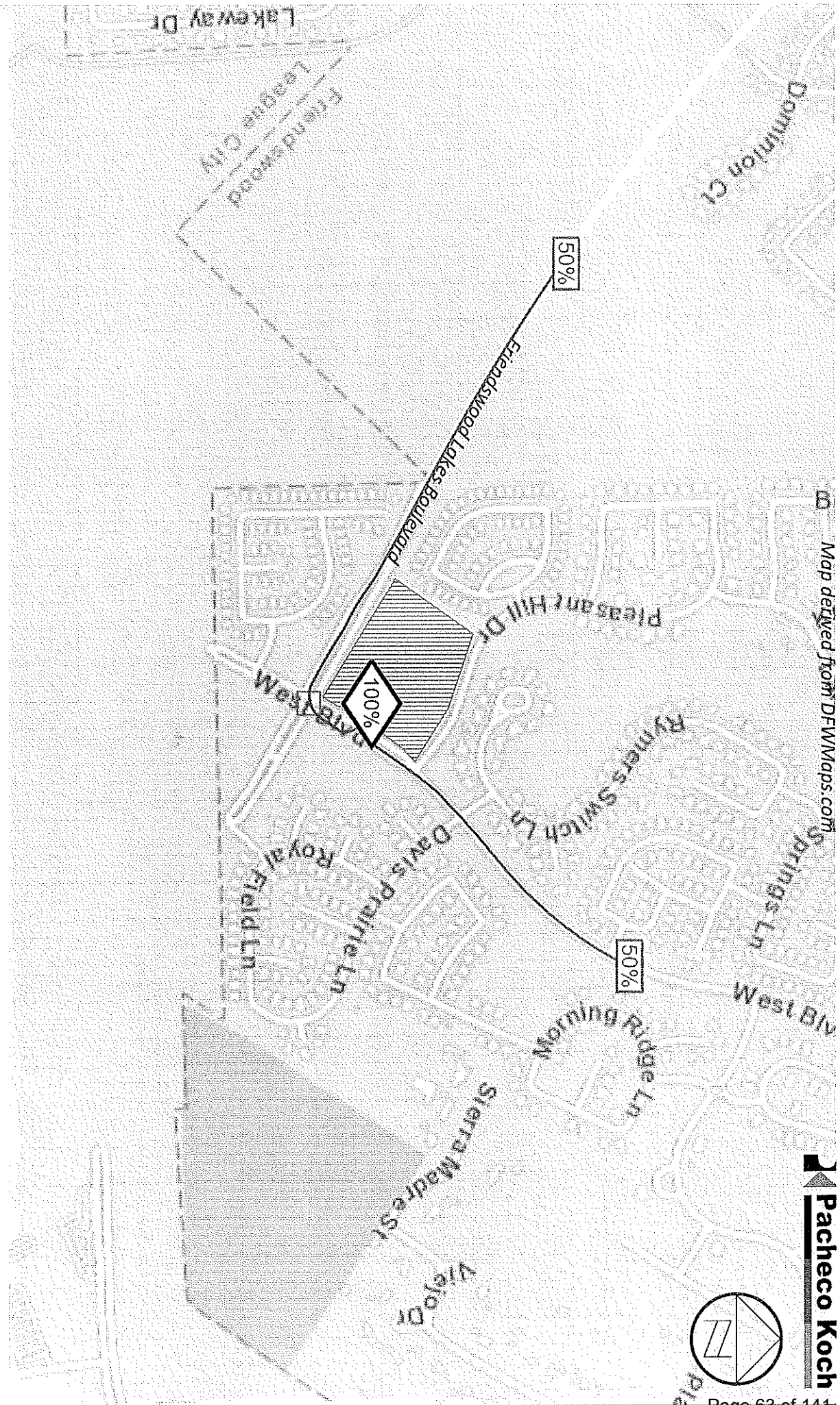


4958-21.212

PK#

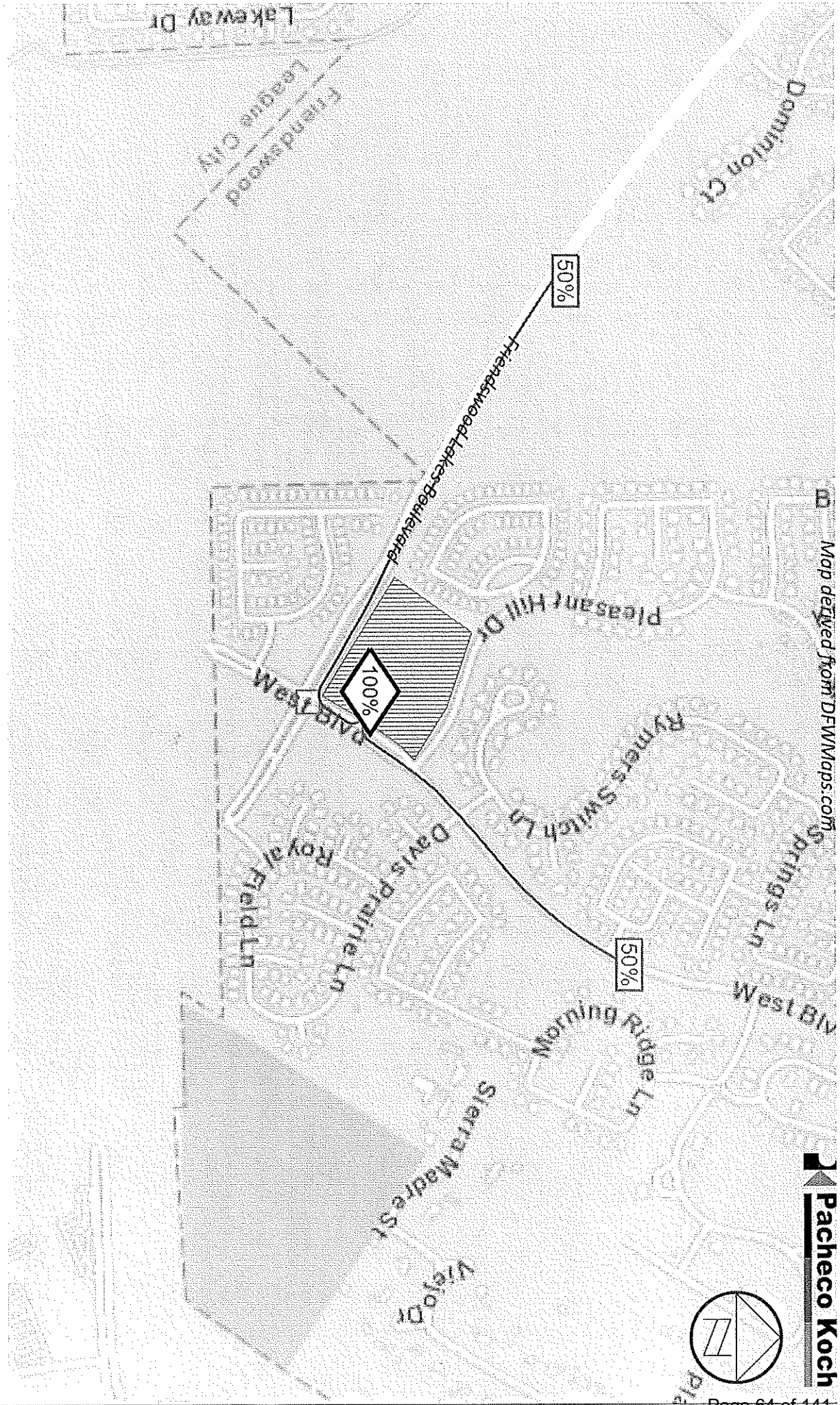
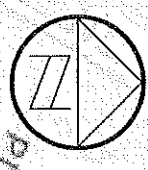
Pacheco Koch

Appendix C. Site-Generated Traffic Supplement



Site Generated Trip Distribution - Inbound (Parent Vehicles)

Friendswood ISD New Cline Elementary School, Friendswood, Texas
PK4958-21.212 (A/V: 05/05/21)



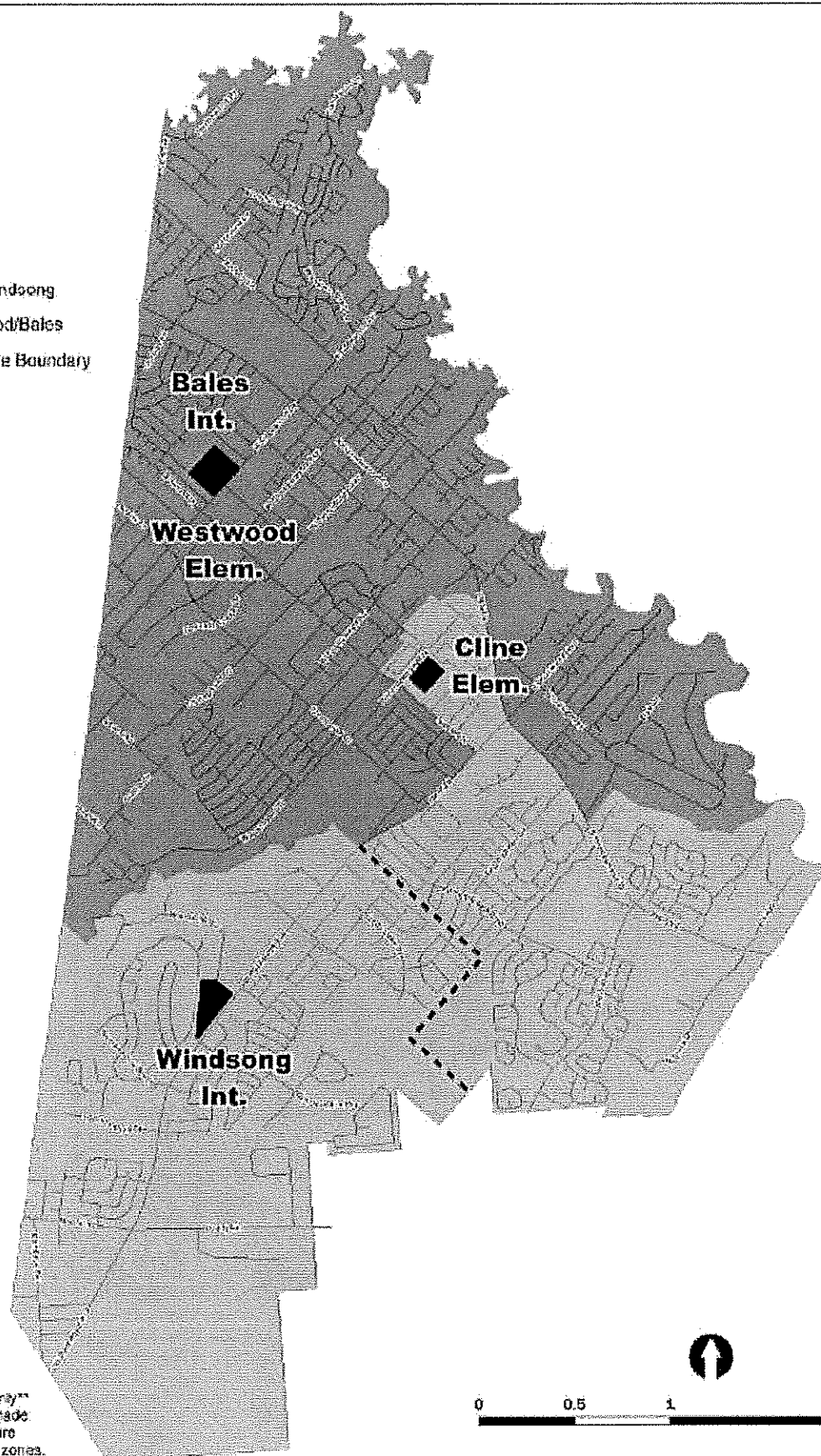
-  - Project Location
-  - Traffic Assignment
-  - Study Area Intersection (Unsignalized)

Site Generated Trip Distribution - Outbound (Parent Vehicles)

Friendswood ISD New Cline Elementary School, Friendswood, Texas
PK 4958-21.212 (A/V: 05/05/21)

Legend

-  Cline/Windsong
-  Westwood/Bales
-  3rd Grade Boundary
-  Streets



Planning Document Only
 Board of Trustees has made
 no decisions about future
 school sites or attendance zones.

Appendix D. Detailed Intersection Capacity Analysis Results

1: West Boulevard & Friendswood Lakes Blvd
4958-21,212

Existing
Timing Plan: AM

Intersection																
Intersection Delay, s/veh	7.2															
Intersection LOS	A															

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Traffic Vol, veh/h	1	0	0	0	0	2	0	25	2	1	10	2
Future Vol, veh/h	1	0	0	0	0	2	0	25	2	1	10	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Min't Flow	1	0	0	0	0	2	0	27	2	1	11	2
Number of Lanes	0	1	0	0	1	0	1	2	0	1	2	0

Approach	EB	WB	EB	WB	EB	WB	NB	SB
Opposing Approach	WB				EB	SB		NB
Opposing Lanes	1				1	3		3
Conflicting Approach Left	SB				NB	EB		WB
Conflicting Lanes Left	3				1	1		1
Conflicting Approach Right	NB				SB	WB		EB
Conflicting Lanes Right	3				3	1		1
HCM Control Delay	7.8				6.6	7.3		7.2
HCM LOS	A				A	A		A

Lane	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol Left, %	0%	0%	0%	0%	100%	0%	100%	0%	100%	0%	0%	0%
Vol Thru, %	100%	100%	81%	0%	0%	0%	0%	0%	100%	62%	0%	0%
Vol Right, %	0%	0%	19%	0%	0%	100%	0%	0%	0%	38%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	17	10	1	2	1	2	1	7	5		
LT Vol	0	0	0	0	1	0	1	0	0	3		
Through Vol	0	17	8	0	0	0	0	0	7	3		
RT Vol	0	0	2	0	2	0	0	0	2			
Lane Flow Rate	0	18	11	1	1	2	1	7	5			
Geometry Gp	7	7	7	7	7	7	7	7	7			
Degree of Utl (X)	0	0.023	0.014	0.002	0.002	0.002	0.002	0.003	0.007			
Departure Headway (Hd)	4.546	4.546	4.41	5.105	3.905	5.054	4.554	4.291				
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes			
Cap	0	791	816	701	915	711	789	838				
Service Time	2.251	2.251	2.115	2.836	1.636	2.762	2.262	1.999				
HCM Lane V/C Ratio	0	0.023	0.013	0.001	0.002	0.001	0.003	0.007				
HCM Control Delay	7.3	7.4	7.2	7.8	6.6	7.8	7.3	7				
HCM Lane LOS	N	A	A	A	A	A	A	A				
HCM 95th-Pe Q	0	0.1	0	0	0	0	0	0				

**Existing
Timing Plan: PM**

[illegible]

1: West Boulevard & Friendswood Lakes Blvd
4958-21.212

Background
Timing Plan: AM

Intersection															
Intersection Delay: sven															
Intersection LOS															
A															
Movement															
Lane Configurations	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR			
Traffic Vol. veh/h	1	4	0	0	0	0	3	0	35	3	1	14	3	3	3
Future Vol. veh/h	1	0	0	0	0	0	3	0	35	3	1	14	3	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Mount Flow	1	0	0	0	0	0	3	0	38	3	1	15	3	3	3
Number of Lanes	0	1	0	0	0	1	0	1	2	0	1	2	0	0	0
Approach															
Opposing Approach	WB			WB			NB			SB			SB		
Opposing Lanes	1			1			3			3			3		
Conflicting Approach Left	SB			NB			EB			WB			WB		
Conflicting Lanes Left	3			3			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB			EB		
Conflicting Lanes Right	3			3			1			1			1		
HCM Control Delay	7.9			6.7			7.3			7.2			7.2		
HCM LOS	A			A			A			A			A		

Lane															
V/L Left %															
0%															
V/L Thru %															
100%															
V/L Right %															
0%															
Sign Control															
Stop															
Traffic Vol by Lane															
0															
LT Vol															
0															
Through Vol															
23															
RT Vol															
0															
Lane Flow Rate															
0															
Geometry Grp															
7															
Degree of Uni (X)															
0															
Departure Headway (Hd)															
4.55															
Convergence, Y/N															
Yes															
Cap															
0															
Service Time															
2.259															
HCM Lane V/C Ratio															
0															
HCM Control Delay															
7.3															
HCM Lane LOS															
N															
HCM ssh-ile Q															
0															

Background
Timing Plan: PM

Modelset	EBL	BEI	EBR	WBL	WBI	WBR	NBL	NBI	NBR	SBL	SBI	SBR
Lane Configurations	4+			4+			T			1+		
Traffic Vol. veh/h	1	0	0	1	0	1	0	2	1	8	35	1
Future Vol. veh/h	1	0	0	1	0	1	0	21	1	8	35	1
Pearl River Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mean Flow	1	0	0	1	0	1	0	23	1	9	36	1
Number of Lanes	0	1	0	0	1	0	1	2	0	1	2	0

Global Performance Metrics - Q3 2023																
Sales Data		Marketing Spend			Customer Engagement			Operational Efficiency			Financial Health			Compliance & Risk		
Category	Value	Channel	Amount	Target	Score	Feedback	Rate	Cost	Time	Revenue	Profit	Margin	Audit	Score	Score	
Vol Left, %	0%	0%	0%	0%	100%	0%	50%	100%	0%	0%	0%	0%	0%	0%	0%	
Vol Thru, %	100%	100%	88%	0%	0%	12%	0%	50%	0%	0%	0%	0%	0%	8%	0%	
Vol Right, %	0%	0%	12%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Sign Count	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	0	14	8	1	2	8	23	13	0	0	0	0	0	0	0	
Lt Vol	0	0	0	0	1	1	8	0	0	0	0	0	0	0	0	
Through Vol	0	14	7	0	0	0	0	23	12	0	0	0	0	0	0	
Rt Vol	0	0	0	1	0	1	0	0	1	1	0	1	1	0	1	
Lane Flow Rate	0	15	9	1	0	2	9	25	14	0	0	0	0	0	0	
Geometry Grp	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	
Degree of Util (%)	0	0.019	0.011	0.002	0.003	0.012	0.032	0.017	0	0	0	0	0	0	0	
Departure Headway (Hd)	4.562	4.562	4.474	5.154	4.554	5.052	4.552	4.552	4.486	0	0	0	0	0	0	
Convergence, 1/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Cap	0	787	802	692	782	712	790	799	0	0	0	0	0	0	0	
Service Time	2.275	2.275	2.187	2.902	2.301	2.76	2.26	2.205	0	0	0	0	0	0	0	
HCM Lane V/C Ratio	0	0.519	0.011	0.001	0.003	0.013	0.032	0.018	0	0	0	0	0	0	0	
HCM Control Delay	7.3	7.4	7.2	7.9	7.3	7.8	7.4	7.3	0	0	0	0	0	0	0	
HCM Lane LOS	N	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
HCM 95th-Pe Q	0	0.1	0	0	0	0	0	0	0.1	0	0	0	0.1	0	0.1	

1: West Boulevard & Friendswood Lakes Blvd
4958-21.212

Buildout
Timing Plan: AM

Intersection															
Intersection Delay, s/veh															
10.1															
Intersection LOS															
B															
Movement															
Lane Configurations	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SEB	SBR			
Traffic Vol, veh/h	200	0	0	0	0	0	3	0	35	3	1	14	179		
Future Vol, veh/h	200	0	0	0	0	0	3	0	35	3	1	14	179		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92		
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2		
Min/Max Flow	217	0	0	0	0	0	3	0	36	3	1	15	195		
Number of Lanes	1	2	0	1	2	0	1	2	0	1	2	0	0		
Approach															
Opposing Approach	WB	EB	WB	EB	WB	EB	NB	NB	SB	WB	EB	SB			
Opposing Lanes	3	3	3	3	3	3	3	3	3	3	3	3			
Conflicting Approach Left	SB	NB	NB	SB	SB	EB	WB	WB	EB	WB	EB	WB			
Conflicting Lanes Left	3	3	3	3	3	3	3	3	3	3	3	3			
Conflicting Approach Right	NB	SB	SB	NB	NB	WB	EB	WB	EB	WB	EB	WB			
Conflicting Lanes Right	3	3	3	3	3	3	3	3	3	3	3	3			
HCM Control Delay	11.4	7.8	7.8	8.6	8.6	8.6	9	8.6	9	8.6	9	8.6			
HCM LOS	B	A	A	A	A	A	A	A	A	A	A	A			

Lane															
Vol Left, %	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%		
Vol Thru, %	100%	100%	80%	0%	100%	100%	100%	100%	100%	100%	0%	0%	100%		
Vol Right, %	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop		
Traffic Vol by Lane	0	23	15	200	0	0	0	0	0	0	0	3	1		
LT Vol	0	0	0	200	0	0	0	0	0	0	0	0	0		
Through Vol	0	23	12	0	0	0	0	0	0	0	0	0	0		
RT Vol	0	0	3	0	0	0	0	0	0	0	0	3	0		
Lane Flow Rate	0	25	16	217	0	0	0	0	0	0	0	3	1		
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8	8	8		
Degree of Uni (X)	0	0.04	0.024	0.343	0	0	0	0	0	0	0.005	0.002	0.015		
Departure Headway (Hd)	5.668	5.668	5.523	5.675	5.175	3.44	5.692	5.692	4.988	5.984	5.361				
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Cap	0	629	645	633	0	0	0	0	0	0	712	610	668		
Service Time	3.425	3.425	3.28	3.424	2.924	1.189	3.457	3.457	2.754	3.367	3.093				
HCM Lane V/C Ratio	0	0.04	0.025	0.343	0	0	0	0	0	0	0.004	0.002	0.015		
HCM Control Delay	8.4	8.7	8.4	11.4	7.9	6.2	8.5	8.5	7.8	8.6	8.2				
HCM Lane LOS	N	A	A	B	N	N	N	N	N	A	A	A	A		
HCM 95th-ile Q	0	0.1	0.1	1.5	0	0	0	0	0	0	0	0	0		

2: West Boulevard & Site Driveway 1

Buildout
Timing Plan: AM

Intersection									
Int Delay, s/veh	9.6								
Movement									
Lane Configurations	1	1	1	1	1	1	1	1	1
Traffic Vol, veh/h	177	177	199	37	18	199			
Future Vol, veh/h	177	177	199	37	18	199			
Conflicting Peds #/hr	0	0	0	0	0	0			
Sign Control	None	None	Free	Free	Free	Free			
RT Channelized	None	None	None	None	None	None			
Storage Length	0	0	50						
Vehicle in Median Storage, #	0	0	0	0	0	0			
Grade, %	0	0	0	0	0	0			
Peak Hour Factor	92	92	92	92	92	92			
Heavy Vehicles, %	2	2	2	2	2	2			
Min/Max Flow	192	192	216	40	20	216			

Major/Minor									
Conflicting Flow All	580	118	236	0	0	0			
Stage 1	128	-	-	-	-	-			
Stage 2	452	-	-	-	-	-			
Critical Hdwy	6.84	6.94	4.14	-	-	-			
Critical Hdwy Sg 1	5.84	-	-	-	-	-			
Critical Hdwy Sg 2	5.84	-	-	-	-	-			
Follow-up Hdwy	3.52	3.32	2.22	-	-	-			
Pot Cap-1 Maneuver	445	912	1328	-	-	-			
Stage 1	884	-	-	-	-	-			
Stage 2	608	-	-	-	-	-			
Pedon blocked, %	372	912	1328	-	-	-			
Max Cap-1 Maneuver	372	-	-	-	-	-			
Max Cap-2 Maneuver	372	-	-	-	-	-			
Stage 1	740	-	-	-	-	-			
Stage 2	608	-	-	-	-	-			

Approach									
HCM Control Delay, s	17.3	6.9	0						
HCM LOS	C								
Minor Lane Major/Minor									
Capacity (veh/h)	1328	-	372	912	-	-			
HCM Lane V/C Ratio	0.163	-	0.517	0.211	-	-			
HCM Control Delay (s)	8.2	-	24.6	10	-	-			
HCM Lane LOS	A	-	C	B	-	-			
HCM 95th %ile Q(veh)	0.6	-	2.9	0.8	-	-			

05/04/2021
AUV

Synchro 10 Report
Page 1

3: Site Driveway 2 & Pleasant Hill Drive

Buildout
Timing Plan: AM

Intersection									
Int Delay, s/veh	7.7								
Movement									
Lane Configurations	1	0	22	0	0	22			
Traffic Vol, veh/h	0	0	22	0	0	22			
Future Vol, veh/h	0	0	22	0	0	22			
Conflicting Peds #/hr	0	0	0	0	0	0			
Sign Control	Free	Free	Free	Free	Stop	Stop			
RT Channelized	None	None	None	None	None	None			
Storage Length	0	0	0	0	0	0			
Vehicle in Median Storage, #	0	0	0	0	0	0			
Grade, %	0	0	0	0	0	0			
Peak Hour Factor	92	92	92	92	92	92			
Heavy Vehicles, %	2	2	2	2	2	2			
Min/Max Flow	0	0	24	0	0	24			

Major/Minor									
Conflicting Flow All	0	0	1	0	49	1			
Stage 1	-	-	-	-	1	-			
Stage 2	-	-	-	-	48	-			
Critical Hdwy	-	-	4.12	-	6.42	6.22			
Critical Hdwy Sg 1	-	-	-	-	5.42	-			
Critical Hdwy Sg 2	-	-	-	-	5.42	-			
Follow-up Hdwy	-	-	2.218	-	3.518	3.318			
Pot Cap-1 Maneuver	-	-	1622	-	960	1084			
Stage 1	-	-	1022	-	974	-			
Stage 2	-	-	-	-	946	1084			
Pedon blocked, %	-	-	1622	-	946	1084			
Max Cap-1 Maneuver	-	-	-	-	946	-			
Max Cap-2 Maneuver	-	-	-	-	1022	-			
Stage 1	-	-	-	-	939	-			
Stage 2	-	-	-	-	-	-			

Approach									
HCM Control Delay, s	0	7.3	8.4						
HCM LOS		A							
Minor Lane Major/Minor									
Capacity (veh/h)	1084	-	1622	-	-	-			
HCM Lane V/C Ratio	0.022	-	0.015	-	-	-			
HCM Control Delay (s)	8.4	-	7.3	0	-	-			
HCM Lane LOS	A	-	A	A	-	-			
HCM 95th %ile Q(veh)	0.1	-	0	-	-	-			

05/04/2021
AUV

Synchro 10 Report
Page 2

1: West Boulevard & Friendswood Lakes Blvd
4958-21.212

Buildout
Timing Plan: PM

Intersection		8.1																	
Intersection Delay, s/veh		A																	
Intersection LOS		A																	
Approach		A																	
EB		EB		EB		WB		WB		WB		NB		NB		SB		SB	
Lane Configurations		1p		1p		1p		1p		1p		1p		1p		1p		1p	
Traffic Vol, veh/h		73		0		1		0		1		0		1		8		35	
Future Vol, veh/h		73		0		1		0		1		0		21		1		8	
Peak Hour Factor		0.92		0.92		0.92		0.92		0.92		0.92		0.92		0.92		0.92	
Heavy Vehicles, %		2		2		2		2		2		2		2		2		2	
Mvmt Flow		79		0		0		1		0		1		0		23		1	
Number of Lanes		1		2		0		1		2		0		1		2		0	
Approach		EB		WB		WB		NB		NB		SB		SB		SB		SB	
Opposing Approach		WB		EB		EB		SB		SB		NB		NB		SB		SB	
Opposing Lanes		3		3		3		3		3		3		3		3		3	
Conflicting Approach Left		SB		NB		NB		EB		EB		WB		WB		3		3	
Conflicting Lanes Left		3		3		3		3		3		3		3		3		3	
Conflicting Approach Right		NB		SB		SB		WB		WB		EB		EB		3		3	
Conflicting Lanes Right		3		3		3		3		3		3		3		3		3	
HCM Control Delay		9		7.8		7.8		7.9		7.9		7.7		7.7		8.1		8.1	
HCM LOS		A		A		A		A		A		A		A		A		A	
Lane		NB		NB		NB		EB		EB		EB		WB		WB		WB	
Vol Left, %		0%		0%		0%		100%		0%		0%		100%		0%		100%	
Vol Thru, %		100%		100%		88%		0%		100%		100%		0%		100%		0%	
Vol Right, %		0%		0%		12%		0%		0%		0%		0%		100%		0%	
Sign Control		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop	
Traffic Vol by Lane		0		14		8		73		0		0		1		8		23	
LT Vol		0		0		0		73		0		0		1		0		8	
Through Vol		0		14		7		0		0		0		0		0		23	
RT Vol		0		0		1		0		0		0		0		1		0	
Lane Flow Rate		0		15		9		79		0		0		1		1		9	
Geometry Gap		8		8		8		8		8		8		8		8		8	
Degree of Uni (X)		0		0.021		0.012		0.121		0		0		0.002		0		0.001	
Departure Headway (Hd)		5.078		5.078		4.99		5.487		4.967		3.2		5.664		5.163		4.452	
Convergence, Y/N		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Cap		0		707		720		656		0		634		0		804		673	
Service Time		2.792		2.792		2.704		3.197		2.897		0.961		3.378		2.877		2.716	
HCM Lane V/C Ratio		0		0.021		0.073		0.12		0		0		0.002		0		0.001	
HCM Control Delay		7.8		7.9		7.8		9		7.7		6		8.4		7.9		7.2	
HCM Lane LOS		N		A		A		A		N		A		A		A		A	
HCM 95th-ile Q		0		0.1		0		0.4		0		0		0		0		0	

2: West Boulevard & Site Driveway 1
4958-21.212

Buildout
Timing Plan: PM

Intersection									
Int Delay, s/veh	6.4								
Movement	EBL	EBR	NBL	NBT	SBL	SBR			
Lane Configurations	Y	T	Y	Y	Y	Y			
Traffic Vol, veh/h	104	104	72	22	44	72			
Future Vol, veh/h	104	104	72	22	44	72			
Conflicting Peds, #/hr	0	0	0	0	0	0			
Sign Control	Stop	Stop	Free	Free	Free	Free			
RT Channelized	-	None	-	None	-	None			
Storage Length	0	0	50	-	-	-			
Vehicle in Median Storage #	0	-	-	0	0	-			
Grade, %	0	-	-	0	0	-			
Peak Hour Factor	92	92	92	92	92	92			
Heavy Vehicles, %	2	2	2	2	2	2			
Minor Flow	113	113	78	24	48	78			

Movement	Major1	Major2	Major3	Major4	Major5	Major6			
Conflicting Flow All	255	63	126	0	-	0			
Stage 1	87	-	-	-	-	-			
Stage 2	168	-	-	-	-	-			
Critical Hwy	6.84	6.94	4.14	-	-	-			
Critical Hwy Sig 1	5.84	-	-	-	-	-			
Critical Hwy Sig 2	5.84	-	-	-	-	-			
Follow-up Hwy	3.52	3.32	2.22	-	-	-			
Pot Cap-1 Maneuver	712	988	1458	-	-	-			
Stage 1	926	-	-	-	-	-			
Stage 2	844	-	-	-	-	-			
Platoon blocked, %	674	988	1458	-	-	-			
Mov Cap-1 Maneuver	674	-	-	-	-	-			
Mov Cap-2 Maneuver	877	-	-	-	-	-			
Stage 1	844	-	-	-	-	-			
Stage 2	844	-	-	-	-	-			

Approach	EB	WB	SB			
HCM Control Delay, s	10.3	5.8	0			
HCM LOS	B	-	-			

3: Site Driveway 2 & Pleasant Hill Drive
4958-21.212

Buildout
Timing Plan: PM

Intersection									
Int Delay, s/veh	7.7								
Movement	EBL	EBR	WBL	WBT	NBL	NBR			
Lane Configurations	P	P	4	Y	Y	Y			
Traffic Vol, veh/h	0	0	22	0	0	22			
Future Vol, veh/h	0	0	22	0	0	22			
Conflicting Peds, #/hr	0	0	0	0	0	0			
Sign Control	Free	Free	Free	Free	Stop	Stop			
RT Channelized	-	None	-	None	-	None			
Storage Length	-	-	-	-	0	0			
Vehicle in Median Storage #	0	-	-	0	0	-			
Grade, %	0	-	-	0	0	-			
Peak Hour Factor	92	92	92	92	92	92			
Heavy Vehicles, %	2	2	2	2	2	2			
Minor Flow	0	0	24	0	0	24			

Movement	Major1	Major2	Major3	Major4	Major5	Major6			
Conflicting Flow All	0	0	1	0	49	1			
Stage 1	-	-	-	-	1	-			
Stage 2	-	-	-	-	48	-			
Critical Hwy	-	-	4.12	-	6.42	6.22			
Critical Hwy Sig 1	-	-	-	-	5.42	-			
Critical Hwy Sig 2	-	-	-	-	5.42	-			
Follow-up Hwy	-	-	2.218	-	3.518	3.318			
Pot Cap-1 Maneuver	-	-	1622	-	980	1084			
Stage 1	-	-	-	-	1022	-			
Stage 2	-	-	-	-	974	-			
Platoon blocked, %	-	-	-	-	-	-			
Mov Cap-1 Maneuver	-	-	1622	-	946	1084			
Mov Cap-2 Maneuver	-	-	-	-	946	-			
Stage 1	-	-	-	-	1022	-			
Stage 2	-	-	-	-	959	-			

Approach	EB	WB	NB			
HCM Control Delay, s	0	7.3	8.4			
HCM LOS	-	A	A			



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 9, 2021

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, August 26, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 8-26-2021 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 26, 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 26, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 26, 2021, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER PERRY 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)

None.

3. Public Hearing

- A. 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)

Harbin explained Fire Station No. 2 is slated to be demolished and replaced using the recently passed bond funds. She said the property is currently zoned Single Family Residential (SFR) and needs to be changed to Community Shopping Center (CSC) to be compliant with the zoning ordinance.

- B. 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)

Harbin said the proposed zone change is to consolidate all of the school district's properties into one Specific Use Permit (SUP) and add sports fields, a performing arts center, and additional classroom space. She said the SUP will include six residential lots that were recently acquired by the school district.

Erich Kreiter/FISD and Greg Prince/PBK Architects stated they have gone above and beyond trying to reach out to the adjacent property owners, as the school would like to be good stewards.

Tina Hahn/1011 Falling Leaf Drive expressed concern regarding the proximity of the proposed soccer field facing her home.

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

****Commissioner Catherine Koerner moved to approve Consider approving the minutes for the regular meeting held Thursday, August 12, 2021. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

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)

****Commissioner Tom Hinckley moved to approve 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). Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

- 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)

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

After much discussion regarding protection of the neighbors and pedestrians, Hinckley amended the motion to include:

1. Correct fence note on site plan to ensure that an 8-foot opaque fence is constructed along the property line adjacent to 1011 Falling Leaf and 1010 Mustang Drive where the new athletic fields will be constructed.
2. Move proposed soccer field a minimum of 40 feet towards Pride Drive away from 1011 Falling Leaf.
3. Consider constructing sidewalks along Falling Leaf.
4. Consider swapping the location of the soccer field and the shot put and discus landing areas.

The motion was approved unanimously.

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

****Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding a recommendation to City Council to amend the Planning and Zoning Commission Rules of Procedure (R 2020-17). Seconded by Commissioner Tom Hinckley.**

Sasson amended his motion to specify "10 calendar days". Seconded by Hinckley. The motion was approved unanimously.

6. Discussion Items

A. Planning Subcommittee responses to public comments received regarding the 2021 Draft Future Land Use Map

Commissioner Mann presented responses to community input provided for the proposed Future Land Use Map. He explained the majority of comments were in regards to the tract at the corner of Winding Way and FM 518. He said based on the neighbors' feedback, the proposed category would be changed from Special Study to Residential. Sasson disagreed with the desired use of the property based on conversations with the property owner.

Mann stated the other major area of change is to identify commercial nodes along the future Friendswood Parkway route.

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

Harbin presented the final version of the Draft Future Land Use Map and stated the subcommittee would workshop the item with City Council on September 13th. Harbin said the other area of change is a tract fronting FM 528 in front of the Sunmeadow Subdivision. She said the property owner indicated the property would not be well suited for residential use. Harbin said the subcommittee agreed the area would be better suited for commercial or retail use in the future. She explained that the property zoning would not change unless/until the property applied to the city for such. She further explained a zone change would trigger notification for property owners within 200-feet, a newspaper notice, and a sign posted on the property.

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.

Clark said he attended the Galveston County Consolidated Drainage District where they approved several payments for drainage work.

Sasson said he and the Chairman met with City Staff to discuss options for using the Sidewalk Fund. He said they also visited all the sites with monies in the fund where it would be further discussed by the Ordinance Subcommittee.

- 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
Councilwoman Hanks said a public hearing would be held on Monday, August 30th for the proposed city tax rate. She also mentioned there would be an Ice Cream Social coming up.

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

Harbin stated TxDOT has been making progress on the sidewalk project along FM 518.

9. ADJOURNMENT

This meeting was adjourned at 08:39 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 9, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

Action:

SUMMARY / ORIGINATING CAUSE

This particular school site in West Ranch was planned as part of the Planned Unit Development in 2004. Once the development permitted 750 houses, the developer was required to dedicate the property to Friendswood Independent School District. Part of the 2020 bond package for FISD approved by the voters included constructing a new elementary school at this site to replace the existing Cline Elementary School located at 505 Briarmeadow Ave.

The new elementary school has been designed by PBK Architects and FISD officials. Traffic circulation will be kept within the property throughout the drives rather than causing cars to stack up on the local streets. A Traffic Analysis was submitted to justify the reduced parking and traffic flow, which was approved by the City Engineer.

All documents are included under the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

A new elementary school will serve the community well. This project has been planned by FISD for quite some time and funds for the project were approved by the voters in 2020.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: September 9, 2021

Subject: Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II, a subdivision of 15.0126 acres, being out of 3 tracts of land, 4.9071 acres of land being out of Reserve A of the BSR Subdivision No. 1, together with 9.9936 acres of land recorded under H.C.C.F. No. 20150084708, and .1119 acres of land recorded under H.C.C.F. No. RP-2019-182701 being out of Lot 63 Divisions "B" and "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.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create two commercial reserves consisting of 15.0127 acres to allow future industrial development.

A 30-day extension for the approval process was approved on August 12, 2021.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

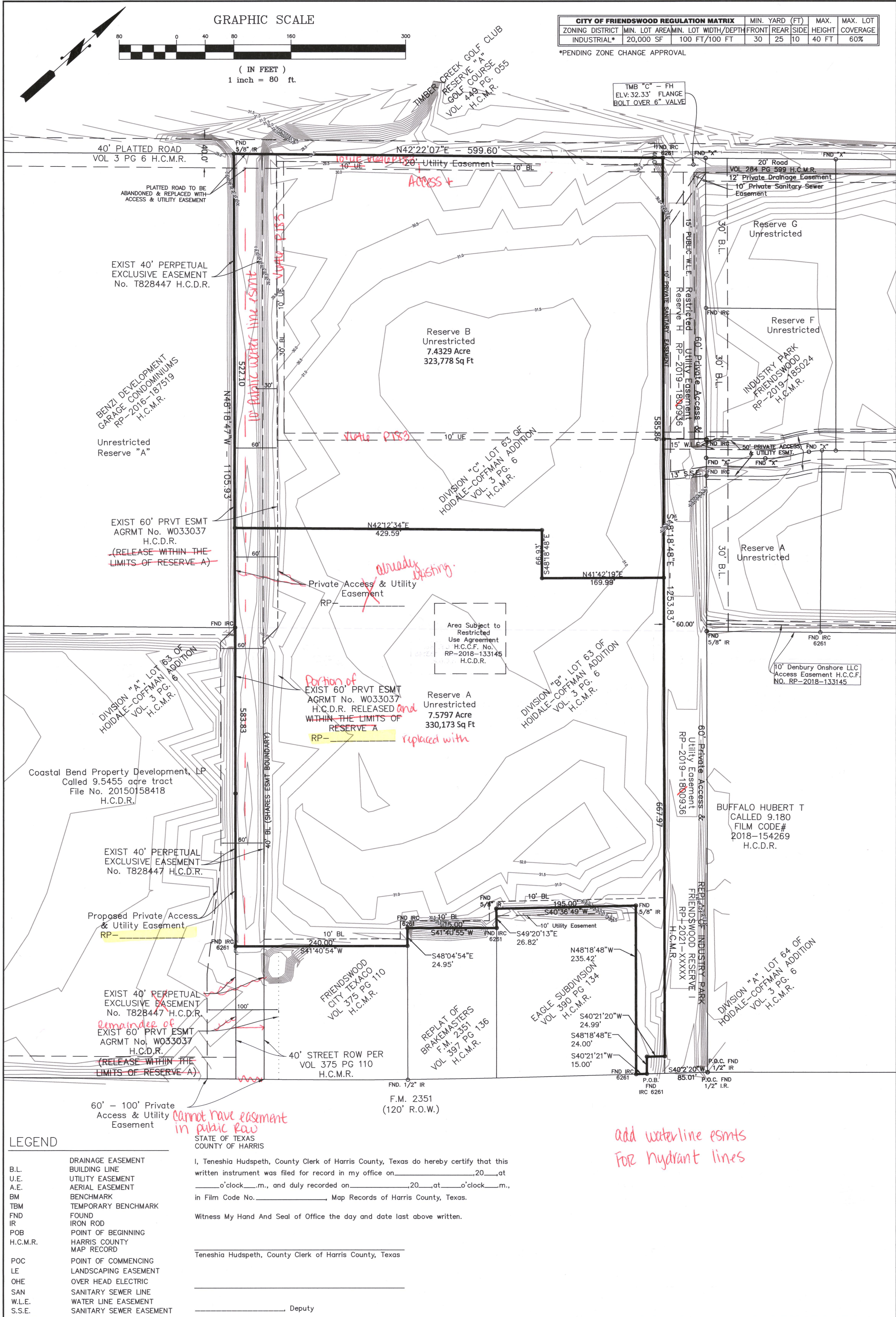
Approval of the plat will allow the development of tract to move forward.

RECOMMENDATIONS

See attached compliance memo.

ATTACHMENTS

1. Redline Plat_Industry Park Ph II PP
2. Compliance Memo2_Industry Park Phase II



METES AND BOUNDS

BEING a 15.0126 acre tract of land located in the Perry and Austin League, Abstract 55, Harris County, Texas, being out of and a part of Division "B" and "C", of Lot 63 of the HOIDALE-COFFMAN ADDITION Subdivision as recorded in Volume 3, Page 6, Harris County Map Records, also being out of Restricted Reserve A of the BSR SUBDIVISION No. 1 according to the Map or Plat recorded in Volume 646 Page 183 of the Map Records of Harris County, Texas, and being that same tract of land conveyed to Coastal Bend Property Development, LP, recorded under Harris County Clerk File No. 20150084708 Harris County, Texas, also being out of a 0.1119 acre tract land conveyed to Coastal Bend Property Development, LP, recorded under Harris County Clerk File No. RP-2020-288010 Harris County, Texas, said 15.0126 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the northerly right-of-way line of F.M. 2351 (120' R.O.W.) said iron rod marking the common line between Lots 63 and 64 of said HOIDALE-COFFMAN ADDITION and being the most easterly corner of REPLAT OF INDUSTRY PARK FRIENDSWOOD RESERVE I according to the map or plat thereof recorded in RP-2021-XXXX of the Map Records of Harris County, Texas; THENCE S. 40° 21' 20" W., along and with said northerly right-of-way of F.M. 2351, and the southerly line of REPLAT OF INDUSTRY PARK FRIENDSWOOD RESERVE I a distance of 85.01 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261, for the POINT OF BEGINNING of the herein described tract;

THENCE S. 40° 21' 20" W., along and with said northerly right-of-way of F.M. 2351, a distance of 235.42 feet to a found 5/8" iron rod for the north corner of said EAGLE SUBDIVISION for corner, also being the east corner of EAGLE SUBDIVISION according to the map or plat thereof recorded in Volume 390 Page 134 of the Map Records of Harris County, Texas;

THENCE N. 48° 18' 48" W., along the northerly line of said EAGLE SUBDIVISION at a distance of 195.00 feet to a found 5/8" iron rod for the north corner of said EAGLE SUBDIVISION for corner of the herein described tract;

THENCE S. 40° 36' 49" W., along and with the northerly line of said EAGLE SUBDIVISION a distance of 195.00 feet to a found 5/8" iron rod for corner;

THENCE S. 49° 20' 13" E., a distance of 26.82 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner, being the north corner of REPLAT OF BRAKMASTERS F.M. 2351 according to the map or plat thereof recorded in Volume 397 Page 137 of the Map Records of Harris County, Texas;

THENCE S. 41° 40' 55" W., along and with the northerly line of said REPLAT OF BRAKMASTERS F.M. 2351 a distance of 125.00 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner;

THENCE S. 48° 04' 54" E., a distance of 24.95 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner, being the west corner of FRIENDSWOOD CITY OF TEXACO according to the map or plat thereof recorded in Volume 375 Page 110 of the Map Records of Harris County, Texas;

THENCE S. 41° 40' 54" W., along and with the northerly line of said FRIENDSWOOD CITY OF TEXACO a distance of 240.00 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner, being in the common line between Lot 63 Division A and Division B of said HOIDALE-COFFMAN ADDITION also being in the northerly line of that certain called 9.5455 acre tract of land conveyed to Coastal Bend Property Development, LP as described in Harris County File Number 20150158418 Harris County, Texas;

THENCE N. 48° 18' 47" W., along and with said common line of Lot 63 Division A and Division B, at distance of 445.23 feet to a capped iron rod found marking the common corner of Lot 63 Division A, B, C and D of said HOIDALE-COFFMAN ADDITION also being the north corner of said 9.5455 acre tract and the east corner of BENZI DEVELOPMENT GARAGE CONDOMINIUMS according to the map or plat thereof recorded in RP-2016-187519 of the Map Records of Harris County, Texas, and continuing with the common line of Lot 63 Division C and D for a total distance of 1105.93 feet to a 5/8" iron rod found for the common corner of Said Lot 63 Division C and D, also being in the southerly line of TIMBER CREEK GOLF CLUB according to the map or plat thereof recorded in Volume 449 Page 055 of the Map Records of Harris County, Texas;

THENCE N. 42° 22' 07" E., along and with the southerly line of said TIMBER CREEK GOLF CLUB, a distance of 599.99 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner being in the westerly line of said INDUSTRY PARK FRIENDSWOOD PARTIAL PLAT;

THENCE S. 48° 18' 48" E., ALONG AND WITH THE WESTERLY LINE OF RESERVES H OF SAID INDUSTRY PARK FRIENDSWOOD PARTIAL PLAT A DISTANCE OF 1,253.83 feet;

THENCE S. 40° 21' 20" W., A DISTANCE OF 24.99 feet;

THENCE S. 48° 18' 48" E., along and with the westerly line of said REPLAT OF INDUSTRY PARK FRIENDSWOOD RESERVE I a distance of 24.00 feet to the POINT OF BEGINNING.

STATE OF TEXAS
COUNTY OF HARRIS

WE, COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, acting by and through Dan Rucker, its Partner, Hereinafter to be as Owners of the 15.0126 acre tract described in the above and map of INDUSTRY PARK FRIENDSWOOD PHASE II subdivision, do establish hereby make said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the public forever, all streets, alleys, parks, water courses, drainage, easements, and public places shown thereon for the purposes and consideration therein expressed; and do hereby bind ourselves, our heirs successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public easements shown hereon.

IN TESTIMONY WHEREOF, COASTAL BEND PROPERTY DEVELOPMENT, LP, a Texas limited partnership, has caused these presents to be signed by Dan Rucker, its Partner, thereunto authorized, this _____ day of _____, 20____.

COASTAL BEND PROPERTY DEVELOPMENT, LP
A Texas limited partnership

By: _____
Dan Rucker
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dan Rucker, Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name _____ ID Number _____

My Commission Expires: _____

This is to certify that I, SCOTT D. ELLIS, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, that all block corners, angle points, and points of curve are properly marked, and that this plot correctly represents that survey made by me, the boundary closes within one foot and 10,000 feet.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Scott D. Ellis, R.P.L.S., Texas Registration No. 6261

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this INDUSTRY PARK FRIENDSWOOD PHASE 2, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Development Coordinator of the Planning & Zoning Commission of the City of Friendswood, Texas, this _____ day of _____, 20____.

Becky Bennett, Development Coordinator

Joe Matranga, Chairman

Jildardo Arias, P.E., City Engineer

NOTES:

- H.C.F.C.D. indicates "Harris County Flood Control District".
- Bearings shown hereon are based on the Texas State Coordinate System, South Central Zone (4204), NAVD88 (2001 Adj). All coordinate hereon are Grid.
- Property corners shown hereon are 5/8" X 24" rebar with Orange caps stamped Scott D Ellis 6261 unless otherwise noted.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.
- No residential, commercial, or industrial structure shall be permitted to be built nearer than 150 feet from any active well or related facility other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial, or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), except as outlined in the Access & Utilities Easement Agreement #180936, waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of CenterPoint Energy.
- All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the property owner.
- The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based on the Commitment for Title Insurance issued by Alamo Title Insurance (Effective Date: July 22, 2021) OF No. ATCHS21002282.
- The mathematical closure for the plat boundary shown hereon exceeds 1 part in 10,000.
- There are no visible surface makers that would indicate existing pipelines or pipeline easements on this property.
- Site drainage plans for the future development of these reserves must be approved by the floodplain administrator.
- ~~This tract lies in flood zone, Zone X, as shown on Flood Insurance Rate Maps (FIRM) No. 48167C0016G and 48167C0012G dated Aug 15, 2019.~~
- ~~Tract is subject to Surface Use Agreement Restrictions filed under File No. RP-2018-133145 H.C.D.R.~~
- Reserves A & B are subject to Retained Surface Use Agreement filed under File No. RP-2018-133145 H.C.D.R.
- ~~Where private access easements exist, the building line is measured from the center of the easement. The front 30' building line is measured from the center of RP-2019-185024 and shares the common property line with Reserves H & I of the Partial Plat of Industry Park Friendswood Reserve I.~~

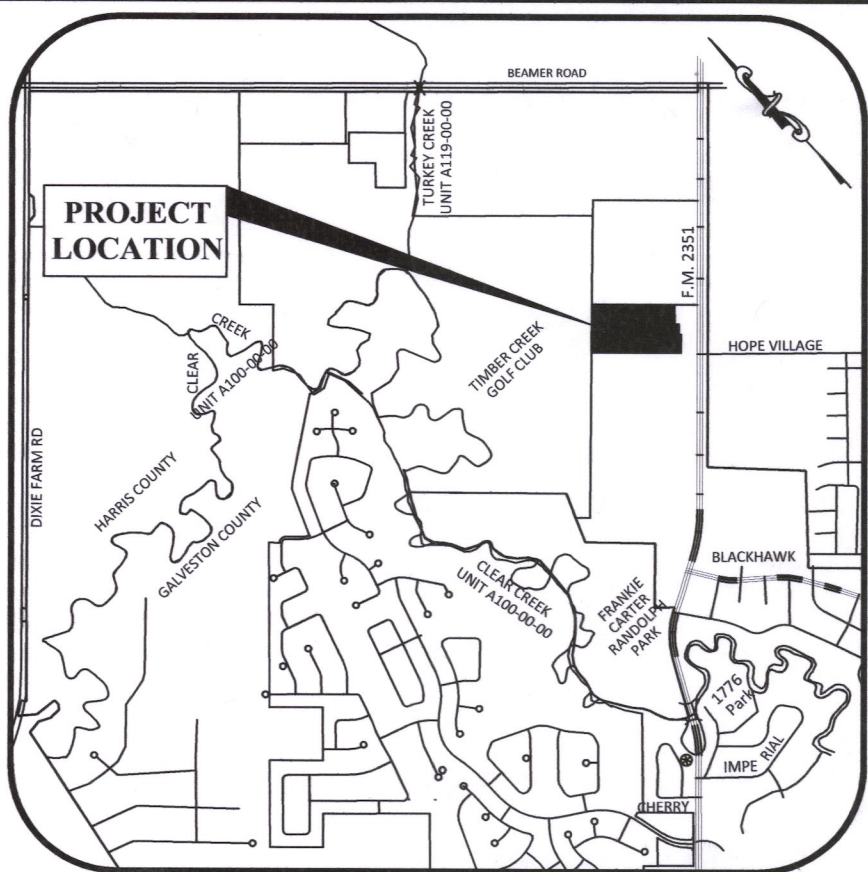
PRELIMINARY PLAT OF

INDUSTRY PARK FRIENDSWOOD PHASE II

A SUBDIVISION OF 15.0126 ACRES, BEING OUT OF 3 TRACTS OF LAND, 4.9071 ACRES OF LAND BEING OUT OF RESERVE A OF THE BSR SUBDIVISION NO. 1, TOGETHER WITH 9.9936 ACRES OF LAND RECORDED UNDER H.C.C.F. NO. 20150084708, AND 0.1119 ACRES OF LAND RECORDED UNDER H.C.C.F. NO. RP-2019-182701 BEING 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

1 BLOCK - 2 UNRESTRICTED RESERVES

ENGINEER	LAND SURVEYOR	OWNER/DEVELOPER
COASTAL BEND Engineering Stephanie Canady, P.E. Texas Registered Engineering Firm F-14444 4558 FM 2351, Friendswood, TX 77556 281.648.1268 Fax 281.648.0832	ELLIS SURVEYING SERVICES, LLC Ellis Surveying Services, LLC 2805 25th Avenue North Texas City, TX 77550 Tel: (409) 938-8700 Fax (866) 678-7685 Texas Firm Reg. No. 100340-00	DAN RUCKER, PARTNER 4558 FM 2351 FRIENDSWOOD, TEXAS 77546 (281) 648-1268
AUGUST 2021 SHEET 1 OF 1		



VICINITY MAP

SCALE: 1" = 2,640'
KEY MAP NO. 617 N & S

BENCHMARK:

PRIMARY:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010425
(BRASS DISC)
ELEV.=25.24' (NAVD88, 2001 ADJ.).

SITE:
TMB "C" Flange bolt over 6" Valve on Fire Hydrant
ELEV.=32.33' located at the northwest corner of tract



City of Friendswood

Corrections Notice

(Plats, Site Plans & Construction Plans)

Permit #: PLAT-2021-0035
Project: Industry Park Friendswood Phase II
Preliminary Plat
Date: September 1, 2021
Status: Corrections Needed

- Comments by each department should be addressed. Refer to the redlined plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- Once all comments have been addressed, **return the original set of plans**, revised set of plans and any additional documents to the City of Friendswood Community Development Department, attn: Becky Bennett, Development Coordinator.

Please submit (2) two copies of the corrected plans.

- The review period for resubmitted plans is 7-10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

If you have any questions about this process, you may call me at 281-996-3290 or e-mail bbennett@friendswood.com.

Thank You,

Becky Bennett
Development Coordinator

CORRECTION ITEMS

Planning Corrections:

- 1) REPEAT: Portion of 60-foot access easement being relocated – specify it is being replaced rather than abandoned
- 2) REPEAT: Regarding note 8 and easement #3 – No objection letters required from dry utility companies. NEW: The provided letters do not release the existing easement.
- 3) REPEAT: Notes 16 and 17 are repetitive
- 4) REPEAT: Provide documents for easements/encumbrances 1, 2, 4, and 8
- 5) Draw and label all easements that will be required based on the utility plan
- 6) Label existing easements recording information
- 7) Label proposed 20-foot “Access and” Utility Easement to replace platted road
- 8) (Release within the limits of Reserve A) note not necessary on Reserve B
- 9) No need to dedicate a 60-foot private access 7 utility easement – already existing (W033037)
- 10) Clarify Portion of existing 60-foot prvt esmt W033037 released and replaces with RP-_____. Separate instrument must be recorded prior to plat recordation.
- 11) Remove label of 40-foot easement T828447 in the right-of-way
- 12) Label “Remainder of” existing 60-foot private esmt W033037 on Texaco tract. Redraw arrow indicators. Remove reference to release within Reserve A.
- 13) Remove property line from 40-foot right-of-way V375 Pg110
- 14) Proposed 60-100’ Private Access and Utility Easement cannot be located within right-of-way
- 15) Remove signature blocks from preliminary plat
- 16) Update note 18, second sentence. “The front 30’ building line shares the common property line...”
- 17) Deed Restrictions: specify who will be responsible for maintaining the fencing around the entire tract.

- * Provide Harris County tax certificates (will defer to final plat)
- * Provide tax certificates for 9.9 acre tract (will defer to final plat)

Public Works Corrections:

Pending review.

Engineering Corrections:

Engineering is not approving the Industry Park Phase II Preliminary Plat. We need to see a Master Drainage Plan for the Industry Park Development or for the Panhandle (if regional detention will be part of the Panhandle Master Plan). In addition we have the following comments regarding the Preliminary Drainage Plan.

1. Show FF elevations on all structures.
2. Indicate the 500-year floodplain elevations from the FIS on the drawing or the Atlas 14 100-yr rainfall. (COF Flood Ordinance)

3. Please breakdown fill calculations to show any cut and fill to the 500-year floodplain elevation used in calculating the zero fill amount. (COF Flood Ordinance / DCM Chapter V)
4. Please show the detention basin on the drainage plans to include side slopes, outfall and all calculations as described in our DCM to include flow and outfall sizing for the detention basin.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 9, 2021

Subject: Discussion regarding the proposed amendments to Appendix B, Subdivisions.

Action:

SUMMARY / ORIGINATING CAUSE

Staff and the Ordinance Subcommittee have been working on updating the Subdivision Ordinance. Amendments include changes per state law, incorporating administrative requirements such as authority and a variance procedure, and removing the sidewalk fund.

State law changes include changes per House Bill 3167, which made numerous changes to the site plan and subdivision platting approval process. The bill requires the municipal authority responsible for approving plats to either approve, approve with conditions, or disapprove with explanation/reasons within 30 days after the date the plan or plat is filed. Each condition or reason must be specified in a written statement and may not be arbitrary. Staff and the Commission have put these processes into action, but this amendment will formalize the process in the Subdivision Ordinance.

There were many administrative items missing from the Subdivision Ordinance, such as a statement stating the City's statutory authority, providing for a variance process, fire prevention and suppression, and fees. These have all been added.

Regarding sidewalks, sidewalks are required on all new developments in all zoning districts except for SFR and SFR-E open ditch streets. Additionally, there are a few other exceptions for in-fill development and subdivisions that were platted prior to sidewalks being required. The limited use of the sidewalk funds and the amounts being collected is not proving to be beneficial to the City. The proposal is to remove the option to pay into the sidewalk fund and require that sidewalks be installed, unless, in the judgement of the Planning and Zoning Commission, the safety of pedestrians does not require sidewalks.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

The Ordinance Subcommittee has reviewed the proposed changes and recommends moving forward with adoption.

ATTACHMENTS

1. DRAFT Appendix B SUBDIVISION 9-2-2021

Appendix B – SUBDIVISIONS

TABLE OF CONTENTS

SECTION I – Purpose

SECTION II - Statutory authority; jurisdiction

SECTION III – Definitions

SECTION IV – Plat submittal and filing procedures

SECTION V – Decisions of the commission

SECTION VI – General requirements and design criteria

SECTION VII – Easements

SECTION VIII – Lot design requirements

SECTION IX – Fire prevention and suppression

SECTION X – Construction plans and specifications

SECTION XI – Engineering and construction standards

SECTION XII – Tree preservation, mitigation, and maintenance

SECTION XIII – Parks and recreation areas

SECTION XIV – Fees

SECTION XV – Variances

SECTION XVI – Conflict with other ordinances

Appendix B - SUBDIVISIONS¹⁴¹

Footnotes:

—(1)—

Editor's note— Ord. No. 2000-01, § 1, adopted Jan. 17, 2000, repealed appendix B, sections I—IX, in its entirety, and §§ 2—5 replaced it with a new appendix B, sections I—XI. Former appendix B pertained to similar material and derived from Ord. No. 85-19, adopted Sept. 25, 1985; Ord. No. 93-6, § 1, adopted April 19, 1993; Ord. No. 95-25, §§ 1, 2, adopted Nov. 6, 1995; Ord. No. 98-24, § 2, adopted Sept. 14, 1998; Ord. No. 99-14, § 1, adopted June 7, 1999; and Ord. No. 99-15, §§ 2—10, adopted June 7, 1999.

Charter reference— Streets and public property, § 2.04; street development and improvements, § 2.05.

State Law reference— Subdivision and property development, V.T.C.A., Local Government Code § 212.001 et seq.

Section I. - General Purpose.

a. Purpose The purpose of this section is to establish the procedures and requirements for the submittal, review, consideration and action by the commission to provide the necessary details and orderly processing of the subdivision ~~of land within the city and its extraterritorial jurisdiction.~~

A. The subdivision of land shall conform to the comprehensive plan of the city, as well as all duly adopted design criteria of the city, which shall be kept on file with the city engineer and be available to the public. The city engineer shall maintain the design criteria manual and propose such changes to them from time to time so that they are equivalent or more stringent than those in the area.

B. City Council may, through a Planned Unit Development (PUD) ordinance, approve standards different from those contained in this appendix or the design criteria manual. Where different standards are approved, whether those standards are more stringent or less stringent, they shall control. In no case shall a PUD decrease a required life safety code.

Community assets. C. When considering the placement of streets and utilities within proposed subdivisions, the developer shall preserve all natural features such as large trees, watercourses, historical spots, and similar community assets which will add attractiveness and value to the property unless such preservation results in an economic penalty of such magnitude that development of the land is infeasible.

Section II. Statutory authority; jurisdiction.

In pursuance of the authority granted to cities and counties under the constitution and laws of the state, including the provisions of Texas Local Government Code § 212.003, as amended, the city council does hereby adopt the rules and regulations in this appendix governing the subdivision and development of land within the city limits. Where there is any conflict in the subdivision ordinance or with other ordinances, the more restrictive shall apply.

A. Effective date and applicability means all subdivision applications filed for preliminary plat approval on or after the effective date of the ordinance from which this appendix is derived shall be subject to these regulations. A subdivision application filed or which has received preliminary approval prior to the effective date of the ordinance from which this appendix is derived shall be subject to the subdivision regulations in effect at the time of filing the application for preliminary plat approval.

bB. Plat approval required.

1. It shall be unlawful for any person to subdivide any tract, lot, or parcel of land within the city ~~or its extraterritorial jurisdiction~~, unless and until a preliminary and final plat of such subdivision has been approved, or an exemption satisfied, in accordance with the terms of this appendix. Unless and until a preliminary and final plat, amending plat or replat of a subdivision shall have been first approved in the manner provided herein by the commission or an exemption satisfied, it shall be unlawful for any person to construct or cause to be constructed any street, utility, facility, building, structure, or any other improvement on any lot, tract, or parcel of land within such subdivision, except as specifically permitted herein.
2. No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the commission and filed for record or certificate of exemption issued. No site plan shall be approved by the city for the construction of any structure on a lot or tract in a subdivision for which a ~~preliminary-final~~ plat has not been approved by the commission, or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision in which the permanent public improvements have not been approved and accepted by the city.
3. Large tract division. A division of land under subsection b.1 of this section does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated. Access shall be satisfied by compliance with section ~~III.b.1(a)~~VI.B.1.a. Upon request by the owner of a tract resulting from this division who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.
4. Partial plat approval. Notwithstanding ~~subsection II.Bb.1. of this section~~, a subdivision plat need not include all of a tract being divided if:

(a.) General.

- (1i)** The portion of the tract being divided but not included within the plat boundaries is not intended to be a part of the development reflected in the proposed plat; or
- (2ii)** If some or all of the portion being divided but not included within the plat boundaries is intended to be a part of the development reflected in the proposed plat, then such part may be platted in a subsequent phase of the development, provided the person dividing the property submits a ~~conceptual-master~~ plan pursuant to section ~~II.a-IV.C.1.~~ that meets with city approval;

(b.) The tracts being divided:

- (1)** Each have access that complies with section ~~III.b.1(a)~~VI.BA.1.a.; and
- (2ii)** Each are greater than five acres in size;

(c.) Excluding the portion of the tract being divided but not included within the plat boundaries will not substantially alter or impede any pending or anticipated development;

(d.) The boundaries of the portion of the tract not included within the plat are depicted and identified on the plat of the subdivision by dashed lines as provided for by section ~~II.b.2(c)(2)~~IV.C.2.b.(1)(b), and with a notation thereon indicating that development of such tract is contingent upon a subdivision plat thereof being filed and approved by the city, if such plat is required;

(e.) The plat application includes an acknowledgement, executed by the owner of the tract being divided, confirming that development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the city, if such plat is required, in accordance with the rules and regulations of the city

governing plats and the subdivision of land in effect at the time the application for plat approval for such portion is sought; and

(f.) The general purposes of this appendix will be served without the necessity of including such tract within the boundaries of the plat.

5. Upon request by the owner of the tract resulting from a division under subsection 4(a)(i)II.B.4.a.(1) of this section that is not intended to be a part of the development reflected in the proposed plat, and who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.

CD.e. Authority. The city shall not repair, maintain, install or provide any street or public utility service, nor authorize the sale or supply of water or sewer service, in any subdivision for which a final plat has not been approved by the commission and filed for record. The city shall not repair, maintain, install, or provide any street or public utility service, nor authorize the sale or supply of water or sewage service, in any subdivision in which the permanent public improvements have not been approved and accepted by the city.

Dd. Exemptions. The provisions of these subdivision regulations shall not apply to:

1. *Annexed and consolidated areas.* Land legally platted and approved prior to the effective date of the city's subdivision regulations with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land.
2. *In-fill tract.* Land constituting one or more contiguous tracts with total acreage of less than five acres with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land, for which a legal deed of record describing the boundary of said tract or parcel was filed of record in the deed records of the county clerk of the appropriate county on or before the effective date of the ordinance from which this appendix is derived.
3. *Certificate of platting exemption.* Upon request by the owner of a tract who qualifies for an exemption under subsection Dd.1. or dD.2. of this section, the city must issue a certificate of platting exemption certifying that the division meets this exception.

eSection III. Definitions.

The following definitions shall apply in the interpretation and the enforcement of this appendix. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning in municipal planning and engineering practices.

Access or accessway means the public or private street by which pedestrians and vehicles shall have lawful and usable ingress and egress to a property line, provided, however, that access may be provided through a private easement in a commercial development.

Alleys. Alleys shall only be used to provide secondary access to lots which otherwise have their primary access from an adjacent street. Minimum pavement width for alleys shall be 20 feet.

Amending plat means a finished map or plan amending the lots in a previously recorded subdivision. All property that was previously part of the lot(s) being amended shall be included in the boundaries of the amended plat, regardless of ownership. Amended plats are approved administratively by the city manager/planner or the city manager's designee.

Block means an area of land within a subdivision entirely bound by streets (other than alleys), highways, natural barriers, or the exterior boundaries of the subdivision.

Block length means the distance along a side of a street between the nearest two streets which intersect said street on said side.

Block-face means one side of a city street between two consecutive intersections.

City means the City of Friendswood, Texas, a municipal corporation located within Galveston and Harris Counties, Texas.

Commission means the planning and zoning commission of the City of Friendswood, Texas.

Comprehensive plan means the general plan adopted by the city council for the growth and development of the city and its environs, including any and all elements of such plan, addressing such topics as land use, streets and thoroughfares, utilities, drainage, parks, community facilities and schools, as well as other related topics or plans.

~~*Conceptual plan* means a plan showing all of the proposed improvements, including, but not limited to, streets, lots, drainageways, etc.~~

Council means the duly elected governing body of the City of Friendswood, Texas.

Cul-de-sac means a dead-end street with turnaround.

~~*Easement* means a right granted for the limited purpose of use over, across or under private land.~~

~~(1) *Easement, access* means an easement that provides access to platted lots or reserves. The easement shall meet all of the requirements as set forth for its intended use, including, but not limited to, construction, width, building lines and function, but shall be privately maintained.~~

~~(2) *Easement, aerial* means an easement for the exclusive use of constructing and maintaining above-ground utilities within its confines.~~

~~(3) *Easement, drainage or storm water easement* means an easement for the unobstructed use of constructing and maintaining drainage facilities within its confines.~~

~~(4) *Easement, maintenance*. A perpetual four-foot-wide wall-maintenance easement shall be provided on the lot adjacent to the zero lot line/property line, which, with the exception of walls or fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to the property.~~

~~(5) *Easement, sidewalk* means a non-exclusive public easement for sidewalk purposes.~~

~~(6) *Easement, wastewater or sanitary sewer* means an easement for the unobstructed use of constructing and maintaining wastewater lines and appurtenances within its confines.~~

~~(7) *Easement, water* means an easement for the unobstructed use of constructing and maintaining water lines and appurtenances within its confines.~~

~~(8) *Easement, utility* means an easement granted for the purpose of placing and maintaining utilities within its confines.~~

~~*Development Meeting* is an informal process to allow an exchange of information between the developer, staff and the commission.~~

~~*Filed plat* means the date the complete application is submitted to the city. *final plat* means the date of the commission meeting that the plat is set for action.~~

Final plat means a complete and exact subdivision plan prepared in conformity with the provisions of this appendix and other related ordinances and in a manner suitable for recording with the county clerk of the county or counties in which said subdivision is located.

Frontage means that side of a lot abutting an accessway where the lot is assigned an address.

In-fill tract means any vacant tract or tracts of land that can be developed for the use for which they are zoned, and which are surrounded by, or adjacent to, existing developed property.

Lot means a physically undivided tract or parcel of land having frontage on an accessway and which is, or in the future may be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Master Plan means the initial plan or map for all subdivisions to be developed in phases or sections. The master plan shall be submitted prior to or with the plat of the first section of development of a subdivision and with all sections thereafter. Changes anticipated for the master plan shall be approved in advance of all platting, and the master plan map and attendant overlays or plans corrected as the changes are anticipated.

Preliminary plat means a map or drawing of a proposed subdivision prepared in accordance with the provisions of this appendix and which illustrates the features of the development for the purpose of review and preliminary approval by the commission.

Private streets means a non-dedicated right-of-way or accessway, meeting all requirements of public streets, except owned and maintained by private interests.

Public sidewalk means the minimum paved walkway, built in conformance with the city design criteria manual and standard construction details, located within the public right-of-way, or easement dedicated for public use, which provides continuous pedestrian access to adjacent land.

Public streets means a public right-of-way, dedicated for public use, which provides vehicular and pedestrian access to adjacent land. Included within this definition are the following general classification of streets:

- (1a) *Major thoroughfares or arterial streets* means principal traffic arteries more or less continuous across the city and which are intended to connect remote parts of the city and which are used primarily for fast or heavy-volume traffic.
- (2b) *Collector streets* means streets which carry traffic from minor streets to the major system of arterial streets and highways; said street may service commercial or industrial areas.
- (3e) *Minor streets* means streets which are used primarily for access to the abutting properties and which are intended to serve traffic within a limited area.
- (4d) *Boulevard* means a collector streets utilizing two 22-foot, minimum width, paved roadway sections divided by a 12-foot-wide lane with raised median opposing travel lanes separated by a landscaped median, which serves to separate traffic moving in opposite directions.

Subdivider and/or developer are synonymous and are used interchangeably, and shall include any person, partnership, firm, association, corporation and/or any officer, agent, employee, servant and trustee thereof, who does, or participates in the doing of, any act toward the subdivision of land within the intent, scope and purview of these regulations.

Subdivision or subdivide means the division of any lot, tract or parcel of land by plat, map or description into two or more parts, lots or sites for the purpose, whether immediate or future, of sale, rental or lease, or division of ownership. Any dedication and the laying out (or realignment) of new streets, or other public accessways, with or without lotting, is a subdivision. The term "subdivision" or "subdivide" also includes the resubdivision and replatting of land or lots which are part of a previously recorded subdivision. An "addition" is a subdivision as defined herein. The term "subdivision" or "subdivide" includes the division of land whether by plat or by metes and bounds description, and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

Title certificate means a certificate prepared and executed by a title company authorized to do business in the state or an attorney licensed in the state certifying the true owner or owners of the property and describing all encumbrances of record which affect the property. Such certificate shall include all property included within the platted area, and such certificate shall not have been executed more than 45 days prior to the submission of same to the commission.

Tract means a lot or parcel of land, however denoted, fee simple title to which is owned by a person or persons by virtue of one or more deeds or other instruments. Multiple parcels of land described in a deed or other instrument are, despite being included in a single deed or other instrument, separate parcels of land if such parcels are described by separate, complete legal descriptions therein.

~~f. — Effective date and applicability means all subdivision applications filed for preliminary plat approval on or after the effective date of the ordinance from which this appendix is derived shall be subject to~~

~~these regulations. A subdivision application filed or which has received preliminary approval prior to the effective date of the ordinance from which this appendix is derived shall be subject to the subdivision regulations in effect at the time of filing the application for preliminary plat approval.~~

~~(Ord. No. 2000-01, § 2, 1-17-2000; Ord. No. 2007-05, § 1(A), 4-16-2007; Ord. No. 2008-10, § 1, 5-19-2008; Ord. No. 2008-19, § 2, 7-7-2008)~~

~~Section IVH. - Procedures for submission of plats. Plat submittal and filing procedures.~~

~~aA. — Staff conference and conceptual plan procedure. This is an informal process to allow an exchange of information between the developer, staff and the commission. No approvals shall be issued for conceptual plans. The conceptual plan for a project shall not be binding to the developer or the commission. This procedure shall contain the following steps:~~

~~1. — Staff conference. Prior to the submission of the preliminary plat, the subdivider shall schedule a development meeting to confer with the community development department staff on an informal basis to receive comments and advice on the procedures, specifications and standards required by the city as conditions for subdivision plat approval. At this meeting, staff shall also discuss the proposed plat and its conformity with the comprehensive plan, its relationship to surrounding property, availability of utilities, drainage, street pattern, and any other matters governed by this appendix.~~

~~B. The city department responsible for accepting, reviewing master plans, plats, engineering plans (plan profiles), and other development related documents, is authorized to establish in writing the information that must be submitted to the city, including the form and manner of submission, for those development documents. Should information not be submitted to the city as specified by the appropriate city department as authorized by this section, the document may be denied by the approving authority.~~

~~1. Master plan. Master plan procedures are as follows:~~

~~a. The master plan shall be submitted to the planning department with the following:~~

- ~~(1) Completed application.~~
- ~~(2) Review fees (non-refundable).~~
- ~~(3) Overall map of total property, showing blocks, lots, reserves, street layouts, etc.~~
- ~~(4) Stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc.~~
- ~~(5) Wastewater overlay or plan view indicating the proposed ultimate capacity needs.~~
- ~~(6) Water main overlay or plan view indicating the proposed ultimate capacity needs.~~
- ~~(7) Tree preservation, mitigation, and maintenance plan.~~
- ~~(8) Traffic study, if required per the Design Criteria Manual or written documentation from the city engineer that the development does not necessitate a traffic study.~~
- ~~(9) A copy of the receipt confirmation of notification sent to the school district(s) having jurisdiction of the subject site including schools to be attended by the projected student population of the project based upon attendance zones or service areas; the enrollment projected to be generated from the proposed development; and the student yield per dwelling unit.~~
- ~~(10) The location of geologic fault lines in plan view, or in a geological report from a professional engineer, if any exist.~~
- ~~(11) Original boundary and topographic data shall be certified by a registered professional land surveyor. Also, any area to be filled will be shown, with approximate proposed elevations.~~

Commented [BB1]: Replaced Conceptual Plan.

(12) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, mail or courier. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant. The city will not be responsible for submittals that are not addressed and labeled with the correct information.

(13) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

b. Staff comments shall be addressed prior to approval by the planning and zoning commission. Said decision will be based upon a determination that the master plan meets the requirements of this article and all other applicable city ordinances and regulations. The master plan shall be subject to approval by the planning and zoning commission in concept only.

c. If another board/commission is required to make a recommendation to the planning and zoning commission, then the board/commission's recommendation shall be included when the planning and zoning commission consider the request.

dc. The master plan shall expire after two years from the date of submittal, unless one of the following occur:

(1) An application for a permit (including a plat) necessary to begin or continue towards completion of the project is submitted;

(2) Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located; or

(3) Fiscal security is posted to ensure performance of an obligation required by the regulatory agency;

de. All master plans that are associated with planned unit developments ("PUDs") are also subject to the requirements in the zoning ordinance.

2. Preliminary plat. Preliminary plat procedures are as follows:

a. Submittal Requirements. —The plat shall be submitted to the planning department with the following:

(1) — Completed application.

(2) — Review fees (non-refundable).

(3) A certificate or letter from a title guarantee company or a title attorney indicating a current search (within 45 days of submittal to the city) and certifying to at least the following concerning title to the land: A statement of records examined and date of examination; description of the property in question, including a metes and bounds description of the tract; name of the fee owner as of the date of examination, and the date, file number, date of filing, and volume and page of any lienholders; and general description of any easements or fee strips granted along with the file number, date of filing, and volume and page of recording.

(4) Certification stating that all current city, county, school, utility, or other governmental entity taxes due and payable have been paid for; a tax certificate from the city, county, school, utility, or other governmental entity in which the land being platted is located showing no delinquent taxes are due on the property being platted.

- (5) The draft of any protective covenants whereby the subdivider proposed to regulate the use of land in the subdivision, provided however, that such restrictive covenants, conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.
- (6) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, U.S. mail or courier on one of the submittal dates advertised on the P&Z Submittal Schedule. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant.
- (7) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.
- (8) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.
- (93) Preliminary —~~S~~stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc., if not previously submitted in conjunction with a master plan.
- (104) Preliminary w—~~A~~ statement or engineering report by a professional engineer of the impact of developed surface water runoff onto adjacent property based upon design criteria as outlined in the engineering and construction ordinance.
- (5) ~~W~~astewater overlay or plan view, if not previously submitted in conjunction with a master plan.
- (116) Preliminary —~~W~~water main overlay or plan view, if not previously submitted in conjunction with a master plan.
- (127) —Tree preservation, mitigation, and maintenance plan.
- (138) — Traffic study, if required per the Design Criteria Manual or written documentation from the city engineer that the development does not necessitate a traffic study.
- (139) —A list of deviations from the master plan made to the plat by the applicant. Significant changes will require submittal of a revised master plan.
- (10) A copy of the receipt confirmation of notification sent to the school district(s) having jurisdiction of the subject site including schools to be attended by the projected student population of the project based upon attendance zones or service areas; the enrollment projected to be generated from the proposed development; and the student yield per dwelling unit.
- (11) The number of copies of the plat and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, U.S. mail or courier. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant.
- (142) — The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.
- b. Graphic Requirements. Preliminary plats shall show the following graphic information:

- (1) Title of plat shall show:
- (a) Proposed name of the subdivision, which must not be similar to that of an existing subdivision as to cause confusion.
 - (b) Legal description of subdivision, including the name of the county and surveying abstract number.
 - (c) The number of lots, blocks, and reserves and the total acreage in the title block.
 - (d) Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.
 - (e) The name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.
- (2) The scale must be drawn numerically and graphically shown on the plat. Graphic scale of 100 feet to the inch or larger.
- (3) A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at the left side.
- (4) The date on which the plat was drawn shall be indicated on the plat. Each revision shall bear a new date. (month, day and year).
- (5) Key map or vicinity map, preferably in the top right corner of the plat, showing orientation of the area being subdivided in relation to adjacent areas and principal streets. The suggested scale of the vicinity map is one inch equals 2,000 feet and shall be oriented in the same directions as the detailed subdivision drawing.
- ~~(16) —Location and length of boundary lines.~~
- ~~(a) Area to be subdivided drawn in heavy lines with overall dimensions and bearings.~~
 - ~~(b) Lines outside of boundaries to be dashed.~~
 - ~~(c) An accurate location of the subdivision should be provided by reference to a well-established survey or league corner, subdivision corner, or other known point.~~
- ~~(72) —The approximate width, depth and location of all lots. Lot, block, and section numbers shall be placed consecutively.~~
- ~~(83) —All restricted reserves (HOA parks/facilities/sites, landscape amenities, parkland dedication, and utilities) shall be labeled with the acreage shown. Only the definitions of restricted reserves given in the article shall be used. Those reserves shall require additional action by the commission prior to development as a residential lot.~~
- ~~(4) —Key map showing orientation of the area being subdivided in relation to adjacent areas and principal streets.~~
- ~~(5) —Title of plat shall show:~~
- ~~(a) Proposed name of the subdivision, which must not be similar to that of an existing subdivision as to cause confusion.~~
 - ~~(b) Legal description of subdivision, including the name of the county and surveying abstract number.~~
 - ~~(c) The number of lots, blocks, and reserves and the total acreage in the title block.~~

- ~~(d) Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.~~
- ~~(e) The name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.~~
- (96) —Describe the subdivision by metes and bounds.
- (107) —Street names shall not be duplicated in the city.
- (118) —The location and width of existing and proposed streets ~~rights-of-way~~(public and private) within the subdivision and immediately adjacent to it shall be shown, measured at right angles, or radially when curved.
- ~~(129) —The alignment of proposed streets with existing city streets. Depending upon the location and design of the subdivision.~~
- (130) —Street design dimensions or a reference to the minimum standards for tangents, arcs, radii, etc.
- (141) —Name, location, width and purpose of all existing and proposed easements.
- (152) —Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet. Sizes of existing utilities and the location of proposed junctions with the existing system shall be shown.
- ~~(163) — Vertical control monuments are to have 4,000-foot half-mile maximum spacing. All elevations, based on current National Geodetic Survey, will be registered with the city engineer upon plat submittal.~~
- (174) Contours with intervals of one-half foot, referred to sea level (U.S. Coast and Geodetic Survey Data) as required to show at least two contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control and temporary benchmark set within the subdivision.
- ~~(185) —Special Flood Hazard boundariesAreas. A statement shall be included on the face of the plat that the property does or does not lie within a special flood hazard area. Also, the location of special flood hazard boundaries shall be indicated upon the face of the plat where the boundary divides the subdivision area.~~
- ~~(16) —The scale must be drawn numerically and graphically shown on the plat. Graphic scale of 100 feet to the inch or larger.~~
- ~~(17) —A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at the left side.~~
- ~~(18) The date on which the plat was drawn shall be indicated on the plat. Each revision shall bear a new date. (month, day and year).~~
- (19) — Names of subdivisions, streets, watercourses, pipelines and easements up to a distance of 200 feet. If adjacent property has been subdivided into residential lots, adjacent individual lot addresses will be shown. If adjacent property is acreage, adjacent property ownership will be shown.
- (20) Additional land in the area adjacent to the subdivision in which the applicant has legal interest.

(21) The name of the subdivision, street names, title block information, special notes, dedication and notary statements, and ownership certificate language are subject to review and acceptance by the city.

c. The applicant shall concurrently process the preliminary plat for approval with the Galveston County Consolidated Drainage District and/or Harris County Flood Control District, whichever entity has jurisdiction.

d. The applicant shall submit the plat application and accompanying documents on one of the submittal dates advertised on the "P&Z Submittal Schedule."

ec. Plat applications shall comply with all applicable city ordinances and statutes prior to consideration by the planning and zoning commission. Plats that have not complied with all applicable city ordinances and statutes at least seven business days prior to the scheduled planning and zoning commission meeting shall go forward to the commission with a recommendation of disapproval. Preliminary plat approval will expire six months after the approval by the commission of the preliminary plat or of final sections of a preliminary plat, except that if the subdivider shall apply in writing prior to the end of such six-month period, stating reasons therefore, an extension may be granted by the commission, upon a showing of good cause, for a single extension of six months.

e.

d. The subdivider may, at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat. The remainder of the preliminary plat shall be deemed as approved or conditionally approved as in sections ?? of this section, provided, however, that such approval or conditional approval of the remainder of the preliminary plat be limited to a two-year period after approval of the pertinent final plat or plats by the commission. Prior to the end of such two-year period, the subdivider may apply, in writing, for a one-year extension of the preliminary plat stating the reasons for the extension. The commission may, upon a showing of good cause, grant a single extension of up to one year. Prior to action by the planning and zoning commission, the applicant may submit a "notice of withdrawal" of the plat. This will suspend the running of the 30-day period. When the plat is administratively ready for re-submission, the applicant can then file a signed and dated "notice of re-filing" of the plat within six months of the initial submittal date of the plat, which then starts the 30-day clock anew. A new application and fee will be required for plats that are re-submitted more than six months after the initial submittal date. One "notice of re-filing" is permitted for a plat.

3. —Final plat.

a. No final plat shall be considered unless a preliminary plat has been submitted and approved (unless an alternate method of plat submission is used) and a set of final construction plans and specifications has been approved by the city engineer for the public infrastructure improvements.

b. Submittal Requirements. After the foregoing procedure has been complied with and the preliminary plat approved or conditionally approved by the commission, the subdivider shall prepare or cause to be prepared a final plat, or plats, together with other supplementary information as specified herein. The same procedures that apply to preliminary plats apply to final plats except as noted:

a. The final plat shall be submitted to the planning department with the following:

- (1) Construction Plans and Specifications in accordance with Section X. —Plan profiles of all private and public infrastructure (including but not limited to: water and sewer lines, drainage and detention areas, utilities, berms, roads, sidewalks, fences, and hike and bike trails) shall be submitted and approved by the city engineer.
 - (2) —An overlay showing location and types of street lights and poles.
 - (3) —An overlay showing traffic control plan.
 - (24) —Utility companies' statements that easements are acceptable to provide service and no other easements are necessary or required.
 - (35) — If applicable, letters of review by any local, county, state and federal departments as required by the city engineer or his designee.
 - (46) — Statement from pipeline companies that all existing or proposed pipelines crossing the property have been satisfactorily provided for to the requirements of the pipeline operator, and that the pipeline operator agrees to all pipeline crossings by proposed streets and other subdivision features.
 - (5) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.
 - (7) The number of copies of the plat and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, U.S. mail or courier. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood City Planning Department", clearly labeled with the type of submittal, and include the name of the applicant.
 - (65) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.
- c. Graphic Requirements. Final plats shall show the same graphic information as preliminary plats except as noted: The final plat shall conform substantially to the preliminary plat as approved and incorporate all the provisions relating the preliminary plats in subsection 2 of this section, except subsections 2.a.(9), 2.a.(10), and 2a.(11) preliminary plans and 2.b.(15) utilities and 2.b.(17) contours, preliminary drainage and utility. This plat shall also reflect any conditions or requirements for final approval imposed by the commission, together with the following additional requirements:
- (1) The plat shall show the location and identification of lots, streets, public highways, alleys, parks and other features, with accurate dimensions, in feet and decimals of feet, with the length of radii, tangents (or central angle) and arcs to all curves, and with all other information necessary to reproduce the plat on the ground, all to be set out within the perimeter lines.
 - (2) —The plat shall show a heavy-lined perimeter to be the results of an accurate boundary survey of the property by a registered professional land surveyor with bearings and distances, and references to section/original survey corners, and showing the lines of adjacent lands and fines of adjacent streets and their names and widths (dashed lines). The location and datum used to determine elevations shall be noted on the face of the plat.
 - (3) —The square footage of each lot shall be labeled on the plat.

- (4) ~~— Traverse lines along streams and easements shall be shown adjacent to the high bank of streams and waterways.~~
- (45) ~~— The plat shall show existing pipeline easements, location of pipelines, required setbacks, and if material being transported is hazardous.~~
- (56) ~~— Impervious coverage. Table showing the allotted maximum percent of impervious surface for each lot represented, per the Design Criteria Manual. This percentage shall be derived from the hydrologic and hydraulic report, or the maximum percentage as stipulated in the above referenced zoning ordinance, for the plat. The table shall delineate between percentages for building(s) and accessory structure(s). In the absence of a hydrologic and hydraulic study the default maximum percent of impervious cover shall be that from the master drainage plan wherein the design percentage of impervious cover is 55 percent (Runoff Coefficient, C=0.30 where C=12). If the zoning ordinance stipulates a lower maximum percentage for the zoning district, then that percentage shall be followed.~~
- (76) ~~— Front building setback lines shall be required on residential lots and reserves for commercial development.~~
- (78) ~~— All dedication statements and certificates must be made a part of the final plat drawing and must include, but not be limited to, the statements, the general form and content of which are provided as examples available in the Community Development Department. Language in the statements shall be suitable for plat recording in the official records of plat in the Galveston County Clerk's Office or Harris County Clerk's Office, as appropriate. These dedication statements and certificates and various notations include the following:~~
- ~~Owners Acknowledgment; A statement by the owner dedicating streets, rights-of-way, parks, and easements and other dedicatory statements, as set out by the city engineer;~~
 - ~~Execution of owner's acknowledgement;~~
 - ~~Lienholder's acknowledgement;~~
 - ~~Notary public acknowledgement for all signatures;~~
 - ~~Certificate for engineer and surveyor;~~
 - ~~Certificate for Commission;~~
 - ~~Certificate for Commission Secretary;~~
 - ~~Certificate for City Engineer;~~
 - ~~County clerk filing acknowledgment statement;~~
 - ~~Encumbrances certificate~~
 - ~~Vacation of subdivision plat;~~
 - ~~Certificate of amending plat; Language in the statements shall be suitable for plat recording in the official records of plat in the Galveston County Clerk's Office or Harris County Clerk's Office, as appropriate. A statement of certification shall also be provided for the chairman of the planning and zoning commission to approve the plat, pursuant to a motion duly made and passed by the planning and zoning commission, with the signature to be attested to by the commission's secretary.~~
- (8) ~~Reserves, easements, rights-of-way, etc., not specifically dedicated on the plat or in accompanying document, shall remain in the custody of the subdivision owner until transferred by other legal means.~~

(9) The legal entity responsible for the maintenance of any improvements, including, but not limited to, building, recreational area, open space, equipment, pool or private driveway, which are to be owned and shared by the owners of real property in the proposed subdivision, shall be designated by appropriate articles of incorporation, contracts, restrictions, or other method. The means of securing payment for maintenance and operating expenses and any method of terminating such obligation shall be stated in the creating documents. The following note shall be indicated on the face of the plat:

"The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner or HOA/POA shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of public street lights shall be the responsibility of (insert either Texas New Mexico Power or CenterPoint Energy as applicable)."

d. Expiration. Final approval will expire one year after the commission action granting approval of any plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the commission for another year but not beyond that period.

The name of the subdivision, street names, title block information, special notes, dedication and notary statements, and ownership certificate language are subject to review and acceptance by the city.

d. Final staking of perimeter and block corners, angle points and points of curvature in street rights-of-way shall be performed prior to final acceptance of the subdivision by the city council. Monumentation is required to be performed per the engineering department.

e. Plat Recordation. Upon approval of the plat, the applicant shall submit to the planning department the following items as required by Galveston and Harris Counties:

(1) Mylars including the notarized original signatures of the owner(s) and lienholders of the property included in the plat and the original surveyor and the Galveston County Consolidated Drainage District, if applicable. (The city will be responsible for the required city signatures and recording the plat with the county.)

(2) An electronic version of the plat, in a format that is compatible with the city's software.

(23) Original tax certificates and receipts from all applicable jurisdictions.

(3) The letter or title certificate required in subsection IV.C.2. shall be brought up to current date by a supplementary report from the title guaranty company or title attorney; dated not more than 45 days from the date submitted to the city.

(4) The original, executed protective covenants whereby the subdivider proposes to regulate the use of land in the subdivision, provided however, that such restrictive covenants, conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.

(544) A certified or cashier's check, payable to the county clerk's office for either Galveston or Harris County, in the amount of the cost of the county's recording fees.

~~(655) If public and/or private improvements have not been completed and accepted by city council, the applicant shall provide a letter of credit from a federally insured lending institution or depository as security for the completion of the improvements before the plat is recorded at the county.~~

~~4. Vacating of plat. The procedure for vacating a plat shall conform with the current Texas Local Government Code and meet the same requirements as a final plat. The procedure shall consist of:~~

~~a. The owners of the tract covered by a plat may vacate the plat any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved by the commission and recorded as described in the plat recordation section of this appendix.~~

~~b. If lots in the plat have been sold, the plat, or any part of the plat may be vacated on the application of all the owners of the lots in the plat with approval by the commission.~~

~~5. Replat. Replat without vacating preceding plat procedures are as follows:~~

~~a. The same procedures for final plat approval applies to the replat, except as noted.~~

~~b. The proposed replat shall be submitted to the planning department with a copy of the preceding plat of land along with the proposed replat.~~

~~c. Vacation of the previous plat is not required if:~~

~~(1) A public hearing is held; and~~

~~(2) The replat does not attempt to amend or remove any covenants or restrictions. A note shall be placed on the replat.~~

~~d. If the property to be replatted currently has or previously had in the last five years been limited to residential use for two units or less, then the following is required:~~

~~(1) Notice of a public hearing shall be given before the 15th day of the hearing by publication in a newspaper of general circulation in Friendswood.~~

~~(2) Notice of a public hearing shall be given before the 15th day before the date of the hearing by written notice to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll.~~

~~e. If the replat requires a variance and a legal protest is submitted, then the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the planning and zoning commission. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision must be submitted to the planning department prior to the close of the public hearing.~~

~~fc. A replat is a redesign of all or a part of a recorded plat or subdivision of land which substantially changes the elements of the plat. The same procedures shall be followed as for preliminary, final or short form final plat. The replat must be in accordance with the requirements of the current Texas Local Government Code. Notice shall be required on all residential replats when the previous plat is not vacated and is not in compliance with subsection f.(1) of this section.~~

~~(1) AA replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:~~

~~(1a) Is signed and acknowledge by all the owners of the property being replatted;~~

~~(b2) Is approved by the commission;~~

~~(3e) —Does not attempt to amend or remove any covenants or restrictions;~~

~~(d) —Identifies the lots or portions of the plat being replatted and provides a reason for the replat; and~~

~~(e)d. —In addition, a replat without vacation of the preceding plat must also conform to the requirements of this subsection.~~

~~(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or if any, of the area being replatted was limited to residential use for two units or less during the preceding five years. These additional requirements are:~~

~~(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.~~

~~(i)e. —If a proposed replat described by section (d) does not require a variance or exception, in accordance with the Texas Local Government Code, written notice shall be given not later than the 15th day after the date of the approval.~~

~~(1) Notification shall be by written notice sent to propertyeach owners of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent county tax roll. property which is being replatted.~~

~~(2) This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (f).~~

~~(3) The notice of a replat must include the zoning designation of the property after the replat and a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.~~

~~f. (ii) —If thea proposed replat described by section (d) requires a variance or exception, a public hearing must be held by the commission. Notice of the hearing shall be given before the 15th day before the date of the hearing.~~

~~(a1) Notice shall be published in the official newspaper.~~

~~(2b1) Notice shall be given in writing, with a copy of Subsection f(3e) attached, to the owners of lots that are in the original subdivision and that are within the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved county tax roll. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.~~

~~(3iii) —If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all the members present of the commission. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. In computing the percentage of land area under this subsection, the area of the streets and alleys shall be included.~~

~~(iv)g. Compliance with subsections f.2(e)(2)f(2) and f(3) of this section is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than residential use of two units or less by notation on the last legally recorded plat.~~

h. Expiration. Final approval will expire one year after the commission action granting approval of any plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the commission for another year but not beyond that period.

(2) —The final replat shall meet all the requirements in section (3) for final plats.

5. Short form final plat. Short form final plat procedures are as follows:

a. An abbreviated procedure for plat submission may be used if the proposed subdivision satisfies the following requirements:

(1) The proposed subdivision is for development containing four lots or less.

(2) All lots in the proposed subdivision front on a previously dedicated or private accessway of adequate width and are so situated that no additional accessway, alley, easement or public property is required to meet the regulations of this appendix or any other ordinance of this city.

(3) All utilities and drainage facilities, as required by this appendix or any other ordinance of this city, are in place to serve each lot in the proposed subdivision and require no extensions.

(4) The proposed plat does not vacate, create or extend a public right-of-way or easement.

(5) The proposed plat does not require any variance or modification to the subdivision ordinance.

b. If a proposed subdivision satisfies the requirements of subsection 5.a. of this section, the subdivider may seek final plat approval without necessity of submitting a preliminary plat. Such plat shall meet all the requirements in subsection b. of this section for final plats.

c. Expiration. Final approval will expire one year after the commission action granting approval of any plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the commission for another year but not beyond that period.

6. Amending plat.

a. The city manager or the city manager's designee shall have the authority to approve amending plats, without further action of the planning and zoning commission, as permitted by V.T.C.A., Local Government Code Chapter 212. The city manager or designee shall not have authority to disapprove any such amending plat and shall be required to refer any plat that the city manager or designee refuses to approve to the planning and zoning commission. Nothing herein shall preclude the city manager or designee from electing to present the plat to the planning and zoning commission for approval.

b. —An amending plat shall contain all of the informational requirements set forth for a final plat.

c. —The city manager or designee may approve an amending plat that may be recorded and is controlling over the preceding or final plat with a vacation of that plat, if the amending plat is signed by the applicants only and the sole purpose of the amending plat shall be to:

(1) — Correct an error in a course or distance shown on the preceding plat;

(2) — Add a course or distance that was omitted on the preceding plat;

(3) — Correct an error in a real property description shown on the preceding plat;

- (4) — Indicate monuments set after the death, disability, or retirement from practice of the surveyor responsible for setting monuments;
- (5) — Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
- (6) — Correct any other type of scrivener or clerical error or omission previously approved by the city manager, designee or commission municipal authority responsible for approving plats. Such errors may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;
- (7) — Correct an error in courses and distances of lot lines between two adjacent lots if:
 - (a) Both lot owners join in the application for amending the plat;
 - (b) Neither lot is abolished;
 - (c) The amendment does not attempt to remove recorded covenants or restrictions; and;
 - (d) The amendment does not have a material adverse effect on the property rights of the owners in the plat;
- (8e) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
- (98) — Relocate one or more lot lines between one or more adjacent lots if:
 - (a) The owners of all those lots join in the application for amending the plat;
 - (b) The amendment does not attempt to remove recorded covenants or restrictions; and;
 - (c) The amendment does not increase the number of lots; or
- (109) To make necessary changes to the preceding plat to create six or fewer lots in the subdivision or part of the subdivision covered by the preceding plat if:
 - (a) the changes do not affect applicable zoning and other regulations of the municipality;
 - (b) the changes do not attempt to amend or remove any covenants or restrictions; and
 - (c) the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area;
- (110) To replat one or more lots fronting on an existing street if:
 - (a) The owners of all those lots join in the application for amending the plat;
 - (b) The amendment does not attempt to remove recorded covenants or restrictions;
 - (c) The amendment does not increase the number of lots; and
 - (d) The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.
- d. When an amending plat is prepared, the surveyor signing and sealing the plat shall provide a statement in the title block denoting the change, in addition to any other corrections which have been made.
- e. Notice, a hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat.
- 7. Covenants/conditions/restrictions required. Final approval of any plat to subdivide property, whether residential or nonresidential shall not be granted unless the applicant submits a certified copy of covenants, conditions, and/or restrictions declared for said property that:
 - a. Establish materials, design and/or architectural standards acceptable to the city's planning director; and
 - b. Are recorded in the appropriate county clerk's office.
- 8. Association required. A plat to subdivide property, whether residential or non-residential that creates common area or common land shall be accompanied by a copy of documents evidencing:

~~a. Approval by the Texas Secretary of State's Office of the formation of a homeowners' association, community association, or property owners' association; and~~

~~b. Such association's assumption of the responsibility for maintenance of the common area or common land.~~

7. *Vacating of plat.* The procedure for vacating a plat shall conform with the current Texas Local Government Code and meet the same requirements as a final plat. The procedure shall consist of:

a. The owners of the tract covered by a plat may vacate the plat any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved by the commission and recorded as described in the plat recordation section of this appendix.

b. If lots in the plat have been sold, the plat, or any part of the plat may be vacated on the application of all the owners of the lots in the plat with approval by the commission.

8. *Association required.* A plat to subdivide property, whether residential or non-residential that creates common area or common land shall be accompanied by a copy of documents evidencing:

a. Approval by the Texas Secretary of State's Office of the formation of a homeowners' association, community association, or property owners' association; and

b. Such association's assumption of the responsibility for maintenance of the common area and/or common land.

9. *Covenants/conditions/restrictions required.* Final approval of any plat to subdivide property, whether residential or nonresidential shall not be granted unless the applicant submits a certified copy of covenants, conditions, and/or restrictions declared for said property that:

a. Establish materials, design and/or architectural standards acceptable to the city's planning director; and

b. Are recorded in the appropriate county clerk's office.

~~2.—Conceptual plan.~~

~~(a) Prior to submitting a preliminary plat, a subdivider may submit a conceptual plan of the entire development for review by the commission. Notwithstanding anything in this subsection to the contrary, a subdivider may submit a preliminary plat or plats along with a conceptual plan of a proposed development.~~

~~(b) Only major or significant changes by the developer in the conceptual plan shall require resubmission of such plan to the commission. Minor changes may be reviewed by staff who may determine that changes are more than minor and resubmit proposed changes to the commission.~~

~~3.—Contents of plan.~~ The conceptual plan shall contain the following information:

~~(a) The proposed name of the development.~~

~~(b) The total acreage included in the entire development.~~

~~(c) The scale of the plan should be indicated.~~

~~(d) The boundaries of the total acreage of the subdivision and the boundaries of the proposed land uses within the subdivision should be indicated.~~

~~(e) The plan shall indicate the total number of lots and the typical lot sizes.~~

~~(f) The plan shall indicate proposed streets, direction of manmade and natural drainage flows, location of schools, parks, detention ponds and other public or private facilities.~~

b. ~~Preliminary plat.~~

1. ~~Following the staff conference and the submittal of the conceptual plan, all persons desiring to subdivide a tract of land within the corporate limits of the city or within its extraterritorial jurisdiction shall prepare or cause to be prepared a preliminary plat which shall be kept on file with the commission, together with other supplementary information as specified below.~~
2. ~~The preliminary plat submittal shall contain the information and/or language required hereunder.~~
 - (a) ~~Title of plat shall show:~~
 - (1) ~~Proposed name of subdivision.~~
 - (2) ~~Legal description of subdivision, including the name of the county and surveying abstract number.~~
 - (3) ~~Total acreage and total number of lots, blocks and reserves. Lots within each block shall be numbered consecutively. Blocks shall also be numbered consecutively.~~
 - (4) ~~Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.~~
 - (5) ~~The name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.~~
 - (6) ~~The scale must be drawn numerically and graphically shown on the plat. The minimum scale acceptable for a plat shall be one inch equals 100 feet. Larger scales are permissible provided the scale chosen is divisible by ten and the area within 200 feet of the subdivision is shown on the plat.~~
 - (7) ~~A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at left side.~~
 - (8) ~~The date on which the plat was drawn shall be indicated on the plat. (Each revision shall bear a new date.)~~
 - (b) ~~A vicinity map, preferably in the upper right corner of the plat, to show relation of subdivision to well-known streets, political subdivisions and watercourses in all directions to a distance of at least one mile. The suggested scale of the vicinity map is one inch equals 2,000 feet and shall be oriented in the same direction as the detailed subdivision drawing.~~
 - (c) ~~Boundaries of ownership with bearings and overall dimensions.~~
 - (1) ~~Area to be subdivided drawn in heavy lines with overall dimensions and bearings.~~
 - (2) ~~Lines outside of boundaries to be dashed.~~
 - (3) ~~An accurate location of the subdivision should be provided by reference to a well-established survey or league corner, subdivision corner, or other known point.~~
 - (d) ~~Contours with intervals of one-half foot, referred to sea level (U.S. Coast and Geodetic Survey Data) as required to show at least two contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control and temporary benchmark set within the subdivision.~~
 - (e) ~~The areas outside the plat boundaries shall be identified with the names and recording information of adjacent subdivisions or owners of record of adjoining parcels of land.~~
 - (f) ~~The location, widths and names of all existing and proposed public and private streets or public rights-of-way within or adjacent to the subdivision shall be indicated. All railroad rights-of-way, pipelines, easements and other permanent features such as section lines, boundaries of political subdivisions, on all sides for a distance of not less than 200 feet shall also be indicated.~~

- (g) Existing sewers, water mains, culverts, pipelines or other underground structures, and other public utilities and buildings within the tract or within 200 feet shall be identified with pipe sizes, grades and locations indicated.
- (h) The location and approximate width or dimension of existing and proposed lakes, watercourses, storm detention areas and drainage easements within the subdivision or within 200 feet thereof shall be indicated.
- (i) All parcels of land intended to be dedicated for public use or reserved for the use of all property owners in the proposed subdivision, together with the conditions or limitations of each reservation, if any, shall be identified. Those reserves not intended for residential shall be labeled as restricted reserves and shall require additional action by the commission prior to development as a residential lot.
- (j) A preliminary drainage plan with calculations shall be provided. Floodplain information shall also be provided with the 100-year floodplain shown on the preliminary plat.
- (k) A preliminary utility plan with calculations shall be provided.
- (l) As applicable, the applicant shall concurrently process the preliminary plat for approval with the Galveston County Consolidated Drainage District and/or Harris County Flood Control District, whichever entity has jurisdiction.

3. Submittal.

- (a) Prints of the plat and plans shall be submitted to the community development department, for the commission by 5:00 p.m., at least eight working days prior to a meeting of the commission, without exception. Refer to the plat submission application for the number of prints required.
- (b) Prints shall be accompanied by the completed form, entitled "Application for Preliminary Approval of Subdivision Plat." (These forms may be obtained from the community development department upon request.)
- (c) The owner shall, along with the preliminary plat, submit a certificate or letter from a title guaranty company or a title attorney indicating a current search and certifying to at least the following concerning the title to the land: A statement of records examined and date of examination; description of the property in question, including a metes and bounds description of the tract; name of the fee owner as of the date of examination, and the date, file number, date of filing, and volume and page of any lienholders; and general description of any easement or fee strips granted along with the file number, date of filing, and volume and page of recording.
- (d) The draft of any protective covenants whereby the subdivider proposes to regulate the use of land in the subdivision shall be submitted, provided, however, that such restrictive covenants, conditions or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.
- (e) Certification stating that all current city, county, school, utility or other governmental entity taxes due and payable have been paid or a tax certificate from the city, county, school, utility or other governmental entity in which the land being platted is located showing no delinquent taxes are due on the property being platted.
- (f) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.

4. Decision of the commission.

- (a) On receipt by staff of an application containing all of the information described above, staff shall schedule the application for action by the commission on their next available agenda. Beginning with the date the preliminary plat appears on a posted agenda, the commission

shall render a decision thereon within 30 days, providing the item is not withdrawn prior to commission review and action. Such decision may consist of approval, disapproval, or conditional approval. Conditional approval may be granted only in those instances where the conditions to be satisfied are within the authority of the commission.

(b) ~~If a preliminary plat does not meet the description of a replat per subsection f of this section, but it amends a previously recorded subdivision map or survey for which there is no formal recorded plat approved by law, a written notice of the meeting shall be mailed to each owner of real property, as indicated by the most recent tax roll, situated within the original subdivision map or survey and located within 200 feet of the exterior boundary of the subject property, at least ten days prior to the meeting.~~

5. ~~Preliminary approval will expire six months after the approval by the commission of the preliminary plat or of final sections of a preliminary plat, except that if the subdivider shall apply in writing prior to the end of such six-month period, stating reasons therefor, an extension may be granted by the commission, upon a showing of good cause, for a single extension of six months.~~

6. ~~The subdivider may, at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat. The remainder of the preliminary plat shall be deemed as approved or conditionally approved as in subsections c.4 and 5 of this section, provided, however, that such approval or conditional approval of the remainder of the preliminary plat be limited to a two-year period after approval of the pertinent final plat or plats by the commission. Prior to the end of such two-year period, the subdivider may apply, in writing, for a one-year extension of the preliminary plat stating the reasons for the extension. The commission may, upon a showing of good cause, grant a single extension of up to one year.~~

c. ~~Final plat:~~

1. ~~No final plat shall be considered unless a preliminary plat has been submitted and approved (unless the alternate method of plat submission is used) and a set of final construction plans has been approved by the city engineer for the public infrastructure improvements.~~

2. ~~After the foregoing procedure has been complied with and the preliminary plat approved or conditionally approved by commission, the subdivider shall prepare or cause to be prepared a final plat, or plats, together with other supplementary information as specified herein. The final plat shall conform substantially to the preliminary plat as approved and incorporate all the provisions relating to preliminary plats in subsection b.2 of this section, except subsections b.2(d), (g), (j) and (k). This plat shall also reflect any conditions or requirements for final approval imposed by the commission, together with the following additional requirements:~~

(a) ~~All easements necessary for utility service shall be shown on the final plat and the applicant shall provide certification on the plat that all utility companies have been contacted and the easements shown on the plat constitute all of the easements requested by the utility companies.~~

(b) ~~Show all streets and alleys with street names, width measured at right angles or radially (where curved), complete curve data (radius, PC and PT), length and bearing all tangents between curves.~~

(c) ~~The plat must provide a note that all existing pipelines or pipeline easements though the subdivision have been shown or that there are no existing pipeline easements within the limits of the subdivision.~~

(d) ~~Accurate dimensions, both linear and angular, of all items on the plat; the boundary survey on the side shall close within one in 10,000. Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions may be shown by bearings. Curved boundaries shall be fully described and all essential information given; circular curves shall be defined by actual length of radii and by degree of curve. Complete dimensional data shall be given on fractional lots.~~

- (e) ~~The description and location of all lot and block corners and permanent survey reference monuments shall be shown.~~
- (f) ~~Designate any sites of schools, churches, parks, sewage disposal plants, water plants, business, industry, or other special land uses. If proposed use is unknown, designate as unrestricted. Tracts for nonresidential use should be numbered as blocks and lots.~~
- (g) ~~Watercourses and ravines, as determined by actual ground survey, showing high banks and width of existing or proposed easements.~~
- (h) ~~All dedication statements and certificates must be made a part of the final plat drawing and must include, but not be limited to, the statements, the general form and content of which are provided as examples available in the community development department. These dedication statements and certificates and various notations include the following:
 - (1) ~~Owner's acknowledgement;~~
 - (2) ~~Execution of owner's acknowledgment;~~
 - (3) ~~Lienholder's acknowledgment and subordination statement;~~
 - (4) ~~Notary public acknowledgment for all signatures;~~
 - (5) ~~Certificate for engineer and surveyor;~~
 - (6) ~~Certificate for commission;~~
 - (7) ~~County clerk filing acknowledgment statement;~~
 - (8) ~~Encumbrances certificate;~~
 - (9) ~~Vacation of subdivision plat;~~
 - (10) ~~Certificate of amending plat;~~
 - (11) ~~City engineer's certificate.~~~~
- (i) ~~A certificate by a registered public surveyor, duly authenticated, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. If the surveyor who prepared the plat did not make the original boundary survey, this fact should be noted in the certificate.~~
- (j) ~~The final plat, as approved by the commission, to be filed by the city secretary for record with the county clerk, shall not show the construction features such as curblines or utility lines or other structures not involved in the title covenant.~~
- (k) ~~The plat shall provide a note that the finish floor elevations of all structures shall be located above the base flood elevation (established by FEMA) as prescribed in the flood damage prevention ordinance of the city (chapter 34, article II of the Code of Ordinances).~~
- (l) ~~The legal entity responsible for the maintenance of any improvements, including, but not limited to, building, recreational area, open space, equipment, pool or private driveway, which are to be owned and shared by the owners of real property in the proposed subdivision, shall be designated by appropriate articles of incorporation, contracts, restrictions, or other method. The means of securing payment for maintenance and operating expenses and any method of terminating such obligation shall be stated in the creating documents. In the event such entity is responsible for the maintenance of driveways, emergency access easements, recreational areas, or open spaces the following note shall be indicated on the face of the plat:

"The City of Friendswood shall not be responsible for maintenance of driveways, emergency access easements, recreational areas, and open spaces; and the (entity) which shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces."~~

- (m) ~~As applicable, the applicant shall concurrently process the final plat for approval with the Galveston County Consolidated Drainage District and/or Harris County Flood Control District, whichever entity has jurisdiction over the area the plat covers.~~

3. ~~Submittal of final plat.~~

- (a) ~~Prints of final plat and the two original Mylar's shall be submitted to the commission with written application for approval at least eight working days prior to a meeting of the commission without exception. Refer to the plat submission application for the number of prints required.~~
- (b) ~~Prior to filing of the final plat, the letter or title certificate required in subsection b.3(c) of this section shall be brought up to current date by a supplementary report from the title guaranty company or title attorney; dated not more than 45 days from the date submitted to the city.~~
- (c) ~~A copy of the final restrictive covenants to govern the nature of the use of the property shall be submitted to the commission and may be sent to the city attorney for review and approval prior to filing of the final plat. The commission shall, in the public interest, require that said restrictive covenants be filed simultaneously with the plat.~~
- (d) ~~The applicant shall submit proof that the final plat has been approved by the appropriate drainage district as required, provided the drainage criteria of both the city and the drainage district are the same. Proof of approval shall be a letter of approval from the drainage district.~~

4. ~~Decision of the commission.~~

- (a) ~~On receipt by staff of an application containing all of the information described above, staff shall schedule the application for action by the commission on their next available agenda. Beginning with the meeting date for initial approval of the final plat, the commission shall render a decision thereon within 30 days. Said decision may consist of approval or disapproval.~~
- (b) ~~If a final plat does not meet the description of a replat per subsection f of this section, but it amends a previously recorded subdivision map or survey for which there is no formal recorded plat approved by law, a written notice of the meeting shall be mailed to each owner of real property, as indicated by the most recent tax roll, situated within the original subdivision map or survey and located within 200 feet of the exterior boundary of the subject property, at least ten days prior to the meeting.~~

5. ~~Final approval will expire one year after the commission action granting approval of any plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the commission for another year but not beyond that period.~~

- d. ~~*Plat recordation.* The final plat shall be drawn on three mil camera positive matte finish (both sides) film in permanent black ink and shall be no larger than 24 inches by 36 inches. Two film copies of the plat with original signatures are to be filed by the city secretary in the office of the county clerk as a permanent record. The final plat must be approved by the commission prior to being filed by the city secretary.~~

e. ~~*Short form final plat.*~~

- 1. ~~An abbreviated procedure for plat submission may be used if the proposed subdivision satisfies the following requirements:~~
 - (a) ~~The proposed subdivision is for development containing four lots or less.~~
 - (b) ~~All lots in the proposed subdivision front on a previously dedicated or private accessway of adequate width and are so situated that no additional accessway, alley, easement or public~~

property is required to meet the regulations of this appendix or any other ordinance of this city.

- (c) ~~All utilities and drainage facilities, as required by this appendix or any other ordinance of this city, are in place to serve each lot in the proposed subdivision and require no extensions.~~
 - (d) ~~The proposed plat does not vacate, create or extend a public right-of-way or easement.~~
 - (e) ~~The proposed plat does not require any variance or modification to the subdivision ordinance.~~
2. ~~If a proposed subdivision satisfies the requirements of subsection e.1 of this section, the subdivider may seek final plat approval without necessity of submitting a preliminary plat. Such plat shall meet all the requirements in subsection c(2) of this section for final plats.~~
3. ~~Decision of the commission.~~
- (a) ~~On receipt by staff of an application containing all of the information described above, staff shall schedule the application for action by the commission on their next available agenda. Beginning with the meeting date for initial approval of the final plat, the commission shall render a decision thereon within 30 days. Said decision may consist of approval or disapproval.~~
 - (b) ~~If a short form final plat does not meet the description of a replat per subsection f of this section, but it amends a previously recorded subdivision map or survey for which there is no formal recorded plat approved by law, a written notice of the meeting shall be mailed to each owner of real property, as indicated by the most recent tax roll, situated within the original subdivision map or survey and located 200 feet of the exterior boundary of the subject property, at least ten days prior to the meeting.~~
4. ~~Final approval will expire one year after planning commission action granting approval of such plat unless the plat has been filed of record with the county clerk as described in the plat recordation section, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended for another year but not beyond that period.~~

f. ~~Replat.~~

- 1. ~~A replat is a redesign of all or a part of a recorded plat or subdivision of land which substantially changes the elements of the plat. The same procedures shall be followed as for preliminary, final or short form final plat. The replat must be in accordance with the requirements of the current Texas Local Government Code. A public hearing shall be required on all residential replats when the previous plat is not vacated and is not in compliance with subsection f.2 of this section.~~
- 2. ~~A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:~~
 - (a) ~~Is signed and acknowledge by all the owners of the property being replatted;~~
 - (b) ~~Is approved, after a public hearing on the matter at which interested parties and citizens have an opportunity to be heard, by the commission;~~
 - (c) ~~Does not attempt to amend or remove any covenants or restrictions;~~
 - (d) ~~Identifies the lots or portions of the plat being replatted and provides a reason for the replat; and~~
 - (e) ~~In addition, a replat without vacation of the preceding plat must also conform to the requirements of this subsection, if any, of the area being replatted was limited to residential use for two units or less. These additional requirements are:~~

- (1) Notice of the hearing required in accordance with the Texas Local Government Code shall be given before the 15th day before the date of the hearing. Notification shall be by publication in the official newspaper and by written notice sent to property owners within 200 feet of the property which is being replatted.
- (2) If the proposed replat is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all the members of the commission. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. In computing the percentage of land area under this subsection, the area of the streets and alleys shall be included.
- (3) Compliance with subsection f.2(e)(2) of this section is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single residential use by notation on the last legally recorded plat.

3. The final replat shall meet all the requirements in subsection c.2 of this section for final plats.

4. Decision of the commission. On receipt by staff of an application containing all of the information described above, staff shall schedule the application for action by the commission on its next available agenda following the public hearing. Beginning with the meeting date for initial approval of the final replat, the commission shall render a decision thereon within 30 days. Said decision may consist of approval or disapproval.

5. Final approval will expire one year after planning commission action granting approval of such replat unless the replat has been filed of record with the county clerk as described in the plat recordation section, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended for another year but not beyond that period.

~~g. Amending plat.~~

1. The city manager or the city manager's designee shall have the authority to approve amending plats, without further action of the planning and zoning commission, as permitted by V.T.C.A., Local Government Code ch. 212. The city manager or designee shall not have authority to disapprove any such amending plat and shall be required to refer any plat that the city manager or designee refuses to approve to the planning and zoning commission. Nothing herein shall preclude the city manager or designee from electing to present the plat to the planning and zoning commission for approval.

2. An amending plat shall contain all of the informational requirements set forth for a final plat.

3. The city manager or designee may approve an amending plat that may be recorded and is controlling over the preceding or final plat with a vacation of that plat, if the amending plat is signed by the applicants only and the sole purpose of the amending plat shall be to:

- (a) Correct an error in a course or distance shown on the preceding plat;
- (b) Add a course or distance that was omitted on the preceding plat;
- (c) Correct an error in a real property description shown on the preceding plat;
- (d) Indicate monuments set after the death, disability, or retirement from practice of the surveyor responsible for setting monuments;
- (e) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
- (f) Correct any other type of scrivener or clerical error or omission previously approved by the city manager, designee or commission. Such errors may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;

- (g) ~~Correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for amending the plat, neither lot is abolished, the amendment does not attempt to remove recorded covenants or restrictions, the amendment does not have a material adverse effect on the property rights of the owners in the plat, and no more than ten lots are affected per plat;~~
- (h) ~~Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;~~
- (i) ~~Relocate one or more lot lines between one or more adjacent lots if:~~
 - (1) ~~The owners of all those lots join in the application for amending the plat;~~
 - (2) ~~The amendment does not attempt to remove recorded covenants or restrictions;~~
 - (3) ~~The amendment does not increase the number of lots; or~~
- (j) ~~The combination of two lots for the creation of a more developable site when:~~
 - (1) ~~No change in the platted land use category is anticipated.~~
 - (2) ~~No increase in the density or intensity of use is anticipated as determined by estimated traffic congestion or utility demands.~~
 - (3) ~~Off-site stormwater runoff is neither increased nor concentrated.~~
 - (4) ~~Adequate public access and thoroughfare rights-of-way exist.~~
 - (5) ~~Notice, a public hearing, and the approval of other lot owners are not required as a condition of approval and issuance of an amending plat.~~
 - (6) ~~When an amending plat is prepared, the surveyor signing and sealing the plat shall provide a statement in the title block denoting the change, in addition to any other corrections which have been made.~~

h. ~~Vacating of plat. The procedure for vacating a plat shall conform with the current Texas Local Government Code and meet the same requirements as a final plat. The procedure shall consist of:~~

- 1. ~~The owners of the tract covered by a plat may vacate the plat any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved by the commission and recorded as described in the plat recordation section of this appendix.~~
- 2. ~~If lots in the plat have been sold, the plat, or any part of the plat may be vacated on the application of all the owners of the lots in the plat with approval by the commission.~~

(Ord. No. 2000-01, § 2, 1-17-2000; Ord. No. 2000-36, § 1, 9-25-2000; Ord. No. 2004-04, §§ 1, 2, 2-16-2004; Ord. No. 2010-04, § 2, 2-22-2010; Ord. No. 2010-38, §§ 1—3, 1-10-2011)

Section V. Decisions of the commission

A. Beginning with the submittal date of the plat, the planning and zoning commission shall approve or disapprove within 30 days in accordance with the Texas Local Government Code (Section 212.009). Said decision will be based upon a determination that the plat meets the requirements of this article and all other applicable city ordinances and regulations. The commission shall approve, approve with conditions or disapprove a plat.

B. Prior to action by staff, the applicant may submit a "notice of withdrawal" of the plat. This will suspend the running of the 30-day period. When the plat is administratively ready for re-submission, the applicant can then file a signed and dated "notice of re-filing" of the plat within six months of the initial submitted date of the plat, which then starts the 30-day clock anew. A new application and fee will be required for plats that are re-submitted more than six months after the initial submittal date. One "notice of re-filing" is permitted for a plat.

Commented [BB2]: Created separate section for Decisions of the commission.
HB 3167 changes included.

C. Standards for approval – the commission shall approve a plat if:

1. It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
2. It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
3. It conforms to this article.

D. Approve – If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's ~~secretary~~.

E. Conditional approval or disapproval – the commission shall provide the applicant a written statement of the conditions for a conditional approval or reasons for the disapproval that clearly articulates each specific condition. Each condition or reason specified in the written statement must be directly related to the requirements under this appendix and include a citation to the law, including a statute, municipal ordinance or resolution, that is the basis for the conditional approval or disapproval, and may not be arbitrary.

1. Applicant Response – After the conditional approval or disapproval of a plat, the applicant may submit to the commission a written response that satisfies each condition for the conditional approval or remedies for each reason for disapproval. The commission may not establish a deadline for an applicant to submit a response.

2. Commission Response – Once a response is received from the applicant, the commission shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat no later than the 15th day after the date the response was submitted. The decision of the commission must comply with section V.C. and the commission may disapprove the plat only for a specific condition or reason provided to the applicant previously.

3. The commission shall approve a previously conditionally approved plat or disapproved plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

4. Inaction: A previously conditionally approved or disapproved plat is approved if the applicant files a response that adequately addresses each condition of the conditional approval or each reason for the disapproval AND the commission does not disapprove the plat within 15 days of the submittal of the response and in accordance with section V.E.2.

F. A plat is deemed approved by the planning and zoning commission, unless it is disapproved within 30 days.

1. An applicant may request in writing an extension of 30-day period for a period not to exceed an additional 30 days. This request shall be submitted to the commission for consideration.

2. If the commission fails to approve, approve with conditions, or disapprove within 30 days, the certificate on the plat shall include the date the plat was filed and a statement that the authority failed to act on the plat within that period, in accordance with section V.A.

Section VIII. – ~~Rights-of-way, private streets, and access – General requirements and design criteria~~
~~requirements and design criteria.~~

Aa. General.

The subdivision shall conform to the comprehensive plan of the city, as well as all duly adopted design criteria of the city, which shall be kept on file with the city engineer and be available to the public. The city engineer shall maintain the design criteria and propose such changes to them from time to time so that they are equivalent or more stringent than those in the area, provided, however, city council may, through the following ordinances, approve standards different from

Commented [BB3]: Removed comment (2) A majority of the members of PZ being allowed to sign plats.

Commented [BB4]: Renamed Section and limited to access criteria. Created additional sections for other specific topics.

those contained in this appendix or the design criteria manual. Where different standards are approved, whether those standards are more stringent or less stringent, they shall control.

(1) An ordinance reclassifying land to a planned unit development district (PUD); or

(2) An ordinance approving a specific use permit for a PUD district.

~~Service drives; acceleration, deceleration, passing, or turning lanes; traffic control signal or other traffic control measures; and shared access with adjacent sites may be required by the appropriate approving authority at the request of the city engineer, at principal vehicular access points, with length and width as appropriate to the anticipated flow of traffic. Roads to serve the proposed development shall be designed and constructed in accordance with the subdivision ordinance and the Design Criteria Manual and shall be adequate to accommodate the vehicular traffic projected to be generated by the development. Pedestrian and bicycle access shall be coordinated with the vehicular access and separated to the maximum degree possible from vehicular access points to reduce congestion, friction, and hazard, except in those cases when a "shared space" arrangement is a safer alternative and is approved by the city engineer. The subdivision shall conform to the comprehensive plan of the city, as well as all duly adopted design criteria of the city, which shall be kept on file with the city engineer and be available to the public. The city engineer shall maintain the design criteria and propose such changes to them from time to time so that they are equivalent or more stringent than those in the area, provided, however, city council may, through the following ordinances, approve standards different from those contained in this appendix or the design criteria manual. Where different standards are approved, whether those standards are more stringent or less stringent, they shall control.~~

~~(1) An ordinance reclassifying land to a planned unit development district (PUD); or~~

~~(2) An ordinance approving a specific use permit for a PUD district.~~

~~b~~

B. Public and private local streets.

~~(1.)~~ The street pattern of a neighborhood must comply with the design criteria, all requirements of this section and shall:

- ~~(a.)~~ Provide for adequate vehicular access to all properties within a subdivision's plat boundaries. All lots, tracts and reserves shall have frontage on an approved public right-of-way or access easement.
- ~~(b.)~~ Provide adequate street connections to adjacent properties to ensure adequate traffic circulation within the general area.
- ~~(c.)~~ Provide a local street system serving properties to be developed for residential purposes which discourages through traffic while maintaining sufficient access and traffic movement for convenient circulation within the subdivision and access by fire, police and other emergency services.
- ~~(d.)~~ Provide a sufficient number of continuous streets and major thoroughfares, particularly in those areas designated for the development of multifamily residential, commercial and industrial land uses, to accommodate the increased traffic demands generated by these land uses.
- ~~(e.)~~ When necessary to continue the neighborhood pattern for adjacent developments, existing streets in the adjoining areas shall be continued and shall be at least as wide as such existing streets in alignment therewith, but in no case narrower than required by current regulation. Centerline offset shall be a minimum of 125 feet. Greater centerline offsets may be required by the commission when necessary for traffic safety.
- ~~(f.)~~ When adjoining areas are not subdivided, the commission may require the arrangement of streets in the subdivision to make provisions for the proper projection of streets into such unsubdivided areas.

(g) Street intersections shall be as nearly at right angles as practical giving due regard to terrain, topography, sight distances and safety.

(h.) Private streets, where allowed, shall meet all the requirements set forth for public streets, including, but not limited to, construction standards, width, curves, sight distance visibility and function, and all other design criteria and specifications, and shall be privately maintained to those standards.

(i)

C. Collector streets generally.

(1.) There shall be a minimum of one point of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. There shall be a minimum of two points of access into a subdivision or subdivision phase from a collector street for subdivisions in excess of 75 platted lots. In the case of phased construction, each phase should meet this requirement, but in no case shall there be less than one access to a collector street per 75 platted lots.

(2.) A collector street may be a new or existing street built to current collector street standards for right-of-way width and pavement width, or an existing street built to past standards but which by definition currently functions as a collector street.

(3.) No subdivision can connect to a collector street through another subdivision unless each is part of a planned, phased subdivision development. In such cases, the commission may require such through streets to have additional right-of-way width and paving width, in keeping with subsection b(1)(e) of this section, to promote better traffic flow.

(4.) All lots in a subdivision must be within 750 feet of an intersection on a street within the subdivision that leads to a collector street, but the commission may approve a greater distance in keeping with the considerations for increased cul-de-sac lengths and block lengths.

(5.) The commission may permit an isolated, stand-alone subdivision to connect to a collector street by way of a new street not built to collector standards if such street is within the plat boundaries of the subdivision.

(6.) Due to existing conditions on the land being platted, such as the existence of pipelines, bodies of water, 100-year floodplain, etc., the commission may require additional points of access from a collector street to protect health, safety and welfare.

eCD. Major thoroughfares and arterialcollector streets.

1. *General.* Street classification, location and alignment shall be in accordance with the thoroughfare plan and finally determined by the commission.
2. *Right-of-way width and transitions.* The width of the right-of-way to be dedicated for any designated or proposed thoroughfare or collector street shall be in conformance with the thoroughfare plan. In those instances where the proposed subdivision is located contiguous to an existing thoroughfare or collector street having a right-of-way less than that required by the thoroughfare plan, sufficient additional right-of-way must be dedicated to bring the right-of-way width in conformance with the plan. The minimum right-of-way width required for the development of a designated or proposed thoroughfare or collector street must be of sufficient width to accommodate the approved roadway pavement and attendant drainage and utility facilities.
3. *Curves and intersections.* Curves proposed for the right-of-way of designated thoroughfares and collector streets shall be in conformance with the current design criteria. Reverse curves must be separated by a tangent distance of not less than 100 feet. Intersections with public and/or private streets shall be at right angles but may vary upon approval of the commission after due regard for terrain, topography, sight distances and safety. Where acute angles are

approved, a radius of at least 25 feet in the right-of-way line in the acute corner must be provided.

dED. Buffering major thoroughfares.

1. Where a subdivision abuts or contains an existing or proposed arterial street, the commission may require marginal access streets, reverse frontage with screen planting contained in non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. If landscaping or berming is used as a buffer between the major thoroughfare and residential property uses, the subdivider shall provide a ten-foot landscape easement along the major thoroughfare according to the major thoroughfare plan and shall construct sidewalks thereon in accordance with the city design criteria manual and standard construction details.
2. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city under conditions approved by the commission.
3. a. Residential developments not facing a Community Overlay District thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the planning and zoning commission to establish compliance with this subsection.
b. Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)
c. Community Overlay District boundaries and requirements are located in the Zoning Ordinance, Appendix C, Section 7.5. Should any portion of this Section conflict with any provisions of the Zoning Ordinance, the Zoning Ordinance shall govern.
4. Street right-of-way widths shall be as shown in the general plan for the city, and where not shown therein shall be not less than as follows:

Street type	Minimum right-of-way width
Major thoroughfare	120 feet
Collector	80 feet
Minor (private and public)	60 feet
Commercial streets	80 feet

Commented [BB5]: Include COD requirements for easy reference.

Commented [AH6R6]: I like it!

Boulevards	10080 feet
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Commented [BB7]: Jil suggested changing to 100-feet.

Commented [AH8R8]: Good idea

eFE. *Partial or half streets.* ~~Partial and H~~half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided, the other remaining half of the street shall be platted within such subdivision, in accordance with section II. Appropriate notations and one-foot reserve must be placed upon the plat restricting access from any partial or half streets so dedicated to adjacent acreage tracts until the adjacent property is subdivided in a recorded plat and the additional right-of-way is acquired providing the full right-of-way as specified in this appendix.

fGE. *Street names.* Proposed street names shall be submitted to and approved by the planning and zoning commission. Proposed streets, which are in alignment with others existing and named, shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision.

HG. *Gates on private streets.*

1. Entrances to communities with private streets shall be controlled by electrically operated gates which are physically manner or electronically operated on a 24-hour-per-day basis. Where electrically operated, unmanned access gates are in place on private streets, one entrance gate at each entrance must be equipped with a 911 override control switch. For entrances with two gated lanes of entry, only one of these gated entries requires an electronically operated gate. The second one may be manually operated. Construction plans and gate specifications must be submitted to the fire marshal's office and approved prior to installation.
2. The Knox Company Model KS-2 or KS2-P (or approved equal) key operated switches are approved by the fire marshal's office.
3. The 911 override control switch must be installed in a weatherproof box or assembly approved by the fire marshal's office.
4. The 911 override switch must be accessible from the driver's side of every emergency response vehicle.
5. All electrically operated access gates shall have a manual override mechanism for use in the event of a power failure, approved by the fire marshal's office.
6. Electric gates must have a rest button near the override control switch to secure the gates when the emergency is terminated.
7. Streets in existence, finally platted and approved by the city council on the effective date of the ordinance from which this section is derived shall remain as they are; however, new construction of private streets shall provide a ten-foot curb-face to curb-face width. The gates in the fully opened position must provide a minimum of 12 feet clear width.
8. A sensing device that will automatically open the gates for departure or exiting is required. Where manual exit gates exist, at least one gate at each exit shall be equipped with a 911 padlock.
9. A final inspection by the fire marshal's office is required before the gates are operational. Each public safety department shall sign off on the acceptance form.

10. Installation of the 911 override switches on all existing gates shall be accomplished within six months of the effective date of this article from which this section is derived. Gates and 911 switches must be maintained and kept in good working condition.

11. The owner or operator or his agent is responsible for the ordering and the installation of the 911 override control switch. An approved order form must be obtained from the fire marshal's office.

12. Distribution of numbered master keys will be controlled by the city fire marshal's office. Keys shall be distributed to authorized emergency response personnel only. Recordkeeping will be maintained in the office of the fire marshal.

H. One-foot reserves. In those instances where any public street is established in a plat submitted to the commission and where such street forms a stub street into adjacent acreage or where such street lies along the parallel with the plat boundary and adjacent to acreage, a one-foot wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public, between the public street right-of-way and the adjacent unsubdivided acreage, to prevent access to this public street from the adjacent unsubdivided acreage unless and until the commission has had an opportunity to review the development proposals for such adjacent acreage, and a plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one-foot reserve on a plat are contained in the following notation which must be placed upon the face of any plat where a one-foot reserve is to be established:

"One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors."

I. Culs-de-sac.

1. Length. The length of culs-de-sac shall not be longer than 750 feet. In cases where proposed subdivisions are surrounded by existing development which precludes compliance with block length standards, the commission may approve the creation of cul-de-sac streets which exceed 750 feet in length if the turnaround complies with the current design criteria and the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on cul-de-sac streets of 750 feet or less. In considering any such application, the commission shall consider measures which would ensure:

- (a.) Adequate water pressure for potable water needs and firefighting capabilities;
- (b.) The ability of the city to timely provide emergency services; and
- (c.) That traffic hazards and traffic congestion is not created due to density or number of lots. In achieving these measures, the commission may require the use of medians, larger lot dimensions, or other alternative solutions deemed appropriate by the commission as may be necessary to satisfy the intent of this section. Each application for an extended dead-end cul-de-sac street shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.

2. Cul-de-sac right-of-way radius. The proposed cul-de-sac right-of-way and pavement radii shall comply with the requirements of the current design criteria.

3. Temporary turnarounds. Temporary turnarounds are to be used where curb and gutter is not installed at the end of the street more than 400 feet long that will be extended in the future and noted thus:

"Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

KJ. Sidewalks. Sidewalks are required along all streets.

Commented [BB9]: Moved section.

1. Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:
 - a. Open ditch streets are approved; or
 - b. The subdivision was accepted prior to sidewalks being a required improvement; or
 - c. The property is an in-fill tract without an abutting sidewalk.
2. Sidewalks may not be required when, in the judgment of the planning and zoning commission, the safety of the pedestrians does not require such sidewalks.
3. If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.
4. If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.
5. When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.
6. Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.
7. Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.

LK. Blocks.

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - (a.) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - (b.) Requirements as to lot sizes and dimensions.
 - (c.) Need for convenient access, circulation, control and safety of street traffic.
 - (d.) Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the nearest two streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - (a.) Minimum block length shall be not less than 300 feet, except for culs-de-sac which shall have no minimum length.
 - (b.) Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - (c.) Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.
3. —The commission may approve the creation of blocks which exceed the maximum length if the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on blocks that do not exceed the maximum length. In considering any such application, the commission shall consider measures which would ensure:
 - (a.) —Adequate water pressure for potable water needs and firefighting capabilities;

- (b.) —The ability of the city to timely provide emergency services;
- (c.) —That a traffic hazard and/or traffic congestion is not created due to density or number of lots; and
- (d.) —Alignment of any street with a block length greater than 1,200 feet does not promote excess speed on the street.

In achieving these measures, the commission may require the use of medians, larger lot dimensions, or other alternative solutions deemed appropriate by the commission as may be necessary to satisfy the intent of this section. Each application for an extended block length shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.

- 4. The proposed street right-of-way and pavement width shall comply with the requirements of the current design criteria.
- 5. Temporary turnarounds are to be used where curb and gutter is not installed at the end of a street more than 400 feet long that will be extended in the future, and should be noted thus:
"Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

M. Street lighting, signage, and signalization.

- 1. Street lighting shall be provided in accordance with the city streetlight policy. A proposed street lighting plan shall be indicated on a copy of the final plat of the subdivision. The proposed street lighting plan shall be submitted together with the construction plans for public improvements required by section IV.C.3.b.(1) of this appendix.
- 2. The developer shall be required to provide and install all traffic signage and signalization determined by the city to be necessary because of the construction of the proposed subdivision. All signs and signals shall be provided in accordance with the state manual of uniform traffic control devices and shall be erected prior to acceptance of the streets by the city.

N. Lots:

- 1. ~~The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.~~
- 2. ~~Lot dimensions shall conform to the latest zoning ordinance.~~
- 3. ~~Corner lots for residential use shall have extra width to permit required building setback from an orientation to both streets.~~
- 4. ~~The subdividing of the land shall be such as to provide, by means of a public or private street, each lot with satisfactory access, provided, however, such private streets shall comply with, and are privately maintained to, the requirements for public streets.~~
- 5. ~~Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of the lots abutting such traffic artery or other disadvantageous use.~~
- 6. ~~Side lot lines shall be substantially at right angles or radial to street lines.~~

j. Building setback lines. Building setback lines shall conform to the latest zoning ordinance.

k. Public use and service areas. Section VII. Easements.

Commented [BB10]: Replaces with Lot Design Requirement Section.

Commented [BB11]: Renamed and created separate Section.

4A. Easements for utilities. Except where alleys are permitted for the purpose, the city shall require easements of at least ten feet for poles, wires, conduits, storm sewers, gas, water, and wastewater or other utility lines, along all rear lot lines, along side-~~alongside~~-lot lines if necessary, or in the same or greater widths may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. All water and wastewater lines shall be located in the street rights-of-way unless agreed to and/or specified by the city.

2B. Drainage easements. Where a subdivision is traversed by a watercourse, drainageway, bayou, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourses, and such further width or construction, or both, as will be adequate for the purpose. Parallels streets or parkways may be required in connection therewith. Location and width of drainage easements shall be determined by the commission and shall be in conformity with the city's master drainage plan.

~~3. Sidewalks. Sidewalks are required along all streets.~~

~~(a) Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:~~

~~(1) Open ditch streets are approved; or~~

~~(2) The subdivision was accepted prior to sidewalks being a required improvement; or~~

~~(3) The property is an in-fill tract without an abutting sidewalk.~~

~~(b) Sidewalks may not be required when, in the judgment of the planning and zoning commission, the safety of the pedestrians does not require such sidewalks.~~

~~(c) If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.~~

~~(d) If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.~~

~~(e) If sidewalks are required by the city design criteria manual, subdivision ordinance, or zoning ordinance, and the installation at the required time is not feasible, the city may require, or the property owner may petition the planning and zoning commission to allow, the property owner to satisfy the sidewalk requirement by payment of a fee to the city's sidewalk installation fund in lieu of installing the approved sidewalk per section V.i.3.~~

~~(f) When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.~~

~~(g) Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.~~

~~(h) Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.~~

~~C. Platting of public streets or easements across private easement fee strips.~~

~~(1.a) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.~~

~~(2.b) Easement boundaries must be tied by dimensions to all adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement.~~

~~(a1) No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution system pipelines as defined in chapter 26 of this Code.~~

Commented [BB12]: Moved to subsection j.

~~(b2) — No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility.~~

~~(3.6D.)~~ Prior to approval of the final construction plans by the city engineer, the subdivider of any subdivision plat wherein public streets or easements are shown crossing private easements or fee strips shall, by letter to the city, assume responsibility for seeing that any adjustments and protection of existing pipelines, electrical transmission lines, or other facilities shall be planned and provided for to the satisfaction of the holder of the private easements or fee strips and the city prior to the filing of the plat for record.

~~(E.4.d)~~ Prior to filing the final plat for record, the following requirements shall be met:

~~1.(a)1.~~ The developer or dedicator of any plat shall obtain from the holder of any private easement or fee strip within the plat, crossed by proposed streets or other public easements, an instrument granting to the public the use of said public streets or easements over and across said private easements or fee strips for construction, operation and maintenance of those public facilities indicated. This instrument shall be delivered with the plat.

~~2.(b)2.~~ The developer shall furnish the commission with a letter from the holder of the private easements or fee strips in question, stating that arrangements for any required adjustments on pipelines, electric transmission lines or other similar facilities have been made to the satisfaction of the holder of the easement.

F. Sidewalk easements. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

~~(c)3.— Community assets. When considering the placement of streets and utilities within proposed subdivisions, the developer shall preserve all natural features such as large trees, watercourses, historical spots, and similar community assets which will add attractiveness and value to the property unless such preservation results in an economic penalty of such magnitude that development of the land is infeasible.~~

~~(e) — Compliance with density requirements for type of development. No plat shall be approved for the subdivision of land unless such plat reflects and satisfies the minimum open space (density) requirements for the particular type of development proposed (i.e., single-family, commercial, industrial), as provided in the zoning regulations of the city.~~

Section VIII. Lot design requirements.

A. Lots.

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
2. Lot dimensions shall conform to the latest zoning ordinance.
3. Corner lots for residential use shall have extra width to permit required building setback from an orientation to both streets.
4. The subdividing of the land shall be such as to provide, by means of a public or private street, each lot with satisfactory access, provided, however, such private streets shall comply with, and are privately maintained to, the requirements for public streets.
5. Double-frontage and reverse-frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of the lots abutting such traffic artery or other disadvantageous use.

6. Side lot lines shall be substantially at right angles or radial to street lines.

7. The square footage of each lot shall be labeled on the plat. This can be provided for in a table on the plat.

B. Building set back lines. Building setback lines shall conform to the latest zoning ordinance.

C. Provide required setbacks from pipelines and active wells.

1. No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution system pipelines as defined in chapter 26 of this Code.

2. No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any active well or related facility other than structures necessary to operate the well or facility.

DC. Density. No plat shall be approved for the subdivision of land unless such plat reflects and satisfies the minimum open space (density) requirements for the particular type of development proposed (i.e., single-family, commercial, industrial), as provided in the zoning regulations of the city.

Section IX. Fire prevention and suppression.

These provisions shall be administered in conjunction with the city fire marshal.

A. —The proposed development shall be served by fire suppression facilities at the time of issuance of the first occupancy permit by an approved public water supply system capable of providing fire flow in accordance with the American Water Works Association and National Fire Protection Association (NFPA) standards for that type of development and all other NFPA codes which may be applicable.

B. —Fire protection measures shall be required to progress with construction in planned groups of buildings in accordance with NFPA 1141, Standard for Fire Protection in Planned Building Groups.

C. —Private fire service mains and their appurtenances shall be installed in accordance with NFPA 24 Standard for Installation of Private Fire Service Mains and Their Appurtenances.

D. — If a water supply does not exist, aboveground water storage tanks may be approved as an alternate water supply. Capacity in gallons per minute and duration shall be determined by the developer with approval of the fire marshal department. Calculations shall be stamped and sealed by a licensed, professional engineer.

Section X. ~~Water, wastewater and drainage systems~~ Construction pPlans and sSpecifications.

A. —When a preliminary plat of a subdivision has been approved, the developer shall submit to the city, plans and specifications for all improvements pertinent to said subdivision. All improvements shall be designed and constructed in conformity with the provisions of these regulations and the current design criteria of the city. No construction shall commence prior to compliance with these regulations. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety.

The city engineer shall, within 30 days of receipt of said plans and specifications, approve same if they conform to the requirements of these regulations and the current design criteria, or disapprove same giving its reasons therefor in writing to the subdivider. Thereafter, when the subdivider has met the objections, if any, the city engineer shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer.

AB. Submittal Requirements.

1. Application

2. Fee (non-refundable)

Commented [BB13]: New Section.

Commented [BB14]: Created separate section.

3. Before beginning any construction of the improvements required by this appendix, ~~Two complete sets of plans, specifications and contracts, including performance, payment and maintenance bonds covering said construction, shall be filed with the city. These shall show such features as required by the current design criteria manual including but not limited to the following plans:— water, sanitary sewer, stormwater, drainage and detention, streetlight plan, traffic control plan, and street sign plans.~~
- B. Approval. The city engineer shall, within 30 days of receipt of said plans and specifications, approve same if they conform to the requirements of these regulations and the current design criteria, or disapprove same giving its reasons therefor in writing to the subdivider. Thereafter, when the subdivider has met the objections, if any, the city engineer shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer.
- Upon approval of the construction drawings by the city engineer, these drawings and specifications shall become the minimum standards required for final acceptance of the subdivision, provided, however, that in the case of conflict where the design criteria impose greater requirements, the design criteria will govern in this deficient specification; all other specifications being the same as had previously been approved by the city engineer.
- CC. Inspection Required. —All public infrastructure improvements within all of the area of any subdivision or portion thereof given final approval by the commission shall be inspected and accepted by the city council before the plat is filed of record.
- D —All improvements shall be designed and constructed in conformity with the provisions of these regulations and the current design criteria of the city. No construction shall be commenced until these regulations are complied with. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety.
- E.—The subdivider, owner, and the design engineer responsible for the design improvements shall have the obligation upon acceptance of the preliminary plat by the city to grant the city engineer or his authorized representative the right of ingress and egress for the purpose of inspection of the facilities under construction. If at any time during the construction of the proposed improvements the city engineer or his authorized representative finds the improvements not to be in conformance with the plans and specifications of the proposed improvements and the city subdivision ordinance or current design criteria, the city engineer or his representative will hereby be given the authority to cause the subdivider, owner, and the design engineer for the improvements to cease all operations within the property boundaries of the approved plat until all deficiencies are corrected to conform to the city subdivision ordinance and current design criteria.
- FD. Final acceptance. Upon approval of the construction drawings by the city engineer, these drawings and specifications shall become the minimum standards required for final acceptance of the subdivision, provided, however, that in the case of conflict where the design criteria impose greater requirements, the design criteria will govern in this deficient specification; all other specifications being the same as had previously been approved by the city engineer.
- G.—The subdivider, owner or his engineer must furnish one certified complete set of as-built drawings on the street, drainage and utilities in the subdivision before final acceptance. The owner and the contractor must furnish to the city, upon final acceptance of the subdivision by the city, a maintenance bond for the duration of one year from the date of final acceptance of the subdivision. The bond shall be for 100 percent of the present worth of the installed utilities.
- H.—Adoption of minimum standards. The city design criteria manual shall provide the city's technical details for infrastructure improvements and shall be updated from time to time and adopted by resolution. The current design criteria for the city for infrastructure improvements shall be complied with in each subdivision before final approval of a plat by the commission. The current approved version shall be kept on file with the city secretary and the city engineer.

Section XI. Engineering and construction standards.

- A. Adoption of minimum standards. The city design criteria manual shall provide the city's technical details for infrastructure improvements and shall be updated from time to time and adopted by resolution. The current design criteria for the city for infrastructure improvements shall be complied with in each subdivision before final approval of a plat by the commission. The current approved version shall be kept on file with the city secretary and the city engineer.

~~Street lighting, signage and signalization.~~

1. Street lighting shall be provided in accordance with the city streetlight policy. A proposed street lighting plan shall be indicated on a copy of the final plat of the subdivision which has been approved by the commission. The proposed street lighting plan shall be submitted together with the construction plans for public improvements required in by section IV of this appendix.
 2. The developer shall be required to provide and install all traffic signage and signalization determined by the city to be necessary because of the construction of the proposed subdivision. All signs and signals shall be provided in accordance with the state manual of uniform traffic control devices and shall be erected prior to acceptance of the streets by the city.
- (f) Street lighting, signage and signalization.

Commented [BB15]: Created separate section.

1. Street lighting shall be provided in accordance with the city streetlight policy. A proposed street lighting plan shall be indicated on a copy of the final plat of the subdivision which has been approved by the commission. The proposed street lighting plan shall be submitted together with the construction plans for public improvements required in by section IV of this appendix.
2. The developer shall be required to provide and install all traffic signage and signalization determined by the city to be necessary because of the construction of the proposed subdivision. All signs and signals shall be provided in accordance with the state manual of uniform traffic control devices and shall be erected prior to acceptance of the streets by the city.

Section XII. Tree preservation, mitigation, and maintenance.

Tree Preservation, Mitigation, and Maintenance regulations located in Appendix C, Zoning Ordinance, Section 8. Supplementary district regulations.. I. Landscaping and screening requirements.

Commented [BB16]: Reference Zoning Ordinance

(Ord. No. 2000-01, § 2, 1-17-2000; Ord. No. 2000-36, § 2, 9-25-2000; Ord. No. 2000-42, § 2, 11-20-2000; Ord. No. 2007-05, § 1(B), (C), 4-16-2007; Ord. No. 2008-05, § 1, 2-18-2008; Ord. No. 2008-13, § 2, 6-2-2008; Ord. No. 2008-19, § 2, 7-7-2008; Ord. No. 2008-09, §§ 2, 3, 7-21-2008; Ord. No. 2010-04, § 3, 2-22-2010; Ord. No. 2011-29, § 2, 10-3-2011; Ord. No. 2020-03, § 2, 2-3-2020)

Section XIIIIV. — Parks and recreation areas, land dedication.

Aa. Purpose.

1. This section provides recreational areas in the form of city parks as a function of subdivision development in the city. This section is enacted in accordance with the home rule powers of the city under the state Constitution, and the statutes of the state, including, but not by way of limitation, V.T.C.A., Local Government Code Chapterch. 212.
2. Park areas shall be recommended by Keep Friendswood Beautiful and shall be shown on an official parks and recreation map for the city, which shall be adopted and may be modified from time to time by the city council. Proposed city parks and recreational areas will be established by review with the developer and city staff at the earliest possible stage of

development planning, and a proposed subdivision or development shall be reviewed in its entirety and not by sections or phases.

3. The primary cost of city parks should be borne ultimately by residential property owners who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. New residents will increase the demands for parks proportionally, and new growth should bear their share of the costs of those facilities. Therefore, the following requirements are adopted to effect the purposes herein stated.

bB. General requirements. Residentially zoned land, to be used for single-family, townhomes, garden homes, mobile homes, and/or multifamily residential purposes.

1. Whenever a final plat is filed of record with the county clerk for development of a residential area in accordance with the platting and zoning regulations of the city, such plat shall contain a clear fee simple dedication to the city of an area of land for park purposes, which area shall be equal to one acre for each 133 proposed dwellings, based on the proposed subdivision or development in its entirety and not by sections or phases. Any proposed plat submitted to the city for approval shall show the parkland proposed to be dedicated under this subsection. The dedication required by this section may be met by a payment of money in lieu of land when permitted or required by the other provisions of this subsection. The dedication required by this section should be in accordance with goals outlined within the city parks and open space master plan, or be located at the site for an identified existing park.
2. The city council declares that development of an area smaller than five acres for the purpose of a city park is impractical. Therefore, if fewer than 655 dwellings are proposed by a plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amounts provided by subsection **Dd** of this section, rather than to dedicate any land area. In most instances, no plat showing a dedication to the city of less than five acres shall be approved; provided, however, that the city may accept smaller parcels where such proposed dedication is in the best interests of the city, such as when a smaller parcel is adjacent to an existing park or future park site.
3. Developers should evaluate their proposed development and proposed dedication with city staff to ensure that as soon in the development process as possible the land dedicated is usable for city parks purposes.
4. A dedication required by this section shall be made in accordance with subsection **Dd.1.** of this section. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, an additional dedication shall be required, and shall be made by payment of the cash in lieu of land amount provided by subsection **Dd** of this section.

cC. Timing of dedication or payment of fees in lieu of land.

1. Parkland shall be dedicated to the city at the time of filing of the final plat of the first phase and section, if a phased development. The dedication shall be made contemporaneously by separate instrument and must be accepted by the city council prior to the filing of the final plat. Lack of acceptance of such dedication shall preclude the filing of the final plat and shall not relieve the subdivider of complying with the requirements of this section. Where a dedication of parkland for the entirety of a phased development is proposed, the parkland shall be shown on the plat, if included within the first phase, and dedicated by separate instrument, or dedicated by separate instrument if located outside of the first phase of development, at the time of filing the final plat for the first section of such phased development.
2. Payment of fees in lieu of land shall be done at the time of filing of the final plat. Where payment of fees in lieu of land for parks for the entirety of a phased development is planned, such payment may be made in full for all phases of the proposed development at the time of filing of the plat for the first phase, or payment of fees in lieu of land for each section of a

phased development may be made at the time of filing of the final plat for each phase or section, at the discretion of the developer.

dD. Fees in lieu of land.

1. Any landowner responsible for dedication under this section shall review their proposed development with city staff, including Keep Friendswood Beautiful on recommendation of staff, prior to or simultaneously with making any formal application to the city, for the purpose of evaluating compliance with this section. If no agreement is reached between the developer and city staff, then within 14 days from receipt of a written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer, that recommendation shall be final, subject to the acceptance of such dedication by city council as described in this subsection **Dd**. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at its next meeting, and shall make the final decision. This decision is final unless there is a substantial change in conditions. Generally, the landowner will have the option to dedicate land or pay fees in lieu thereof. However, the city expressly reserves the right to require dedication of land rather than accept fees in instances including, but not limited to, the proposed development is adjacent to an existing city park or in areas in which additional parkland is desired.
2. As provided above, any landowner responsible for dedication under this section shall, when permitted, meet the requirements of subsection **Ce** of this subsection or this subsection **Dd** in whole or in part by a cash payment in lieu of land, in the amount set forth in this section **IV**. Such payment in lieu of land shall be made at or prior to the time of final plat approval for city parks as described in subsection **Ce.1** of this section.
3. A per-dwelling unit fee shall be set by resolution and printed in from time to time by the city council, incorporated in the fee schedule, Appendix D to this Code, in amounts sufficient to acquire land and provide for adjacent streets and utilities for a park.

eE. Parkland dedication fund.

1. There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this section or any preceding ordinance, which fund shall be known as the "parkland dedication fund." Funds shall only be released from the parkland dedication fund upon city council approval of a plan to utilize the funds to build or enhance an existing park or purchase land for a future park.
2. The city shall account for all sums paid in lieu of land dedication under this section with reference to the individual plats involved. Any funds paid for such purpose must be expended by the city within ten years after the filing of the final plat, or the filing of the final plat of each phase or section of the contributing subdivision, if a phased development. If not so expended, the owners of the property beginning on the first day after the expiration of such ten-year period shall be entitled to a pro rata refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one year of entitlement. Such request must be made in writing to the city manager or his/her designee or such right shall be barred.
3. Where funds or a dedication for a phased development have been paid or made for the entire development at one time, and the original developer does not complete all phases of the entire development, credit for such prior dedication or payment shall be applied to subsequent plats for the same land on a pro rata basis. Increased density will require the dedication of additional parkland or payment of additional fees.

fF. Additional requirements.

1. Any land dedicated to the city under this section must be suitable for park and recreation uses. The following characteristics of a proposed area are preferred wherever possible:

- ~~a(a.)~~ The city reserves the right to decline any dedication of proposed parkland if it is determined to be in the best interests of the city.
 - ~~(b)b.~~ Park sites should preferably be located so that users are not required to cross arterial roadways to access them.
 - ~~(c)c.~~ Sites should be located adjacent to schools, where possible, in order to encourage both shared facilities and the potential co-development of new sites.
 - ~~(d)d.~~ Sites should be located adjacent to a greenbelt system, where possible, so that connections to a trail network may be easily achieved.
 - ~~(e)e.~~ Sites should not have unusual topography which would render the land unusable for organized recreational activities where these activities are necessary to the type of park.
 - ~~(f)f.~~ Sites should have and retain existing trees or other scenic elements.
 - ~~(g)g.~~ Land subject to an easement or a right-of-way shall comprise no more than 25 percent of the total land dedicated under the provisions of this section. In addition, any land that is subject to an easement or a right-of-way and which is dedicated under this section must be contiguous with the other area dedicated to the city and must conform to all other requirements of this section.
 - ~~(h)h.~~ All offers of dedication must be accompanied by a phase one environmental study verifying the absence of conditions which would inhibit or prohibit its future use and development as park facilities.
2. Parks should be easy to access and be open to public view so as to benefit area development, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development:
- ~~(a.)~~ Where physically feasible, parks should be bounded by streets, or by other public uses (e.g., school, library, recreation center).
 - ~~(b)b.~~ A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street or pedestrian connections to existing and future adjoining subdivisions may be required to provide reasonable access to parks.
 - ~~(c)c.~~ Where a nonresidential use directly abuts a park, the city may require the developer to construct, at his expense, screening of a minimum height of eight feet. The screened area must be landscaped on the park side. Access points from the nonresidential use to the park may be permitted.
 - ~~(d)d.~~ Alleys may abut a park, where otherwise allowed by ordinance, but they should not be designed to encourage motorized traffic to the park.
 - ~~(e)e.~~ Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this section, provided, however, the city may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion, subject to a proportionality review of the impacts generated by the subdivision, provided, further, that the city may enter into a development agreement with the subdivider to share the costs of street construction for abutting streets.
 - ~~(f.)~~ Wildlife, existing trees and shrubs on the site shall be preserved to the greatest extent practicable.
 - ~~(g.)~~ A park shall not have impervious cover exceeding 20 percent of the open space area.
3. When parkland is acquired, the city shall reserve sufficient land to provide a minimum of 50 percent of the total street width where a street is required to abut a park.

4. In all cases, the city shall review and may require modification of the proposed street alignment fronting on city parks and recreation areas. Developers should also provide, where possible, street or pedestrian access to all creeks or drainageways which are maintained by a homeowner association or dedicated as a drainage and floodway easement to the city or the applicable drainage district.
5. Drainage areas may be accepted as part of a park if the drainage facilities are constructed in accordance with city engineering standards, and if no significant area of the park is cut off from access by such drainage facilities. Where the city has designated a floodplain as part of the city park system, the park design shall provide public access for all areas of the park.
6. Any parkland proposal considered by the commission under this section shall have been reviewed by the director of community services and his recommendation given to the commission. The commission may make a decision contrary to such recommendation by a simple majority vote.

Gg. *Partial credit for land, private parkland, private recreation facilities, or open space.* Keep Friendswood Beautiful, upon an affirmative recommendation of the director of community services, may reduce the amount of parkland to be deeded to the city or reduce the fees in lieu of parkland to be paid to the city as provided below.

1. A reduction from the initial parkland dedication requirement may be made where parkland within the same park area as the subdivision which generates the required conveyance is dedicated for a private park. For purposes of this subsection, the private parkland dedication shall meet the following minimum requirements:
 - ~~a.~~ The park area shall be leveled and seeded by the subdivider to produce green space. The city will determine if the parkland can be left in its natural state;
 - ~~b.~~ The park area shall be located within the subdivision generating the parkland requirements; and
 - ~~c.~~ Restrictive covenants shall be filed of record in the appropriate county providing for the creation and operation of a homeowner association to maintain and improve such private park area, or, in the case of such private park area within a multifamily development, such as an apartment complex, provide for maintenance and improvement by the owners of the multifamily development.
2. A reduction from the initial parkland dedication requirement may be made for recreational improvements made to private parkland within the same park area as the subdivision which generates the required conveyance. Such recreational improvements to parkland may include, but are not limited to, the following: children's play apparatus, landscaped areas, picnic areas, game court areas, playfields, swimming pools, and recreation center buildings and facilities. All improvements shall meet the same applicable regulations or codes as for like improvements on public property.
3. A reduction from the initial parkland dedication requirement may be made for common open space, whether public or private, within the subdivision which generates the required conveyance. Such open space may be in the form of greenbelts along creek beds, or around the perimeter of the subdivision, and may include improvements such as hike and bike trails. In no case shall credit be given under this subsection for landscaped or seeded medians. A further reduction may be given where the common open space is linked with undeveloped or developed parkland or other recreational facilities.
4. In order to receive the credits under subsection Gg.1., 2., or 3. of this section, the subdivider shall provide documentation to the director of community services at the time of final plat filing sufficient to establish the validity of the estimated costs that will be used to determine the reduction under this subsection. In the event that the developer proposes to construct the improvements at a later date, as in a phased development, the city may require that the developer obtain a surety bond, performance bond, or other form of guarantee that the recreational amenities will be installed within four years from the date of filing of the final plat

of the first phase of the phased development. The director of community services shall evaluate the documentation submitted and shall approve the value prior to any reduction being given under this subsection. Credits are cumulative, but in no case shall credits given under this subsection exceed 100 percent of the total dedication of land or fees required for city parks under this appendix. In cases where the estimated costs of the improvements are disputed, the value shall be as finally determined by the director of the community services. If no agreement is reached between the developer and city staff, then within 14 days from receipt of written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer that recommendation shall be final. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at their next meeting, and shall make the final decision. This decision is final unless there is a substantial change in conditions.

5. A credit may be given of up to 50 percent of the total dedication of land or fees required under this appendix where the developer makes improvements to public parks, as described under subsection Gg.2, of this section.
6. Credit for city parks may be based on previously installed amenities within a phased development, where amenities and recreational improvement have been constructed in earlier phases, where no parkland dedication was required, subsequent phases for which park dedication is required, may count those previously installed amenities. Under no circumstances will double credit be given for a previously installed amenity.

Hh. *Minimum park improvement standards.* Prior to acceptance by the city and prior to the filing of the final subdivision plat, any parkland dedicated to the city, or developed as a private park for credit against parkland dedication under this section, shall meet the following minimum standards:

1. The public park area shall be leveled and seeded (as deemed necessary by the city) by the subdivider to produce green space prior to the completion of the first phase of the development of the subdivision, if the development is being executed in phases. Existing trees and shrubs on the site shall be preserved to the greatest extent practicable. The subdivider will be responsible for the maintenance of the public park area for a minimum of one year after the completion of the subdivision (or the completion of the final phase or section of the subdivision), at which time the city will assume maintenance responsibilities in the park. The subdivider is also responsible for notifying each homeowner in the subdivision of the existence of any private park area and its conditions of ownership.
2. Any improvements provided by the developer to parkland shall comply with applicable regulations and codes set forth for such improvements.

(Ord. No. 2000-01, § 2, 1-17-2000; Ord. No. 2012-24, § 1(exh. A), 11-5-2012; Ord. No. 2015-29, §1(exh. A), 12-7-2015; Ord. No. 2019-07, § 2, 3-4-2019)

Section V. Required Improvements.

- a. ~~When a preliminary plat of a subdivision has been approved, the developer shall submit to the city engineer, plans and specifications for all improvements pertinent to said subdivision. The city engineer shall, within 30 days of receipt of said plans and specifications, approve same if they conform to the requirements of these regulations and the current design criteria, or disapprove same giving its reasons therefor in writing to the subdivider. Thereafter, when the subdivider has met the objections, if any, the city engineer shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer.~~
- b. ~~Before beginning any construction of the improvements required by this appendix, three complete sets of plans, specifications and contracts, including performance, payment and maintenance bonds~~

Commented [BB17]: Created sections for streets, utilities, sidewalks, etc.

covering said construction, shall be filed with the city. These shall show such features as required by the current design criteria.

- c. All public infrastructure improvements within all of the area of any subdivision or portion thereof given final approval by the commission shall be inspected and accepted by the city before the plat is filed of record.
- d. All improvements shall be designed and constructed in conformity with the provisions of these regulations and the current design criteria of the city. No construction shall be commenced until these regulations are complied with. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety.
- e. The subdivider, owner, and the design engineer responsible for the design improvements shall have the obligation upon acceptance of the preliminary plat by the city to grant the city engineer or his authorized representative the right of ingress and egress for the purpose of inspection of the facilities under construction. If at any time during the construction of the proposed improvements the city engineer or his authorized representative finds the improvements not to be in conformance with the plans and specifications of the proposed improvements and the city subdivision ordinance or current design criteria, the city engineer or his representative will hereby be given the authority to cause the subdivider, owner, and the design engineer for the improvements to cease all operations within the property boundaries of the approved plat until all deficiencies are corrected to conform to the city subdivision ordinance and current design criteria.
- f. Upon approval of the construction drawings by the city engineer, these drawings and specifications shall become the minimum standards required for final acceptance of the subdivision, provided; however, that in the case of conflict where the design criteria impose greater requirements, the design criteria will govern in this deficient specification; all other specifications being the same as had previously been approved by the city engineer.
- g. The subdivider, owner or his engineer must furnish one certified complete set of as-built drawings on the street, drainage and utilities in the subdivision before final acceptance. The owner and the contractor must furnish to the city secretary, upon final acceptance of the subdivision by the city, a maintenance bond for the duration of one year from the date of final acceptance of the subdivision. The bond shall be for 100 percent of the present worth of the installed utilities.
- h. Adoption of minimum standards. The city design criteria manual shall provide the city's technical details for infrastructure improvements and shall be updated from time to time and adopted by resolution. The current design criteria for the city for infrastructure improvements shall be complied with in each subdivision before final approval of a plat by the commission. The current approved version shall be kept on file with the city secretary and the city engineer.
- i. Sidewalk installation fund.

1. *Payment in lieu of sidewalk installation.* Where a sidewalk is required by the city design criteria manual, subdivision ordinance, or zoning ordinance, and the installation at the required time is not feasible, the city may require, or the property owner may petition the planning and zoning commission to allow, the property owner to satisfy the sidewalk requirement by payment of a fee to the city's sidewalk installation fund in lieu of installing the approved sidewalk. Said payment shall be at the current rate of construction per square foot or square yard of sidewalk at the time of application, and such rate shall be determined by surveying local construction bid prices, TxDOT bid prices and any other available bid price information, and shall be the average of comparative prices from at least three such sources.
2. *Sidewalk installation fund.* There is hereby established a special fund for the deposit of all sums paid in lieu of sidewalk installation under this section or any preceding ordinance, which fund shall be known as the sidewalk installation fund. Funds shall only be released from the sidewalk installation fund upon city council approval of a plan to utilize the funds to build sidewalks at the location from which the funds originated.
3. *Timing of payment of fees in lieu of sidewalk installation.* Where plat approval is required as per section 1.b, sidewalks shall be required to be installed at the time of construction of the

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~~appropriate street pavement. Where plat approval is not required, sidewalks must be installed before the property owner applies for a certificate of occupancy. Payment of fees in lieu of sidewalk installation shall be due at the time of construction of the appropriate street pavement or application for certificate of occupancy, as appropriate. Where payment of fees in lieu of sidewalk installation for the entirety of a phased development is planned, such payment may be made in full for all phases of the proposed development at the time of filing of the plat for the first phase, or payment of fees in lieu of sidewalk installation for each section of a phased development may be made at the time of filing of the final plat for each phase or section, at the discretion of the developer. No improvements shall be accepted until the fees in lieu of sidewalk installation have been paid in full.~~

- ~~4. *Time limit/refund.* The city shall account for all sums paid in lieu of sidewalk installation under this section with reference to the individual plats involved. Any funds paid for such purpose must be expended by the city within ten years after the filing of the final plat, or the filing of the final plat of each phase or section of the contributing subdivision, if a phased development. If all the funds cannot be committed within the initial ten-year time period, the director of community development may request a time extension for a period not to exceed an additional ten years for the expenditure of the funds from the city council. The extension request shall be submitted in writing to the city council at least 60 days prior to the expiration period for the funds to be committed by the city, and shall include a detailed justification for the extension request. If not so expended, the owners of the property on the first day of such ten-year period shall be entitled to a pro rata refund of such initial sum (principal only), computed on a square footage of area basis. The owners of such property must request such refund within one year of entitlement. Such request must be made in writing to the city manager or his/her designee or such right shall be barred.~~

~~(Ord. No. 2000-01, § 2, 1-17-2000; Ord. No. 2008-07, § 1, 3-24-2008; Ord. No. 2008-29, § 2, 10-6-2008)~~

~~Section XIVVI. - Platting and filing ffees.~~

- ~~Aa. *Platting fees.* Subdivision plats submitted to the commission for approval under the method provided for herein shall be accompanied by a check payable to the city according to the fee schedule as set by resolution and printed in Appendix D to this Code.~~
- ~~Bb. *Filing fees.* The subdivider shall be responsible for providing the city a check payable to the county in which the final plat is to be filed. The amount shall be determined by the county clerk's office of the appropriate county and shall cover the full cost of filing the plat and any associated documents required as part of the approval issued by the commission.~~
- ~~C. *Construction plans and specifications review fees.* The city reserves the right to assess fees based upon the actual costs incurred by the city for multiple iterations of reviews of construction plans and specifications as set by resolution and printed in Appendix D to this code.~~

~~Section XV. Variances.~~

- ~~A. The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city's adopted engineering and construction standards, pursuant to the procedures set forth in this section and upon a showing by clear and convincing evidence by the applicant that:~~
- ~~1. There are special circumstances or conditions affecting the property in question;~~
 - ~~2. That enforcement of the provisions of this chapter would deprive the applicant of a substantial property right; and~~
 - ~~3. That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.~~
- ~~B. Each and every application for variance shall be decided solely and entirely on its own merits; neither the lack of enforcement of any ordinance nor the disposition of any prior or pending~~

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application for variance may be considered or allowed to affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.

- C. The application fee and procedures for a public hearing and provision of notice shall be the same as established by the city for a rezoning request, except that the applicant shall include a copy of this section with any notice that the applicant is required to mail.
- D. The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of appendix B if it finds, by clear and convincing evidence, that all of the following criteria are met:
 - 1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
 - 2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;
 - 3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;
 - 4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and
 - 5. The variance is tailored as narrowly as possible while still granting the relief sought.
- E. Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:
 - 1. Personal and/or economic hardship;
 - 2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;
 - 3. Errors made by a surveyor, contractor, or builder; and
 - 4. Increasing the profit, income, or competitive advantage of the applicant; and
 - 5. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.
- F. The applicant bears the burden of proof to demonstrate that the requirement(s) of appendix B from which a variance is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the applicant. The applicant shall submit statements, studies, and any other relevant information as may be required by the city planner to substantiate the claim(s) for which a variance is requested. If any information is so required, the application for variance shall be deemed complete only upon the submittal of all such required information. The planning and zoning commission and/or city council during review and consideration of the request may require additional studies or information from the applicant, which additional information must be submitted before any action may be taken on the variance application. The offer or submittal, at any stage of the variance application process, by the applicant of any information that proves to be false shall cause the variance request to be denied. If a variance request is approved based upon information offered or submitted by the applicant, without regard to the applicant's knowledge of the falsity of said information, and subsequent to the approval of the variance the approving authority finds said information to be false by a preponderance of the evidence, the variance shall be considered null and void as of the date of that finding and the approving authority shall reconsider the variance request in light of the corrected information.
- G. The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:
 - 1. The applicant's written appeal; or

2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.

H. The city council shall decide the appeal at a meeting not later than 45 calendar days after the date on which the appeal is submitted and may, by majority vote of those present and voting, affirm, modify, or reverse the decision of the planning and zoning commission. Such decision of the city council shall be final.

(Ord. No. 2000-01, § 2, 1-17-2000)

Section XVIVH. - Conflict with other ordinances.

All ordinances or parts of ordinances inconsistent herewith or in conflict with the provisions of this appendix shall be and the same are hereby repealed.

(Ord. No. 2000-01, § 2, 1-17-2000)

~~Section VIII. - Extraterritorial jurisdiction.~~

- ~~a. The provisions of this appendix are hereby extended in their application to include all of the area within the extraterritorial jurisdiction of the city. The provisions of this appendix shall have the same force and effect within said area of extraterritorial jurisdiction as within the corporate limits of the city, except as provided in subsections b and c of this section.~~
- ~~b. No violation of any provision of this appendix outside the corporate limits of the city, but within such city's area of extraterritorial jurisdiction, shall constitute a misdemeanor under this appendix, nor shall any fine provided for in this appendix be applicable to a violation within such area of extraterritorial jurisdiction.~~
- ~~c. In the event any provision of this appendix or revision to same is violated within the area of extraterritorial jurisdiction of the city, and outside its corporate limits, the city may institute any appropriate action or proceedings in the district court to enjoin the violation of such appendix.~~

(Ord. No. 2000-01, § 2, 1-17-2000)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 9, 2021

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

Action:

SUMMARY / ORIGINATING CAUSE

The August 2021 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

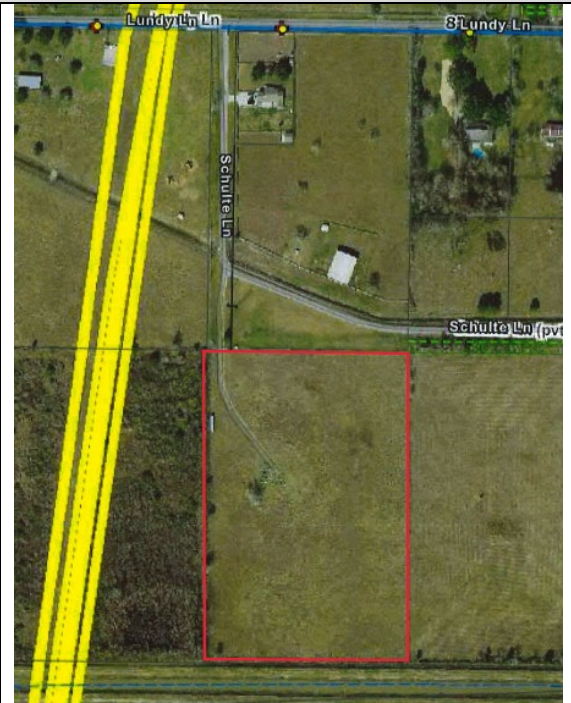
ATTACHMENTS

1. August 2021 DRC Report

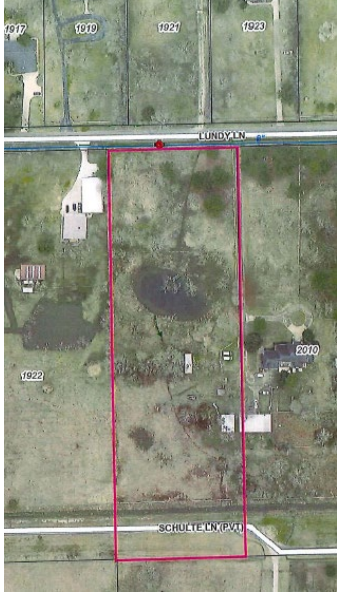
Memo

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

The following DRC Meetings were held in August 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Schulte Ln. 10 acres – subdivide into residential lots	SFR	No	Preliminary and Final Plats required; road improvement, waterline extension and fire hydrant required to serve the lots; tree survey required for common areas; water to be extended from Lundy Lane; sanitary sewer is not available; septic systems permitted through Galveston County Health District; onsite detention required for multiple lots; approved turn around required at end of any dead end roadway; no high hazard flood zones	

Lundy Lane 15 acres – subdivide into residential lots	SFR	No	Preliminary and Final Plats required; 60ft minimum right-of-way for any new roads; tree survey required for common areas; water available on Lundy Lane – loop system required; extend sanitary sewer from FM 528; onsite detention required for multiple lots; approved turn around required at end of any dead end roadway; any work within FM 528 ROW requires TxDOT permits; subdivision entry signs permitted in Sign Ordinance; no high hazard flood zones	
307 and 307 ½ Laurel Rebuild house after fire Property is zoned DD; residential allowed on 2nd floor and up; first floor must be commercial use	DD	No	Eligible for Certificate of Platting Exemption; site plan approval required; fees waived in NEZ; DD zoning regulations apply; parking required based on use; water and sewer services are existing; 6-foot concrete sidewalk required along Laurel; make a request to GCCDD to purchase regional detention – credit is available for previous impervious cover; no high hazard flood zones	

2004 Lundy Lane Build a single family residence – approx.. 3000 sqft	SFR	No	Preliniary and Final Plats required; waterline easement required along Schulte Ln. during platting process per Utility Master Plan and 100-foot easement from centerline of canal required per GCCDD requirements; water available on Lundy Lane; no sanitary sewer available; septic systems permitted through Galveston County Health District; request regional detention option from GCCDD; no high hazard flood zones	
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