



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 14, 2021 - 7:00 PM**

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

AGENDA

1. CALL TO ORDER

2. Communication from the public/committee liaisons

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

3. Consent Agenda

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

- A. Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, September 9, 2021.
- B. Consider approving the Final Plat of Friendswood ISD High School Campus.

4. Action Items

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

A. PRELIMINARY PLAT EXTENSION REQUEST

Consideration and possible action regarding a one-time, six-month extension for the following preliminary plats: Georgetown Section 1, Georgetown Detention Basin and Georgetown Boulevard Street Dedication Phase 2.

B. PRELIMINARY PLAT

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 HCCD No. 20150084708, and .1119 acres of land recorded under HCCF 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.

C. **SITE PLAN**

Consideration and possible action regarding a site plan for Dude Stop Gas Station and convenience store to be located at 600 N. Friendswood Drive.

D. **ZONE CLASSIFICATION CHANGE REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW NAICS USE #6111 ELEMENTARY AND SECONDARY SCHOOLS FOR THE NEW CLINE ELEMENTARY SCHOOL SITE**

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.

E. 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

F. **ZONE CLASSIFICATION CHANGE FROM PLANNED UNIT DEVELOPMENT/ SPECIFIC USE PERMIT (PUD/SUP) 2007-03 TO DOWNTOWN DISTRICT (DD)**

Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for .8953 acres of land located at 301 Laurel Drive, also known as 161 W. Shadowbend, being Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas, to change from Planned Unit Development/Specific Use Permit (PUD/SUP) 2007-03 to Downtown District (DD).

G. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for .8953 acres of land located at 301 Laurel Drive, also known as 161 W. Shadowbend, being Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas, to change from Planned Unit Development/Specific Use Permit (PUD/SUP) 2007-03 to Downtown District (DD).

H. **REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW NAICS USE**

#72111 TRAVELER ACCOMMODATION (HOTEL); 30 ROOMS AND SUPPORTED BY 38 PARKING SPACES

Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for approximately 3.7613 acres located at 306 S. Friendswood Drive and 308 S. Friendswood Drive being 1.666 acres of land known as Reserve A of Friendswood Complex, a subdivision in Galveston County, Texas, according to the map or plat thereof in/under instrument No. 2016031723 of the Official Public Records of Galveston County, Texas; 306 Laurel (aka 161 W Shadowbend Ave) and vacant tract aka 151 W. Shadowbend Ave being .8953 acres known as Lots 1 and 2 of the Final Plat of Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas; and 303 Laurel being 1.2 acres known as Part of Lot Eighteen (18) and all of Lot Nineteen (19), Harvey and Stout Subdivision of Lots Six (6), Seven (7), Eight (8) in Block Two (2) of Friendswood Subdivision in the Sarah McKissick of J.R. Williams League, Galveston County, Texas according to the map or plat thereof recorded in Volume 315, Page 79 in the office of the County Clerk of Galveston County, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #72111 Traveler Accommodation (hotel) limited to 30 rooms supported by 38 parking spaces that will overlay all of the described properties which are zoned Downtown District (DD).

- I. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 3.7613 acres located at 306 S. Friendswood Drive and 308 S. Friendswood Drive being 1.666 acres of land known as Reserve A of Friendswood Complex, a subdivision in Galveston County, Texas, according to the map or plat thereof in/under instrument No. 2016031723 of the Official Public Records of Galveston County, Texas; 306 Laurel (aka 161 W Shadowbend Ave) and vacant tract aka 151 W. Shadowbend Ave being .8953 acres known as Lots 1 and 2 of the Final Plat of Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas; and 303 Laurel being 1.2 acres known as Part of Lot Eighteen (18) and all of Lot Nineteen (19), Harvey and Stout Subdivision of Lots Six (6), Seven (7), Eight (8) in Block Two (2) of Friendswood Subdivision in the Sarah McKissick of J.R. Williams League, Galveston County, Texas according to the map or plat thereof recorded in Volume 315, Page 79 in the office of the County Clerk of Galveston County, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #72111 Traveler Accommodation (hotel) limited to 30 rooms supported by 38 parking spaces that will overlay all of the described properties which are zoned Downtown District (DD).

J. **APPENDIX B SUBDIVISION REWRITE**

Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to repeal in its entirety, Appendix B, Subdivision Ordinance and adopting a new Appendix B, Subdivision Ordinance, Sections I through XVI, incorporating changes pursuant to state law and administrative requirements such as authority and a variance procedure, removing the sidewalk fund option, and other grammatical and format changes.

- K. Consideration and possible action regarding a recommendation to City Council regarding repealing in its entirety, Appendix B, Subdivision Ordinance and adopting a new Appendix B, Subdivision Ordinance, Sections I through XVI, incorporating changes pursuant to state law and administrative requirements such as authority and a variance procedure, removing the sidewalk fund option, and other grammatical and format changes.

L. **FUTURE LAND USE MAP**

Conduct a public hearing to receive comments, both oral and written, regarding repealing the 2008 Future Land Use Map and adopting a revised Future Land Use Map as part of the City of Friendswood Comprehensive Plan.

- M. Consideration and possible action regarding a recommendation to City Council regarding repealing the 2008 Future Land Use Map and adopting a revised Future Land Use Map as part of the City of Friendswood Comprehensive Plan.

5. Discussion Items

- A. Discussion regarding proposed changes to Appendix C, Zoning Section 7.P.6. "Permitted Use Table" to allow NAICS Use #6232, Residential, intellectual and development disability, mental health, and substance abuse facilities in all residential zoning districts; to change "S1" to "blank" for NAICS Uses #623311, Continuing care retirement communities (with on-site nursing) and 623312, Assisted living facilities for the elderly (without on-site nursing); and to remove Section 7.P.6. (b) 5. "S1 Site plan approval required" items a thru f.

6. 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) Regular Meeting, Thursday, October 28, 2021; (ii) Regular Meeting, Thursday, November 11, 2021 - City Holiday; and (iii) Regular Meeting, Thursday, November 25, 2021 - City Holiday.

7. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.
- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.

- D. Receive general comments and communication from City Council Liaison, Trish Hanks.
- E. Receive information from Staff regarding DRC Report for September 2021, commercial and residential project updates, City Council action and ordinance updates.

8. ADJOURNMENT



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THE 8TH DAY OF OCTOBER, 2021, AT 5:30 P.M.



LETICIA BRYSCH, CITY SECRETARY

ALL MEETINGS OF THE PLANNING & ZONING COMMISSION ARE OPEN TO THE PUBLIC, EXCEPT WHEN THERE IS A NECESSITY TO MEET IN AN EXECUTIVE SESSION (CLOSED TO THE PUBLIC) UNDER THE PROVISIONS OF SECTION 551, TEXAS GOVERNMENT CODE. THE PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO CONVENE INTO EXECUTIVE SESSION TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFIES FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, September 9, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 9-09-2021 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 9, 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
SEPTEMBER 9, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 9, 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 TRAVIS MANN
COMMISSIONER RICHARD CLARK
COUNCIL LIAISON TRISH HANKS
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER PERRY AND CITY ATTORNEY FISCHER WERE 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. 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.

Harbin presented the elevations and site plan for the proposed Cline Elementary school to be located at the corner of West Boulevard and Friendswood Lakes Boulevard (Friendswood Parkway). She explained the school designed the parking lot to stack as many cars as possible onsite instead of along the main roads.

No public comments.

4. Consent Agenda

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

****Commissioner Tom Hinckley moved to remove the minutes from the Consent Agenda. Seconded by Vice-Chairman Sasson. The motion was approved unanimously.**

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

Chairman Matranga stated he would like the minutes to reflect the commission came to a consensus on the proposed Future Land Use Map.

****Commissioner Travis Mann moved to approve Consent Agenda including an edit specifying the commission came to consensus on the Future Land Use Map. 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 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.

****Vice-Chairman Richard Sasson moved to approve 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. Seconded by Commissioner Catherine Koerner.

Vice-Chairman Sasson amended the motion to include installation of sidewalks along West Boulevard and a strong consideration of installing sidewalks along Friendswood Parkway and a strong consideration of installing a landscape buffer between the school and the residential neighbors. The motion was approved unanimously.

The commission expressed concern with a lack of sidewalks along all sides of the school. Erich Kreiter/FISD stated a sidewalk will be installed on West Boulevard. Harbin explained the West Ranch Planned Unit Development (PUD) was approved with a specific sidewalk plan consisting of sidewalks only along one side of the main roads.

Sasson questioned the lack of buffer along the residential fence line. Harbin explained the zoning ordinance includes an exception for installing landscape buffers when a 30-foot separation is included on the site. She explained due to the location of a 30-foot sewer easement, the landscape buffer was not required nor could trees be planted within the easement.

- 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.

****Vice-Chairman Richard Sasson moved to disapprove 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. Seconded by Commissioner Travis Mann. The motion was approved unanimously and the item failed.**

Due to the amount of outstanding items, the commission voted to disapprove the preliminary plat.

6. Discussion Items

- A. Discussion regarding the proposed amendments to Appendix B, Subdivisions. Bennett presented a slideshow of proposed changes to the Subdivision Ordinance. She explained the majority of changes were clerical or administrative. She said the administrative changes include making the plat requirements match state law. She said the most substantial change is to eliminate the Sidewalk Fund. Bennett explained the subcommittee feels developers should install sidewalks at the time of construction. She explained developers paying into the Sidewalk Fund put an undue burden on the city and the funding was inadequate to install the sidewalks at a later date.

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.

Harbin said there are no items for September 23rd and a meeting would not be necessary.

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.

Matranga asked about a DRC meeting held pertaining to 307 Laurel. Harbin explained the former house was a non-conforming use and when the house caught fire, the "grandfather" status was lost. She stated a new structure would have to comply with the current Downtown District requirements. Harbin further explained the property was formerly zoned Original Business District (OBD) prior to 2008 and the house was non-conforming at that time, as well. She said one goal of the Downtown District is to diversify the city's tax base with more commercial properties.

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

NONE.

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

NONE.

- D. Receive general comments and communication from City Council Liaison, Trish Hanks.

NONE.

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

Harbin said TXDOT is making progress on the Downtown District curbs, ramps and sidewalks project. She said they are also working on the bridge at FM 518 and Whispering Pines. Harbin relayed the bridge work is estimated to take a year for completion.

9. ADJOURNMENT

This meeting was adjourned at 08:16 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Consider approving the Final Plat of Friendswood ISD High School Campus.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to combine the main building for the high school with the natatorium tract and six residential tracts acquired by the school district.

The revised plat is for final consideration and has no outstanding comments that require commission approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

The revised plat is for final consideration and has no outstanding comments that require commission approval.

ATTACHMENTS

1. Compliance Memo_FISD HS Campus
2. Replat_Friendswood ISD High School

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: October 5, 2021

Re: Replat of Friendswood ISD High School Campus - reconsideration

Project Description: The proposed plat is to combine the main building for the high school with the natatorium tract and six residential tracts acquired by the school district.

The revised plat is for final consideration and has no outstanding comments that require commission approval.

Approval Options:

Approval

Standards for approval. The Commission shall approve a plat if:

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

- ☐ Conditional Approval with the following conditions*
- ☐ Disapproval due to the following reasons*

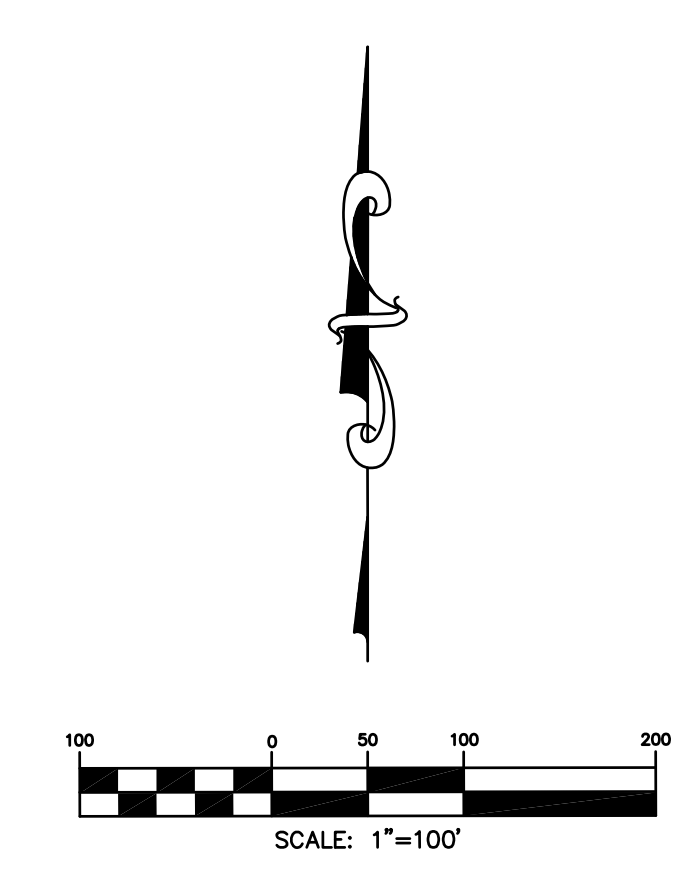
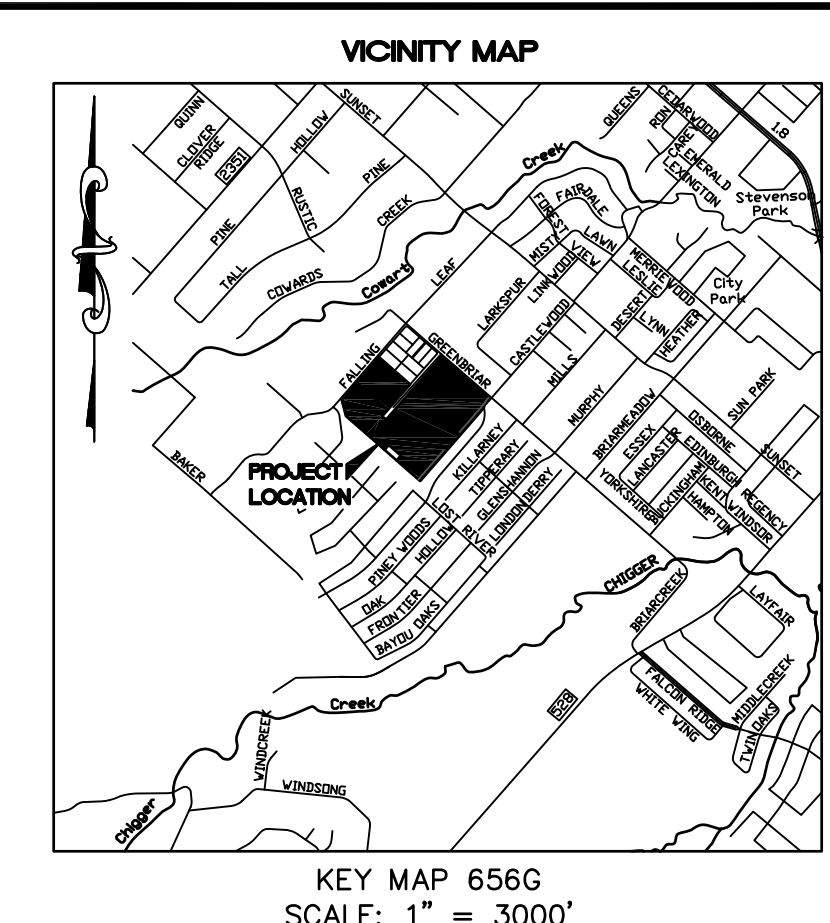
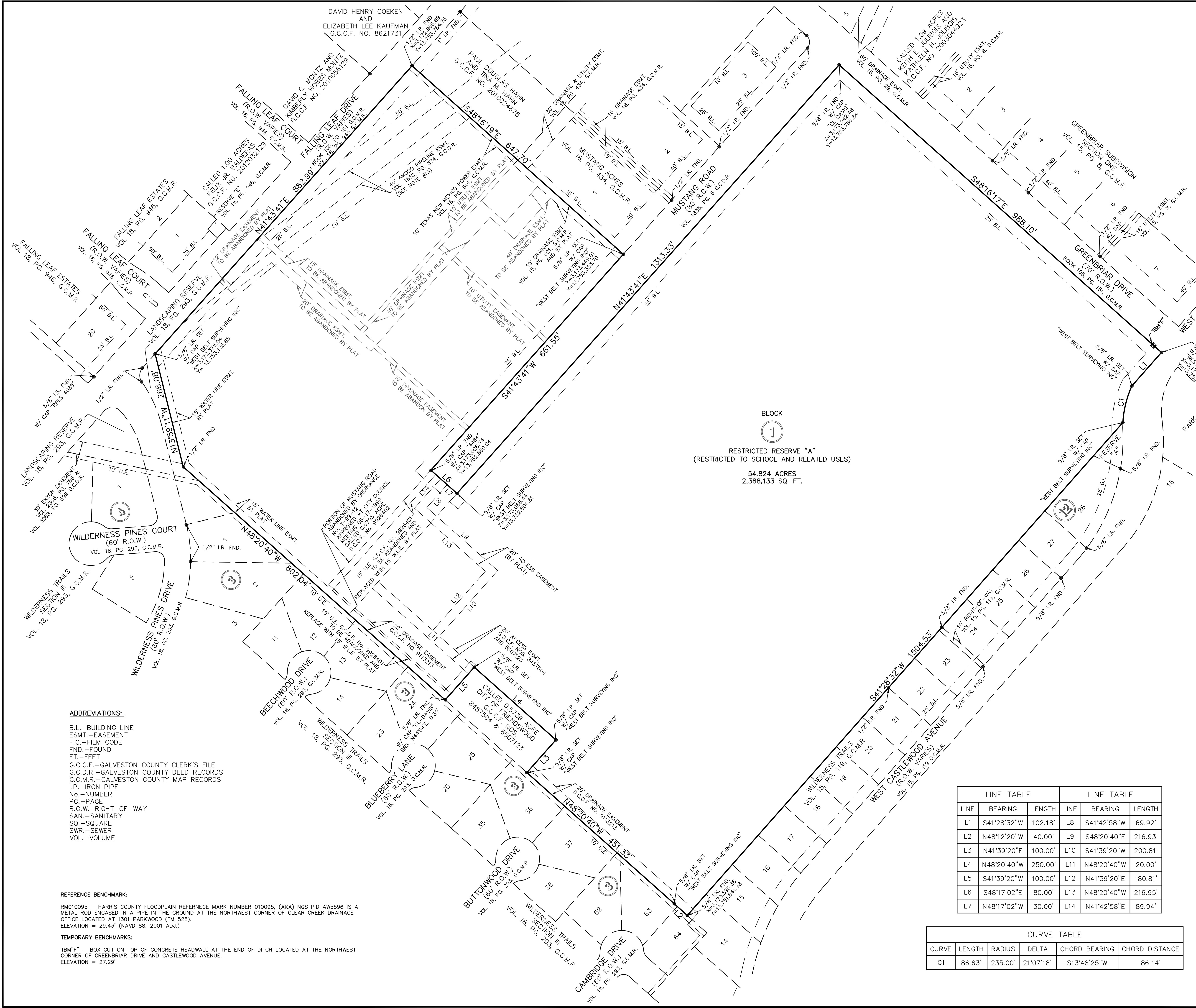
*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may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

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

None.

Staff Comments: *Reconsideration by the Commission not required.*

Pending no objection letters from dry utility companies.



FINAL PLAT OF
**FRIENDSWOOD ISD
High School
Campus**

A SUBDIVISION OF
54.824 ACRES
BEING A PLAT OF ALL OF LOT 2 AND
PARTIAL PLAT OF LOTS 1, 3, AND 4,
BLOCK H OF CENTRAL PARK,
VOL. 105, PG. 151, G.C.D.R.
AND A REPLAT OF ALL OF LOTS 2-4 AND
6-9 OF BRENHAM ESTATES,
VOL. 18, PG. 601, G.C.P.R.,
AND ALL OF LOT 1, BLOCK 1, FINAL PLAT
FRIENDSWOOD HIGH SCHOOL EXPANSION,
VOL. 18, PG. 990, G.C.P.R.

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

1 BLOCK 1 RESERVE

REASON FOR REPLAT:
TO CREATE 1 RESERVE RESTRICT TO
SCHOOL AND RELATED USES AND
ABANDON DRAINAGE & UTILITY
EASEMENTS

AUGUST 2021

WEST BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 599-8288
FAX: (281) 492-0026
CERTIFIED FIRM NO. 10073800

OWNER:
FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT
TONY HOPKINS, PRESIDENT
302 LAUREL DRIVE
FRIENDSWOOD, TEXAS 77548
281-452-1297

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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S41°28'32"W	102.18'	L8	S41°42'58"W	69.92'
L2	N48°12'20"W	40.00'	L9	S48°20'40"E	216.93'
L3	N41°39'20"E	100.00'	L10	S41°39'20"W	200.81'
L4	N48°20'40"W	250.00'	L11	N48°20'40"W	20.00'
L5	S41°39'20"W	100.00'	L12	N41°39'20"E	180.81'
L6	S48°17'02"E	80.00'	L13	N48°20'40"W	216.95'
L7	N48°17'02"W	30.00'	L14	N41°42'58"E	89.94'

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

STATE OF TEXAS §

COUNTY OF GALVESTON §

We, Friendswood Independent School District acting by and through Tony Hopkins, President and Rebecca Hillenburg, Secretary, being officers of Friendswood Independent School District, owners hereinafter referred to as Owners, whether one or more, of the 54.824 acre tract described in the above and foregoing plat of Friendswood ISD High School Campus, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS our hand in the City of Friendswood, Texas, this _____ day of _____, 20____.

Tony Hopkins
President

Rebecca Hillenburg
Secretary

STATE OF TEXAS §

COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Tony Hopkins, President and Rebecca Hillenburg, Secretary, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporations").

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

Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

I, Joel D. Walker, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eights (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone, and that the plat boundary error of closure is within 1:10,000.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker
Texas Registration No. 5189

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of Friendswood ISD High School Campus in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 20____.

Becky Bennett
Development Coordinator

Joe Matranga
Chairman

I, Jil Arias, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as currently adopted by City Council.

Jil Arias, P.E., CFM
City Engineer/Director of Engineering

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20____ at _____ o'clock, _____m, and duly recorded on _____, 20____ at _____ o'clock, _____m, instrument # _____, Galveston County Records.

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

Dwight D. Sullivan
County Clerk
Galveston County, Texas

Deputy

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director Date

Director Date

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

GCODD's Reference Number: G210010

LEGAL DESCRIPTION

54.824 ACRES
2,388,133 SQUARE FEET
SARAH MCKISSICK SURVEY
ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 54.824 acre (2,388,133 square foot) tract of land located in the Sarah McKissick Survey, Abstract Number 151, City of Friendswood, Galveston County, Texas and said 54.824 acre tract of land being all of the remainder of a called 41.558 acre tract described in the deed to Friendswood Independent School District recorded under Book 1835, Page 6 of the Galveston County Deed Records (G.C.D.R.) and all of Lot 1, Block 1, Final Plat of Friendswood High School Expansion, a subdivision recorded under Volume (Vol.) 18, Page (Pg.) 990 of the Galveston County Map Records (G.C.M.R.) and all of Lots 2-4 and Lots 6-9, Brenham Estates, a subdivision recorded under Vol. 18, Pg. 604, G.C.M.R. and said 54.824 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

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

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

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

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

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987089767 (X+S.F.=SURFACE VALUE).

2. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

3. ACCORDING TO F.I.R.M. MAP NO. 48167C0014G (COMMUNITY-PANEL NO. 4854680014G), MAP REVISED DATE: AUGUST 15, 2019, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS 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.

5. 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.

6. 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 ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

7. 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 FRIENDSWOOD INDEPENDENT SCHOOL 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 RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.

8. 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.

9. 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.

10. 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 FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT.

11. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

12. THE SUBJECT TRACT IS AFFECTED BY THE ENROACHMENT AGREEMENT BETWEEN FRIENDWOOD INDEPENDENT SCHOOL DISTRICT AND TEPPCO CRUDE PIPELINE, LLC RECORDED UNDER G.C.C.F. No. 2009047758.

13. THE SUBJECT IS AFFECTED BY THE UNLOCATABLE PIPELINE EASEMENT RECORDED UNDER VOLUME 503, PAGE 118, GALVESTON COUNTY DEED RECORDS.

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

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

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

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

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

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

THENCE, North 48 degrees 20 minutes 40 seconds West, along the northeasterly line of said Wilderness Trails Section III, a distance of 802.04 feet, to a 1/2-inch iron rod found marking an angle in the northeasterly line of said Wilderness Trails Section III and the most westerly west corner of the herein described tract;

THENCE, North 13 degrees 59 minutes 41 seconds West, continuing along the northeasterly line of said Wilderness Trails Section III, a distance of 266.08 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of Falling Leaf Drive (based on a variable width) recorded under Book, 105, Pg. 151, G.C.M.R. and Vol. 18, Pg. 949, G.C.M.R. and marking the north corner of said Wilderness Trails Section III and the most northerly west corner of the herein described tract;

GALVESTON COUNTY DRAINAGE DISTRICT NOTES:

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERCTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.

2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.

3. THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.

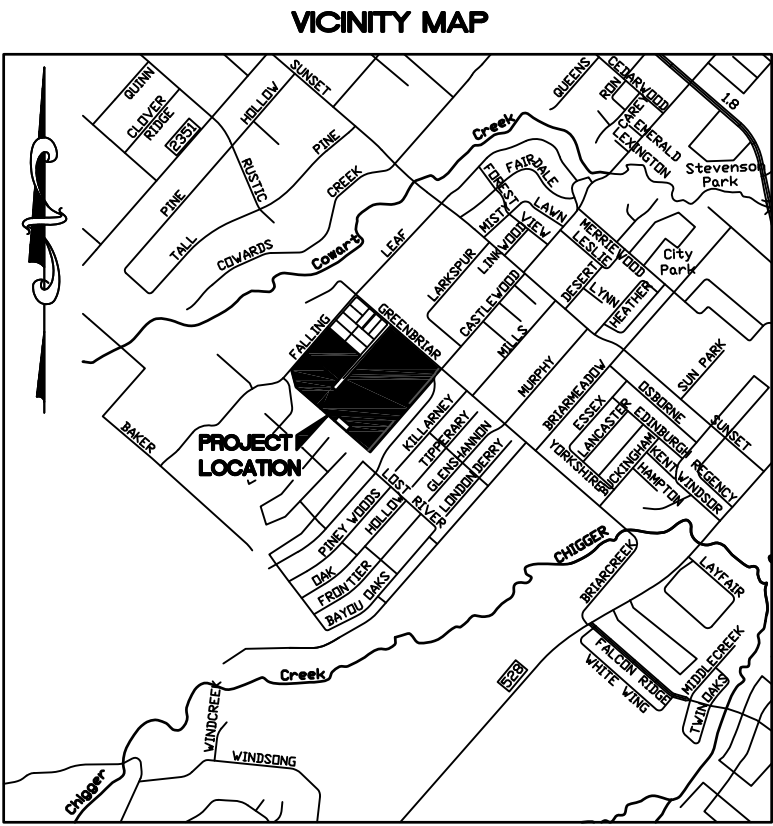
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.

5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.

6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.

8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.



KEY MAP 656G
SCALE: 1" = 3000'

FINAL PLAT OF
FRIENDSWOOD ISD
High School
Campus

A SUBDIVISION OF
54.824 ACRES
BEING A PLAT OF ALL OF LOT 2 AND
PARTIAL PLAT OF LOTS 1, 3, AND 4,
BLOCK H OF CENTRAL PARK,
VOL. 105, PG. 151, G.C.D.R.
AND A REPLAT OF ALL OF LOTS 2-4 AND
6-9 OF BRENHAM ESTATES,
VOL. 18, PG. 601, G.C.P.R.,
AND ALL OF LOT 1, BLOCK 1, FINAL PLAT
FRIENDSWOOD HIGH SCHOOL EXPANSION,
VOL. 18, PG. 990, G.C.P.R.
OUT OF THE
SARAH MCKISSICK SURVEY,
ABSTRACT NO. 151
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

1 BLOCK 1 RESERVE

REASON FOR REPLAT:
TO CREATE 1 RESERVE RESTRICT TO
SCHOOL AND RELATED USES AND
ABANDON DRAINAGE & UTILITY
EASEMENTS

AUGUST 2021

WEST BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 599-8288
FAX: (281) 492-6026

CERTIFIED FIRM NO. 10073800

OWNER:
FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT
TONY HOPKINS, PRESIDENT
302 LAUREL DRIVE
FRIENDSWOOD, TEXAS 77548
281-482-1207



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: **PRELIMINARY PLAT EXTENSION REQUEST**

Consideration and possible action regarding a one-time, six-month extension for the following preliminary plats: Georgetown Section 1, Georgetown Detention Basin and Georgetown Boulevard Street Dedication Phase 2.

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The preliminary plat was approved by the Commission on March 25, 2021. The developer and engineers are working on the infrastructure plans and are requesting additional time. The Subdivision Ordinance allows a one-time, six-month extension for preliminary plats which would make the new expiration date March 25, 2022. With the new land plan, there are approximately 95 lots in Alvin that will be part of this development. Alvin does have the capacity to serve the tract with water and therefore will also need to serve the tract with sewer service.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Staff continues to meet with the developer and engineers to work through the methods of getting water and sewer services to the development.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. 210830 EOA Requests - Georgetown Blvd Ph 2 - Signed
2. 210830 EOA Requests - Georgetown Det Basin - Signed
3. 210830 EOA Requests - Georgetown Sec 1 - Signed

August 31, 2021

City of Friendswood Community Development Department
Becky Bennett
910 S. Friendswood Drive
Friendswood, TX 77546

RE: Georgetown Blvd Phase 2 Preliminary Plat – Extension Request

Dear Ms. Bennett:

The Planning and Zoning Commission of the City of Friendswood granted approval of the preliminary plat for Georgetown Blvd Phase 2 on March 25, 2021. The plat expiration is set for September 25, 2021. The purpose of this letter is to request a single extension of six months. If granted, the new preliminary plat expiration date will be March 25, 2022.

We are requesting this extension because the infrastructure plans are still in review and coordination is ongoing with the City of Alvin.

Sincerely,



Amanda Edmondson, PE
Vice President

cc: Aubrey Harbin, LEED AP, CDD Director/ City Planner
Brian Rouane, CFM, Chief Building Official
Rene Ibarra, CFM, Director of Public Works
Jil Arias, PE, CFM, Director of Engineering/ City Engineer

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August 31, 2021

City of Friendswood Community Development Department
Becky Bennett
910 S. Friendswood Drive
Friendswood, TX 77546

RE: Georgetown Detention Basin Preliminary Plat – Extension Request

Dear Ms. Bennett:

The Planning and Zoning Commission of the City of Friendswood granted approval of the preliminary plat for Georgetown Detention Basin on March 25, 2021. The plat expiration is set for September 25, 2021. The purpose of this letter is to request a single extension of six months. If granted, the new preliminary plat expiration date will be March 25, 2022.

We are requesting this extension because the infrastructure plans are still in review and coordination is ongoing with the City of Alvin.

Sincerely,



Amanda Edmondson, PE
Vice President

cc: Aubrey Harbin, LEED AP, CDD Director/ City Planner
Brian Rouane, CFM, Chief Building Official
Rene Ibarra, CFM, Director of Public Works
Jil Arias, PE, CFM, Director of Engineering/ City Engineer

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August 31, 2021

City of Friendswood Community Development Department
Becky Bennett
910 S. Friendswood Drive
Friendswood, TX 77546

RE: Georgetown Section 1 Preliminary Plat – Extension Request

Dear Ms. Bennett:

The Planning and Zoning Commission of the City of Friendswood granted approval of the preliminary plat for Georgetown Sec 1 on March 25, 2021. The plat expiration is set for September 25, 2021. The purpose of this letter is to request a single extension of six months. If granted, the new preliminary plat expiration date will be March 25, 2022.

We are requesting this extension because the infrastructure plans are still in review and coordination is ongoing with the City of Alvin.

Sincerely,



Amanda Edmondson, PE
Vice President

cc: Aubrey Harbin, LEED AP, CDD Director/ City Planner
Brian Rouane, CFM, Chief Building Official
Rene Ibarra, CFM, Director of Public Works
Jil Arias, PE, CFM, Director of Engineering/ City Engineer

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FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: **PRELIMINARY PLAT**

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 HCCD No. 20150084708, and .1119 acres of land recorded under HCCF 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.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create two commercial reserves near FM 2351 and Timber Creek Drive. The previous comments have been addressed sufficiently at this time. Staff will continue to work with the developer throughout the construction and platting process.

* This plat was denied previously by the Commission on Thursday, September 9, 2021.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

N/A

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. See Compliance Memo for more details.

ATTACHMENTS

1. Compliance Memo_Industry Park Ph II Prel Plat
2. Plat_Industry Park Phase II Prel Plat

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: October 7, 2021

Re: Preliminary Plat of Industry Park Friendswood Phase II

Project Description: The proposed plat is to create two commercial reserves near FM 2351 and Timber Creek Drive.

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

Approval Options:

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

- ☐ Conditional Approval with the following conditions*

- ☐ Disapproval due to the following reasons*

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

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

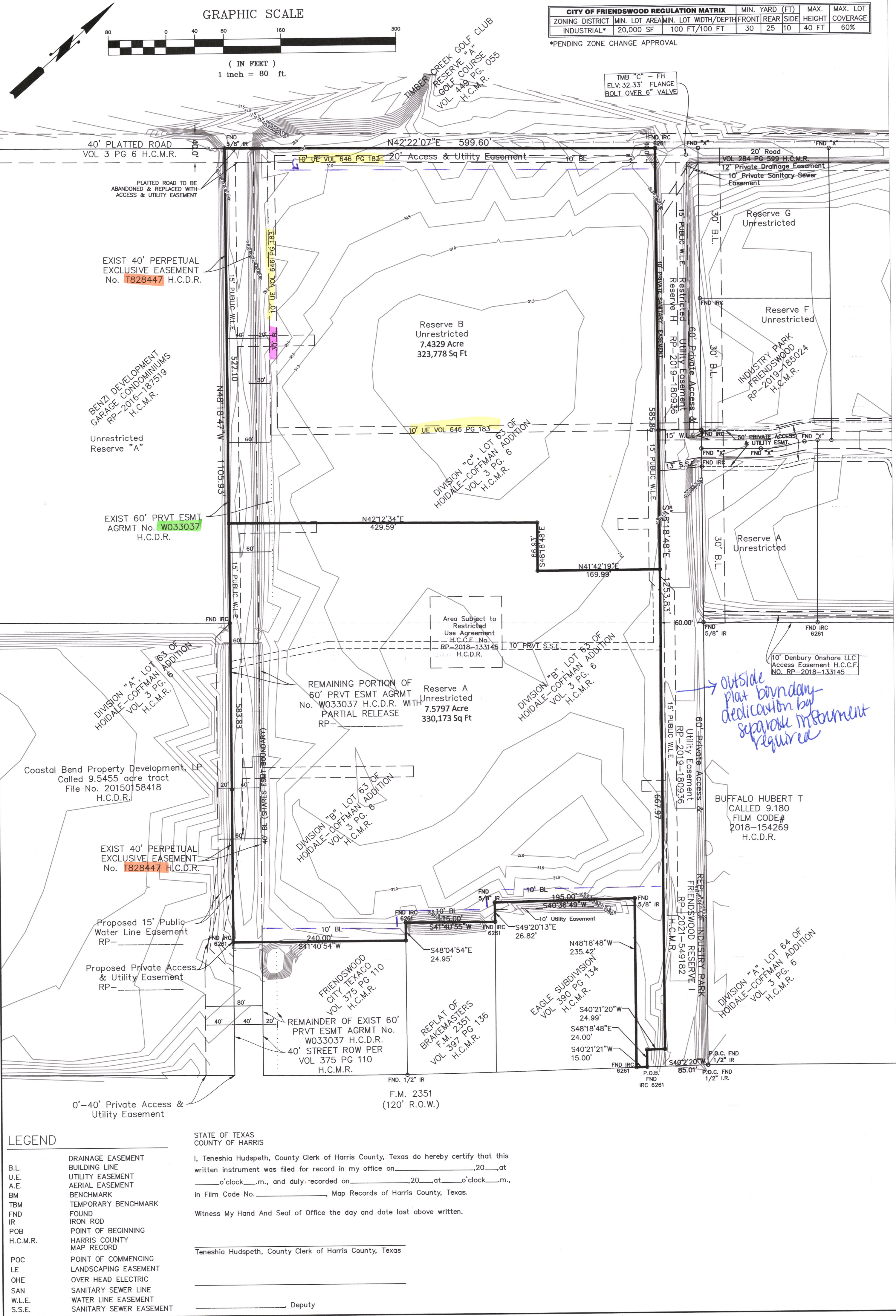
None.

Pending Staff Items: *Does not require reconsideration by the Commission.*

1) Draw and label existing 10' utility easement (V646 P183) adjacent to 20' access & utility easement

2) Draw 10' building line along Texaco, Brakemasters, and Eagle Transmission

*Water, sewer, drainage, and removal of easements to be addressed during infrastructure plan review.



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-2021-549182 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 15.00 feet to a found Orange capped iron rod stamped Scott D. Ellis 6261 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 northeasterly line of said EAGLE SUBDIVISION at a distance of 235.42 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' 48" 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' 56" 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 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 northly line of said FRIENDSWOOD CITY TEXACO a distance of 240.00 feet to 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 BEZI 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 referred to 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 plat 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

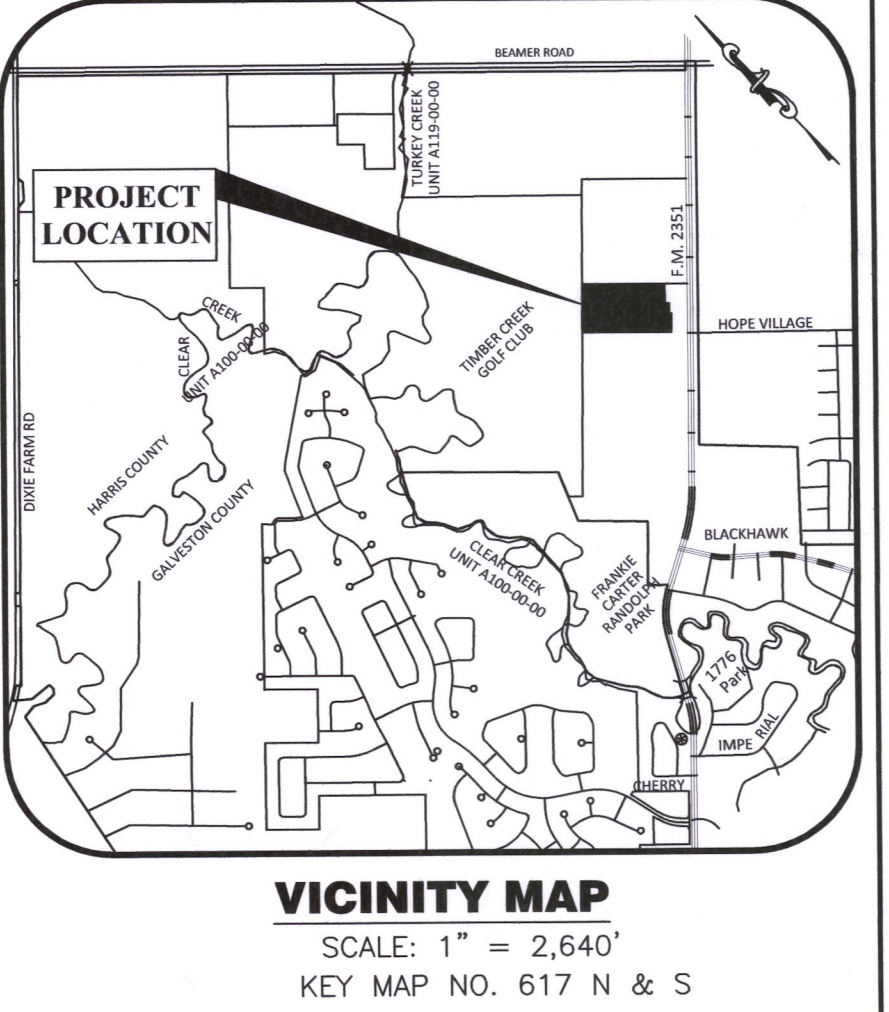
Scott D. Ellis, R.P.L.S., Texas Registration No. 6261

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

ENGINEER	LAND SURVEYOR	OWNER/DEVELOPER
COASTAL BEND Engineering Stephanie Canady, P.E. Texas Registered Engineering Firm F-14444 4558 FM 2351, Friendswood, TX 77546 281.648.1268 Fax 281.648.0832	ELLIS SURVEYING SERVICES, LLC Ellis Surveying Services, LLC 2805 25th Avenue North Texas City, TX 77590 Tel: (409) 938-8700 Fax (866) 678-7685 Texas Firm Reg. No. 100340-00 OCTOBER 2021 SHEET 1 OF 1	DAN RUCKER, PARTNER 4558 FM 2351 FRIENDSWOOD, TEXAS 77546 (281) 648-1268





FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: **SITE PLAN**

Consideration and possible action regarding a site plan for Dude Stop Gas Station and convenience store to be located at 600 N. Friendswood Drive.

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The proposed project is to construct a 6,947 square foot convenience store with 16 gasoline pumps. The project would be located at the corner of N. Friendswood Drive and Brandywyne Drive.

The applicant is requesting to install an 8-foot, wooden fence along the rear property line in lieu of a masonry fence (request attached). The landscape buffer trees have been relocated from along the fence line to throughout the site as to not interfere with maintenance of the detention pond nor the existing utility lines and easements.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Commercial development that meets current zoning regulations is beneficial to the City.

RECOMMENDATIONS

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

ATTACHMENTS

1. PZ Plan Pages_Dude Stop
2. Compliance Memo_Dude Stop
3. Fence Material Request_Dude Stop



DUDE STOP

PROJECT LOCATION

C-STORE - 600 N. FRIENDSWOOD DRIVE
CANOPY -600 N. FRIENDSWOOD DRIVE "CNPY"
(AT BRANDYWYNE DRIVE)
FRIENDSWOOD, TEXAS 77546

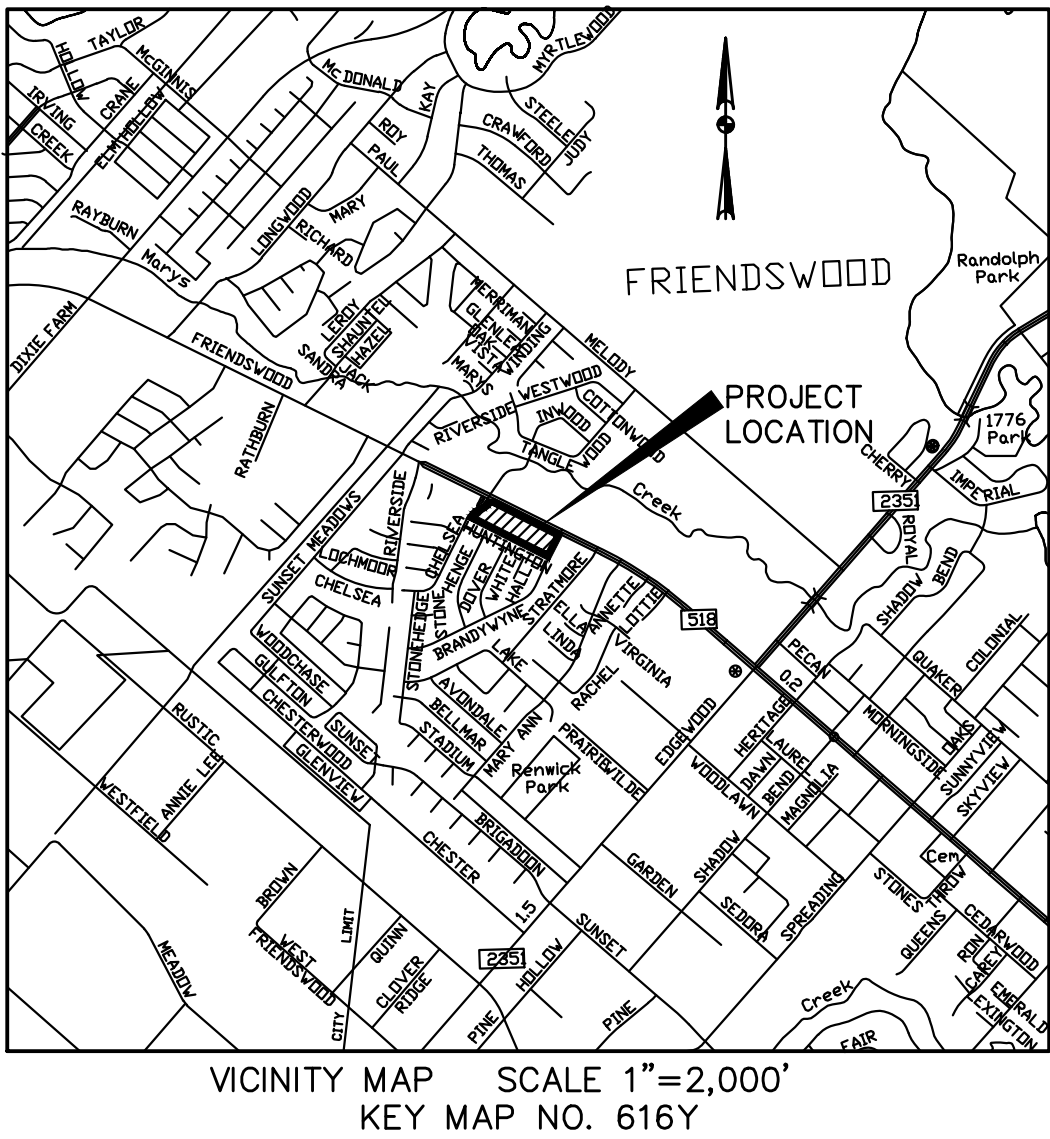


PROPOSED
NEW SITE DEVELOPMENT, NEW CONVENIENCE
STORE WITH NEW FUEL CANOPY CONSTRUCTION
DOCUMENTS

SIGNAGE NOTES:
ALL SIGNAGE (INDOOR AND
OUTDOOR) WILL BE PERMITTED
THROUGH SIGNS ADMINISTRATION
AND ARE NOT PART OF THESE
DRAWINGS.

TRI-STAR SUPER, INC.

OWNER - 18003 EL CAMINO REAL, HOUSTON, TX, 77058



ARCHITECTS INTERPLAN ARCHITECTS INC.

TOPOGRAPHIC SURVEY MILLER SURVEY GROUP
SUBDIVISION PLAT CENTURY ENGINEERING
SOIL ENGINEERING BANDY & ASSOCIATES, INC.
CIVIL ENGINEERING SARAB STRUCTURAL & CIVIL, LLC.
STRUCTURAL ENGINEER STRUCTURAL ENGINEERING SERVICE PLUS
MEP ENGINEER BIRRIEL ENGINEERING
FUEL CANOPY ENGINEER IMAGE SOLUTIONS
GENERAL CONTRACTOR TRI-STAR SUPER, INC.

PROJECT DATA ANALYSIS

RETAIL BUILDINGS AREA:

DUDE STOP FOOD MART - 6,947 SQ. FT.
RETAIL FUEL CANOPY - 5,500 SQ. FT.

OCCUPANCY :

RETAIL CENTER - GROUP M - MERCANTILE
RETAIL FUEL CANOPY - GROUP M - MERCANTILE

OCCUPANCY LOAD (PER TABLE 1004.1.1 '2018 IBC):

CONVENIENCE STORE
60 S.F./PERSON - GRADE FLOOR AREAS - 3,978 / 60 = 67 OCCUPANTS
300 S.F./PERSON - STORAGE, STOCK, ETC - 2,969 / 300 = 10 OCCUPANTS
TOTAL = 77 OCCUPANTS

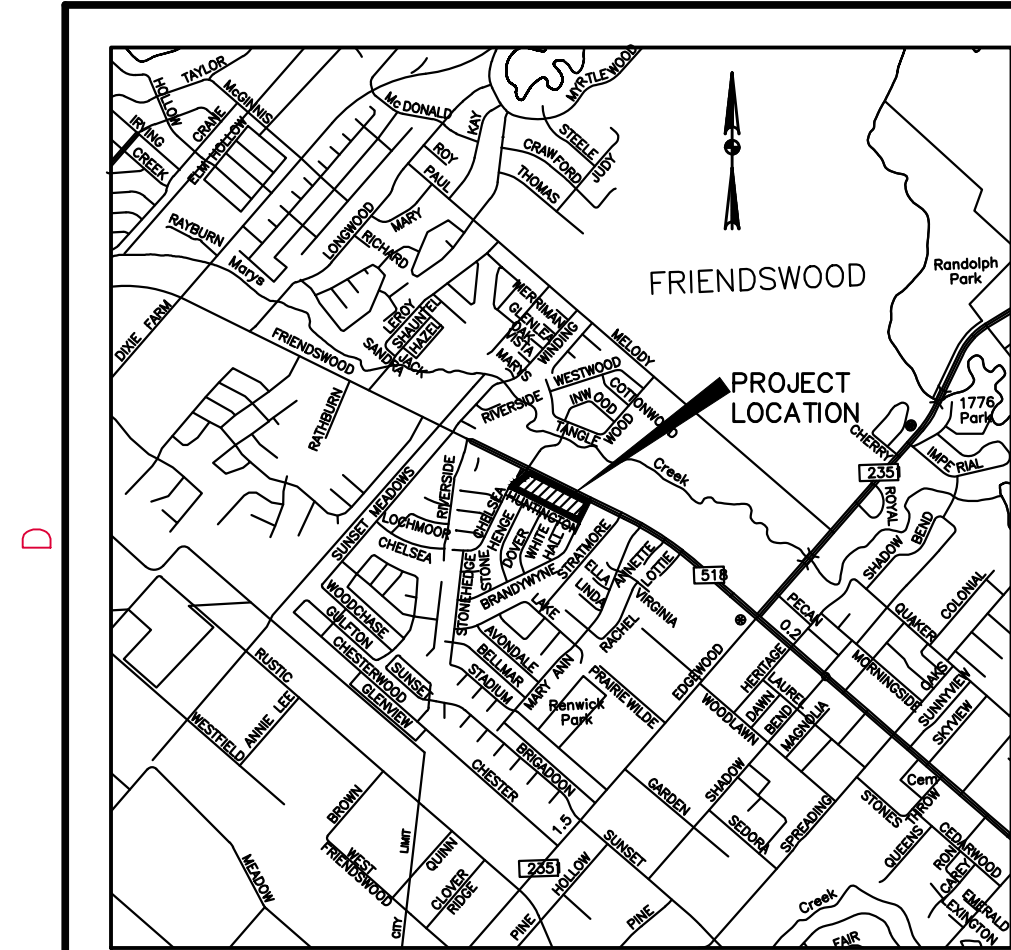
NOTE:
THIS ESTABLISHMENT PROPOSES TO SELL,
SERVE, STORE, OR FACILITATE ALCOHOL
CONSUMPTION ON THE PREMISES

APPLICABLE CODES

2018 - INTERNATIONAL BUILDING CODE
2018 - INTERNATIONAL MECHANICAL CODE
2018 - INTERNATIONAL PLUMBING CODE
2017 - NATIONAL ELECTRICAL CODE
2018 - IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
2018 - INTERNATIONAL FIRE CODE LOCAL FIRE CODE & NFPA
2018 - FUEL AND GAS CODE
2012 - STATE OF TEXAS ACCESSIBILITY STANDARDS LATEST AMERICANS WITH DISABILITIES ACT
[HTTPS://WWW.TDLR.TEXAS.GOV/AB/2012TAS/2012TASCOMPLETE.PDF](https://www.tdlr.texas.gov/ab/2012tas/2012tascomplete.pdf)

TYPE OF CONSTRUCTION: TYPE II B

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NO TO EXCEED A TOTAL OF SIX (6) MONTHS.



VICINITY MAP
KEY MAP NO. 616-Y
NTS.

GENERAL NOTES

- BACKFILL AND COMPACTION OF SITE UTILITIES PER SOIL REPORT AND AS CALLED FOR ON CIVIL DRAWINGS.
- VERIFY ALL SITE UTILITY REQUIREMENTS WITH RESPECTIVE UTILITY COMPANIES PRIOR TO SUBMITTING BID. VERIFY AND PAY ALL RELATED COSTS INCLUDING, BUT NOT LIMITED TO, TAP FEES, CONNECTION FEES, METER DEPOSITS, SPECIAL ASSESSMENTS, ETC.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERMITS, LICENCES, COSTS AND PAYMENTS TO UTILITY COMPANIES AND/OR GOVERNMENTAL AUTHORITIES FOR THE ISSUANCE OF A BUILDING PERMIT AND/OR FINAL CERTIFICATE OF OCCUPANCY.
- SEE SHEET C01 FOR SITE GRADING AND DRAINAGE REQUIREMENTS AS WELL AS STORMWATER MANAGEMENT REQUIREMENTS AND PAVING LAYOUT.
- SEE SHEET A01, SURVEY AND THIS SHEET FOR LOCATIONS OF EXISTING TREES TO BE SAVED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE JOB. DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO SIMILAR PLACES ON ALL OTHER PARTS OF THE DRAWINGS.
- EACH SUBCONTRACTOR SHALL REVIEW EACH SHEET OF THE CONSTRUCTION DOCUMENTS AS THEY MAY APPLY TO THEIR PORTION OF THE WORK. GENERAL CONTRACTOR TO COORDINATE WORK SO NO CONFLICTS OCCURS.
- CONTRACTORS SHALL REPAIR AND MATCH-UP ANY DISTURBED SOILS, PAVEMENTS, CURBS, DRIVES, AND SIDEWALKS.
- CONTRACTORS TO COMPLY WITH ALL APPLICABLE LOCAL, CITY, COUNTY, AND STATE CODES AND UTILITY REQUIREMENTS.
- ANY QUESTIONS OF COMPLIANCE IS TO BE VERIFIED AND MET BY CONTRACTORS PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTORS SHALL COORDINATE WORK BETWEEN THEMSELVES, CITY, POWER COMPANY, ETC.
- SITE DIMENSIONS ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS.
- CONTRACTOR TO INSTALL WEED WEB FABRIC UNDER ALL BEDS.

TREES:
MIN 2" CALIPER, 8' TALL AND SHALL BE SPACED AT MINIMUM OF 25'-0" O.C. FLOWERING TREES:
10'-0" TO 12'-0" HEIGHT MIN.(MULTI-TRUNK, MIN. 3 TRUNKS),
2" TO 2 1/2" CALIPER (SINGLE TRUNK TREES) /30 GAL. MIN. AND SHALL BE SPACED AT MINIMUM OF 10'-0" O.C.
SHRUBS FOR SCREENING AND BUFFERING:
7 GAL. @ 24"-36" HIGH AND PLANTED 24" O.C.
HERBACEOUS PERENNIALS:
1-GAL. MIN. @ 12" O.C. MAX.
GROUND COVERS:
1-GAL. MIN. @ 12" O.C. MAX.
SEASONAL COLOR (ANNUALS) - TWO CHANGE OUTS PER YEAR:
4" POT MIN. @ 9" O.C. MAX.
VINES:
1-GAL. MIN. @ 12" O.C. MAX.
GRASS:
SOLID SOD

CONTRACTOR TO SOD ALL R.O.W. AREAS WITH SOLID BERMUDA GRASS UP TO EXISTING R.O.W. PAVEMENT EDGE
THE DEVELOPER, HIS/HER SUCCESSOR AND ANY SUBSEQUENT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING ON THE PROPERTY ON FT. CONTAINING BASIS FOR THE LIFE OF THE DEVELOPMENT.
ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLANTING PROCEDURES ESTABLISHED BY THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.

LEGEND:	SHRUBS	GROUND COVERS
TREES	WAX LIGUSTRUM	ENGLISH IVY
1 LIVE OAK	JAPANESE CLEYERA	LIRIOPE
2 WATER OAK	YALPON HOLLY	PURPLE JAPANESE HONEYSUCKLE
3 CRAPE MYRTLE	VARIEGATED PRIVET	MONKEY GRASS
4 SOUTHERN MAGNOLIA	PITTIOSPORUM	ASIAN JASMINE
5 LITTLE GEM MAGNOLIA	INDIAN HAWTHORN	ANNUALS - SPRING
6 LOBLOLLY PINE	AZALEA	MARIGOLDS
		PERIWINKLE
PERENNIALS		PETUNIA
7 SHASTA DAISY		
	GRASS	
	SOLID BERMUDA SOD	

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48167C0012G, REVISED DATE OF 08/15/2019, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

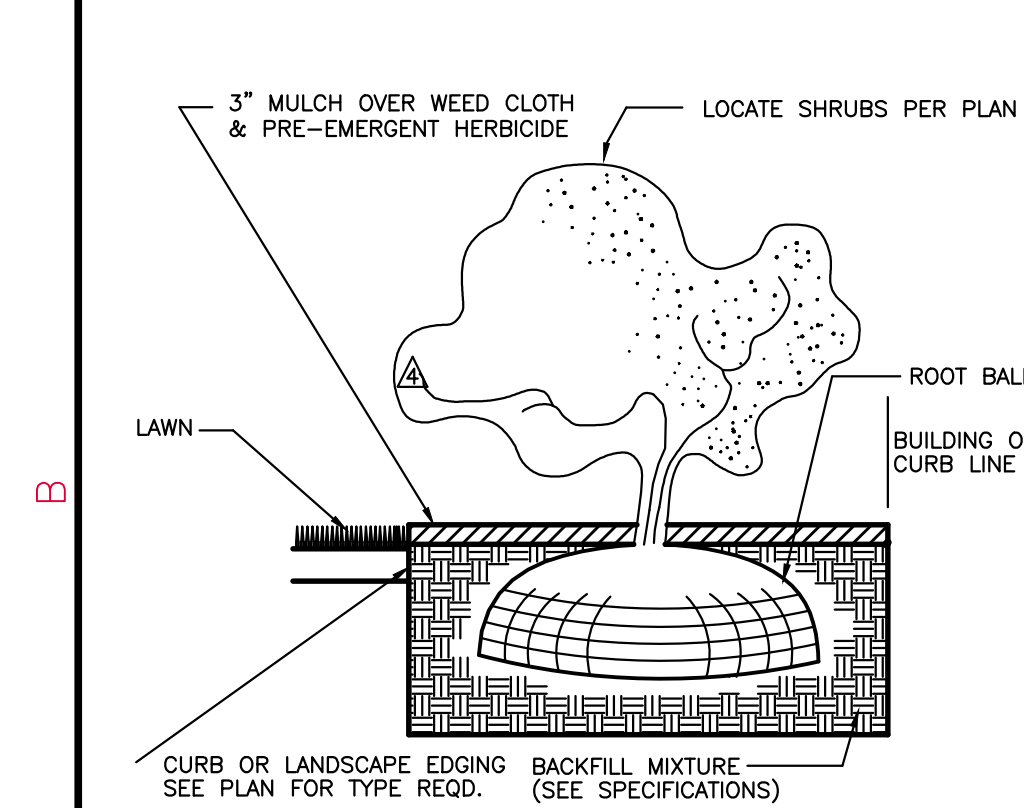
PROJECT BENCHMARK: NGS MONUMENT E-459

-BEING A BRASS DISC STAMPED "E 459 1951" ON TOP OF A CONCRETE MONUMENT. TO REACH THE BENCHMARK START AT THE INTERSECTION OF F.M. 518. TRAVEL +/-0.25 MILES SOUTHWEST ALONG F.M. 528 FROM THE INTERSECTION OF F.M. 518 IN FRIENDSWOOD TO THE INTERSECTION OF F.M. 528 AND TRAVEL +/-0.55 MILES NORTHWEST ALONG SUNSET DRIVE TO THE INTERSECTION OF SUNSET DRIVE AND BRIARMEADOW AVENUE. TRAVEL +/-0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO THE BENCHMARK ON THE RIGHT. LOCATED JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, APPROXIMATELY 46.0 FT NORTHWEST OF THE CENTER OF THE AVENUE, APPROXIMATELY 13.2 FT NORTH-NORTHWEST OF UTILITY POLE NO. F1217 50 A, AND APPROXIMATELY 1.7 FT SOUTHEAST OF A BARBED WIRE FENCE. ELEVATION = 26.02' NAVD88

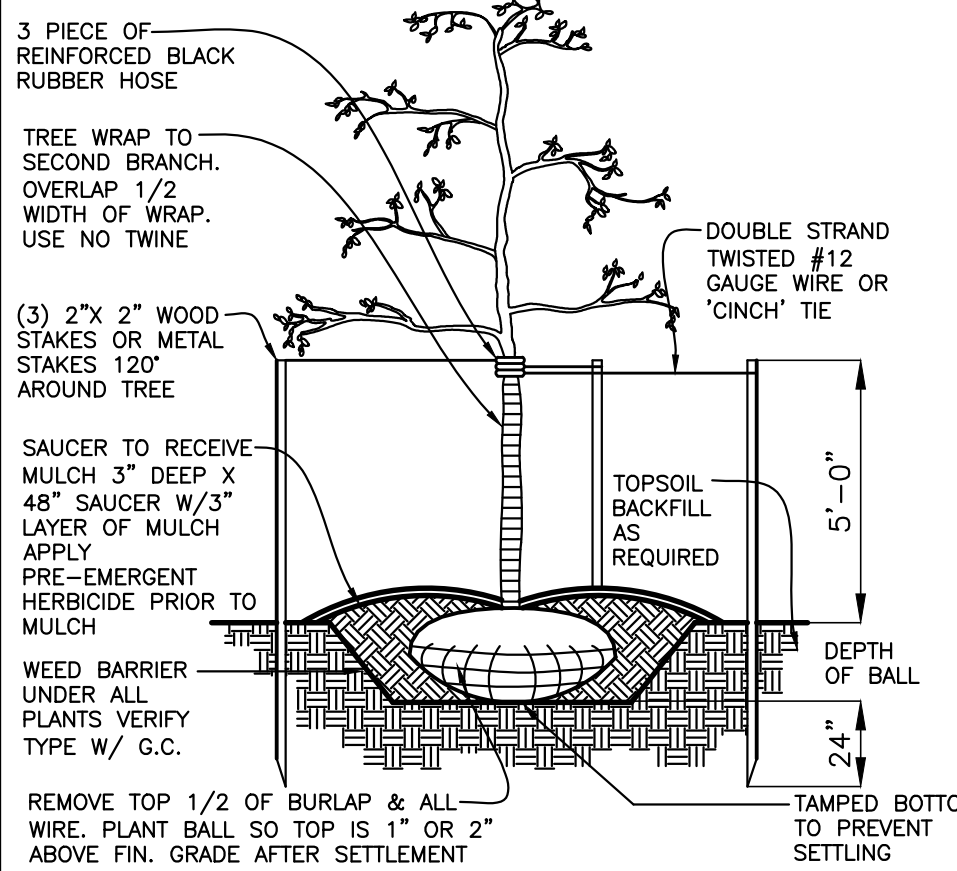
LANDSCAPED ISLAND AREAS

ISLAND # 1: 1,207 SQ.FT.
ISLAND # 2: 1,141 SQ.FT.
ISLAND # 3: 285 SQ.FT.
ISLAND # 4: 363 SQ.FT.

TOTAL LANDSCAPE AREA PROVIDED: 2,996 SQ.FT.



22 SHRUB PLANTING FOR SHRUB BEDS
NOT TO SCALE
RE:



18 TREE PLANTING AND STAKING
NOT TO SCALE

LANDSCAPE TABLE - COMMUNITY OVERLAY DISTRICT

Small Parking Lot (20 cars or less)

Total Area of Parking & Driveways (Area) X 15% = Landscape Area Required
Landscape Area Provided

1 tree (Class 1 or 2) per 250sqft of landscape area required

No. of trees required: _____
No. of trees provided: _____

OR Large Parking Lot (more than 20 cars)

Total area of Parking & Driveways (area) 29,941 X 20% = 5,988 Landscape Area Required
8,895 Landscape Area Provided

Required landscaping 5,988 multiplied by .50 = 2,994 Landscape area in Islands Required
2,996 Landscape area in Islands Provided
*1 tree required per island

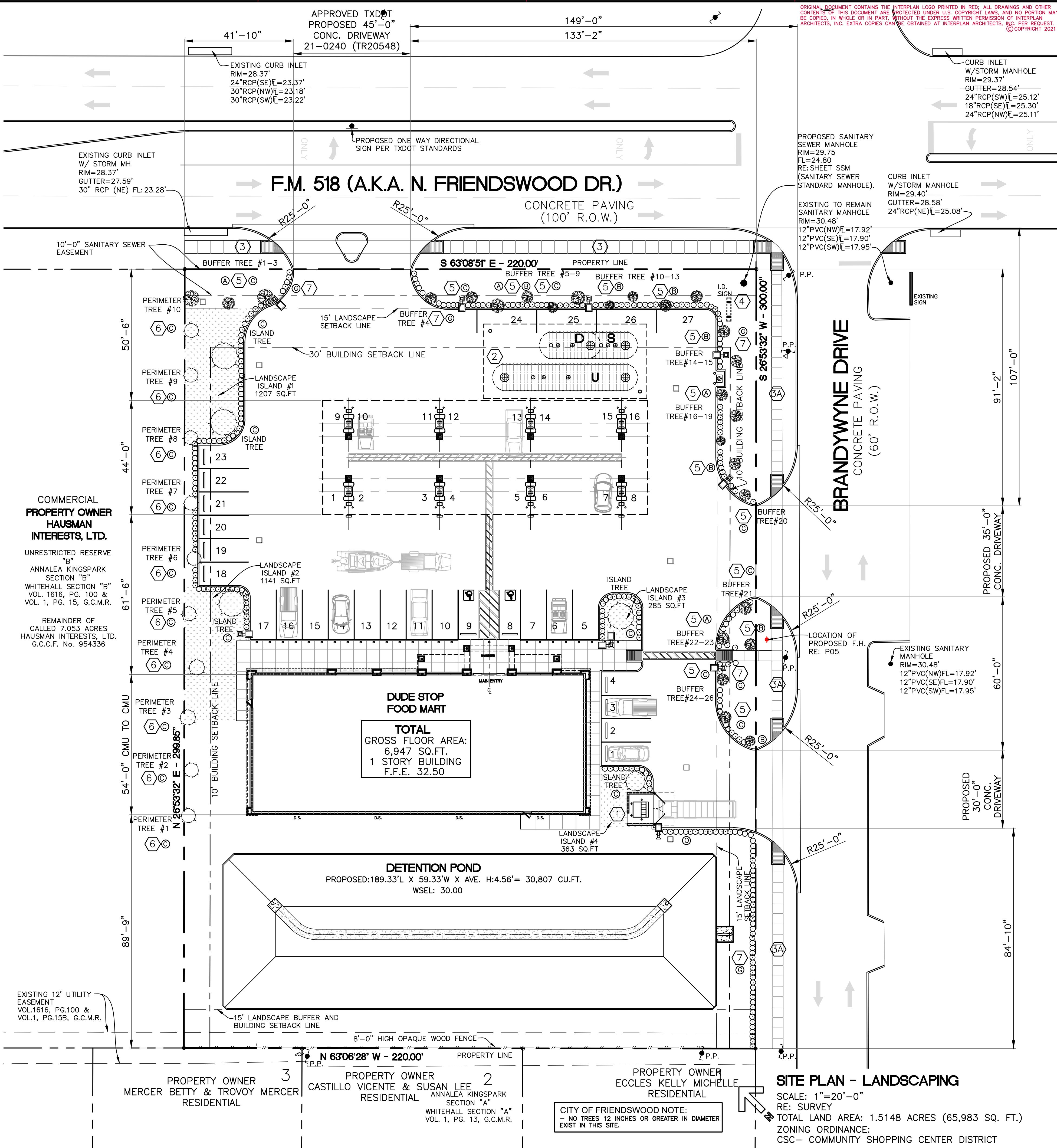
AND Perimeter Landscaping: 1 tree per 30 linear feet for property lines not requiring a landscape buffer
Perimeter Trees Required: 10
Perimeter Trees Provided: 10

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

Buffer Width: Minimum 15 feet
Requires 1 tree planted every 25 linear feet: minimum 2" caliper tree measured 18 inches above natural ground level 220+300+220 = 740-100(DRIVEWAYS) = 640/25 = 26 TREES

KEY NOTES

- 8'-0" HIGH PROPOSED SPLIT-FACE BLOCK DUMPSTER ENCLOSURE
- FIBERGLASS FUEL TANKS, UNDERGROUND FUEL STORAGE TANKS BY XERXES, 30,000 GAL. UNLEADED; 20,000 GAL. DIVIDED AT 12,000 GAL. SUPER, AND 8,000 GAL. DIESEL SPLIT TANK.
- PROPOSED 5' WIDE CONC. SIDEWALK WITH BROOM FINISH AND TOOLED EDGES PER CITY OF FRIENDSWOOD DEVELOPMENT STANDARD.
- PROPOSED 4' WIDE CONC. SIDEWALK WITH BROOM FINISH AND TOOLED EDGES.
- PROPOSED SHELL PYLON ID SIGN.
- LANDSCAPE BUFFER TREES SHALL BE MIN. OF 2" CALIPER AND SHALL BE SPACED AT A MINIMUM OF 25' L.F.
- PERIMETER TREES- 1 PER 30 L.F. FOR PROPERTY LINE NOT REQUIRING LANDSCAPE BUFFER. (10 TOTAL).
- SHRUBS ARE TO MAINTAINED A 24"-36" HEIGHT AND BE PLANTED 24" ON CENTER.



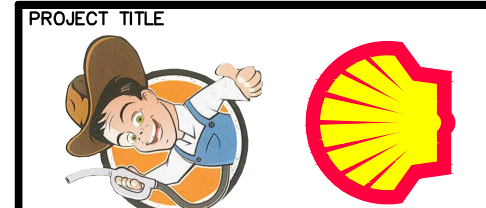
SITE PLAN - LANDSCAPING

SCALE: 1"=20'-0"
RE: SURVEY
TOTAL LAND AREA: 1.5148 ACRES (65,983 SQ. FT.)
ZONING ORDINANCE:
CSC- COMMUNITY SHOPPING CENTER DISTRICT



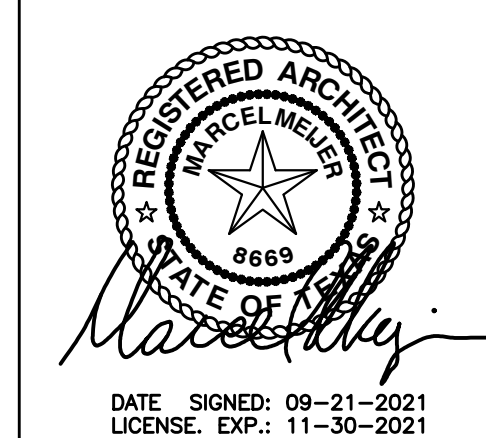
INTERPLAN ARCHITECTS INC.
PLANNING ARCHITECTURE INTERIORS
281-398-2020

PROJECT NUMBER
TRI07-SIT.DWG



DUDE STOP FOOD MART
"C" STORE- 600 N. FRIENDSWOOD DR. AT BRANDYWYNE DR.
FUEL CANOPY- 600 N. FRIENDSWOOD DRIVE "CNPY"
FRIENDSWOOD, TEXAS 77546
A PROJECT OF:
TRI-STAR SUPER, INC.

PROFESSIONAL SEAL



DRAWINGS ISSUED FOR:

09-28-20	OWNERS APPROVAL
12-22-20	PROGRESS PRINT
01-05-21	PROGRESS PRINT
01-06-21	PROGRESS PRINT
01-21-21	PROGRESS PRINT
03-03-21	PROGRESS PRINT
03-15-21	C.O.F. SUBMITTAL
04-27-21	PROGRESS PRINT
	FINAL PRINT

SCOPE OF THE DOCUMENT
This drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical electrical systems. As scope documents, the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract Documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work. These drawings shall not be used for construction unless DATED and noted as ISSUED FOR CONSTRUCTION WORK. The information, details and drawings by this document cannot be reproduced, copied or photocopied in a similar manner without the expressed written consent from the Architect, INTERPLAN ARCHITECTS, INC.

REVISIONS

NO.	DATE	DESCRIPTION
06-28-2021	COF REVISION	
08-30-2021	COF REVISION	
09-13-2021	COF REVISION	

DRAWN BY: _____ CHECKED BY: _____ DATE: _____
M.M.

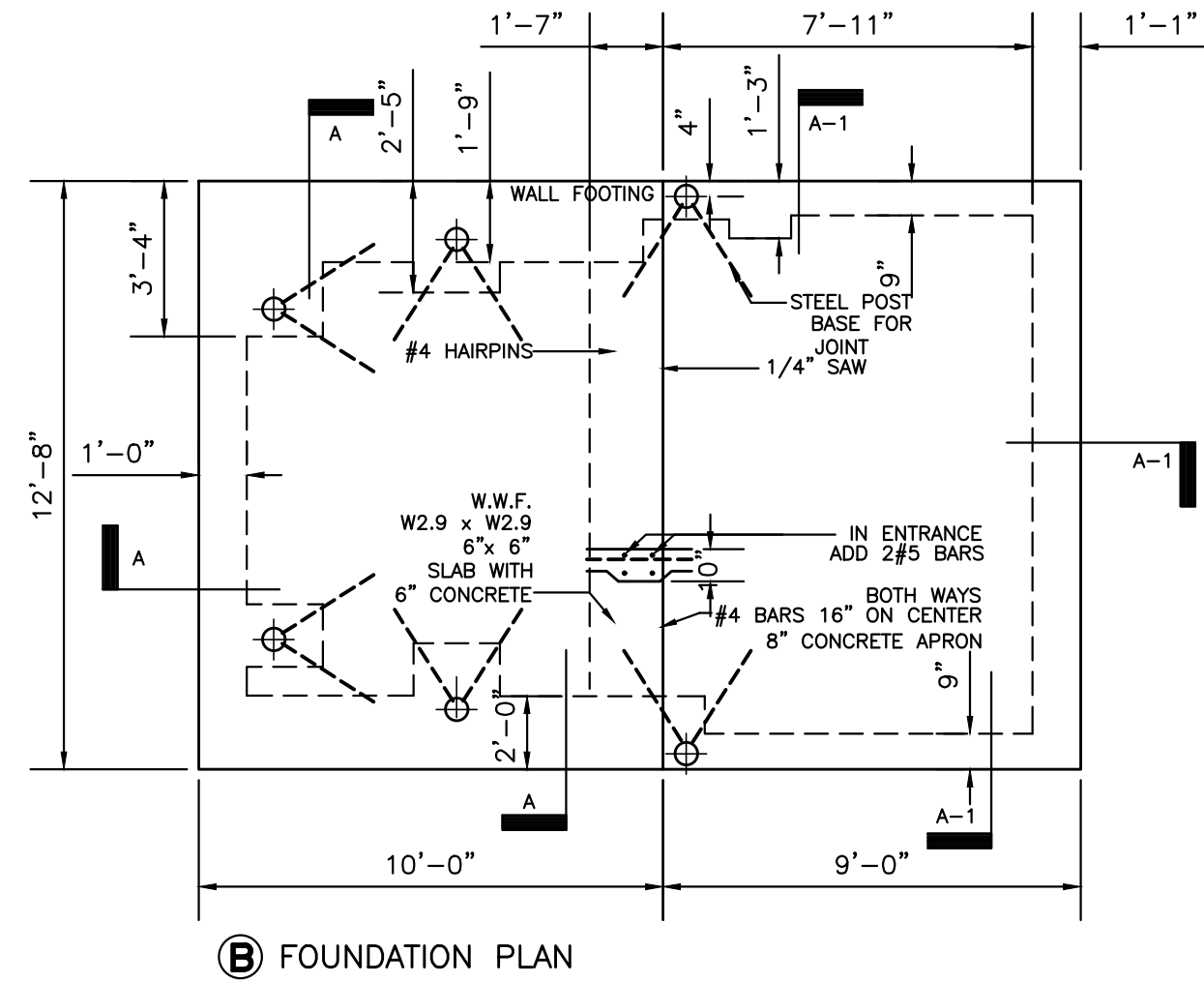
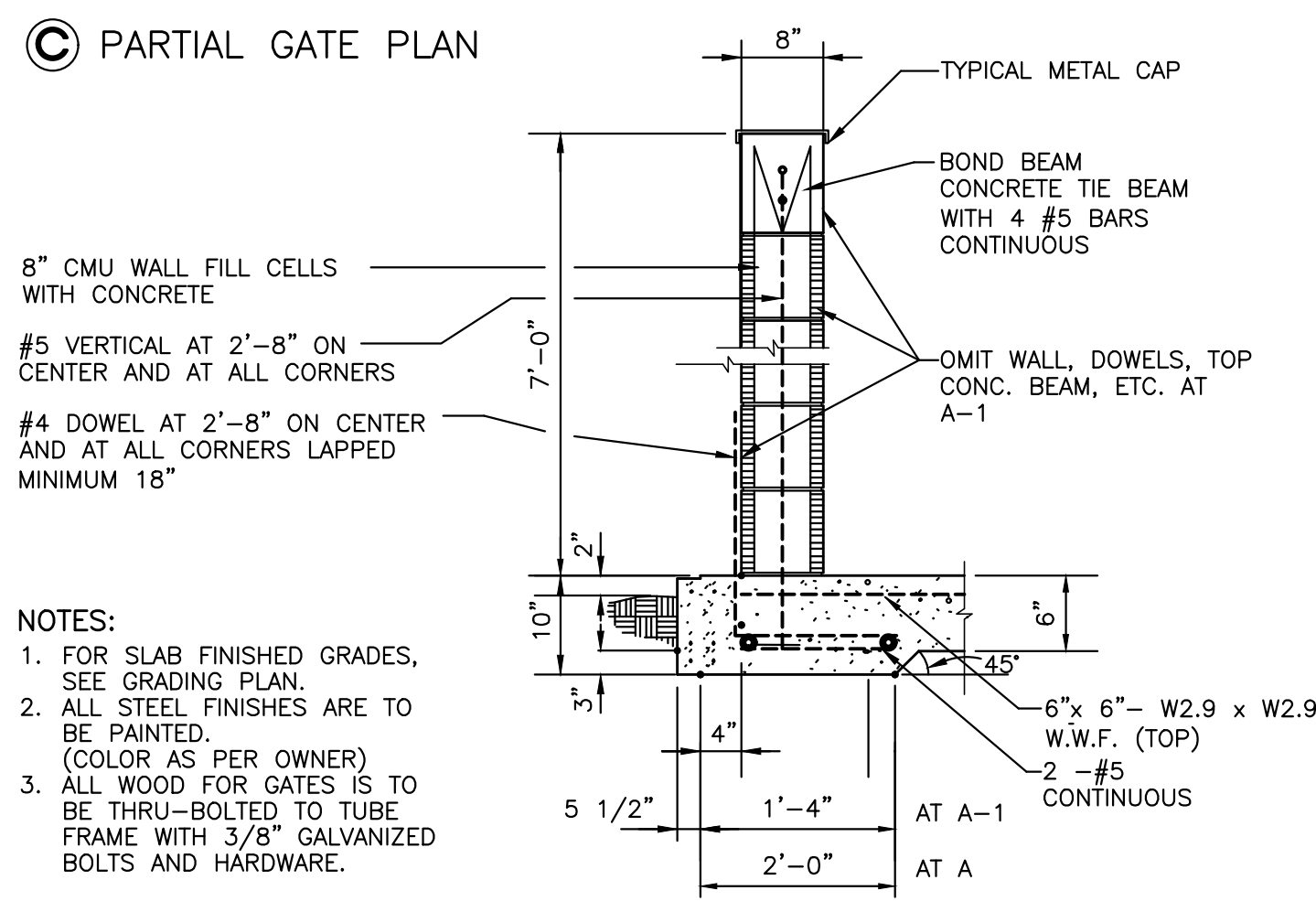
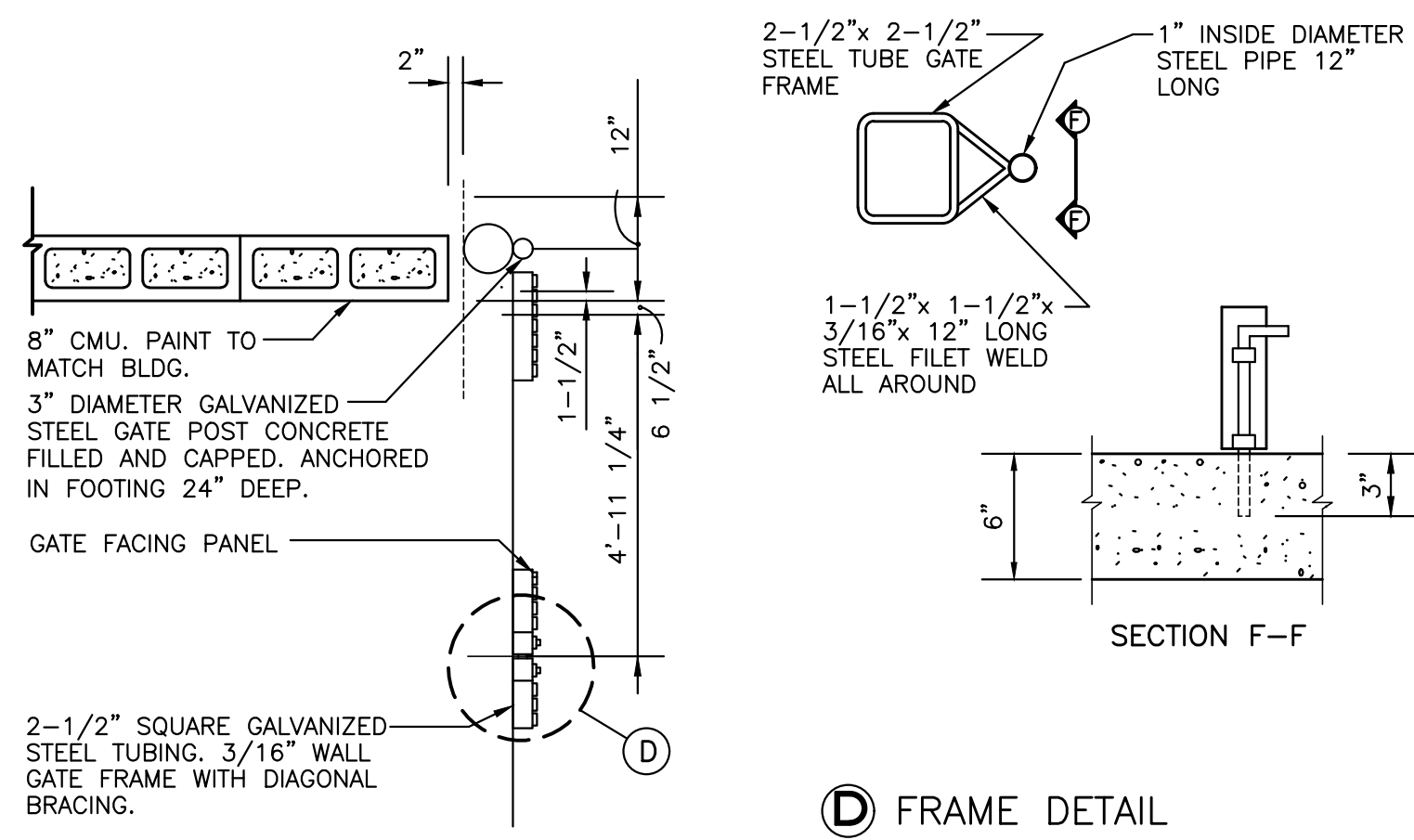
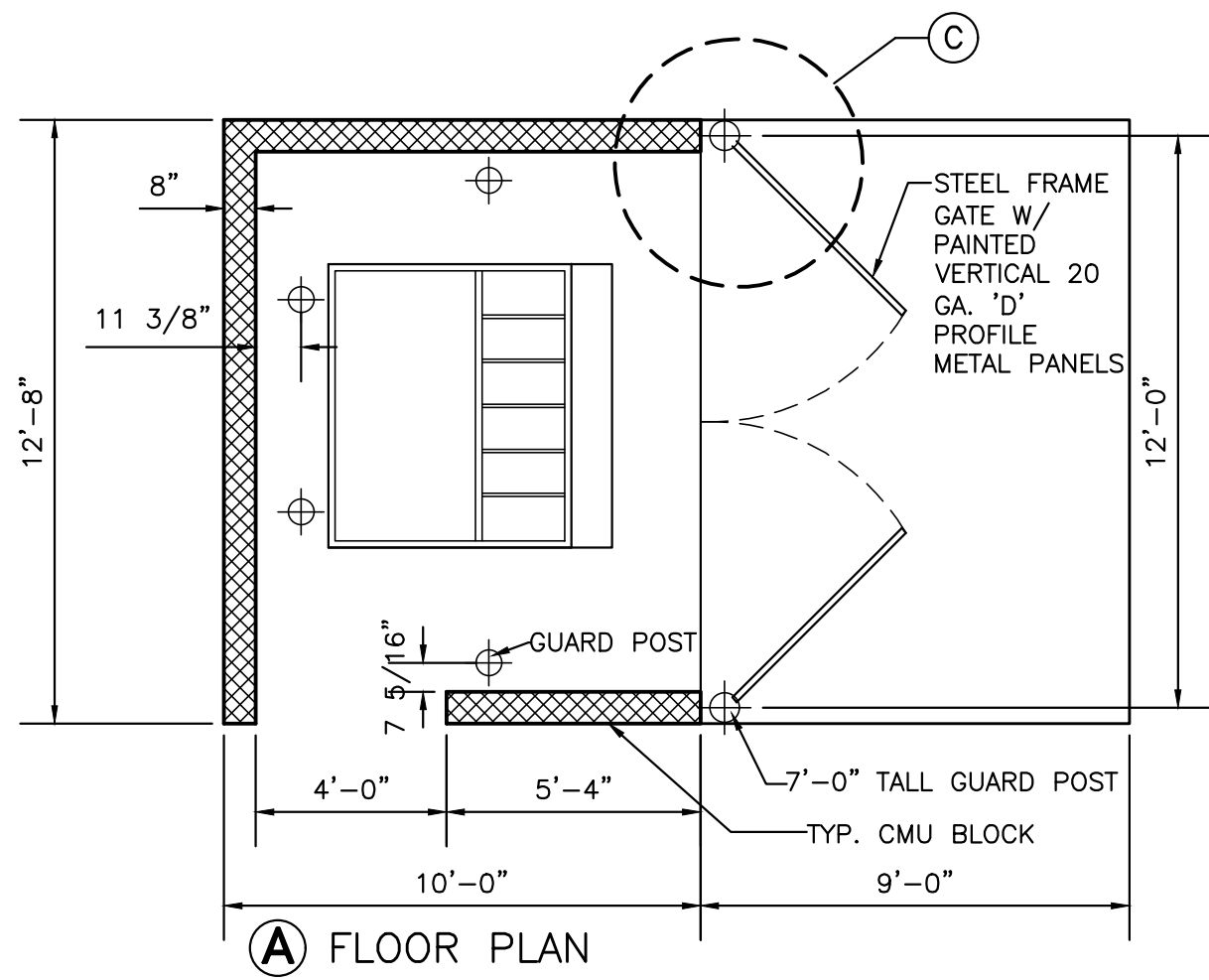
SHEET TITLE

LANDSCAPING
SITE PLAN

DRAWING NUMBER
DEVP

SHEET NO.

ORIGINAL DOCUMENT CONTAINS THE INTERPLAN LOGO PRINTED IN RED; ALL DRAWINGS AND OTHER CONTENTS OF THIS DOCUMENT ARE PROTECTED UNDER U.S. COPYRIGHT LAWS, AND NO PORTION MAY BE COPIED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF INTERPLAN ARCHITECTS, INC. EXTRA COPIES CAN BE OBTAINED AT INTERPLAN ARCHITECTS, INC. PER REQUEST. © COPYRIGHT 2021



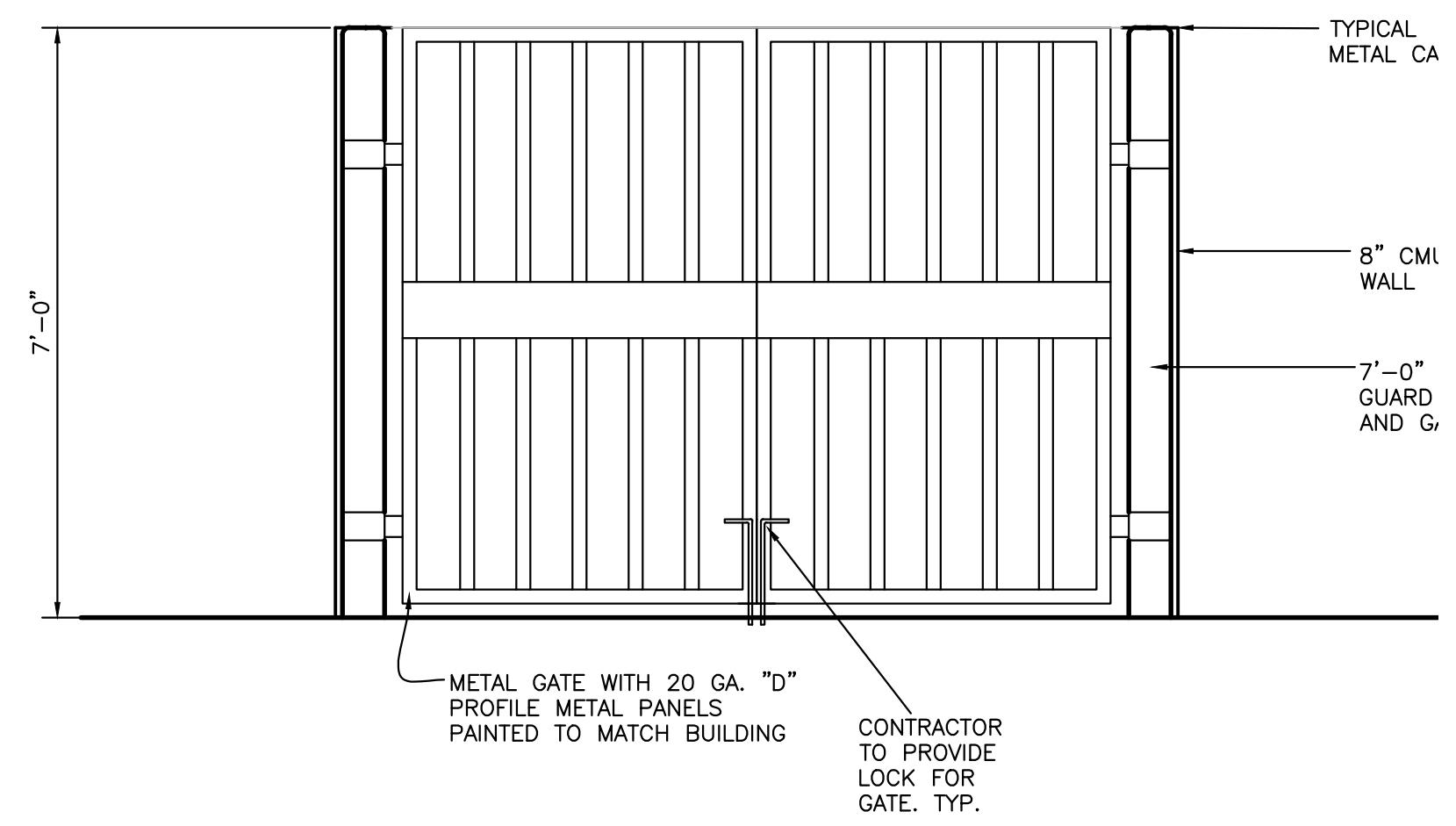
23 BLOCK TRASH ENCLOSURE
SCALE: N.T.S.
RE:

ENGINEERED DESIGN WIND LOADS
PER SECTION 1609.3 2012 IBC, THE MINIMUM BASIC WIND SPEED, IN MILES PER HOUR, FOR DETERMINATION OF THE WIND LOADS SHALL BE 139 MPH (3 SECOND GUST) FOR RISK CATEGORY II AS REQUIRED.

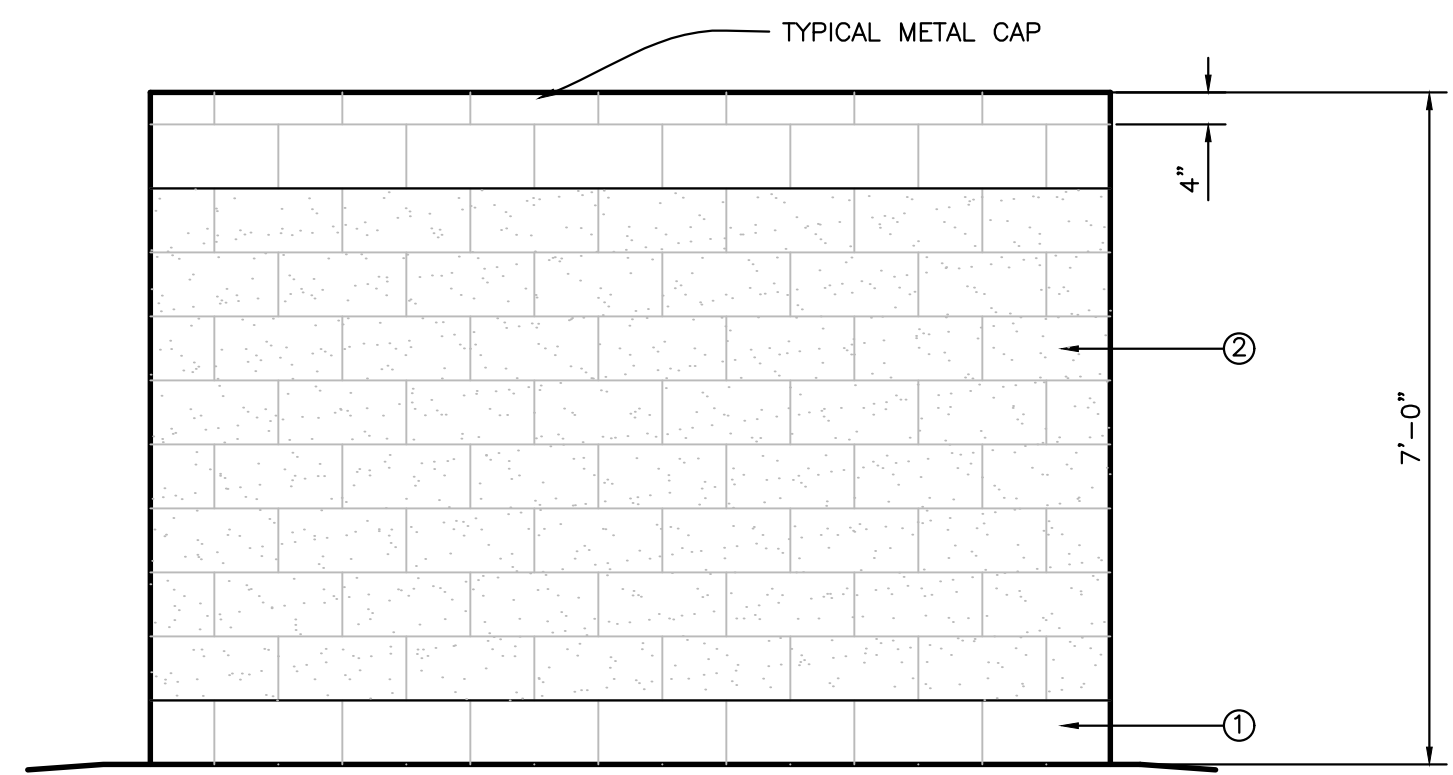
REVELS BLOCK AND BRICK CO. INC.

TYPE	DESCRIPTION	FINISH	SIZE: WIDTH X HEIGHT X LENGTH	COLOR	GROUT SIZE	GROUT COLOR
①	REGULAR - FULL SIZE	GROUND FINISH	7 5/8" X 7 5/8" X 15 5/8"	VERIFY WITH OWNER	3/8"	
②	REGULAR - FULL SIZE	SPLIT FACE	7 5/8" X 7 5/8" X 15 5/8"	VERIFY WITH OWNER	3/8"	

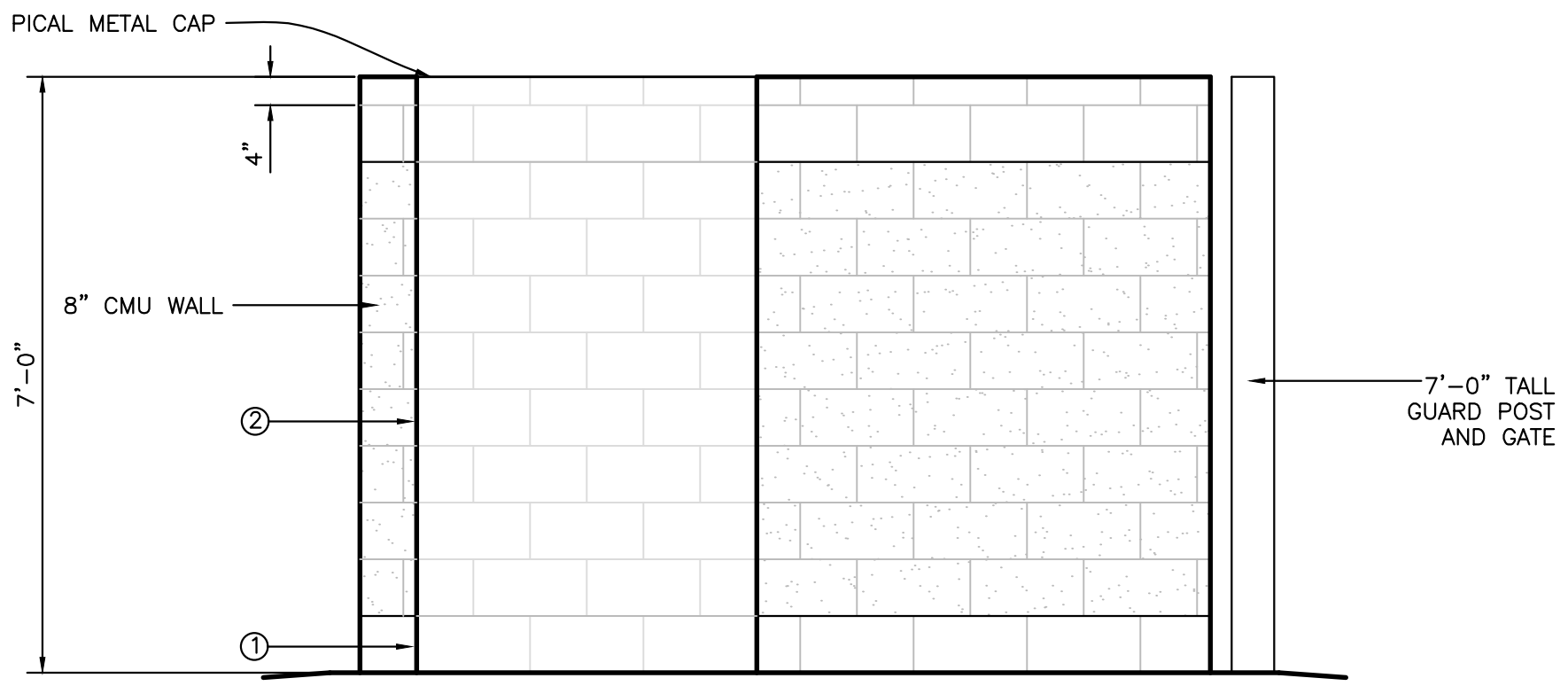
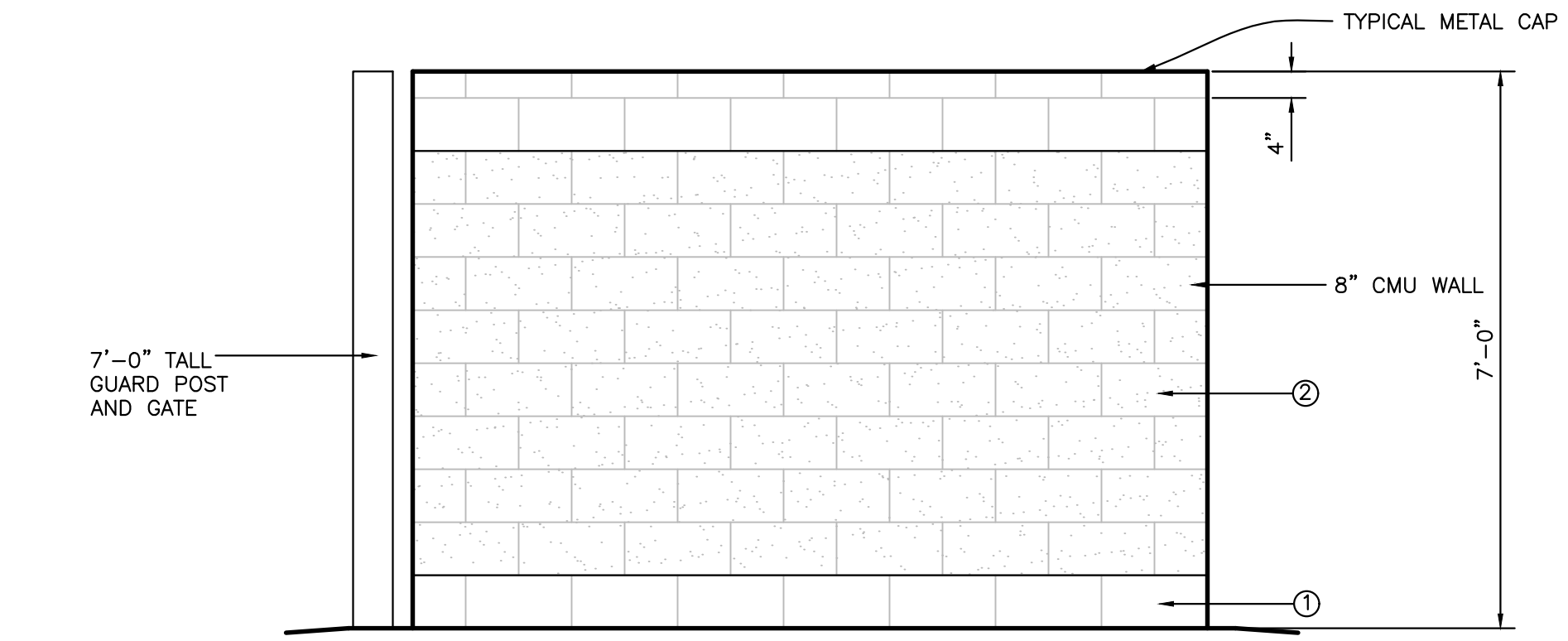
FRONT



REAR



SIDE

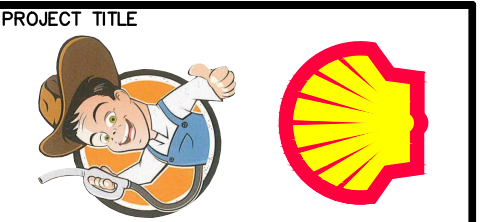


9 DUMPSTER ELEVATIONS
SCALE: 1/2"=1'-0"

NOTE:
INTERIOR WALLS OF DUMPSTER ENCLOSURE TO BE PAINTED TO MATCH THE BUILDING. VERIFY WITH OWNER.



PROJECT NUMBER
TRI07-S03A.DWG



DUDE STOP FOOD MART
"C" STORE- 600 N FRIENDSWOOD DR. AT BRANDYWINE DR.
FUEL CANOPY- 600 N FRIENDSWOOD DRIVE "CNP"
FRIENDSWOOD, TEXAS 77546

A PROJECT OF
TRI-STAR SUPER, INC.



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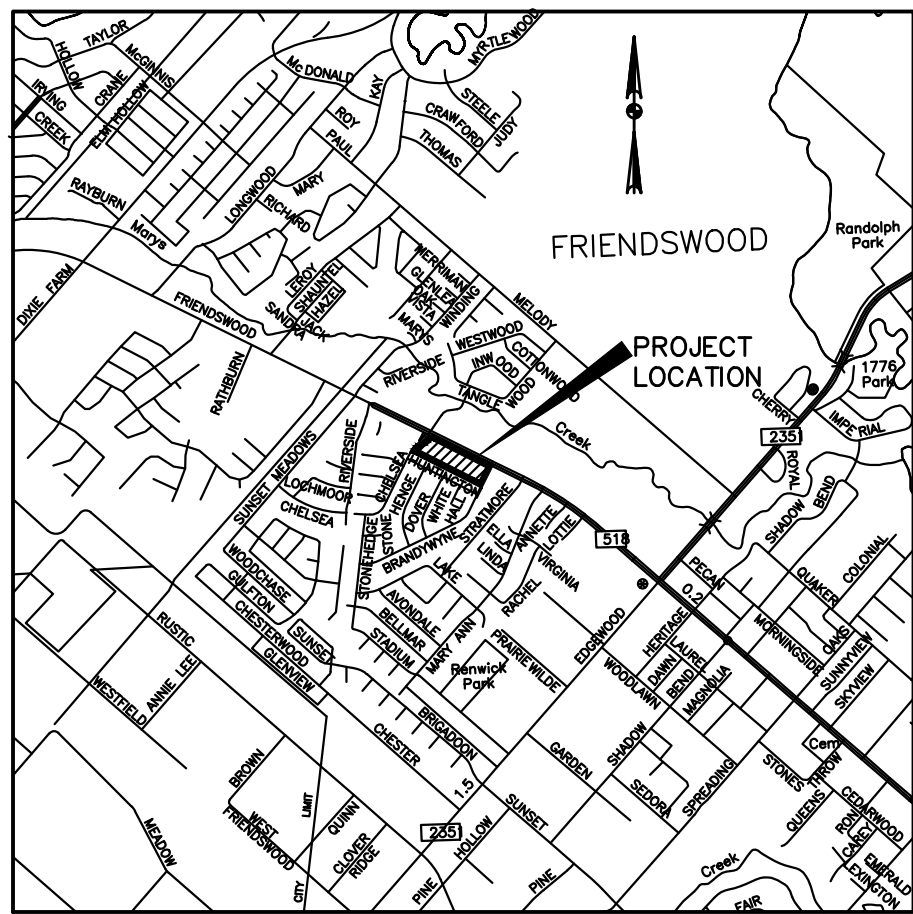
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REVISIONS	
NO.	DATE
①	03-22-2021
②	03-31-2021
③	05-03-2021

DRAWN BY: CHECKED BY: DATE: M.M.

SHEET TITLE
DUMPSTER FOUNDATION, ELEVATIONS AND DETAILS

DRAWING NUMBER
S03A



VICINITY MAP
KEY MAP NO. 616-Y
NTS.

COMMERCIAL DESIGN GUIDELINES

BUILDING AREA CALCULATION	
DUDE STOP FOOD MART	: 6,634 SQ. FT.
TOTAL BUILDING GROSS AREA	: 6,634 SQ. FT.
FUEL CANOPY :	: 5,500 SQ. FT.
PARKING AREA CALCULATION	
FOOD MART: 4/1000 S.F.	: 27 CARS
TOTAL CARS REQUIRED	: 27 CARS
TOTAL CARS PROVIDED	: 27 CARS
HANDICAP PARKING REQUIRED	: 2 CAR
HANDICAP PARKING PROVIDED	: 2 HC SPACES
FUEL CANOPY CARS REQUIRED	: 16 CARS
FUEL CANOPY CARS PROVIDED	: 16 CARS

NOTE:
ALL AREA CALCULATIONS ARE APPROXIMATIONS.

DRAWING KEYED NOTES

- PROPOSED 20'-0" HIGH LIGHT POLES ARE TO BE ROUND, TAPERED STEEL WITH SHELL STORE COLORS. LIGHTING FIXTURE SHALL BE "SHOE BOX" TYPE. SUPER METAL HALIDE (TYP.). RE: E01 & SPP
- 7' HIGH MASONRY DUMPSTER ENCLOSURE RE: S03A.
- PROPOSED 5'-0" WIDE CONCRETE SIDEWALK ALONG F.M. 518 AS REQUIRED BY TXDOT.
- PROPOSED 4'-0" CONCRETE SIDEWALK ALONG BRANDYWYNE AS REQUIRED BY CITY OF FRIENDSWOOD.
- PROPOSED ID SIGN
- AIR AND WATER UNIT.
- VAN ACCESSIBLE RESERVED PARKING
- ACCESSIBLE RESERVED PARKING
- ACCESSIBLE ROUTE IN COMPLIANCE W/ 4.3.2 & 4.3.7.
- FIBERGLASS FUEL TANKS. UNDERGROUND FUEL STORAGE TANKS BY XERXES. 30,000 GAL. UNLEADED / 20,000 GAL. DIVIDED AT 12,000 GAL. SUPER, AND 8,000 GAL. DIESEL "SPLIT TANK".
- LANDSCAPING AREA
- RAMP - ACCESSIBLE ROUTE SLOPE & SURFACE TO BE IN COMPLIANCE W/ 4.8 & 4.7.4 (2)
- 6" CONCRETE BOLLARDS. TYPICAL

GENERAL NOTES:

- SHELL ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. SIGN CONTRACTOR IS RESPONSIBLE TO COMPLY AND TO CONFORM WITH THE SOILS REPORT RECOMMENDATION FOR THIS PARTICULAR SITE.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATION SHALL BE DETERMINED BY GENERAL CONTRACTOR FOR MOST ECONOMICAL INSTALLATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINTS OF SERVICE CONNECTION AT EXISTING SITE UTILITIES. REFER TO THE BUILDING ELECTRICAL AND PLUMBING SHEETS FOR UTILITY SERVICE ENTRANCE LOCATION, SIZE, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURBS ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT ELEVATION SHOWN.
- ALL LANDSCAPED AREAS SHALL BE ROUGH GRADED TO 3" BELOW TOP OF ALL WALKS, CURBS, AND PAVEMENT WITHOUT CURB. FINISH GRADING, LANDSCAPING AND SPRINKLER SYSTEM (IF APPLICABLE), ARE BY THE OWNER.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION APPROVED STRIPING SHALL BE USED WHEREVER INDICATED.
- THE GENERAL CONTRACTOR SHALL RUN A ROTO-ROOTER THROUGH SEWER LINES THAT CONNECT TO A CITY MAIN PRIOR TO OPENING DAY.
- ALL DIMENSIONS SHOWN ARE FROM FACE TO FACE OF CURB UNLESS SHOWN OTHERWISE.
- ALL CURBS AND WALKS ARE TO HAVE EXPANSION JOINTS EVER 20'-0" MAXIMUM.
- CONTRACTOR TO ERECT ORANGE CONSTRUCTION FENCING AROUND ALL EXISTING LANDSCAPING AND TREES (OUT TO THE DRIP LINE). THIS FENCING MUST BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION AND MUST BE MAINTAINED PRIOR TO COMMENCING CONSTRUCTION AND MUST BE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL WORK OUTSIDE THE PROPERTY LINES WITH ADJACENT PROPERTY OWNER.

NOTE:
- POLES ARE TO BE ROUND, TAPERED STEEL
- SHELL COLOR
- 16'-0" MAX HEIGHT @ PARKING AREAS
- 20'-0" MIN. @ ENTRY DRIVE
- 16'-0" MAX @ WALKWAYS

ENSURE T.A.S. COMPLIANCE:
GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH T.A.S. REQUIREMENTS.

ENSURE T.A.S. COMPLIANCE:
PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ENSURE T.A.S. COMPLIANCE:
AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH T.A.S. REQUIREMENTS. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50

ALL FUEL DISPENSERS TO BE IN COMPLIANCE W/THE LATEST TEXAS ACCESSIBILITY STANDARDS.

FINISH FLOOR ELEVATIONS AT DOOR. RE: C01.
FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER T.A.S. REQUIREMENTS.

ENSURE T.A.S. COMPLIANCE:
MINIMUM MANUEVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL BE AS T.A.S. REQUIREMENTS. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. ENSURE ENTRY DOORS FROM THE EXTERIOR ARE LEVEL NOT TO EXCEED 1:50 CROSS SLOPE IN ANY DIRECTION.

NOTES:
CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
VERIFY THAT NO NON-SPECIFIED COMPONENTS FALL INSIDE THE WATER EASEMENT.
ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE".
ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.

NOTE:
ALL ROOF MOUNTED EQUIPMENT SHALL NOT EXCEED PARAPET HEIGHT.
ALL EXTERIOR LOUVERS, EXHAUSTS, VENTS, FANS, FLASHING, PANEL BOXES, SWITCHGEAR, CONDUIT, ELECTRICAL GUTTERS, BOLLARDS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES OF THE BUILDING.

NOTE:
ELECTRICITY UNDERGROUND TO OUTLET LOCATION. RE: E01

NOTE:
A. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.

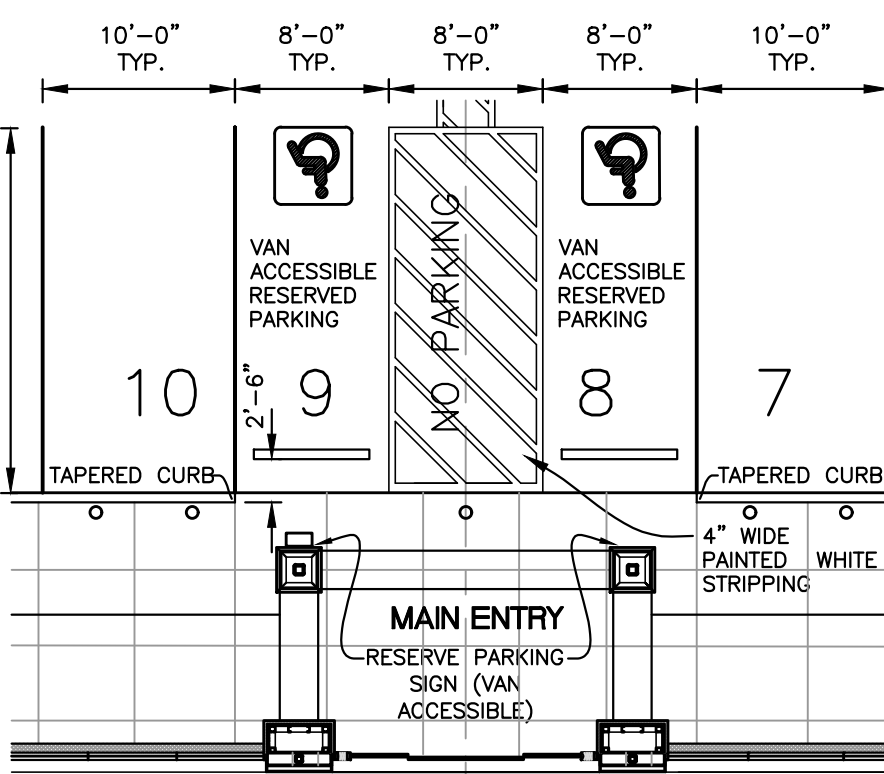
B. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRICAL UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.

C. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.

SIGNAGE NOTES:
ALL SIGNAGE (INDOOR AND OUTDOOR) WILL BE PERMITTED THROUGH SIGNS ADMINISTRATION AND ARE NOT PART OF THESE DRAWINGS.

NOTE:
ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.

NOTE:
ELECTRICITY UNDERGROUND TO OUTLET LOCATION. RE: E01



17 H.C. PARKING SPACE
SCALE: 1"=40'-0"

COMMERCIAL
PROPERTY OWNER
HAUSMAN
INTERESTS, LTD.

UNRESTRICTED RESERVE

ANNALEA KINGSPARK
SECTION "B"
WHITEHALL SECTION "B"
VOL. 1616, PG. 100 &
VOL. 1, PG. 15, G.C.M.R.

REMAINDER OF
CALLED 7.053 ACRES
HAUSMAN INTERESTS, LTD.
G.C.C.F. No. 954336

ZONED: C.S.C.

LOT COVERAGE
PERCENTAGE:

TOTAL LAND AREA: 65,974 S.F.
CONCRETE AREA: 40,747 S.F.

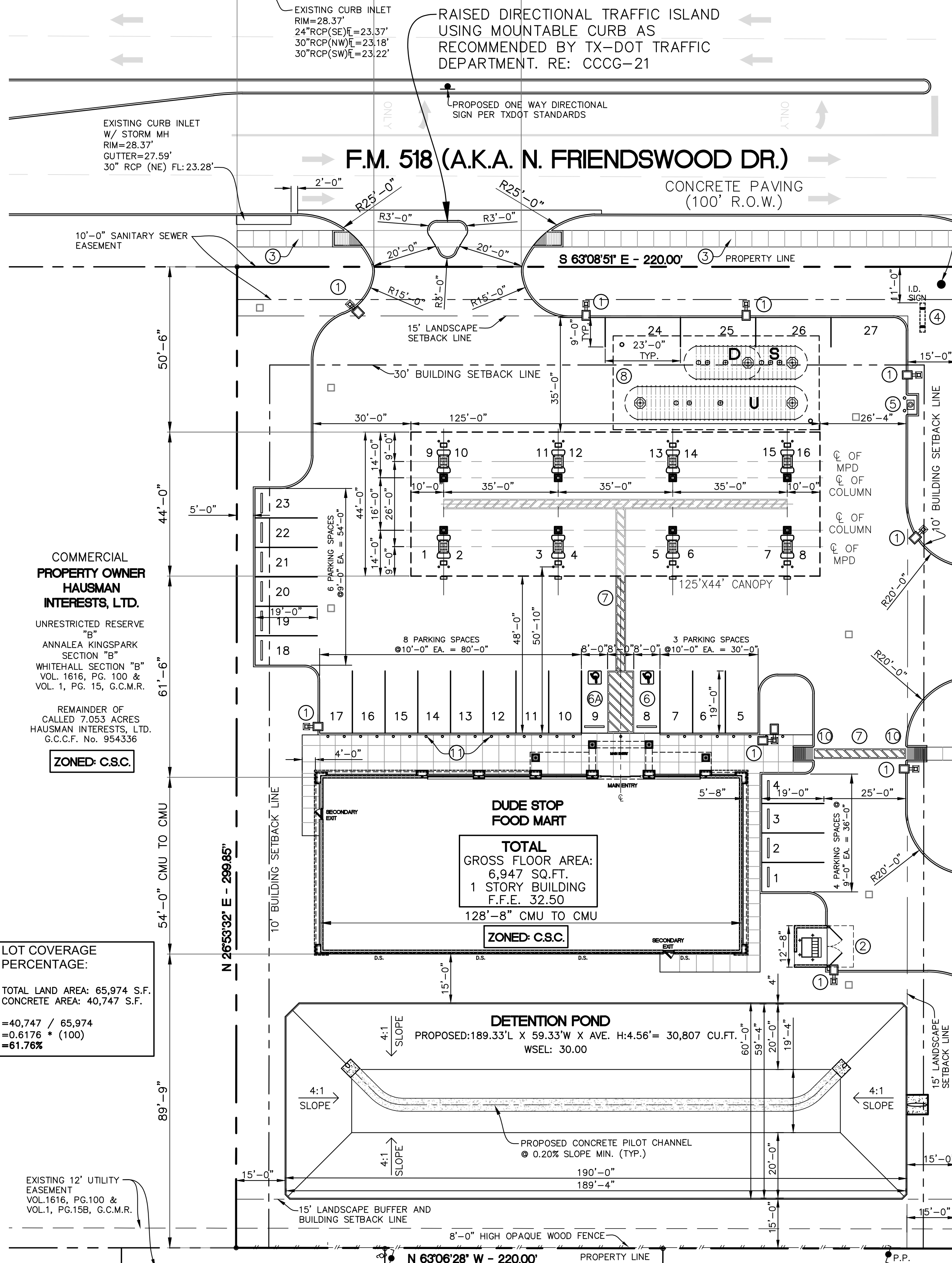
=40,747 / 65,974
=0.6176 * (100)
=61.76%

EXISTING 12' UTILITY
EASEMENT
VOL.1616, PG.100 &
VOL.1, PG.15B, G.C.M.R.

NOTE:
ACCESS TO ADJACENT
PROPERTY AND
COMMON DRIVEWAYS
MAY BE REQUIRED.

PROPERTY OWNER
MERCER BETTY & TROY
MERCER
RESIDENTIAL
ZONED: S.F.R.

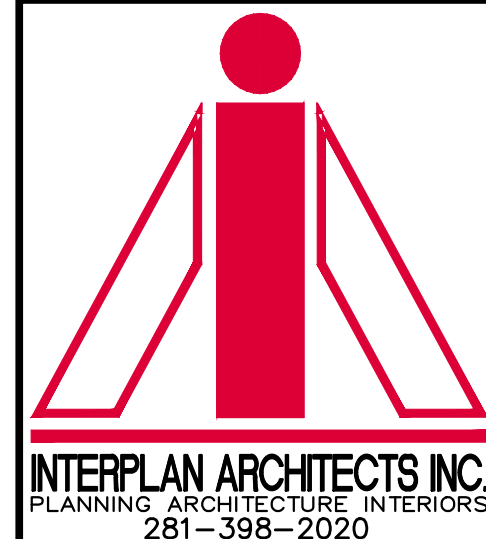
APPROVED TXDOT
PROPOSED 45'-0"
CONC. DRIVEWAY
21-0240 (TR20548)



PROPERTY OWNER
CASTILLO VICENTE & SUSAN LEE
RESIDENTIAL
ZONED: S.F.R.
ANNALEA KINGSPARK
SECTION "A"
VOL. 1, PG. 13, G.C.M.R.

PROPERTY OWNER
ECCLES KELLY MICHELLE
RESIDENTIAL
ZONED: S.F.R.

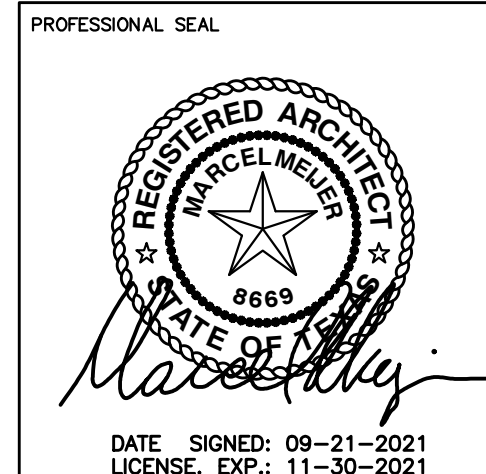
SITE PLAN - ARCHITECTURAL
SCALE: 1"=20'-0"
RE: SURVEY
TOTAL LAND AREA: 1.5148 ACRES (65,983 SQ. FT.)
ZONING ORDINANCE:
CSC - COMMUNITY SHOPPING CENTER DISTRICT



PROJECT NUMBER
TRI07-SIT.DWG



DUDE STOP FOOD MART
'C' STORE- 600 N. FRIENDSWOOD DR. AT BRANDYWYNE DR.
FUEL CANOPY- 600 N. FRIENDSWOOD DRIVE 'CNF'
FRIENDSWOOD, TEXAS 77546
A PROJECT OF:
TRI-STAR SUPER, INC.



DRAWINGS ISSUED FOR:	
09-28-20	OWNERS APPROVAL
12-22-20	PROGRESS PRINT
01-05-21	PROGRESS PRINT
01-06-21	PROGRESS PRINT
01-21-21	PROGRESS PRINT
03-03-21	PROGRESS PRINT
03-15-21	C.O.F. SUBMITTAL
04-27-21	PROGRESS PRINT
	FINAL PRINT

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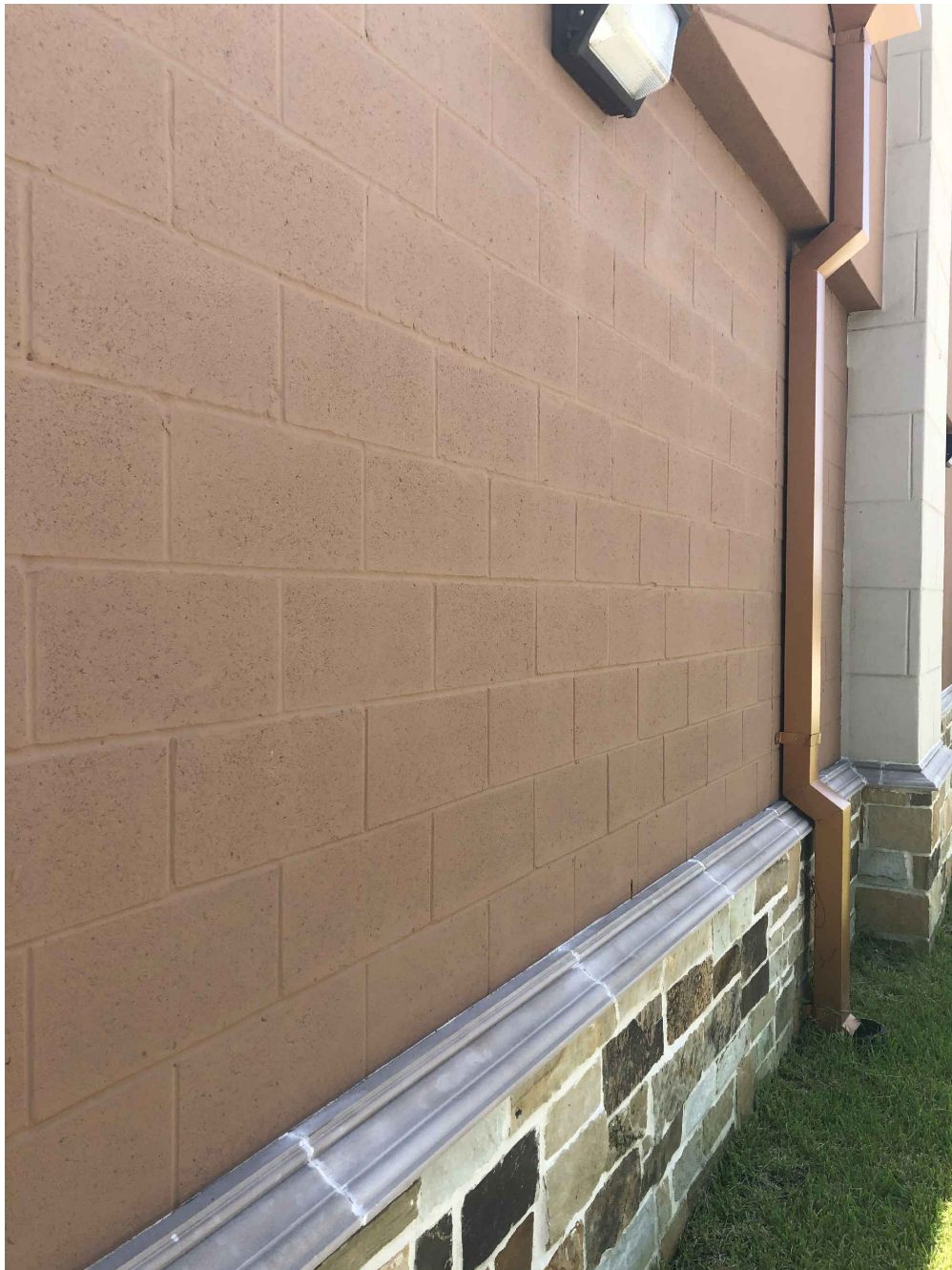
REVISIONS		
NO.	DATE	DESCRIPTION
06-28-2021	COF REVISION	
08-30-2021	COF REVISION	
09-13-2021	COF REVISION	

DRAWN BY: CHECKED BY: DATE
M.M.

ARCHITECTURAL
SITE PLAN

DRAWING NUMBER
A01
SHEET NO.

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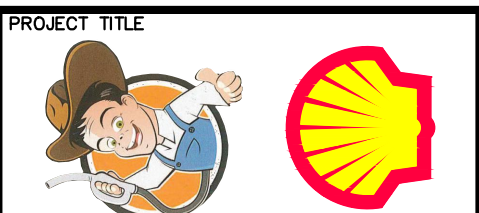
EXISTING COLORED ELEVATIONS FOR EARTH TONE COLORS REFERENCE

NOTE:
THESE EXISTING COLORED ELEVATION PICTURES ARE FROM THE OWNER'S LATEST C-STORE BUILDING LOCATED AT 601 E. NASA PARKWAY, WEBSTER, TEXAS, 77598.

IN ORDER TO COMPLY WITH THE COMMUNITY OVERLAY DISTRICT REQUIREMENT OF EARTH TONE COLORS WE ARE PROPOSING TO USE THE SAME COLOR TONES AS SHOWN IN THESE PICTURES.



PROJECT NUMBER
TRIO7 - A05A.DWG



DUDE STOP FOOD MART
'C' STORE- 600 N. FRIENDSWOOD DR. AT BRANDYWYNE DR.
FUEL CANOPY- 600 N. FRIENDSWOOD DRIVE 'CNPY'
FRIENDSWOOD, TEXAS 77546

A PROJECT OF:
TRI-STAR SUPER, INC.



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REVISIONS		
NO.	DATE	DESCRIPTION
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2	03-31-2021	GCCDD REVISION
3	05-03-2021	C.O.F REVISION

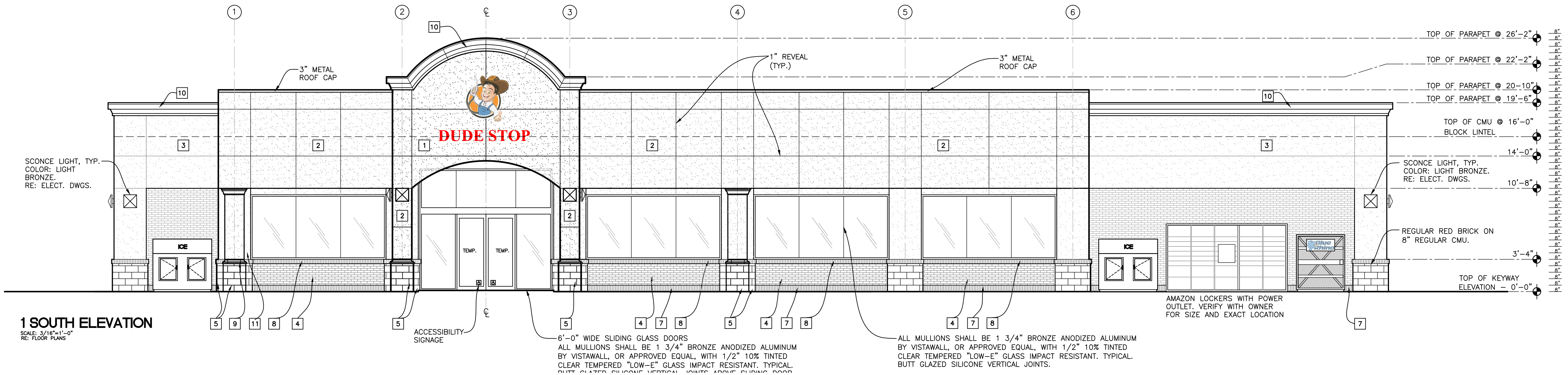
DRAWN BY: CHECKED BY: DATE:
M.M.

SHEET TITLE
EXISTING COLORED ELEVATIONS

DRAWING NUMBER
A05B

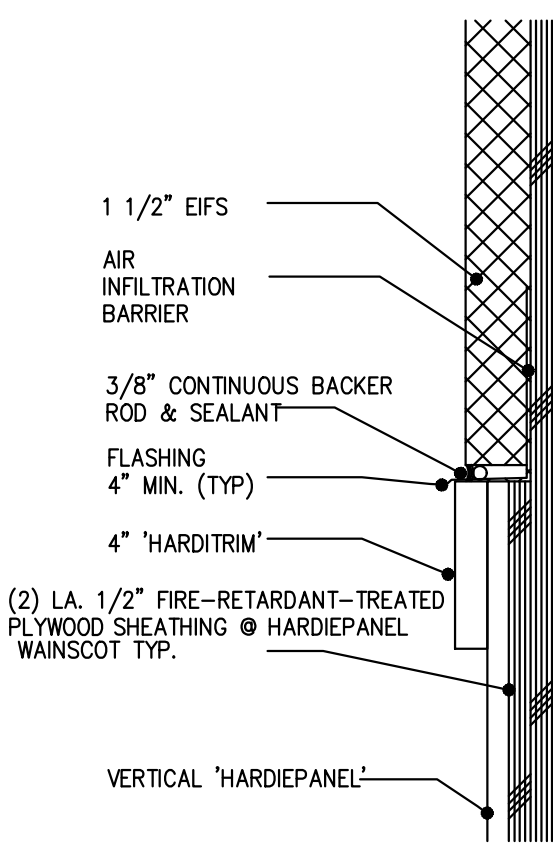
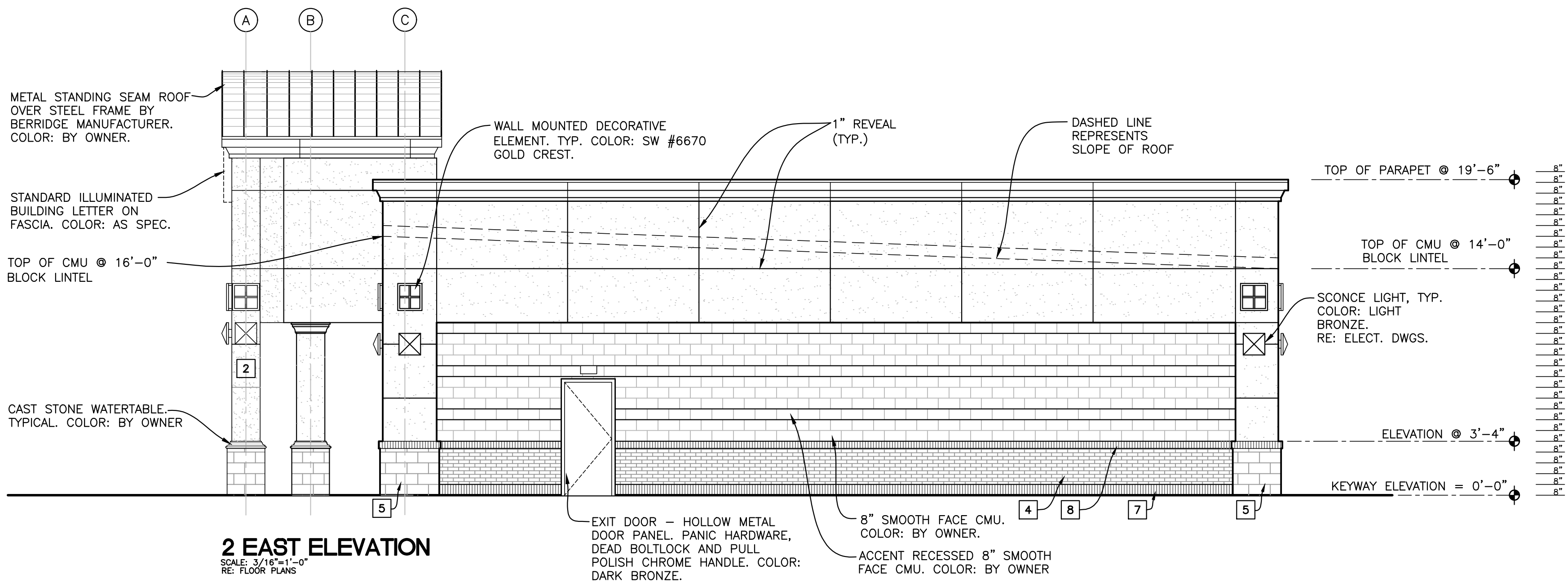
SHEET NO.
1

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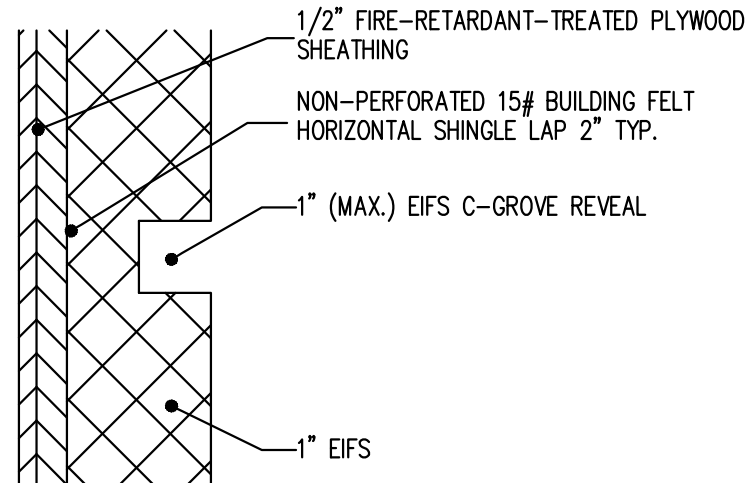


KEYED NOTES:

- 1 FIBERGLASS REINFORCED PLASTER. COLOR:
- 2 FIBERGLASS REINFORCED PLASTER. COLOR:
- 3 FIBERGLASS REINFORCED PLASTER. COLOR:
- 4 DARK RED MODULAR BRICK
- 5 2" SMOOTH FACE CAST STONE VENEER. TYPICAL AT COLUMNS. COLOR:
- 6 METAL STANDING SEAM ROOF OVER STEEL FRAME BY BERRIDGE MANUFACTURER. COLOR:
- 7 BASE BRICKS AT SOLDIER POSITION.
- 8 BRICK TYPICAL AT ROWLOCK POSITION.
- 9 CAST STONE WATERTABLE. COLOR:
- 10 EIFS CROWN MOLDING WITH 2" METAL CAP. COLOR:
- 11 FIBERGLASS REINFORCED PLASTER. COLOR:
- 12 FIBERGLASS REINFORCED PLASTER. COLOR:



21 EIFS HARDIPANEL DETAIL
SCALE: N.T.S.



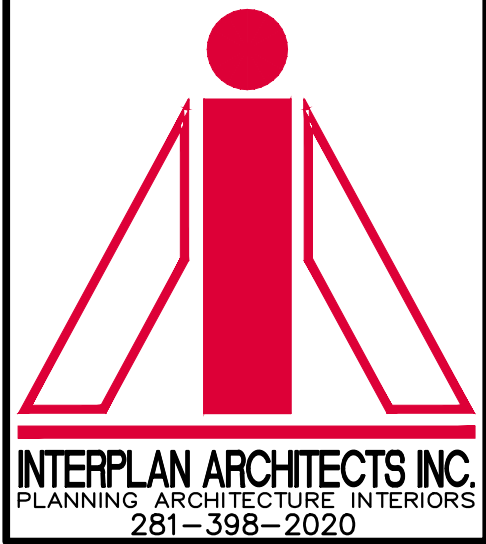
17 EIFS JOINT SCORE DETAIL
SCALE: N.T.S.

GENERAL NOTE:

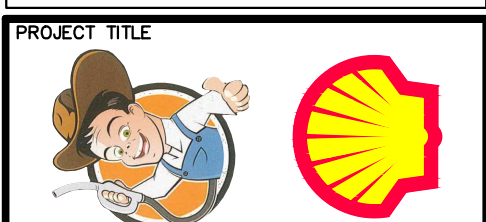
1. USE KRETE GARD MORTAR MIX - AN INTEGRAL POLYMERIC ADMIX FOR MORTAR, TO BE USED IN KRETE WATER REPELLENT MASONRY SYSTEMS. TYPICAL. RE: KI KRETE INDUSTRIES, INC.
2. COLORED MORTAR:- MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-270, FOR PORTLAND CEMENT-LIME MORTARS. USE SOUTHWEST CONCRETE PRODUCTS CUSTOM COLORED PORTLAND & LIME MORTAR MIX (VERIFY WITH OWNER), TYPE S, AS MANUFACTURED BY AHI SUPPLY, INC. SOUTHWEST CONCRETE PRODUCTS IS THE EXCLUSIVE SUPPLIER FOR THIS PRODUCT AND THEY CAN BE REACHED AT 1-888-464-9341. THESE COLORED CEMENTS ARE PRODUCED IN A PLANT ENVIRONMENT TO INSURE A HIGH LEVEL OF QUALITY CONTROL. UNDER NO CIRCUMSTANCES WILL JOB SITE ADDITION OF PIGMENTS TO THE MORTAR BE ALLOWED. MORTAR MEETING THE REQUIREMENTS OF ASTM C-270 MAY BE PRODUCED BY USING 1 BAG OF THIS CEMENT* ALONG WITH 3 CUBIC FEET OF MASONRY SAND MEETING THE REQUIREMENTS OF ASTM C-144.
3. SURE KLEAN® WEATHER SEAL BLOK-GUARD® & GRAFFITI CONTROL IS A CLEAR, SOLVENT-BASED SILICONE ELASTOMER FORMULATED TO WEATHERPROOF CONCRETE BLOCK AND OTHER POROUS MASONRY MATERIALS AND PROTECT TREATED SURFACES FROM REPEATED GRAFFITI ATTACKS WITHOUT ALTERING THE NATURAL APPEARANCE. BLOK-GUARD® & GRAFFITI CONTROL PENETRATES AND FILLS PORES TO PREVENT WATER PENETRATION THROUGH EXTERIOR WALLS EXPOSED TO NORMAL WEATHERING. GRAFFITI REMOVAL IS FAST AND EASY USING DEFACER ERASER® GRAFFITI WIPE. RE: PROSOCO, INC.

GENERAL NOTE:

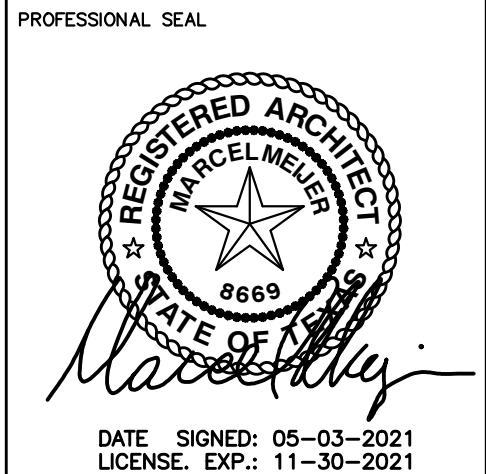
- CAULK AROUND WINDOWS AND OPENINGS TO MATCH ADJACENT GROUT COLOR.
- USE 1/2" BACKER ROD @ SURFACES WHERE PLASTER/STONE MEETS CMU CAULK TO MATCH ADJACENT GROUT COLOR.
- ALL EXTERIOR PLASTER (FIBERGLASS REINFORCED PLASTER) FINISHES WILL BE CEMENTATIOUS AND INTEGRALLY COLORED



PROJECT NUMBER
TRI07-A05.DWG



DUDE STOP FOOD MART
'C' STORE- 600 N. FRIENDSWOOD DR. AT BRANDYWINE DR.
FUEL CANOPY- 600 N. FRIENDSWOOD DRIVE 'CNP'
FRIENDSWOOD, TEXAS 77546
A PROJECT OF:
TRI-STAR SUPER, INC.



DRAWINGS ISSUED FOR:	
09-28-20	OWNERS APPROVAL
12-22-20	PROGRESS PRINT
01-05-21	PROGRESS PRINT
01-06-21	PROGRESS PRINT
01-21-21	PROGRESS PRINT
03-03-21	PROGRESS PRINT
03-15-21	C.O.F. SUBMITTAL
04-27-21	PROGRESS PRINT
	FINAL PRINT

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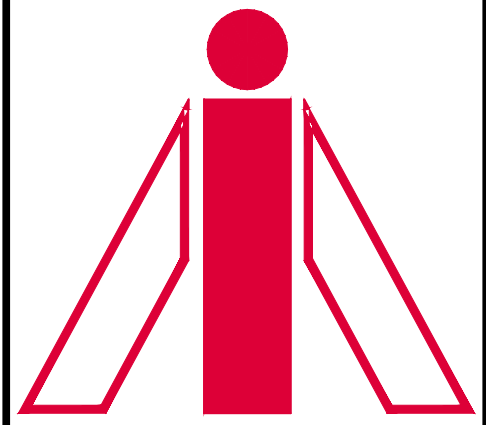
REVISIONS	
NO.	DATE
1	03-22-2021
2	03-31-2021
3	05-03-2021

DRAWN BY: M.M. CHECKED BY: DATE: M.M.

SHEET TITLE
EXTERIOR ELEVATIONS

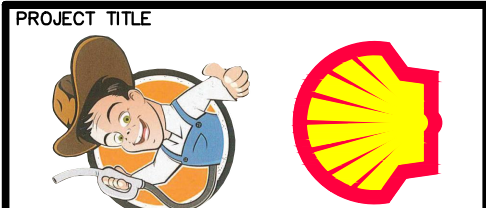
DRAWING NUMBER
A05
SHEET NO.

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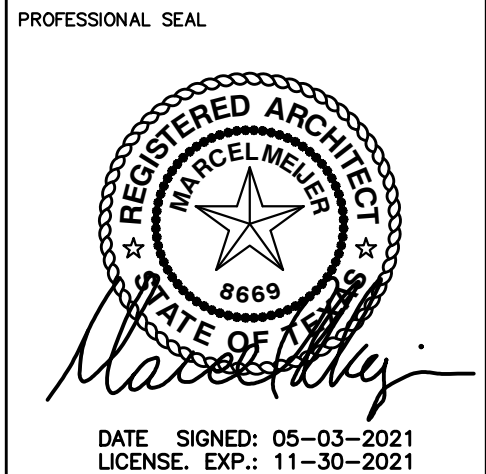


INTERPLAN ARCHITECTS, INC.
PLANNING ARCHITECTURE INTERIORS
281-398-2020

PROJECT NUMBER
TRIO7-A05A.DWG



DUDE STOP FOOD MART
"C" STORE- 600 N. FRIENDSWOOD DR. AT BRANDYWYNE DR.
FUEL CANOPY- 600 N. FRIENDSWOOD DRIVE "CNPY"
FRIENDSWOOD, TEXAS 77546
A PROJECT OF:
TRI-STAR SUPER, INC.



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01-06-21	PROGRESS PRINT
01-21-21	PROGRESS PRINT
03-03-21	PROGRESS PRINT
03-15-21	C.O.F. SUBMITTAL
04-27-21	PROGRESS PRINT
	FINAL PRINT

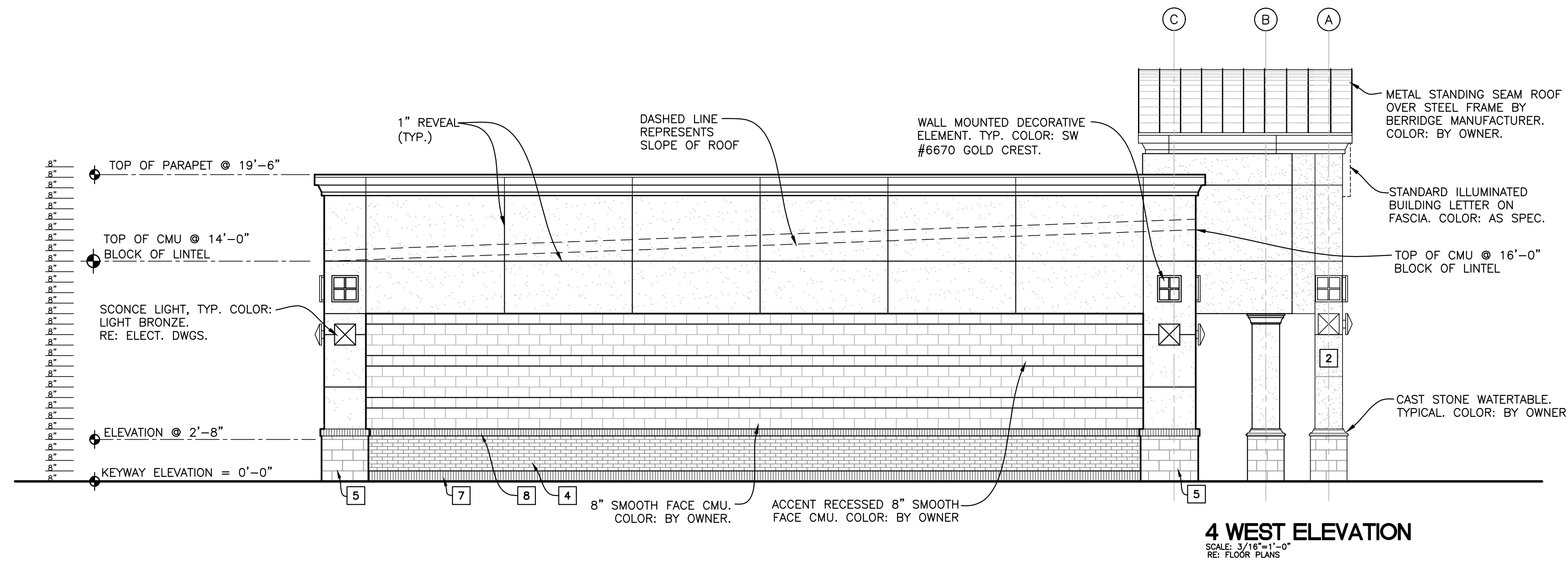
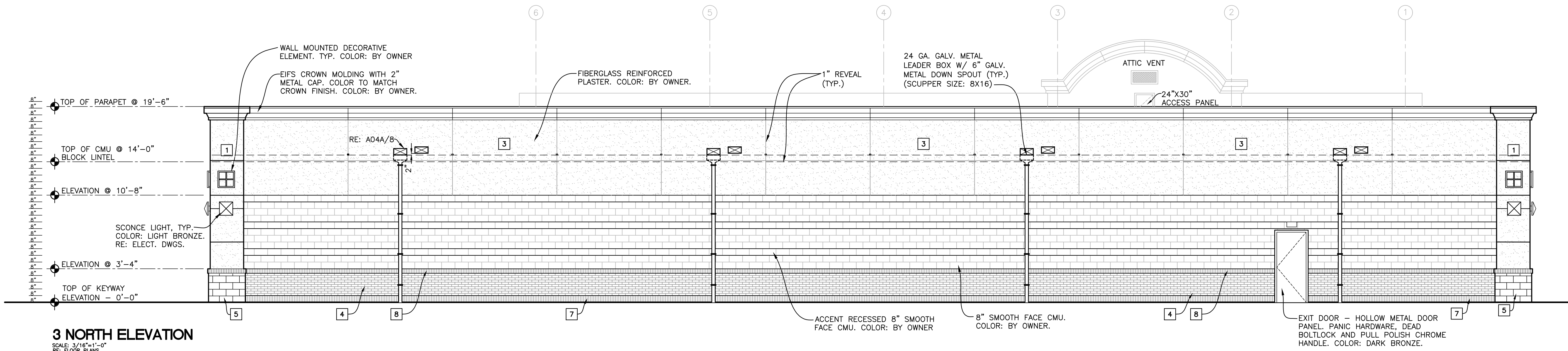
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REVISIONS		
NO.	DATE	DESCRIPTION
1	03-22-2021	GCDD REVISION
2	03-31-2021	GCDD REVISION
3	05-03-2021	C.O.F. REVISION

DRAWN BY: _____ CHECKED BY: _____ DATE: _____
M.M.

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A05A
SHEET NO. _____



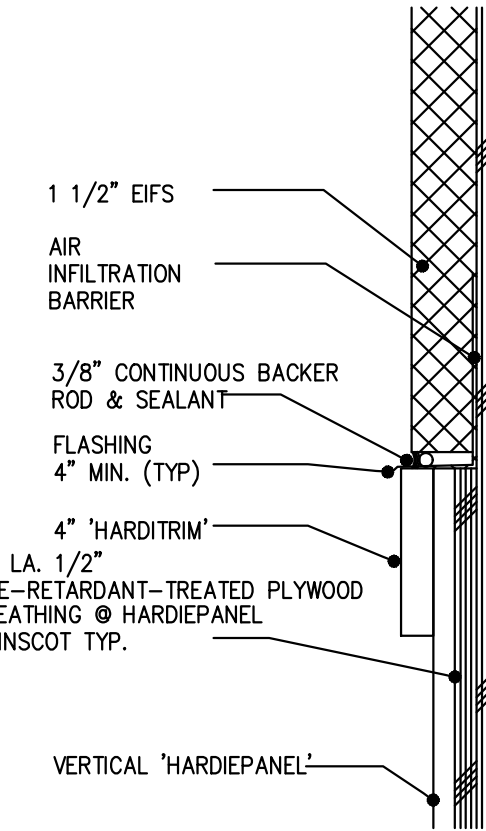
- KEYED NOTES:**
- 1 FIBERGLASS REINFORCED PLASTER. COLOR:
 - 2 FIBERGLASS REINFORCED PLASTER. COLOR:
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 - 12 FIBERGLASS REINFORCED PLASTER. COLOR:

GENERAL NOTE:

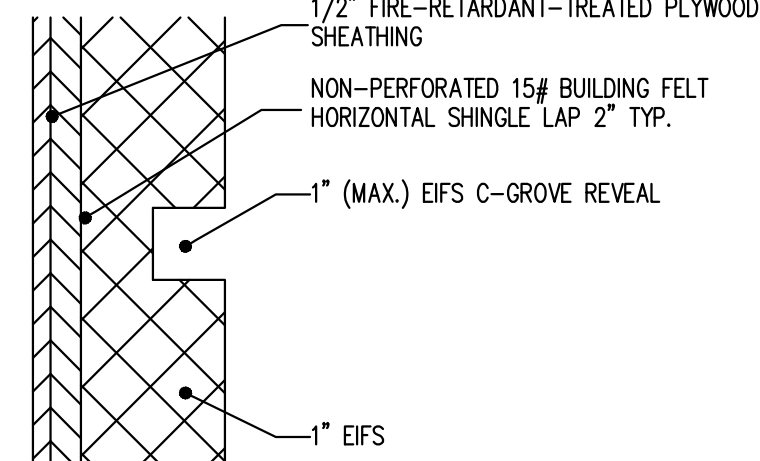
- USE KRETE GARD MORTAR MIX - AN INTEGRAL POLYMERIC ADMIX FOR MORTAR, TO BE USED IN KRETE WATER REPELLENT MASONRY SYSTEMS. TYPICAL. RE: KI KRETE INDUSTRIES, INC.
- COLOR MORTAR:- MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-270, FOR PORTLAND CEMENT-LIME MORTARS. USE SOUTHWEST CONCRETE PRODUCTS CUSTOM COLORED PORTLAND & LIME MORTAR MIX (VERIFY WITH OWNER), TYPE S, AS MANUFACTURED BY AHI SUPPLY, INC. SOUTHWEST CONCRETE PRODUCTS IS THE EXCLUSIVE SUPPLIER FOR THIS PRODUCT AND THEY CAN BE REACHED AT 1-888-464-9341. THESE COLORED CEMENTS ARE PRODUCED IN A PLANT ENVIRONMENT TO INSURE A HIGH LEVEL OF QUALITY CONTROL. UNDER NO CIRCUMSTANCES WILL JOB SITE ADDITION OF PIGMENTS TO THE MORTAR BE ALLOWED. MORTAR MEETING THE REQUIREMENTS OF ASTM C-270 MAY BE PRODUCED BY USING 1 BAG OF THIS CEMENT* ALONG WITH 3 CUBIC FEET OF MASONRY SAND MEETING THE REQUIREMENTS OF ASTM C-144.
- SURE KLEAN® WEATHER SEAL BLOK-GUARD® & GRAFFITI CONTROL IS A CLEAR, SOLVENT-BASED SILICONE ELASTOMER FORMULATED TO WEATHERPROOF CONCRETE BLOCK AND OTHER POROUS MASONRY MATERIALS AND PROTECT TREATED SURFACES FROM REPEATED GRAFFITI ATTACKS WITHOUT ALTERING THE NATURAL APPEARANCE. BLOK-GUARD® & GRAFFITI CONTROL PENETRATES AND FILLS PORES TO PREVENT WATER PENETRATION THROUGH EXTERIOR WALLS EXPOSED TO NORMAL WEATHERING. GRAFFITI REMOVAL IS FAST AND EASY USING DEFACER ERASER® GRAFFITI WIPE. RE: PROSOCO, INC.

GENERAL NOTE:

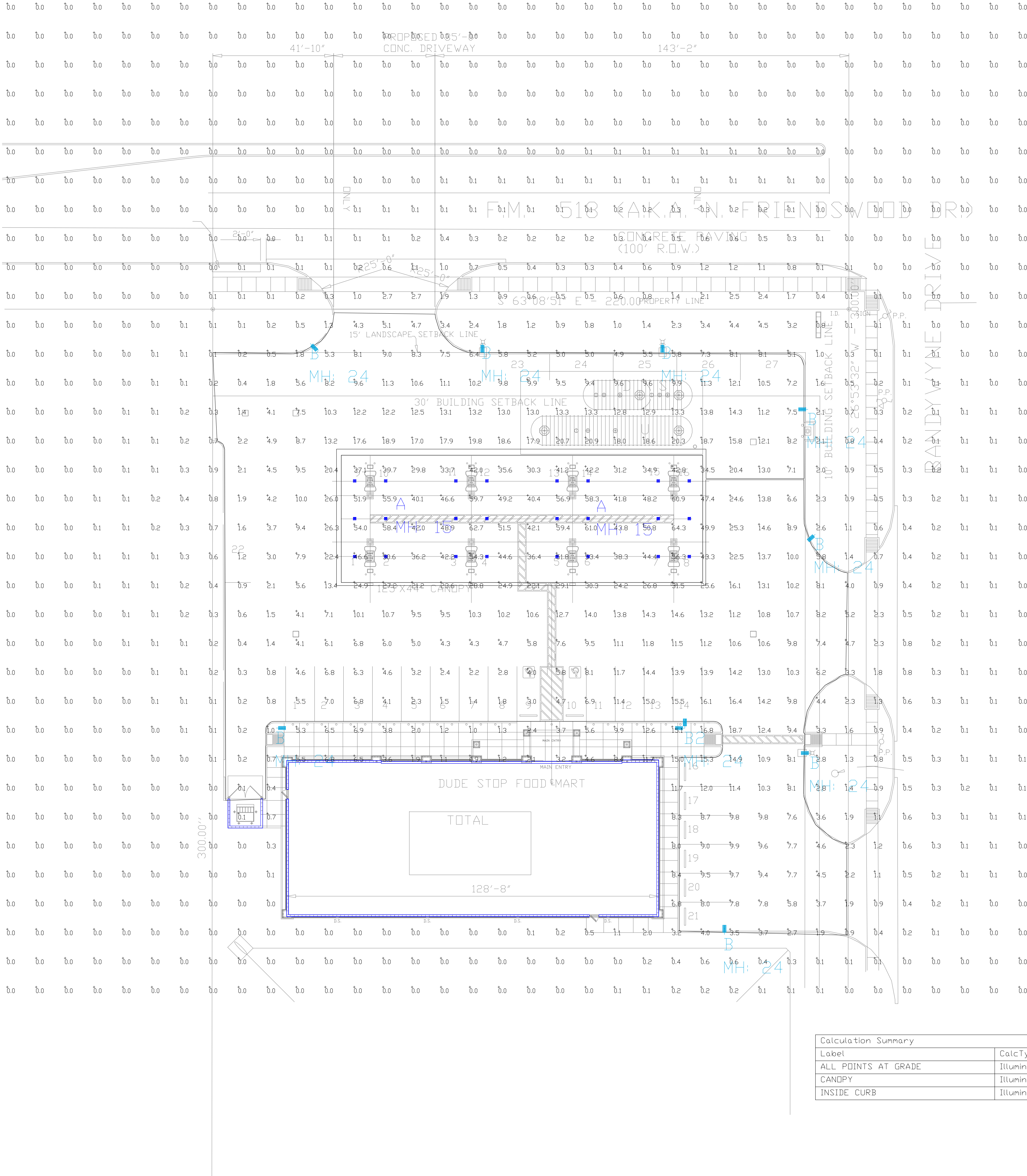
- CAULK AROUND WINDOWS AND OPENINGS TO MATCH ADJACENT GROUT COLOR.
- USE 1/2" BACKER ROD @ SURFACES WHERE PLASTER/STONE MEETS CMU CAULK TO MATCH ADJACENT GROUT COLOR.
- ALL EXTERIOR PLASTER (FIBERGLASS REINFORCED PLASTER) FINISHES WILL BE CEMENTATIOUS AND INTEGRALLY COLORED



21 EIFS HARDIPANEL DETAIL
SCALE: N.T.S.



17 EIFS JOINT SCORE DETAIL
SCALE: N.T.S.



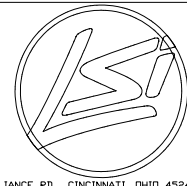
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE	Illuminance	Fc	4.50	64.3	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	42.46	64.3	21.2	2.00	3.03
INSIDE CURB	Illuminance	Fc	9.19	26.3	0.1	91.90	263.00

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts	
	24	A	SINGLE	CRUS-SC-SS-50	1.000	1.000	1.000	13980	93	
	8	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-22'POLE +2'BASE	1.000	1.000	1.000	20027	232	
	1	B2	2 @ 90 DEGREES	SLM-LED-30L-SIL-FT-50-70CRI-D90-22' POLE +2'BASE	1.000	1.000	1.000	63844	464	

Total Project Watts
Total Watts = 4952



1800 ALLIANCE RD. CHICAGO, ILL 60642 USA
TEL: 708-580-4700 • FAX: 708-580-4800

LIGHTING PROPOSAL **LD-153642**

DUDE STOP
FRIENDSWOOD, TX

BY:GEF	DATE:4/22/21	REV:	SHEET 1 OF 1
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SCALE: 1"=20'

0

20

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: October 5, 2021

Re: Dude Stop Convenience Store and Gasoline Station

Project Description: The proposed project is to construct a 6,947 square foot convenience store with 16 gasoline pumps. The project would be located at the corner of N. Friendswood Drive and Brandywyne Drive.

The applicant is requesting to install an 8-foot, wooden fence along the rear property line in lieu of a masonry fence (request attached).

The landscape buffer trees have been relocated from along the fence line to throughout the site as to not interfere with maintenance of the detention pond nor the existing utility lines.

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

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



INTERPLAN ARCHITECTS, INC.
PLANNING * ARCHITECTURE * INTERIORS

Ms. Becky Bennett
Development Coordinator
City of Friendswood Planning Department
bbennett@friendswood.com
910 S. Friendswood Dr.
Friendswood, Texas 77546

April 8, 2021

Project: 600 N. Friendswood Drive at Brandywyne Drive, Friendswood, TX, 77546
Re: South Fence

Dear Ms. Becky Bennett,

This letter is to request the City of Friendswood to allow the project to install our 8'-0" high vertical cedar planks to the existing fence.

The Contractor will adjust any existing imperfections to the existing fence. The reason for this request, is to avoid installing a block wall 2'-0" inside of the required 15'-0" landscape buffer. Therefore, creating an unmanageable 2 feet gap between the existing fence and the backside of the concrete block fence, which would be unmanageable and detrimental to both, the developer of the project and exiting residential homes.

Please consider this request. We appreciate your time to this matter.

Respectfully, I Remain,

Marcel Meijer
President,
NCARB Certified
Registered Professional
Texas-Louisiana

MM/sg



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject:

ZONE CLASSIFICATION CHANGE REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW NAICS USE #6111

ELEMENTARY AND SECONDARY SCHOOLS FOR THE NEW CLINE ELEMENTARY SCHOOL SITE

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: Choose an Option

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.

Note: This item was on the agenda on September 9, 2021, but the newspaper notice and property owner notices were not published as required.

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

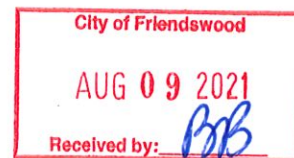
6. Zoning Map_Cline Elementary School Campus
7. Rezoning Report Cline Elem SUP Aug 2021
8. Cline Elem Final Plans 10-7-2021
9. Cline Elementary Traffic Study



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.

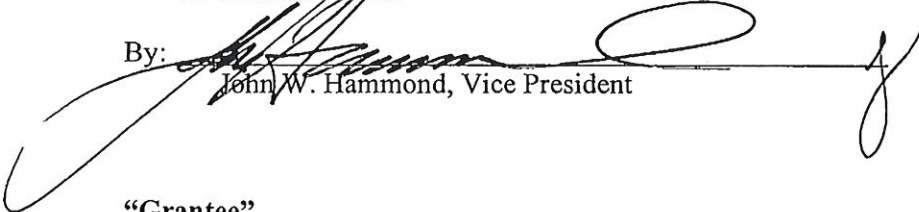
It is expressly agreed that the Grantor makes no warranty, either express or implied, as to the physical condition of the property and/or premises and/or improvements herein conveyed. The property and premises and any improvements are conveyed in "AS IS CONDITION", after inspection by Grantee. This provision 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

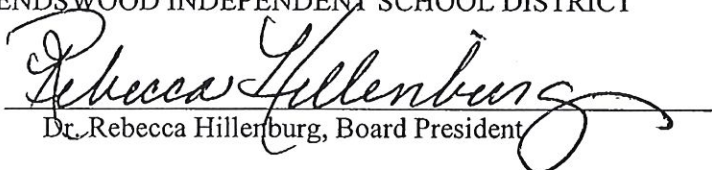
By: Lennar Texas Holding Company, a Texas Corporation,
its General Partner

By: 

John W. Hammond, Vice President

"Grantee"

FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

By: 

Dr. Rebecca Hillenburg, Board President

STATE OF TEXAS

COUNTY OF HARRIS

§
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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.



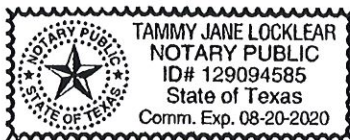
Monica D Vega Duffield
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Galveston

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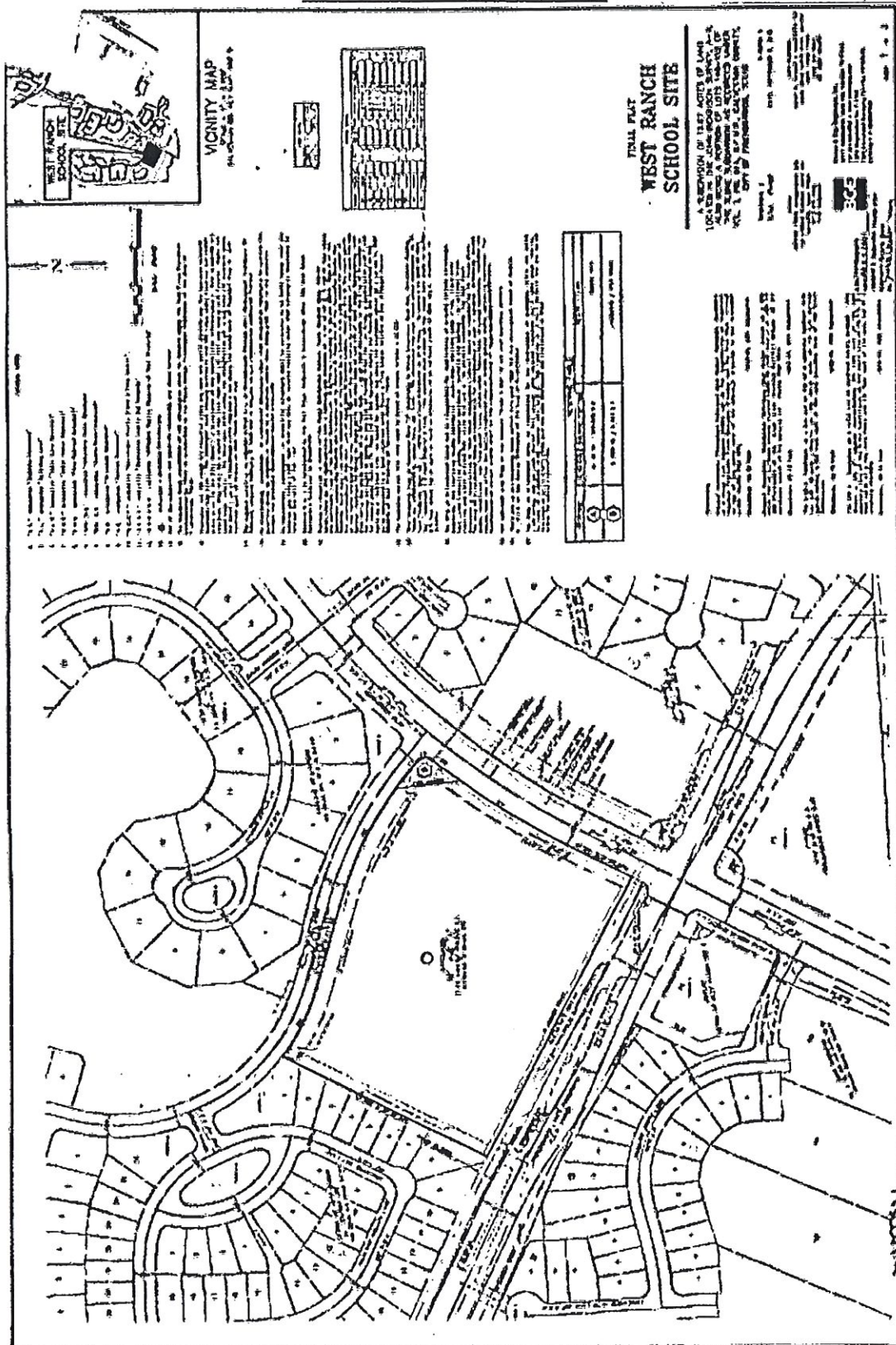
This instrument was acknowledged before me on September 12, 2016 by Dr. Rebecca Hillenburg, Board President of Friendswood ISD, a public school district on behalf of said corporation.

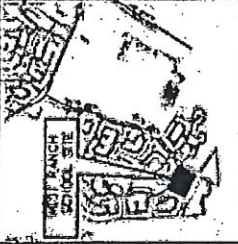


Tammy J Locklear
Notary Public, State of Texas

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

PROPERTY DESCRIPTION



VICINITY MAP


**FINAL PLAN
 WEST RANCH
 SCHOOL SITE**

A SUBDIVISION OF 11.85 ACRES OF LAND
 LOCATED IN THE AREA TOWNSHIP SUPERVISOR'S
 DISTRICT NO. 1, COUNTY OF LOS ANGELES, CALIFORNIA
 THE ABOVE SUBDIVISION AS SHOWN ON THE
 MAP, A COPY OF WHICH IS FILED IN THE
 OFFICE OF THE COUNTY CLERK, COUNTY OF LOS ANGELES, CALIFORNIA
 DATE OF RECORDING: 1988

PGS

Page 2 of 3

OWNER
 [Signature]
 [Name]

DEVELOPER
 [Signature]
 [Name]

DESIGNER
 [Signature]
 [Name]

REVIEWER
 [Signature]
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APPROVED
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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 Fabre 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.

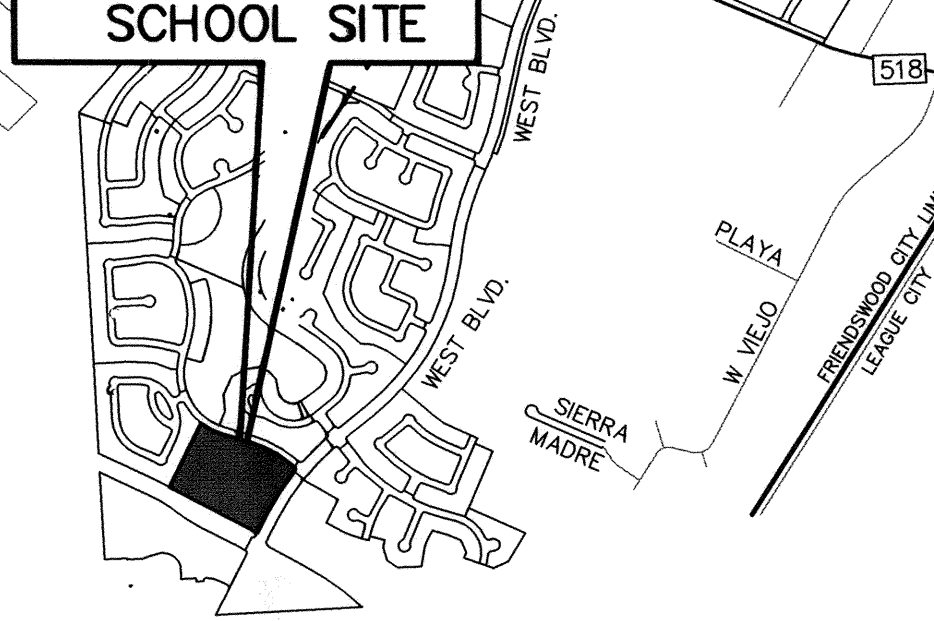
Elevation: 25.70 Feet NAVD-88, 2001 Adjustment

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

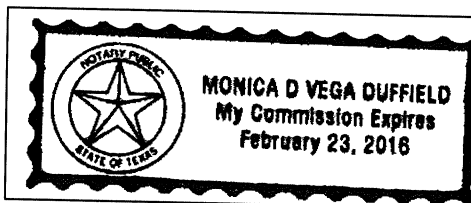
By: Lennar Texas Holding Company,
a Texas Corporation
its general partner

By: John W. Hammond
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
Manager

WESLEY WEST DESCENDANTS TRUST

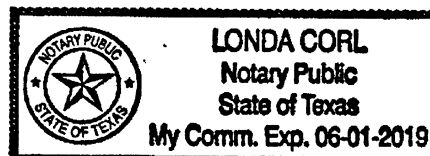
By: Stuart W. Stedman
Trustee

By: 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.

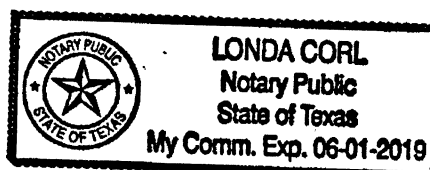


Londa Corl
Londa Corl
Notary Public in and for the State of Texas
Commission Expires: 06-01-2019

STATE OF TEXAS
COUNTY OF HARRIS

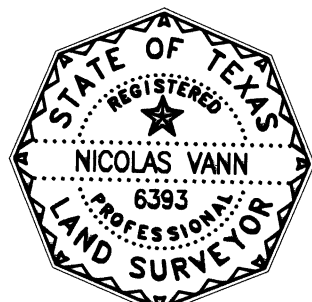
BEFORE ME, the undersigned authority, on this day personally appeared Betty Ann West Stedman, Trustee of WESLEY WEST DESCENDANTS TRUST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations 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
County Clerk
Galveston County, Texas

By: Deputy
Deputy

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. 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.
2. The detention and drainage facilities are to be maintained by the property owner.
3. 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.
4. Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.
5. Plantings, flowerbeds, or other landscaping is not permitted in side lot drainage or detention easements.
6. No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
7. 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

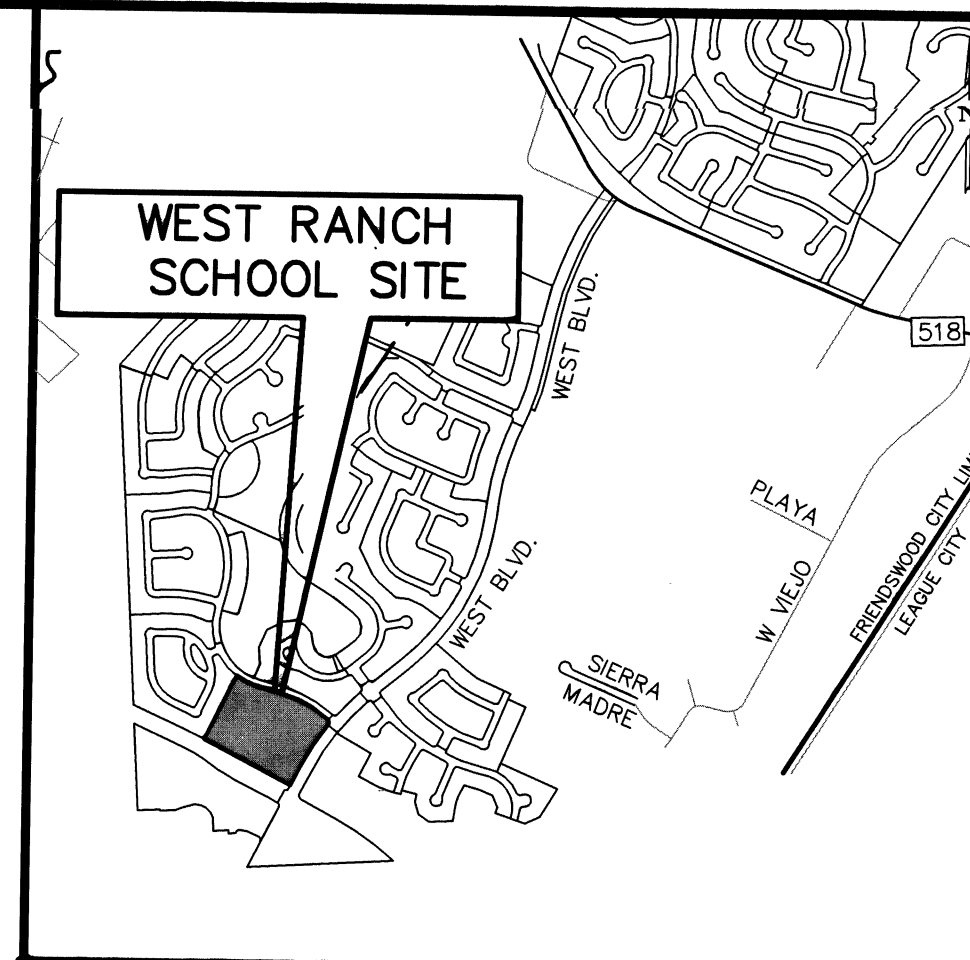
Paul J. Horecky
Director

12-8-15
Date

Paul J. Horecky
Director

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

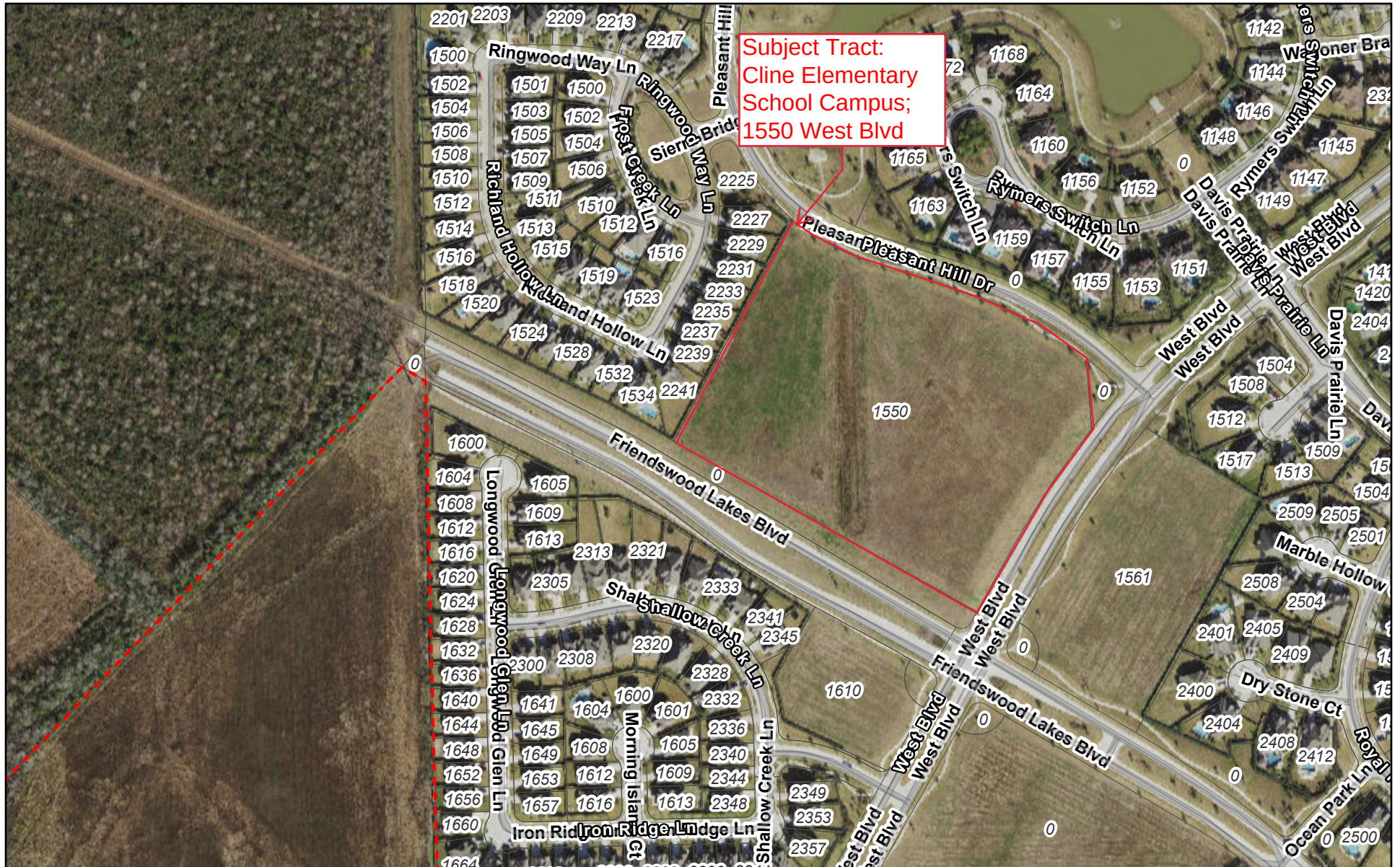
OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 875-1000
JOHN HAMMOND

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



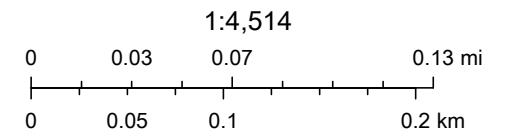
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPB Registration No. F-1046
TBPB's Licensed Surveying Firm No. 101065-00
CONTACT IF REQUIRED

ArcGIS Web Map



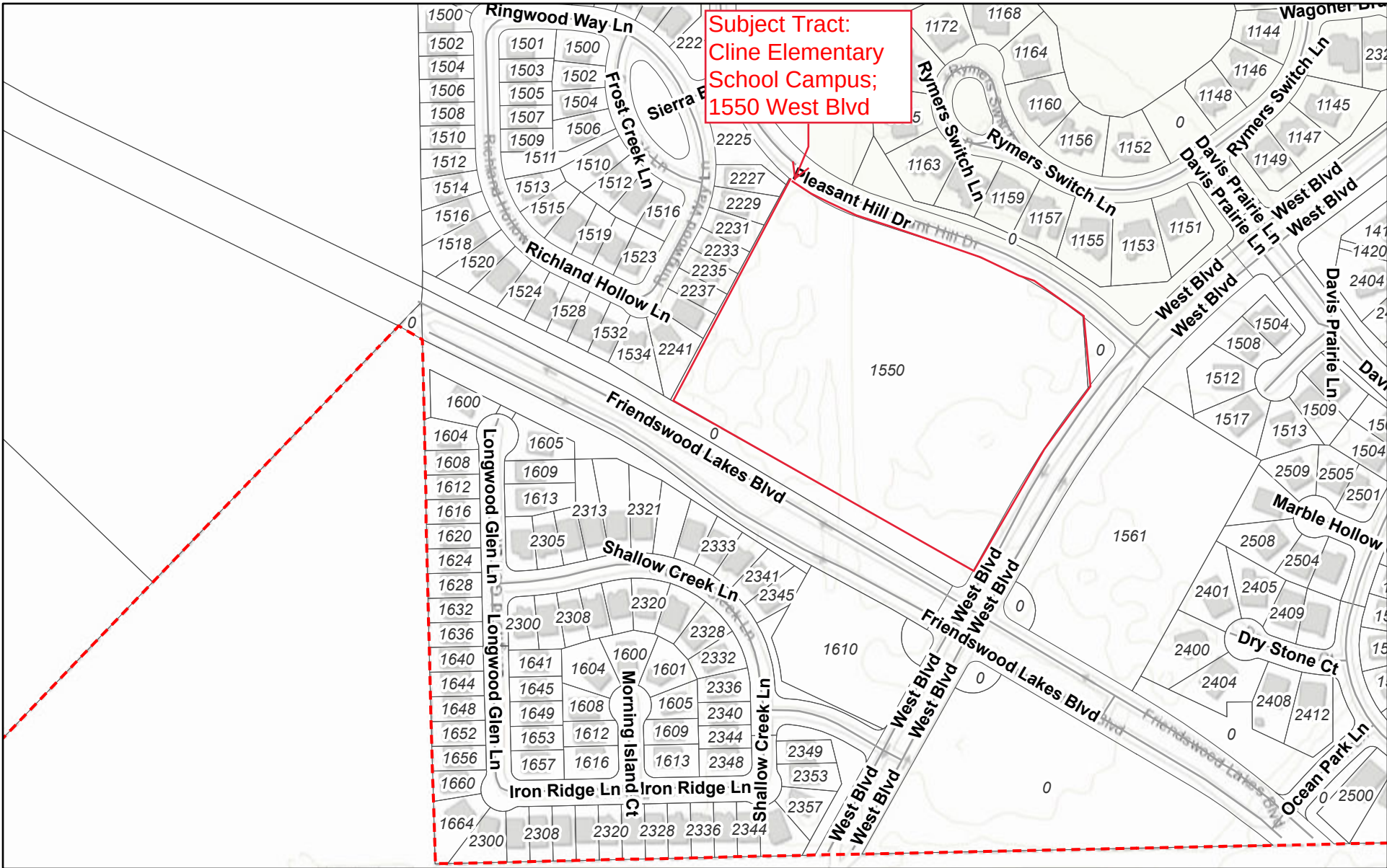
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 City Limits  Streets  Parcels



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

ArcGIS Web Map



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 City Limits  Streets  Parcels

1:4,514

0 0.03 0.07 0.13 mi

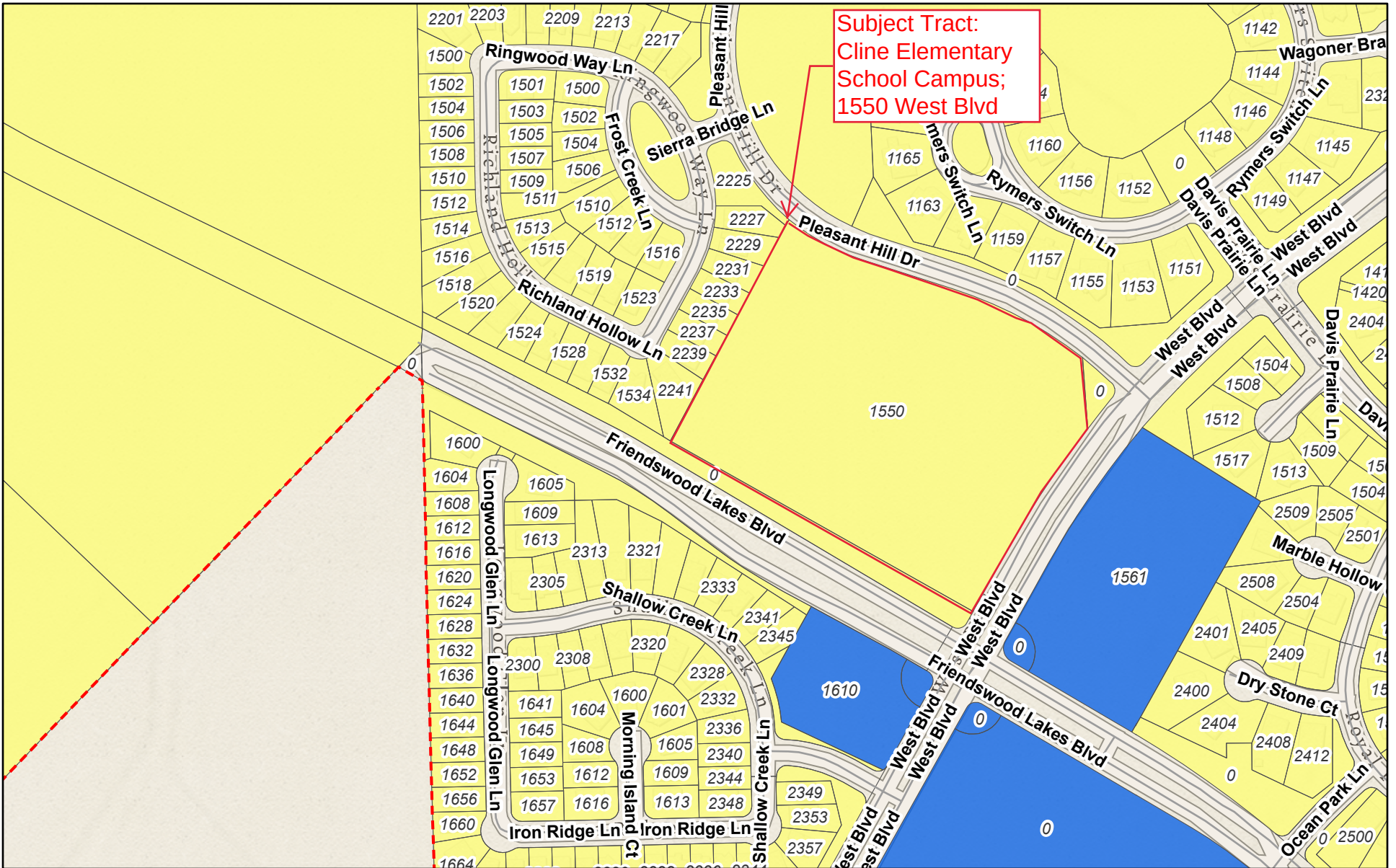
0 0.05 0.1 0.2 km

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, Page 49 of 287

ArcGIS Web Map



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

City Limits Parcels Zoning of Parcels PUD
Streets CSC

1:4,514

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, Page 50 of 287

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:

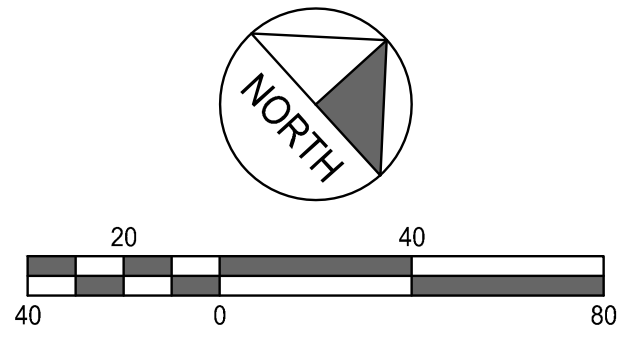
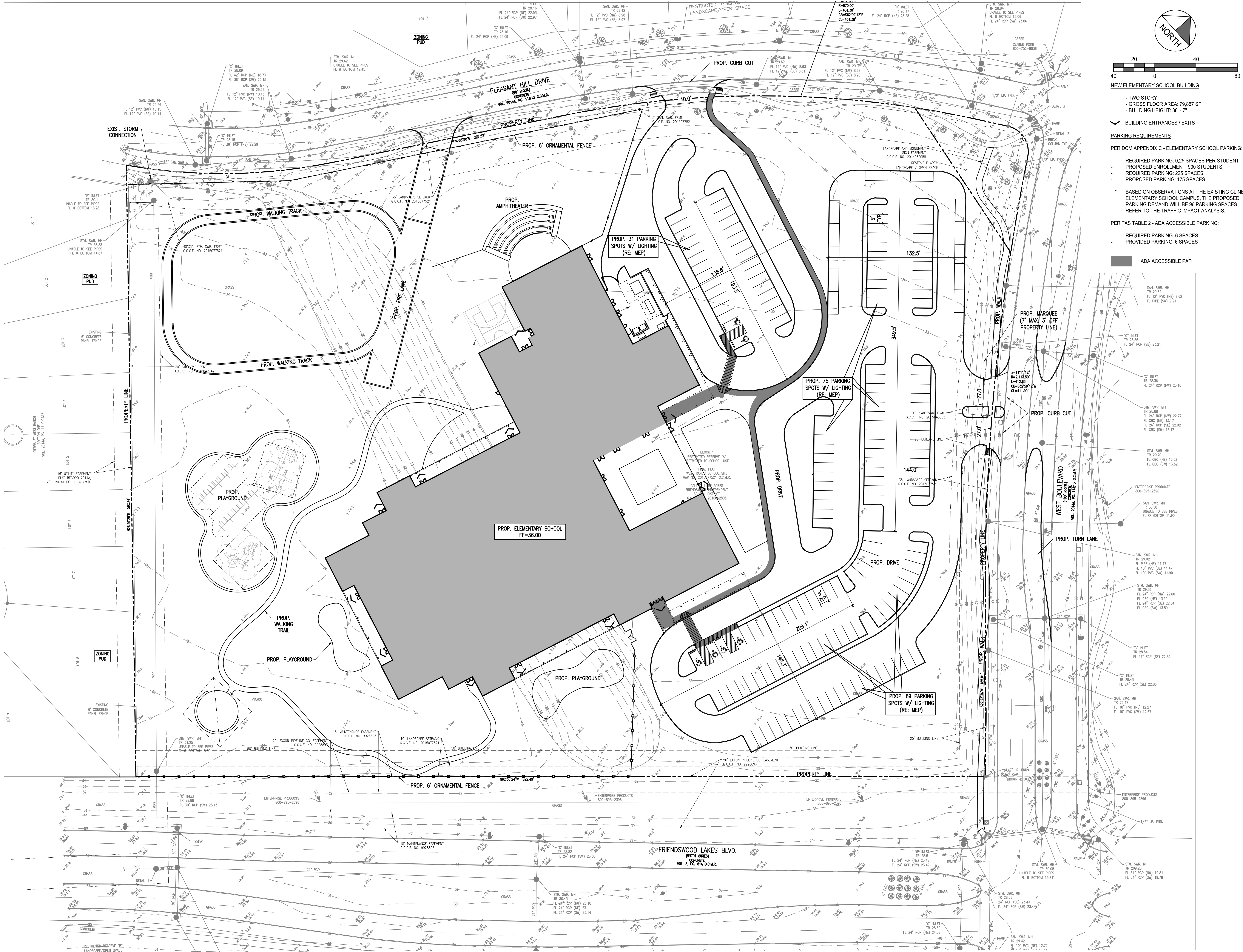
The property will have direct access from West Boulevard and Pleasant Hill Drive.

Park/Open Space:

Parkland Dedication does not apply.

CHECKED BY: KFAKLE

DRAWN BY: AGLUZMAN



NEW ELEMENTARY SCHOOL BUILDING
- TWO STORY
- GROSS FLOOR AREA: 79,857 SF
- BUILDING HEIGHT: 38' - 7"

BUILDING ENTRANCES / EXITS
PARKING REQUIREMENTS
PER DOM APPENDIX C - ELEMENTARY SCHOOL PARKING:

- REQUIRED PARKING: 0.25 SPACES PER STUDENT
- PROPOSED ENROLLMENT: 900 STUDENTS
- REQUIRED PARKING: 225 SPACES
- PROPOSED PARKING: 175 SPACES
- BASED ON OBSERVATIONS AT THE EXISTING CLINE ELEMENTARY SCHOOL CAMPUS, THE PROPOSED PARKING DEMAND WILL BE 96 PARKING SPACES. REFER TO THE TRAFFIC IMPACT ANALYSIS.

PER TAS TABLE 2 - ADA ACCESSIBLE PARKING:
- REQUIRED PARKING: 6 SPACES
- PROVIDED PARKING: 6 SPACES

ADA ACCESSIBLE PATH

ARCHITECT

HOUSTON

11 Greenway Plaza, 22nd Floor

Houston, TX 77046

713-965-0608 P

713-961-4571 F

TX Firm: BR 1608

PBK Architects, Inc.

PBK.com

CLINE ELEMENTARY SCHOOL

CAMPUS REPLACEMENT -

SPECIFIC USE PERMIT

West Boulevard

Friendswood, TX 77546

ISSUE FOR SUP REVIEW

RESTRI

COUIN

AUSTIN C

MAP NO.

CLIENT

FRIENDSWOOD ISD

DATE

09/27/2021

PROJECT NUMBER

20380

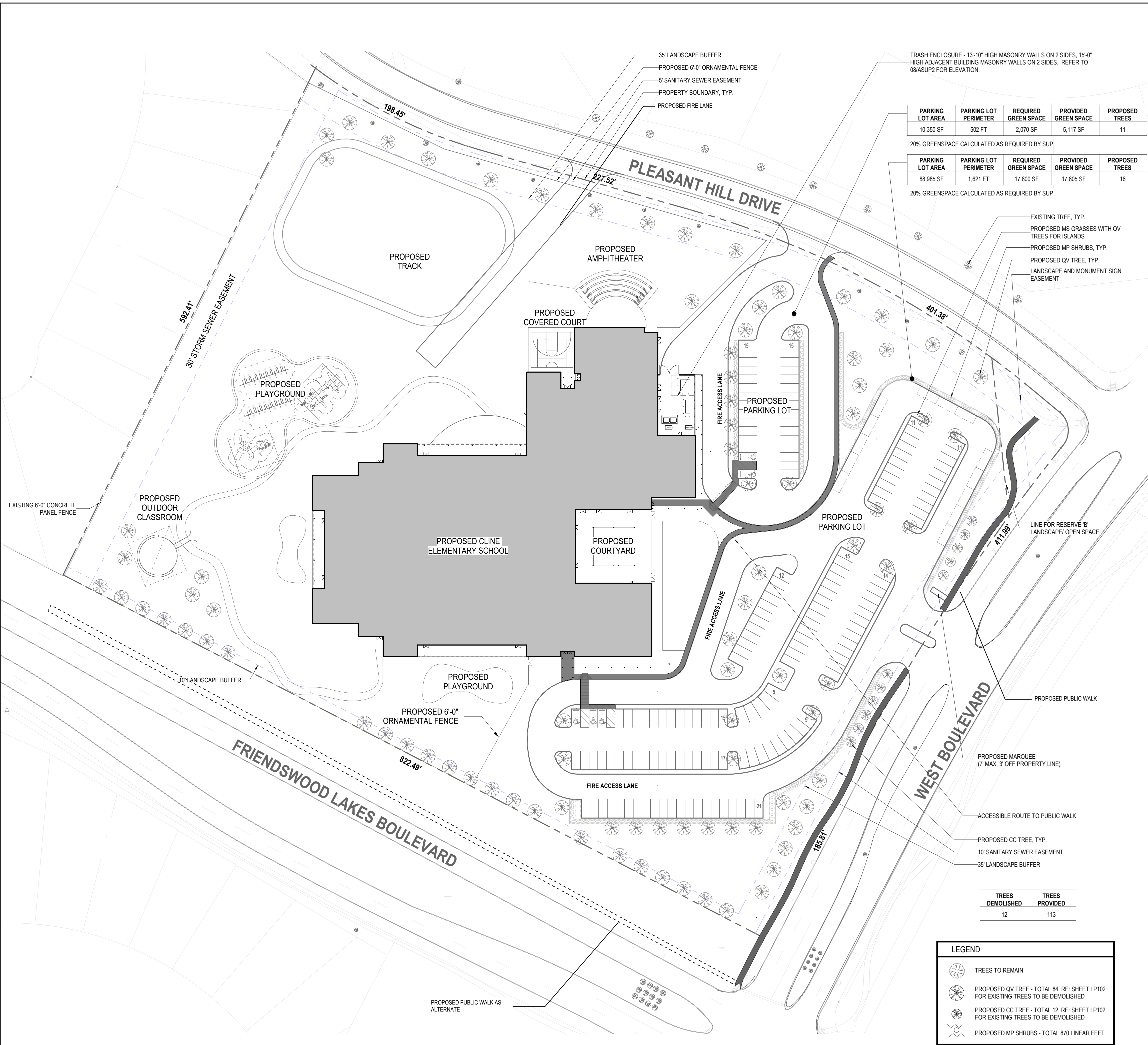
DRAWING HISTORY

No.	Description	Date

ISSUE FOR SUP REVIEW

SITE PLAN

C101



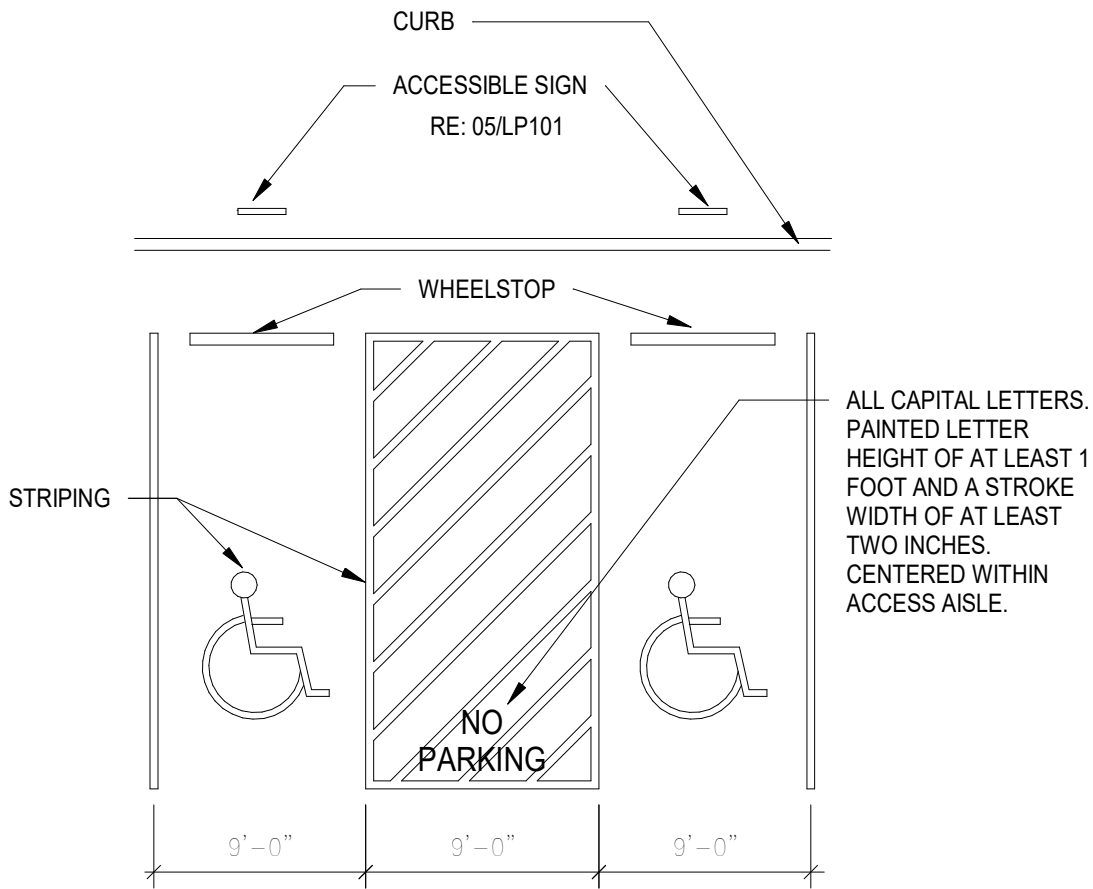
LANDSCAPE ANALYSIS FORM AT ROW				
STREET NAME	LINEAR FEET	TREE REQUIRED	TREE PLANTED	TREE EXISTING
PLEASANT HILL DRIVE	868 FT	35	20	11
WEST BOULEVARD	601 FT	24	18	0
FRIENDSWOOD LAKES BLVD	790 FT	32	36	0
ISLANDS	-	8	28	0
TOTAL		99	102	11
			113	

1 TREE PER 30 LINEAR FEET PER SUP

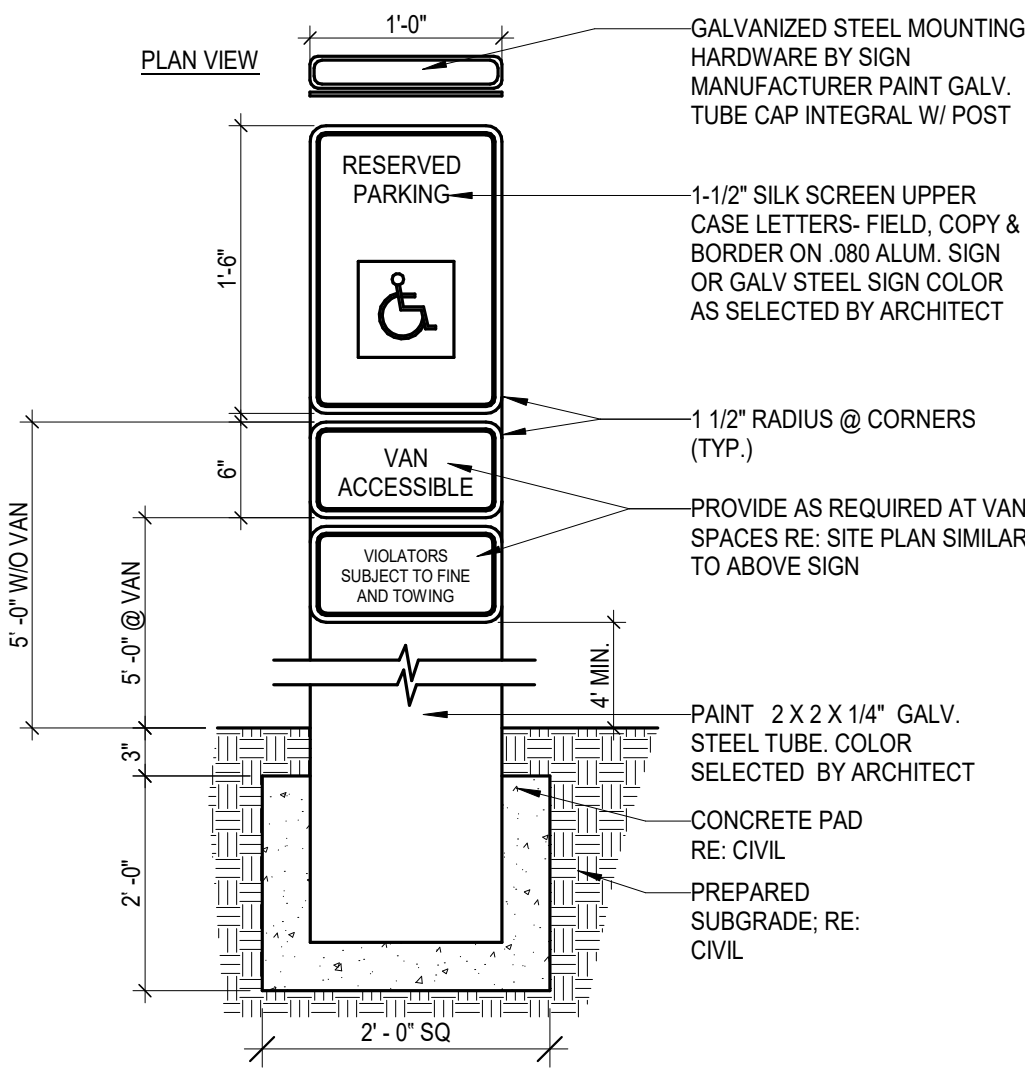
PLANT SCHEDULE							
TREES							
SYM.	Botanical Name	Common Name	Size	Cal.	Height	Spread	Remarks
QV	Quercus virginiana	Live Oak	65 Gal.	3"-4"	12'-14'	5'-6'	
CC	Cercis canadensis var. Texensis	Texas Redbud	45 Gal.	2 1/2"-3"	8'-10'	5'-6'	
SHRUBS							
SYM.	Botanical Name	Common Name	Size	Height	Spread	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

CIVIL 100 1713-965-0908 WEST LEAF ENGINEERS 1713-960-3300

CLINE ELEMENTARY SCHOOL CAMPUS REPLACEMENT

1500 WEST BOULEVARD FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW

06 FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

KEY PLAN NORTH: PLAN TRUE

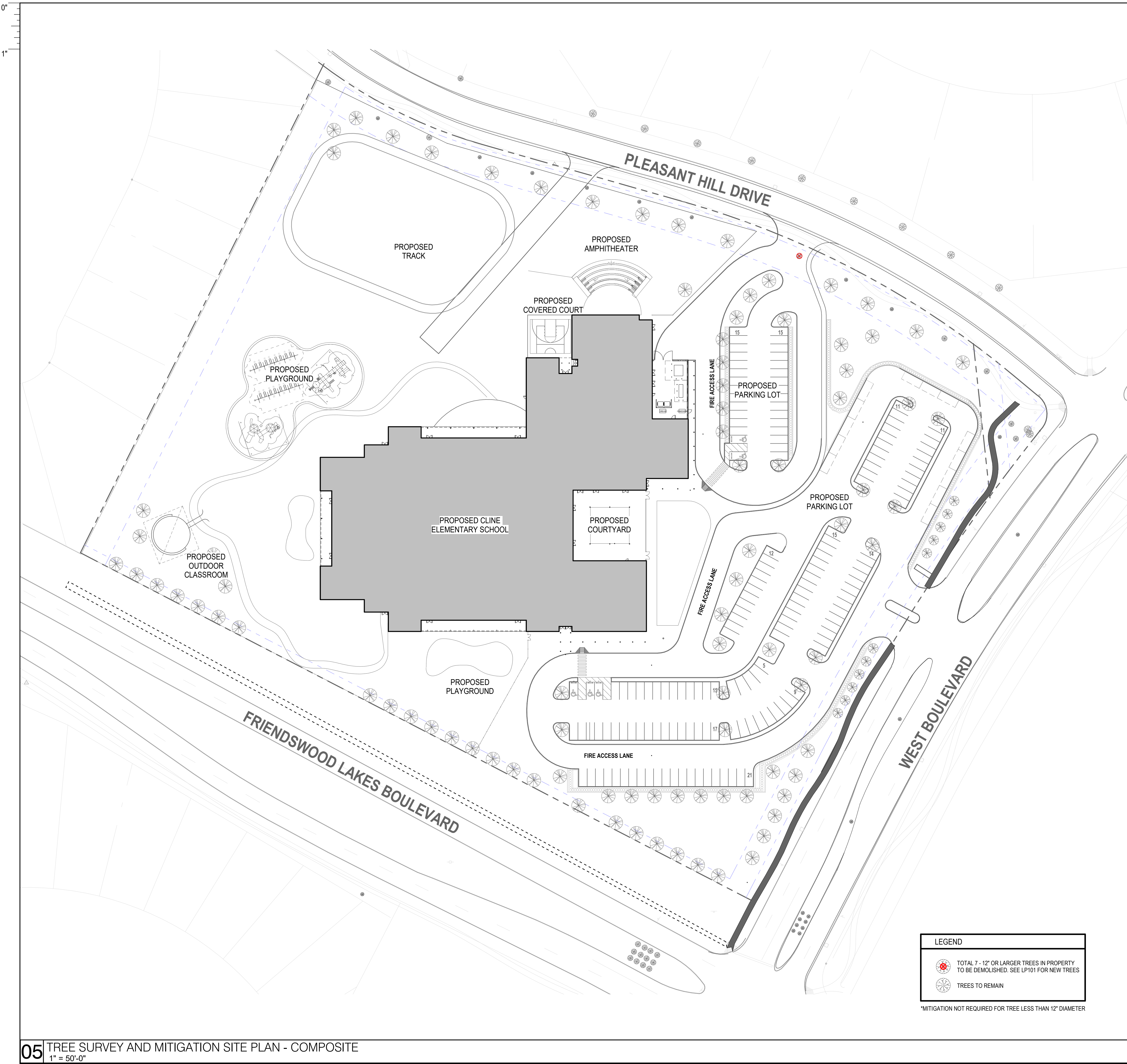
REGISTERED ARCHITECT MELISSA TURNER 21777 STATE OF TEXAS Melissa Turnbaugh AUG 6, 2021

CUSTOMER FRIENDSWOOD ISD DATE AUGUST 6, 2021 PROJECT NUMBER 20380 DRAWING HISTORY

ISSUE FOR SUP REVIEW BUILDING NUMBER

LANDSCAPE PLAN

LP101



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

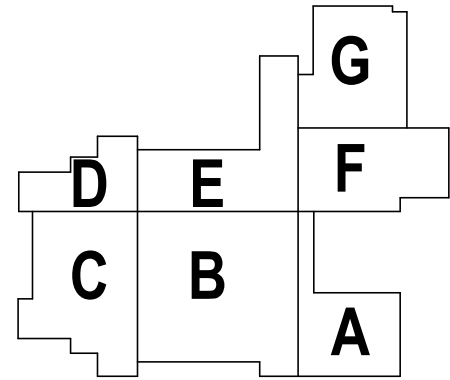


ARCHITECT PBK Architects, Inc.
HOUSTON
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0608 P
713-961-4571 F
TX Firm: BR 1608
CIVIL
713-965-0608
MECHANICAL
LEAF ENGINEERS
713-960-3300

CLINE ELEMENTARY SCHOOL
CAMPUS REPLACEMENT



1550 WEST BOULEVARD
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW

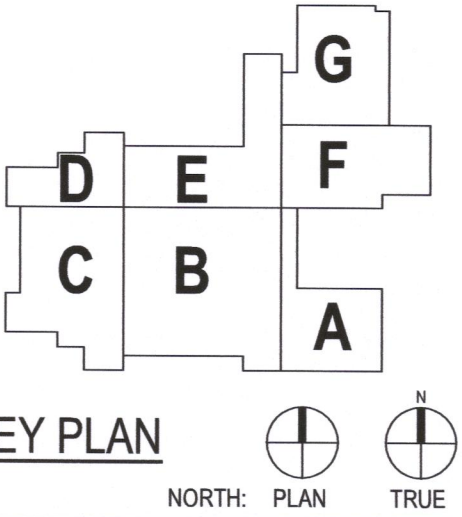


AUG 6, 2021

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

1550 WEST BOULEVARD
FRIENDSWOOD, TX 77546
ISSUE FOR SUP REVIEW

Melissa Turnbaugh
AUG. 6, 2021

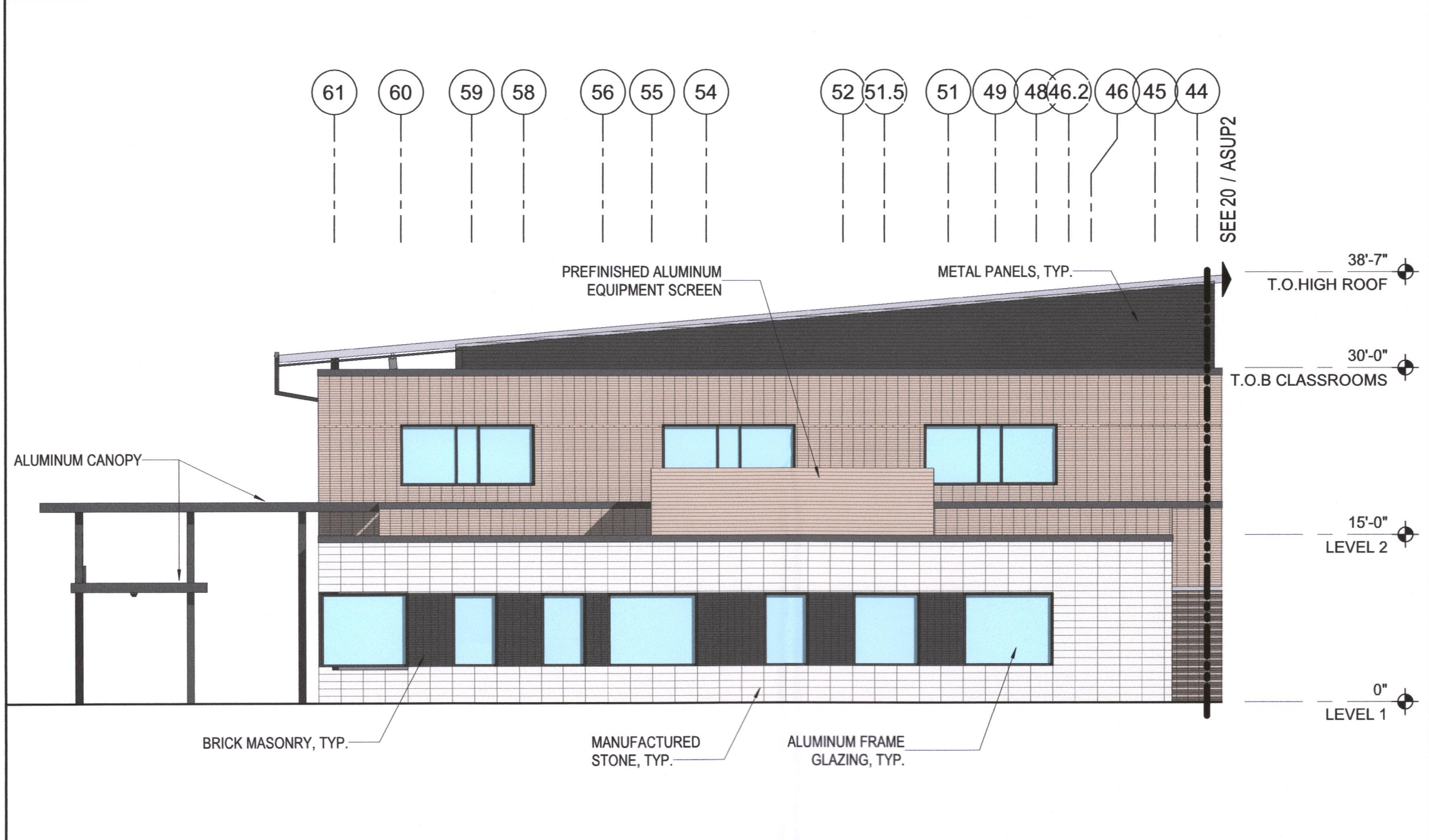
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FRIENDSWOOD ISD		
DATE		PROJECT NUMBER
AUGUST 6, 2021		20380
DRAWING HISTORY		
No.	Description	Date
ISSUE FOR SUP REVIEW		
BUILDING NUMBER		

ASUP1

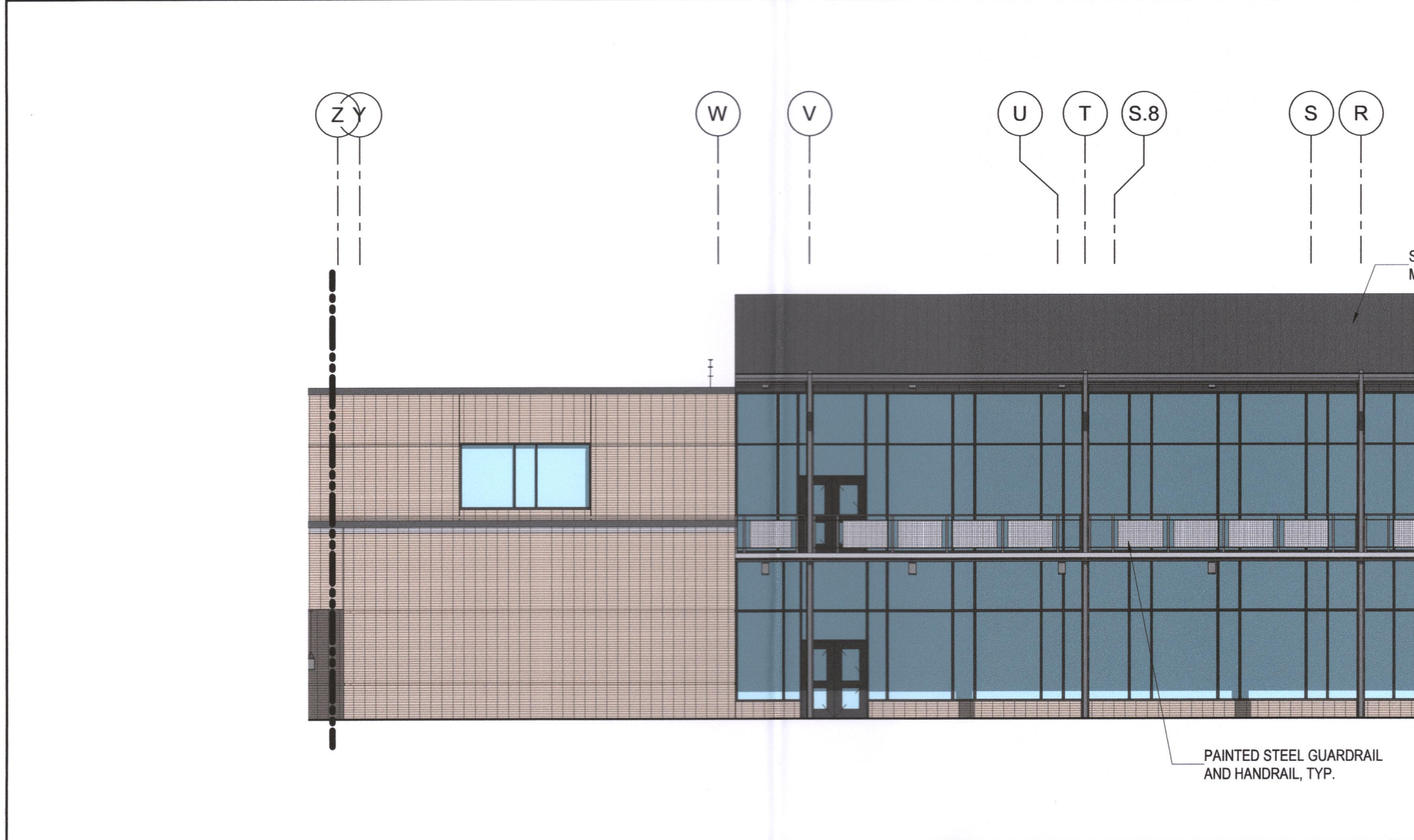
Page 58 of 287

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:
8/19/2021 6:44:53 PM

20 EAST ELEVATION B
3/32" = 1'-0"



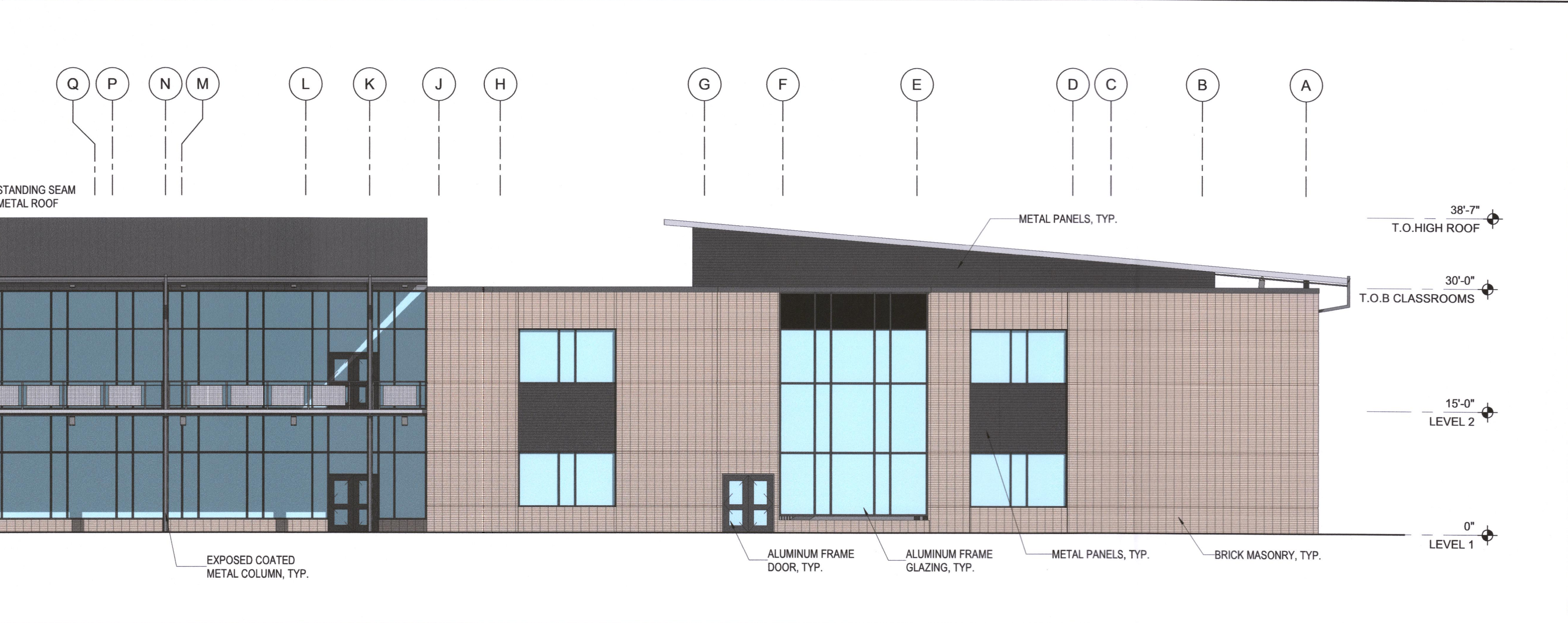
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3/32" = 1'-0"



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



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



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



PBK

ARCHITECT PBK Architects, Inc. HOUSTON 11 Greenway Plaza, 22nd Floor Houston, TX 77046 713-865-0808 P 713-961-4371 F TX Firm: BR 1608

CIVIL 08 713-965-0908 MECH 08 713-965-0908 LEAF ENGINEERS 713-946-3300

CLINE ELEMENTARY SCHOOL - CAMPUS REPLACEMENT - SPECIFIC USE PERMIT

1550 WEST BOULEVARD FRIENDSWOOD, TX 77546

ISSUE FOR SUP REVIEW



KEY PLAN

NORTH: PLAN TRUE



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		

EXTERIOR ELEVATIONS

ASUP2

June 2, 2021

PK# 4958-21.212

TRAFFIC IMPACT ANALYSIS

Project:

Friendswood ISD Cline Elementary School

In Friendswood, Texas

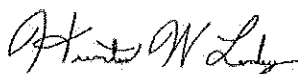
Prepared for:

City of Friendswood

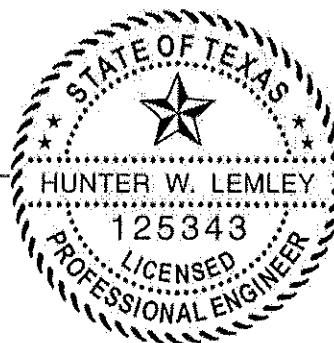
On behalf of:

Friendswood ISD

Prepared by:



Hunter W. Lemley, P.E.



20329 State Highway 249, Suite 350
Houston, Texas 77070-2623
(281) 883-0103 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
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.

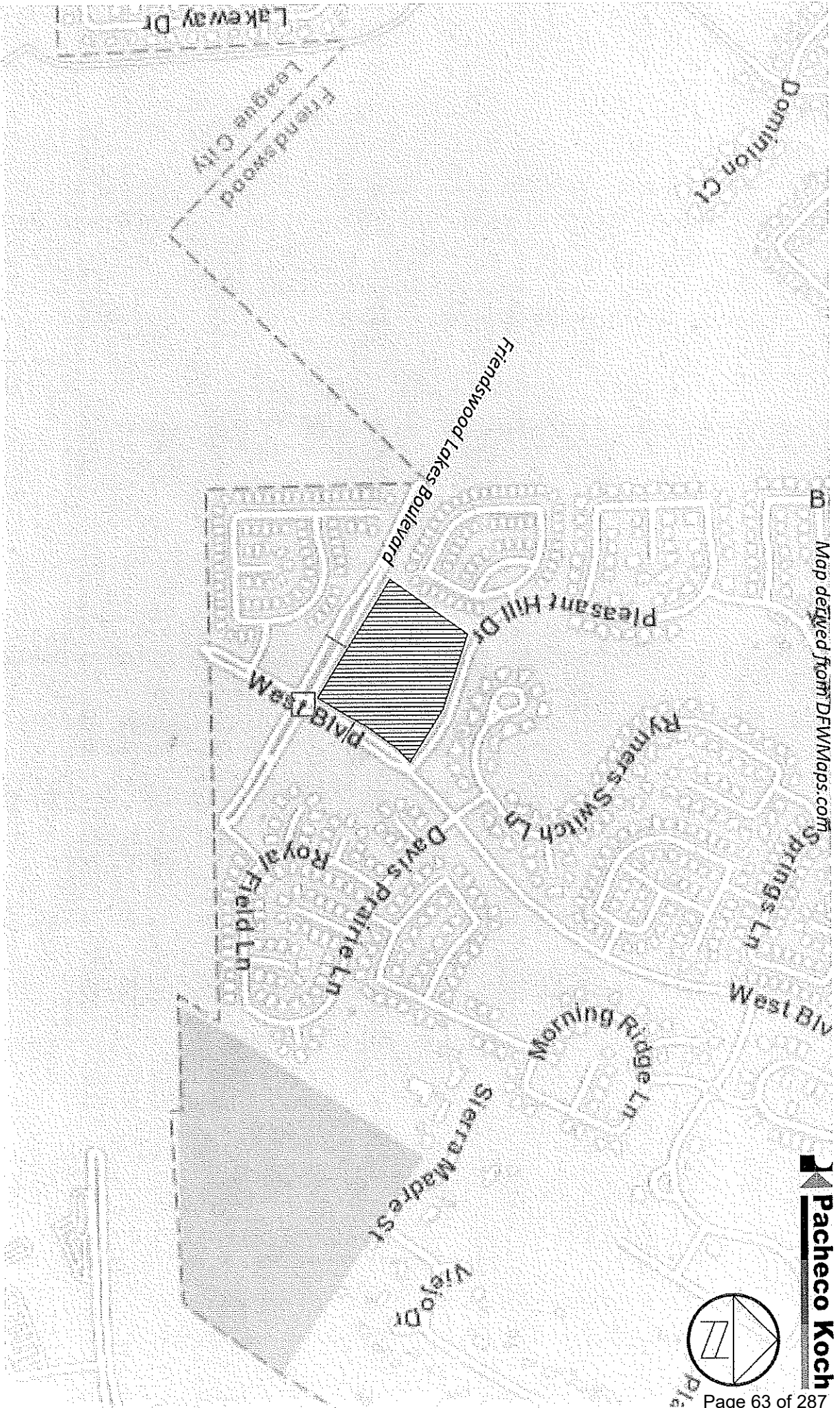
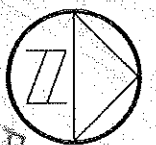
- ❖ **RECOMMENDATION:** The proposed driveway on West Boulevard is recommended to be constructed to allow for separate outbound left-turn and right-turn turning movements.
- ❖ **RECOMMENDATION:** It is recommended that a northbound left-turn bay be provided for the driveway on West Boulevard.

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

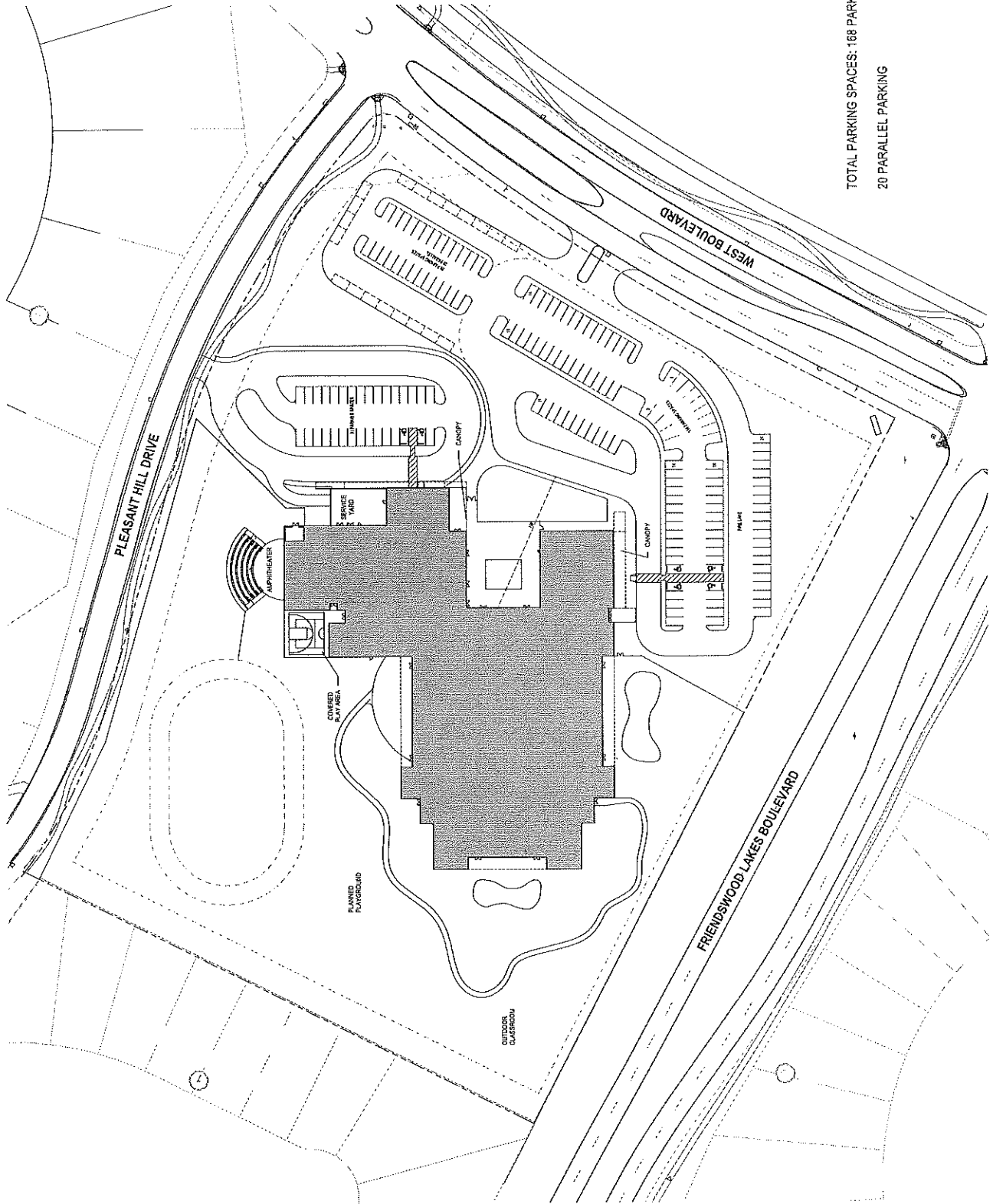


-  - Project Location
-  - Road-Tube Counts
-  - Study Area Intersection (Unsignalized)

Site Location Map

Friendswood ISD New Cline Elementary School, Friendswood, Texas

PK 4958-21.212 (A/V: 04/20/21)



TOTAL PARKING SPACES: 188 PARKING SPACES
20 PARALLEL PARKING

CLINE ELEMENTARY SCHOOL
FRIENDSWOOD INDEPENDENT SCHOOL DISTRICT

SITE PLAN - COMPOSITE
1" = 40'-0"

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

LIST OF APPENDICES:

- 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

	Existing (800 Students)	Proposed (900 Students)
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**).

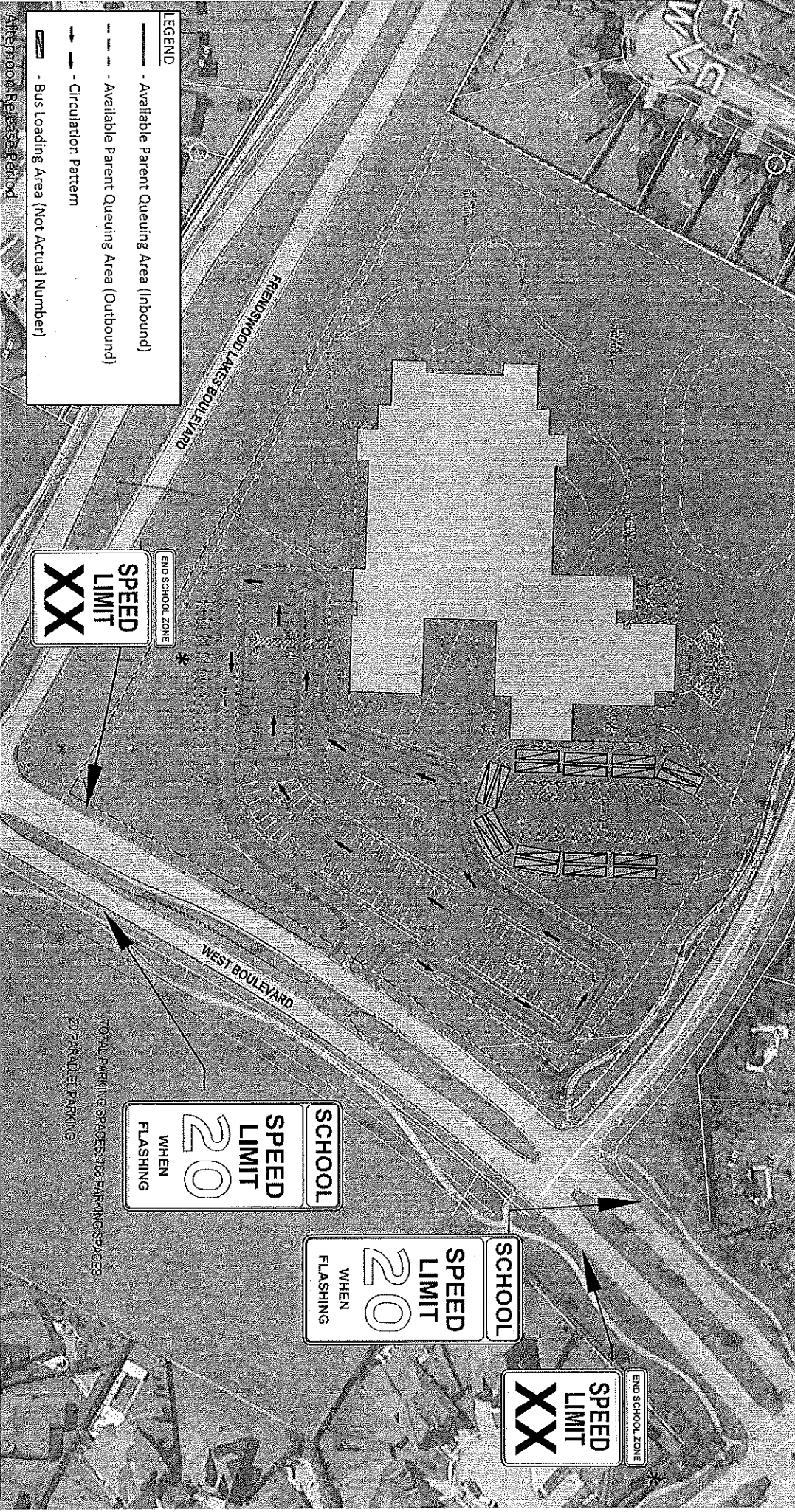
FINDING: Based on observations at the existing Cline Elementary School Campus, the proposed parking will demand a total of approximately 96 parking spaces. The new Cline Elementary School Campus will provide approximately 168 parking spaces.

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 information are not to be used to determine actual speed limit. **Scale of space and information are not to be used to determine actual speed limit.



END SCHOOL ZONE
SPEED LIMIT
XX

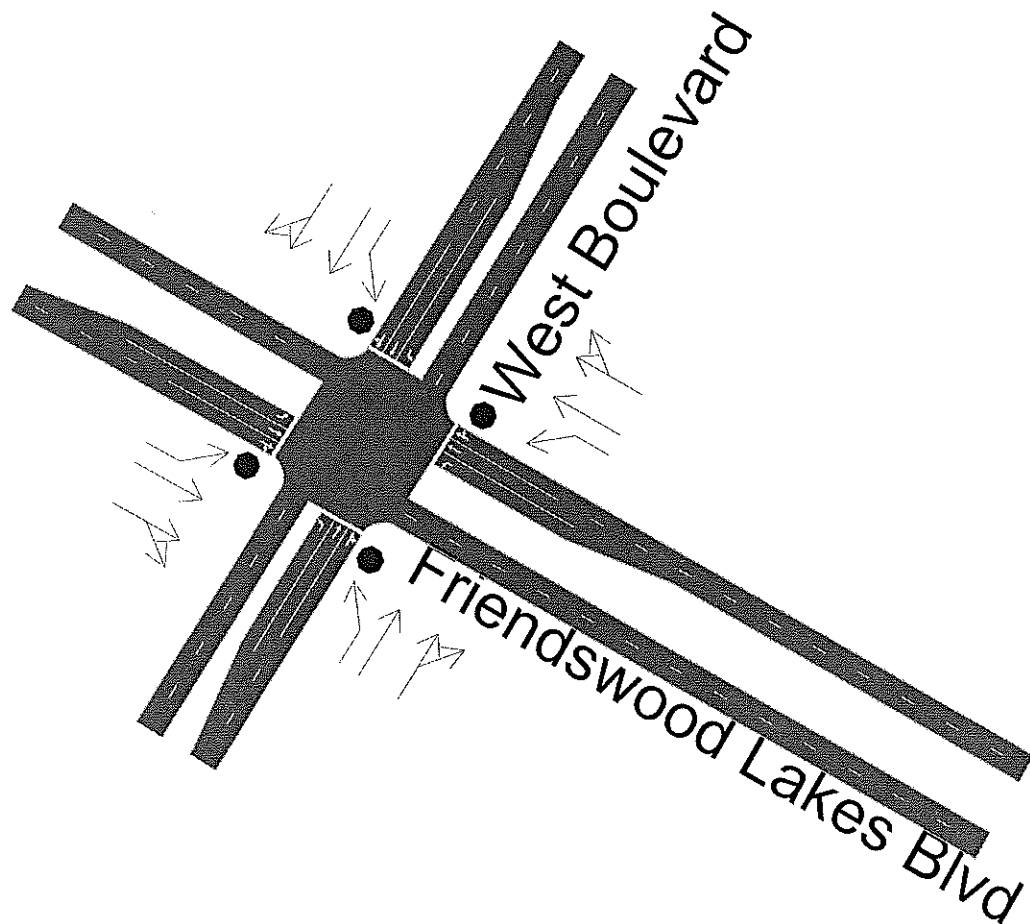
SCHOOL
SPEED LIMIT
20
WHEN FLASHING

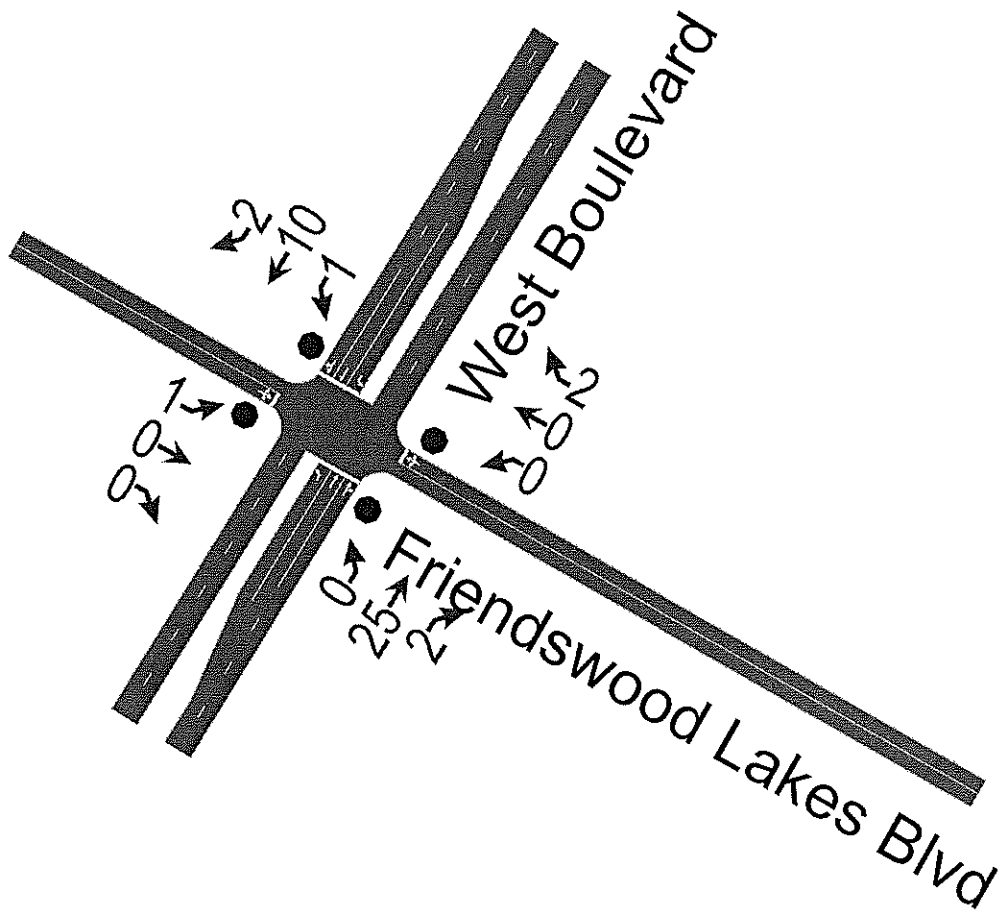
SCHOOL
SPEED LIMIT
20
WHEN FLASHING

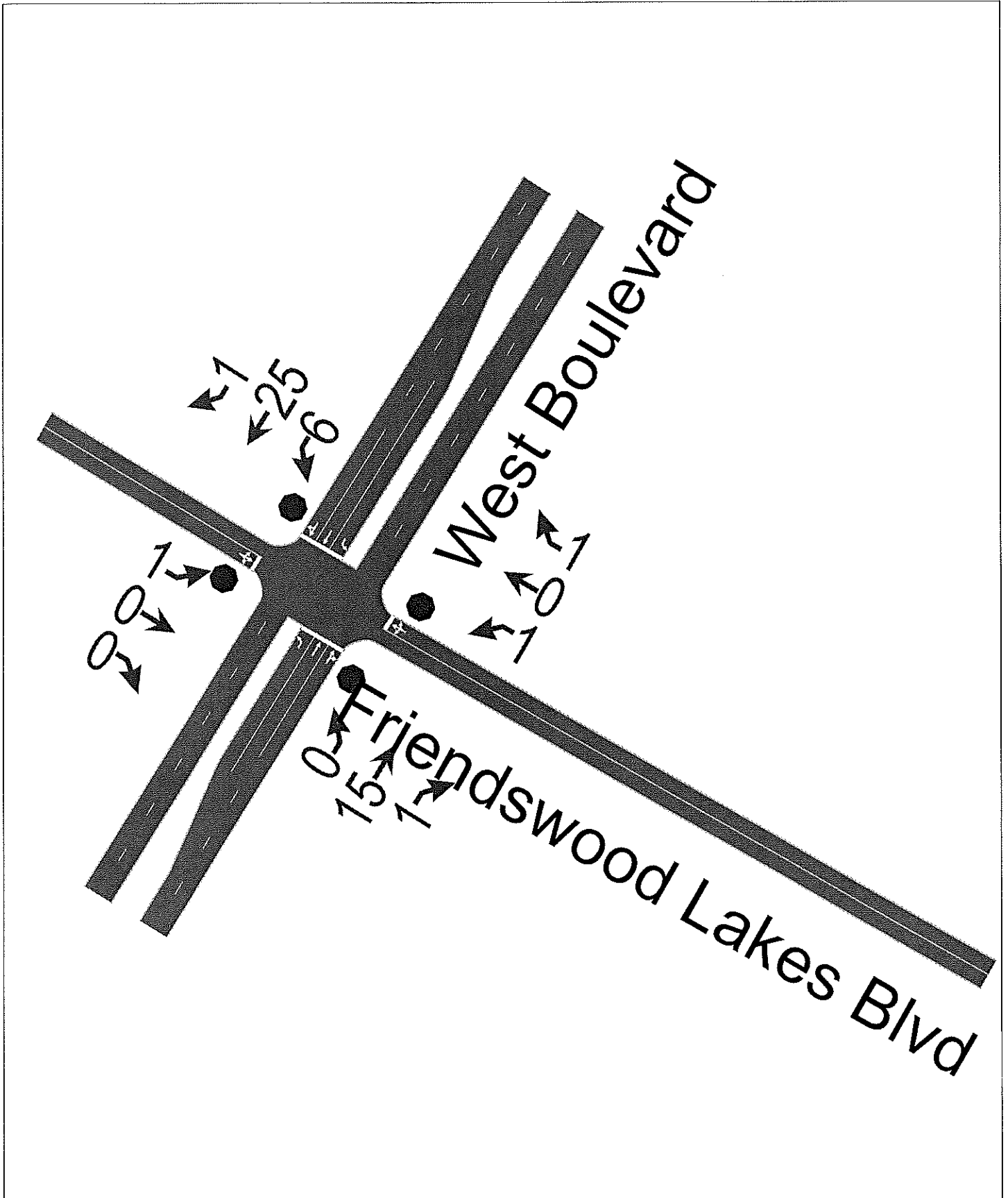
END SCHOOL ZONE
SPEED LIMIT
XX

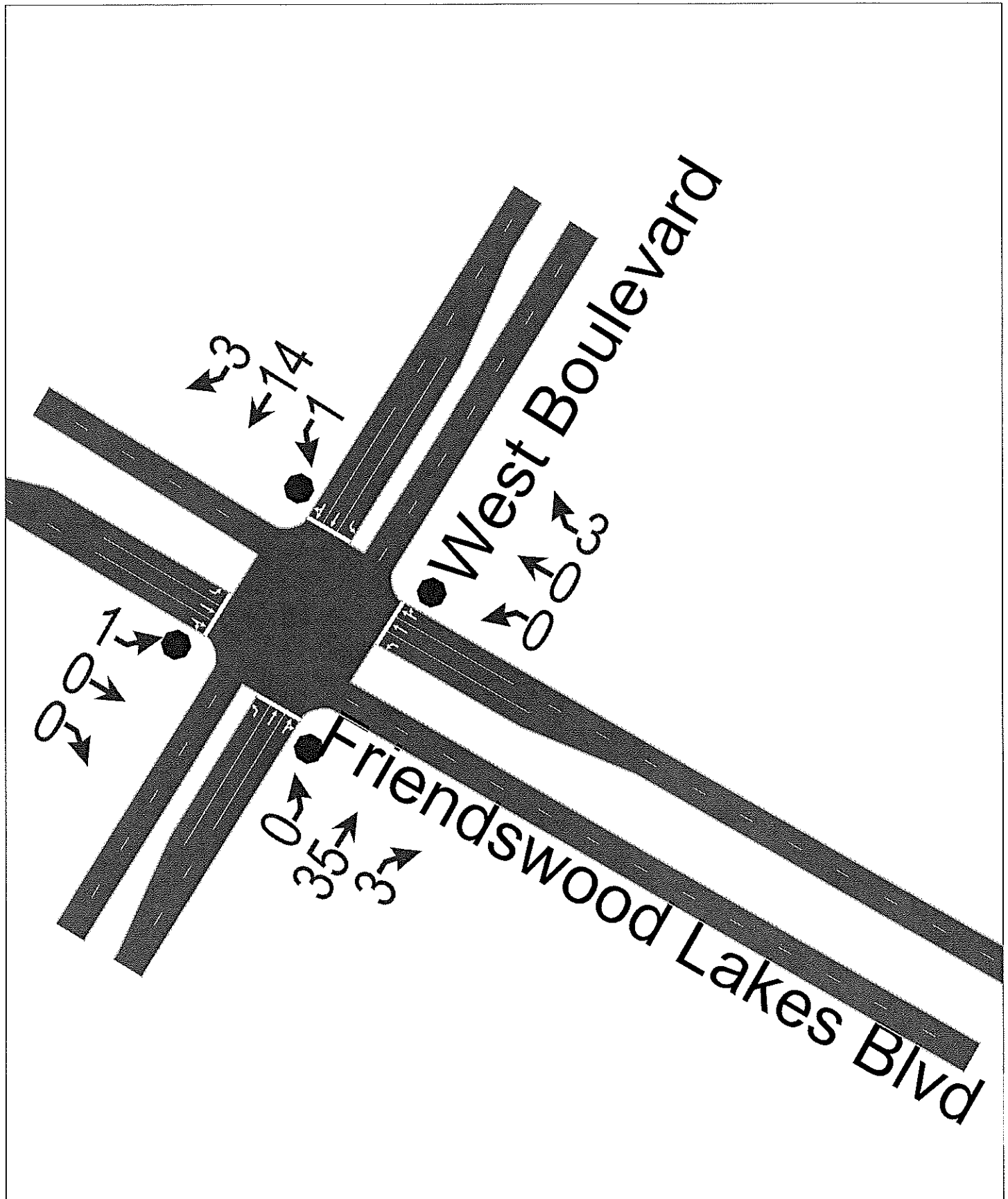
TOTAL PARKING SPACES: 152 PARKING SPACES, 20 PARALLEL PARKING

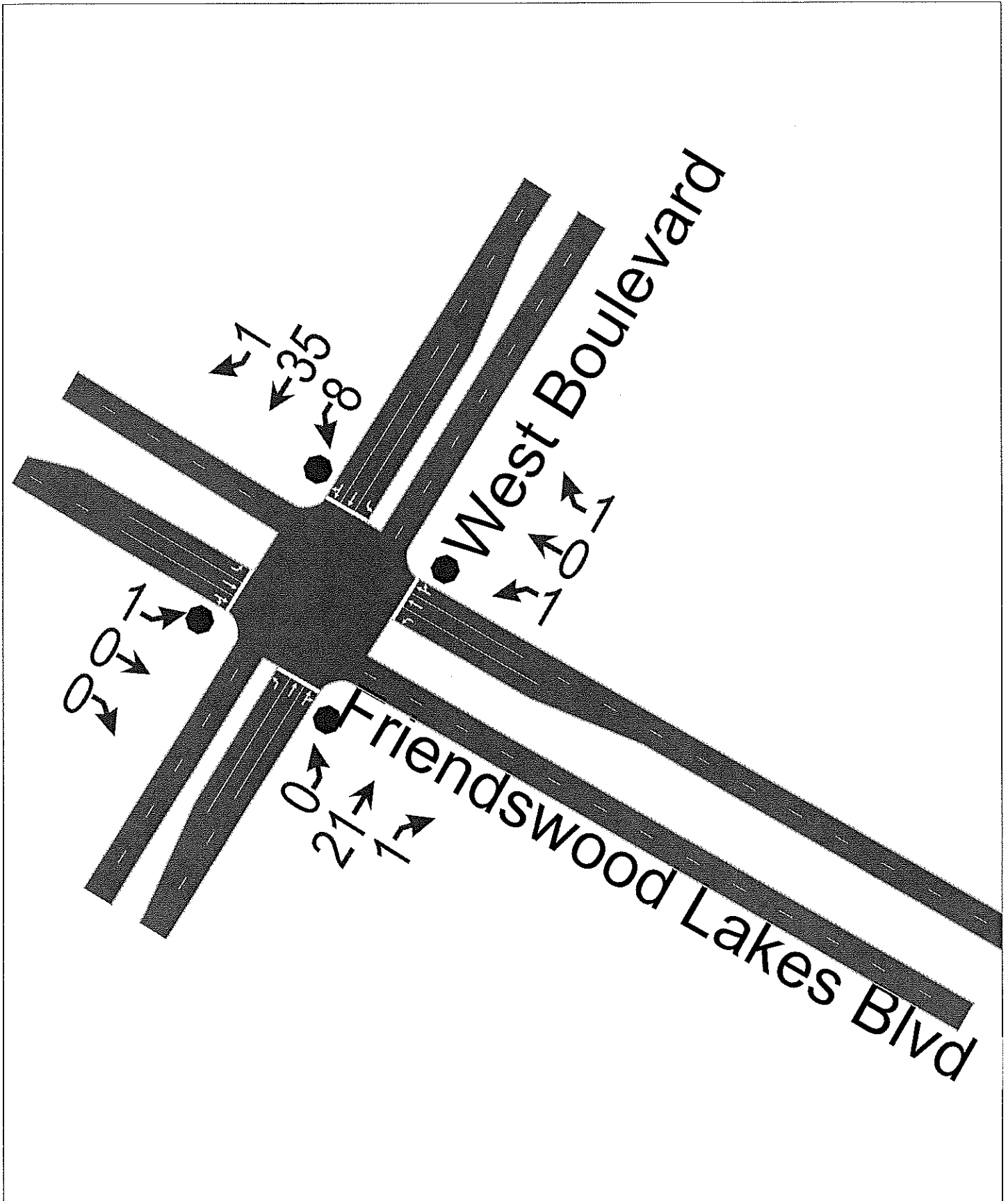
Appendix A. Traffic Volume Exhibits

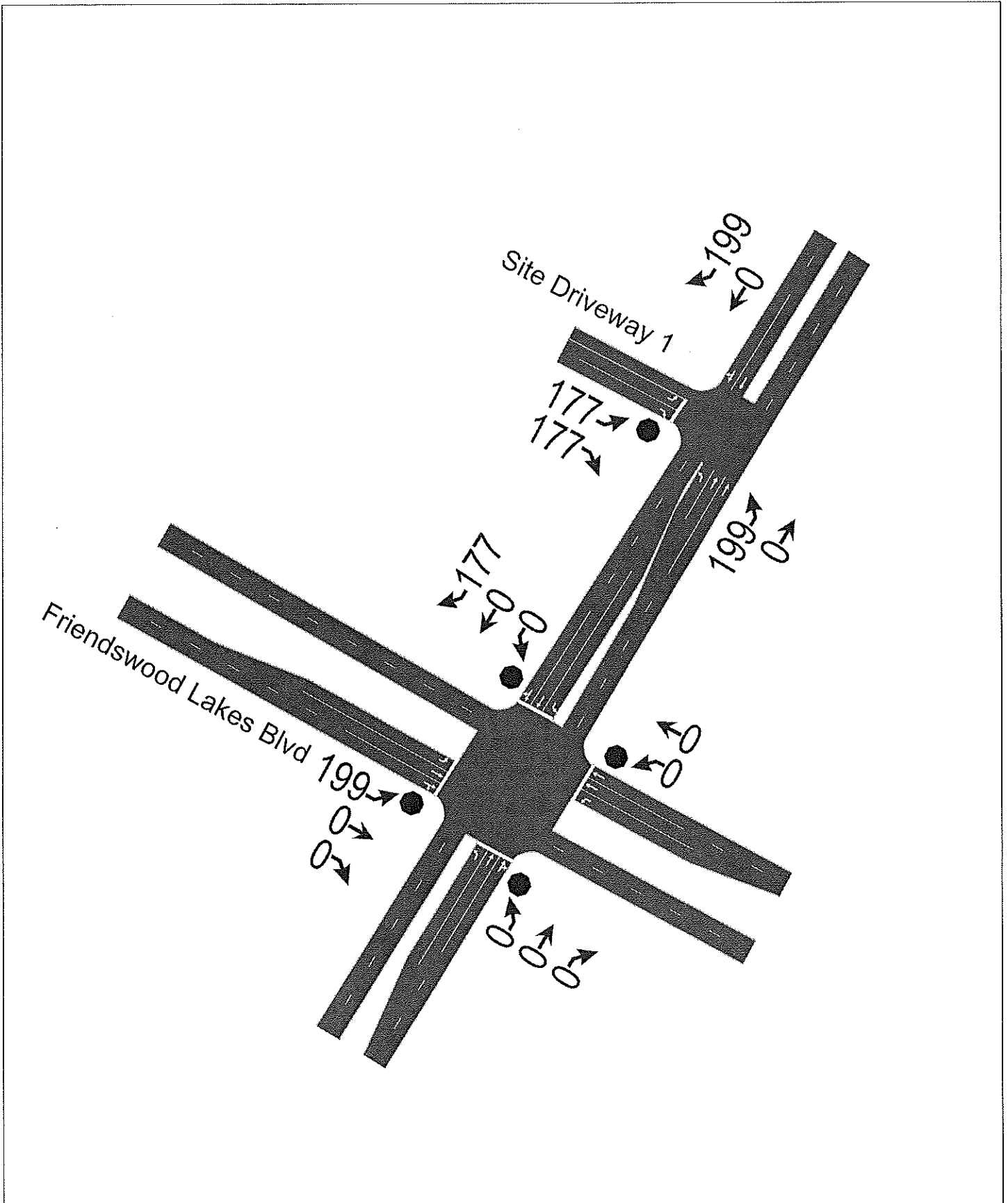


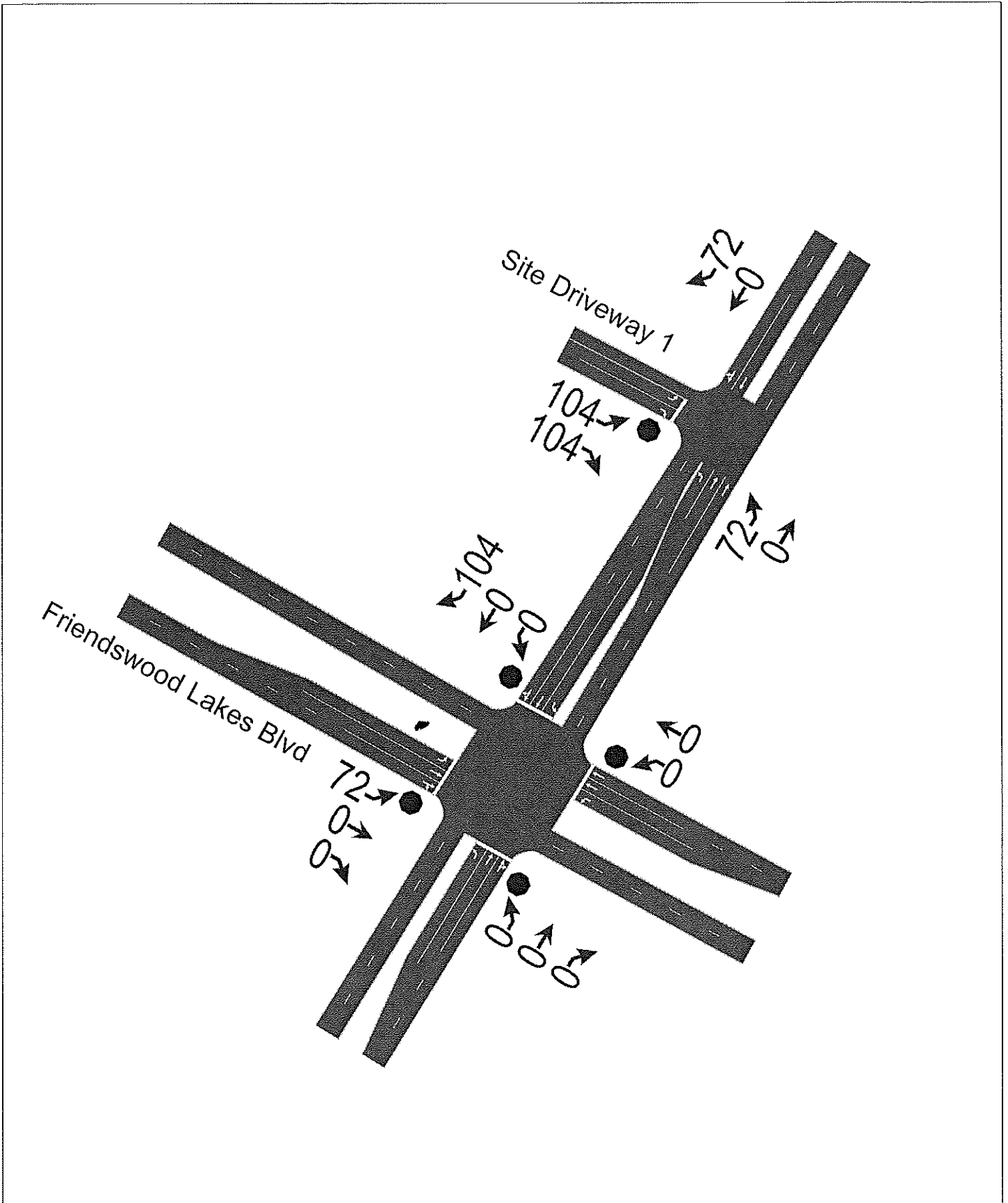


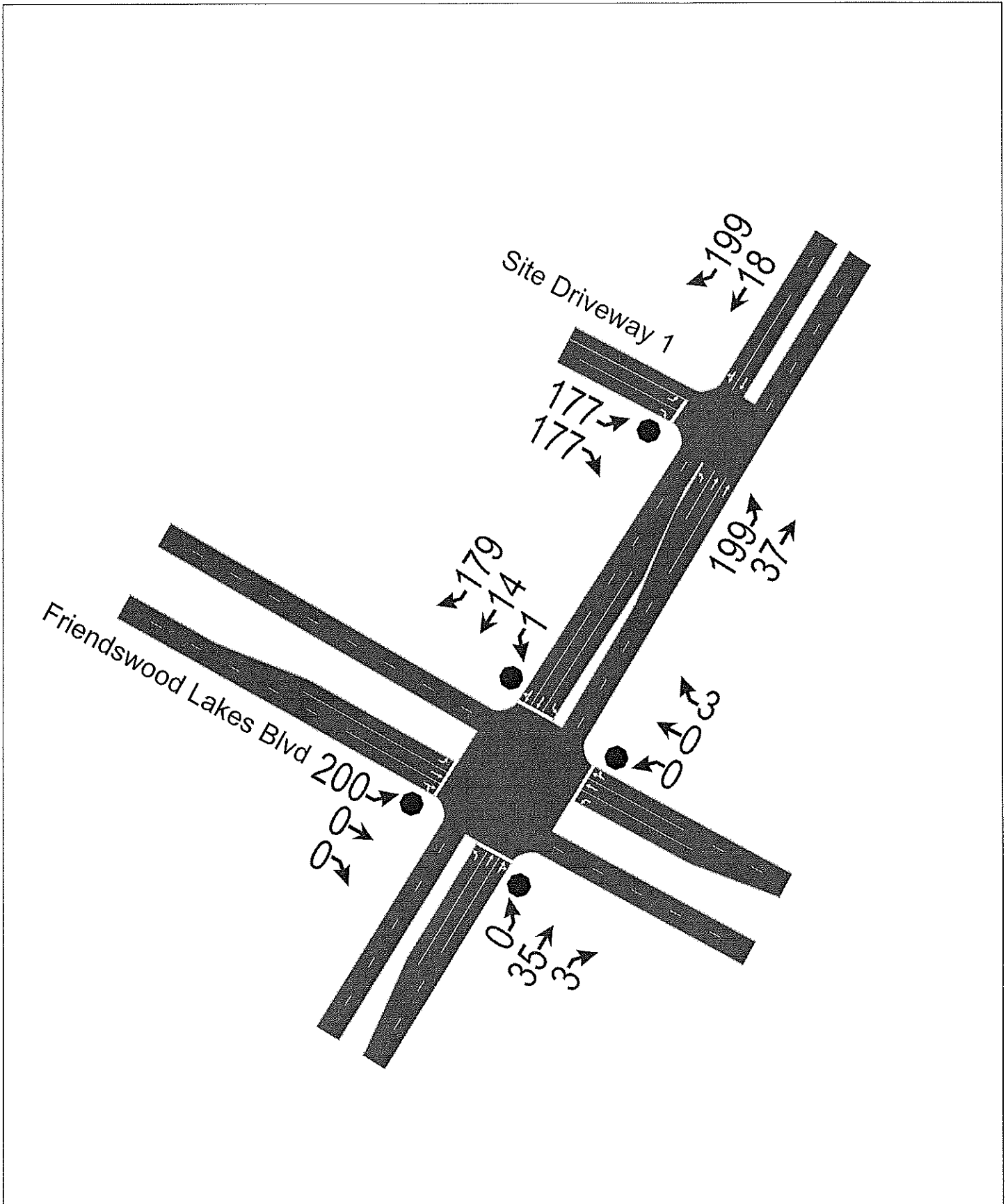


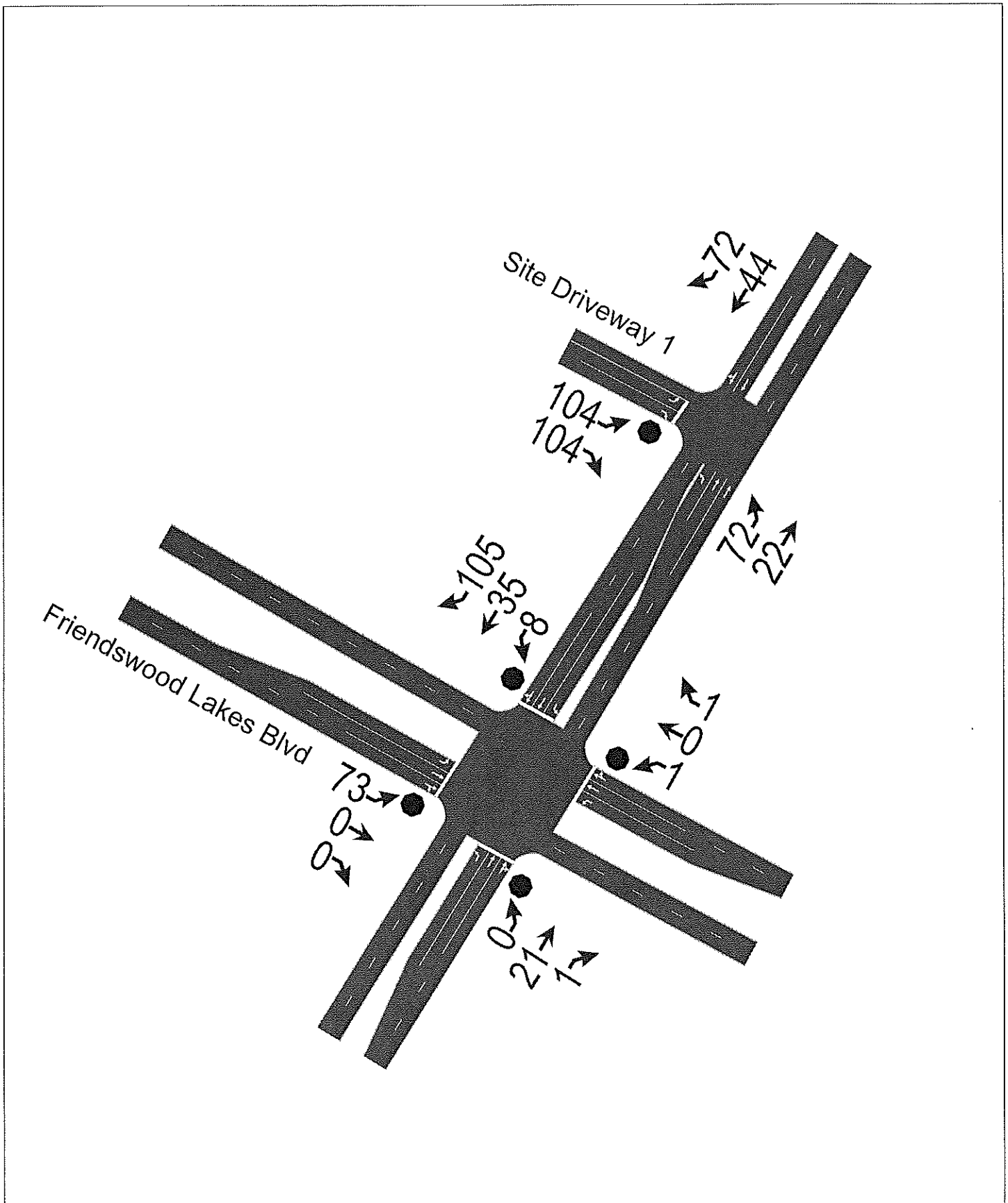












Appendix B. Detailed Traffic Volume Data

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

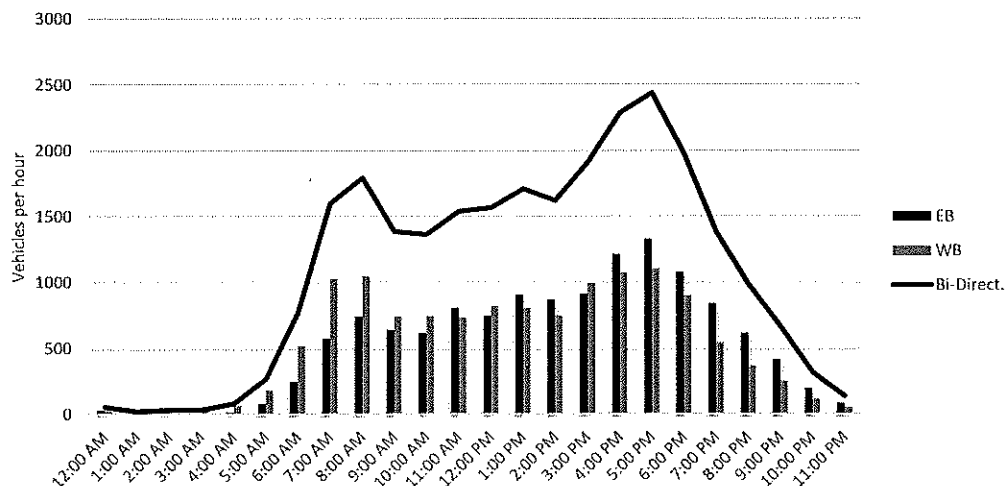
START TIME	Eastbound				Westbound				Totals		
	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	14	9	5	4	6	9	3	6	32	24	56
1:00 AM	5	3	0	3	5	0	1	6	11	12	23
2:00 AM	6	7	6	5	3	2	3	2	24	10	34
3:00 AM	2	1	1	4	2	10	6	9	8	27	35
4:00 AM	3	1	4	10	4	7	17	38	18	66	84
5:00 AM	6	16	27	34	34	42	50	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	

Graph



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

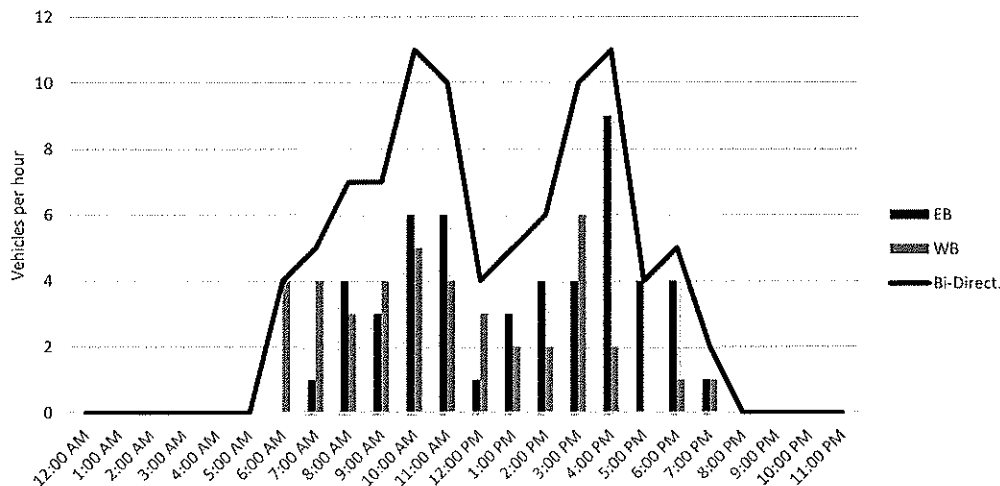
START TIME	Eastbound				Westbound				Totals		
	0:00	0:15	0:30	0:45	0:00	0:15	0:30	0:45	EB	WB	Bi-Direct.
12:00 AM	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	0	0	0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

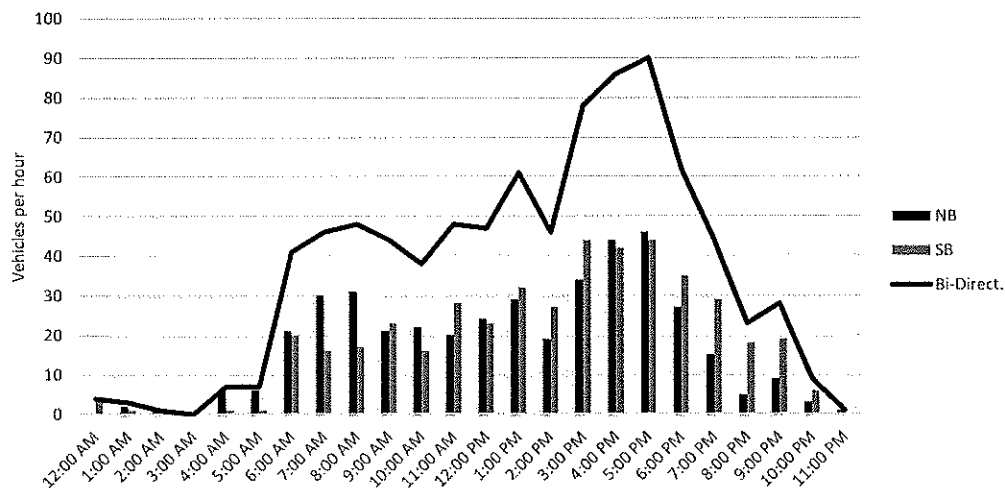
(Bi-Direct.) PM Peak Hour Total:

Highest By Direction (NB):

Highest By Direction (SB):

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

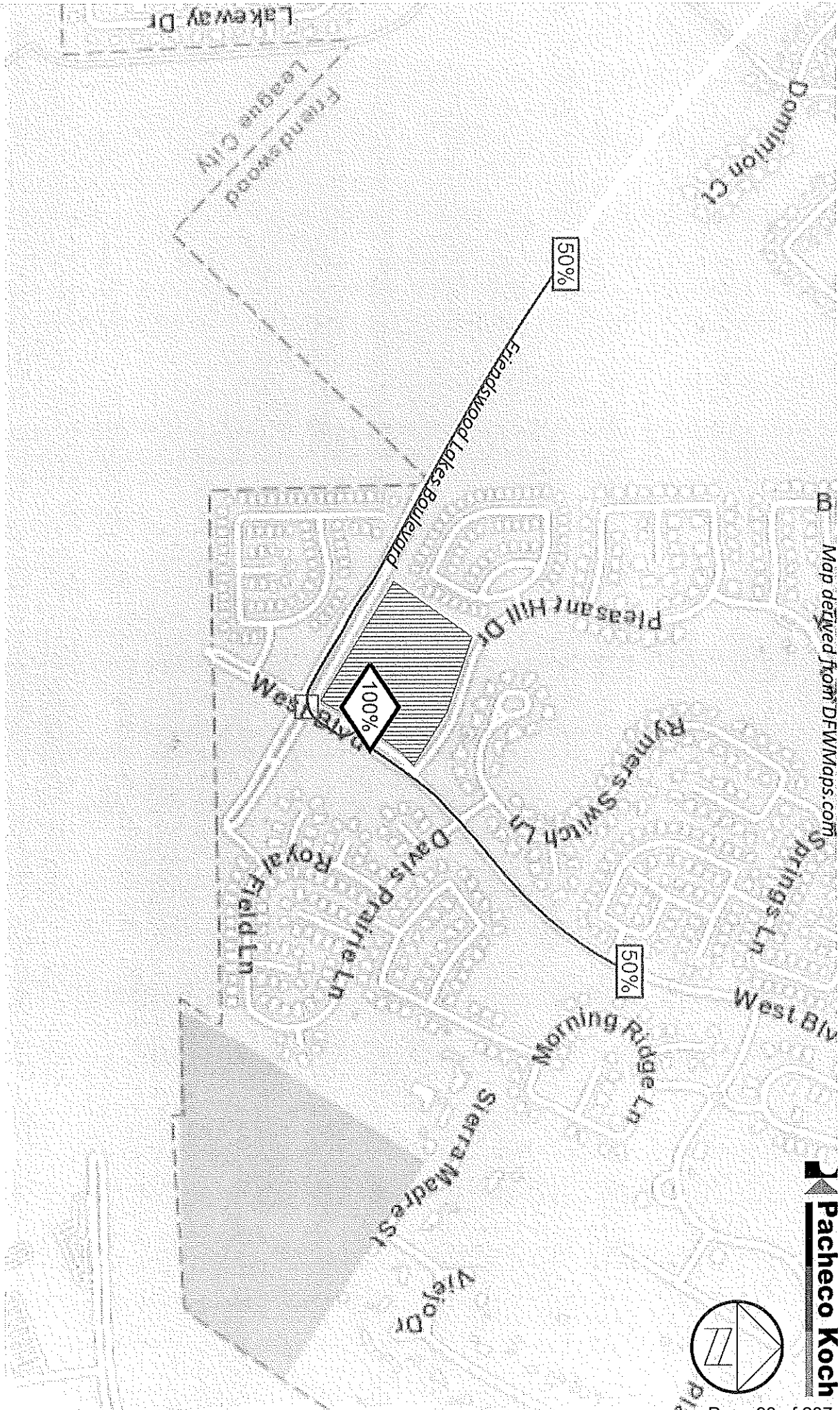
Graph



4958-21.212

Pacheco Koch

Appendix C. Site-Generated Traffic Supplement

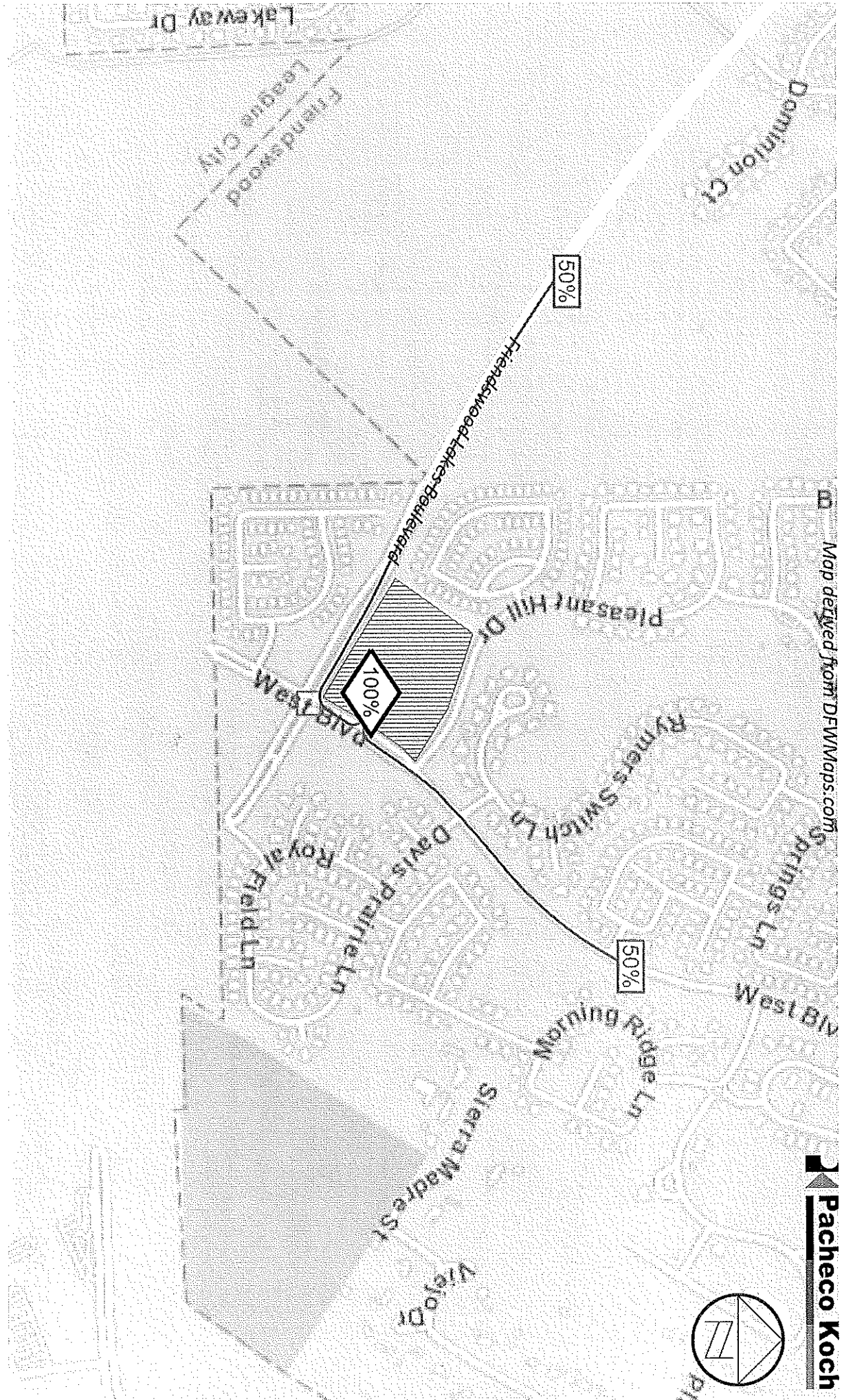


-  - Project Location
-  - Traffic Assignment
-  - Study Area Intersection (Unsignalized)

Site Generated Trip Distribution - Inbound (Parent Vehicles)

Friendswood ISD New Cline Elementary School, Friendswood, Texas

PK4958-21.212 (A/V: 05/05/21)



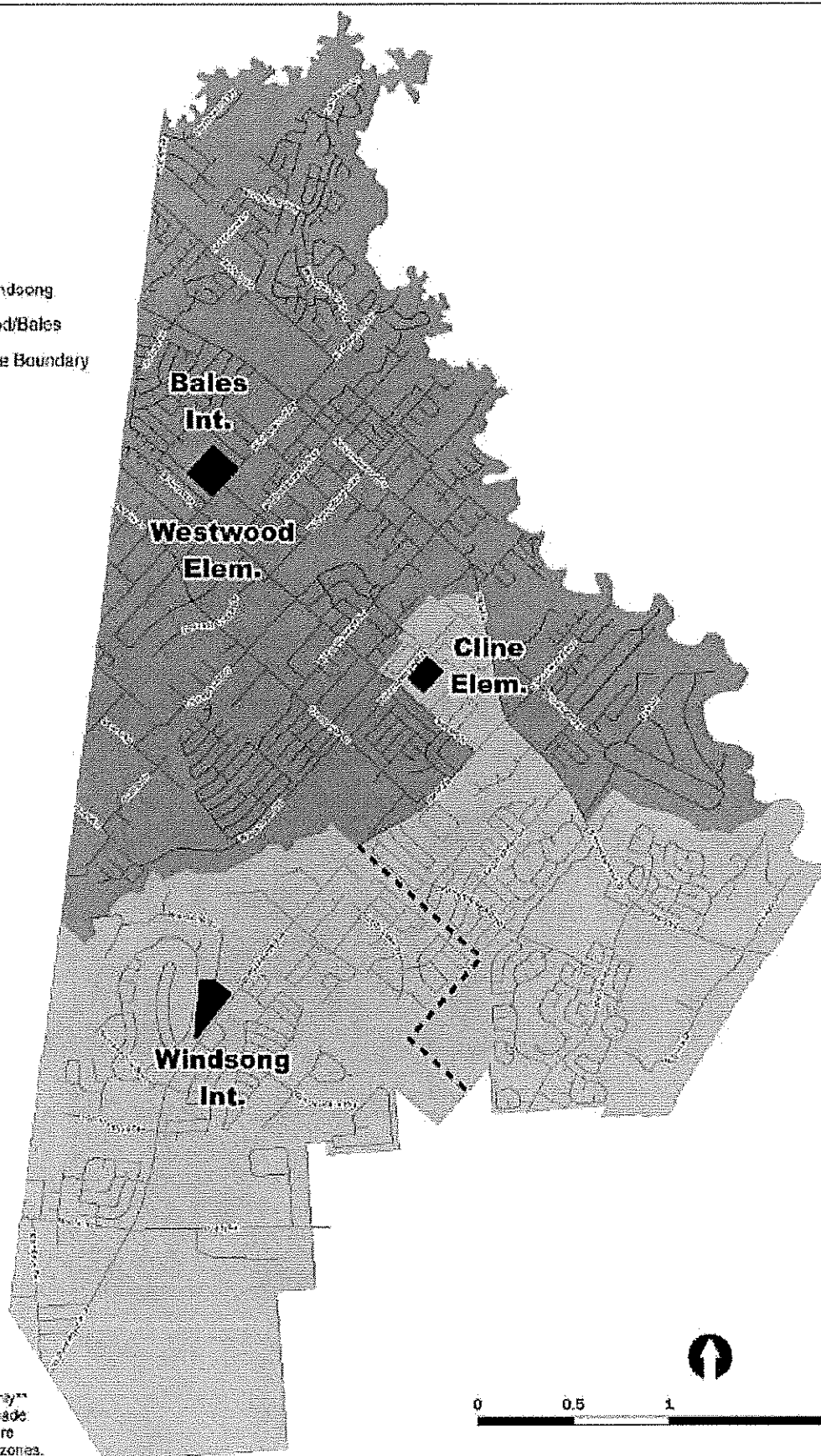
-  - Project Location
-  - Traffic Assignment
-  - Study Area Intersection (Unsignalized)

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	7.2
Intersection Delay, s/veh	7.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1	4	0	0	0	2	0	2	0	2	4	2
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	NB	SB
Opposing Approach	WB		EB		WB	SB	NB
Opposing Lanes	1	3	1	3	1	3	1
Conflicting Approach Left	SB		NB		EB		WB
Conflicting Lanes Left	3		1		1		3
Conflicting Approach Right	NB		SB		WB		EB
Conflicting Lanes Right	3		1		1		3
HCM Control Delay	7.8		6.6		7.3		7.2
HCM LOS	A		A		A		A

Lane	EBL1	NBL2	NBL3	EBL1	WBL1	SB1	SB1/2	SB1/3
Vol Left, %	0%	0%	0%	100%	0%	100%	0%	0%
Vol Thru, %	100%	100%	81%	0%	0%	100%	0%	62%
Vol Right, %	0%	0%	19%	0%	100%	0%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	17	10	1	2	1	7	5
LT Vol	0	0	0	1	0	1	0	0
Through Vol	0	17	8	0	0	0	7	3
RT Vol	0	0	2	0	2	0	0	2
Lane Flow Rate	0	18	11	1	2	1	7	5
Geometry Gap	7	7	7	7	7	7	7	7
Degree of Utl (X)	0	0.023	0.014	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
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	0.008	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

1: West Boulevard & Friendswood Lakes Blvd
4958-21.212

Existing
Timing Plan: PM

Intersection															
Intersection Delay, s/veh		7.4													
Intersection LOS		A													
Movement															
Lane Configurations		EBL	EBT	EBR	NBL	NBT	NBR	NBL	NBT	NBR	SBL	SBT	SBR		
Traffic Vol, veh/h		1	0	0	1	0	1	0	1	0	15	1	6	25	
Future Vol, veh/h		1	0	0	1	0	1	0	1	0	15	1	6	25	
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	
Mutual Flow		1	0	0	1	0	1	0	1	0	16	1	7	27	
Number of Lanes		0	1	0	0	0	1	0	1	0	1	2	0	2	
Approach															
Opposing Approach		WB				EB				NB				SB	
Opposing Lanes		1				1				3				3	
Conflicting Approach Left		SB				NB				EB				WB	
Conflicting Lanes Left		3				3				1				1	
Conflicting Approach Right		NB				SB				WB				EB	
Conflicting Lanes Right		3				3				1				1	
HCM Control Delay		7.9				7.3				7.3				7.4	
HCM LOS		A				A				A				A	

Lane															
Vol Left %		0%	0%	0%	0%	100%	50%	100%	0%	0%	0%	0%	0%	0%	0%
Vol Thru %		100%	100%	83%	0%	0%	0%	100%	88%	0%	100%	88%	0%	0%	0%
Vol Right %		0%	0%	17%	0%	50%	0%	0%	0%	0%	0%	11%	0%	0%	0%
Sign Control		Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane		0	10	6	1	2	6	17	9	0	0	0	0	0	0
LT Vol		0	0	0	0	1	1	6	0	0	0	0	0	0	0
Through Vol		0	10	5	0	0	0	0	17	8	0	0	0	0	0
RT Vol		0	0	1	0	1	0	0	0	1	0	0	0	0	0
Lane Flow Rate		0	11	7	1	2	7	18	10	0	0	0	0	0	0
Geometry Grp		7	7	7	7	7	7	7	7	7	7	7	7	7	7
Degree of Utl (X)		0	0.014	0.008	0.002	0.003	0.009	0.023	0.013	0	0	0	0	0	0
Departure Headway (Hd)		4.555	4.555	4.439	5.122	4.521	5.048	4.548	4.473						
Convergence, Y/N		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes						
Cap		0	788	809	688	790	712	790	804						
Service Time		2.267	2.267	2.15	2.859	2.268	2.756	2.255	2.181						
HCM Lane V/C Ratio		0	0.014	0.009	0.001	0.003	0.01	0.023	0.012						
HCM Control Delay		7.3	7.3	7.2	7.9	7.3	7.8	7.4	7.2						
HCM Lane LOS		N	A	A	A	A	A	A	A						
HCM 95th-Pe Q		0	0	0	0	0	0	0	0.1						

1: West Boulevard & Friendswood Lakes Blvd
4958-21.212

Background
Timing Plan: AM

Intersection																
Intersection Delay, s/vln	7.3															
Intersection LOS	A															

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P
Traffic Vol, veh/h	1	0	0	0	0	0	3	0	35	3	1	14
Future Vol, veh/h	1	0	0	0	0	0	3	0	35	3	1	14
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
Mount Flow	1	0	0	0	0	0	3	0	38	3	1	15
Number of Lanes	0	1	0	0	1	0	1	0	2	0	1	2

Approach	EB	WB	WB	WB	NB	NB	SB	SB	SB
Opposing Approach	WB				EB		SB		NB
Opposing Lanes	1				1		3		3
Conflicting Approach Left	SB				NB		EB		WB
Conflicting Lanes Left	3				3		1		1
Conflicting Approach Right	NB				SB		WB		EB
Conflicting Lanes Right	3				3		1		1
HCM Control Delay	7.9				6.7		7.3		7.2
HCM LOS	A				A		A		A

Lane	NBL1	NBL2	NBL3	EBL1	EBL2	WBL1	WBL2	WBL3	SBL1	SBL2	SBL3
Vol Left, %	0%	0%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	100%	100%	80%	0%	0%	0%	0%	0%	100%	61%	0%
Vol Right, %	0%	0%	20%	0%	0%	100%	0%	0%	0%	39%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	23	15	1	3	1	3	1	9	8	0
LT Vol	0	0	0	0	1	0	1	0	1	0	0
Through Vol	0	23	12	0	0	0	0	0	9	5	0
RT Vol	0	0	3	0	3	0	3	0	0	3	0
Lane Flow Rate	0	25	16	1	3	1	10	8	7	7	0
Geometry Gap	7	7	7	7	7	7	7	7	7	7	0
Degree of Uni (X)	0	0.032	0.02	0.002	0.004	0.002	0.013	0.013	0.01	0.01	0
Departure Headway (Hd)	4.55	4.55	4.407	5.135	3.934	5.062	4.562	4.288			
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	0	790	816	865	905	710	787	837	2	2	0
Service Time	2.259	2.259	2.115	2.877	1.676	2.774	2.274	2.274	2	2	0
HCM Lane V/C Ratio	0	0.032	0.02	0.001	0.003	0.001	0.013	0.013	0.01	0.01	0
HCM Control Delay	7.3	7.4	7.2	7.9	6.7	7.8	7.3	7.3	7	7	0
HCM Lane LOS	N	A	A	A	A	A	A	A	A	A	A
HCM ssa-file Q	0	0.1	0.1	0	0	0	0	0	0	0	0

Background
Timing Plan: PM

Movement	EQB		EBT		EBR		WAB		WBR		NAB		NBR		SAB		SBR	
	4B	4T	4B	4T	4B	4T	4B	4T	4B	4T	4B	4T	4B	4T	4B	4T	4B	4T
Lane Configurations																		
Trailing Va, veh/h	1	0	0	0	1	0	1	0	1	0	21	1	8	35	1	8	35	1
Future Va, veh/h	1	0	0	0	1	0	1	0	1	0	21	1	8	35	1	8	35	1
Peak Flow 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	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Month flow	1	0	0	0	1	0	1	0	1	0	23	1	9	38	1	9	38	1
Number of Lanes	0	1	0	0	0	1	0	1	0	1	2	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	1	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	SBT	SBR			
Traffic Vol, veh/h	200	↑↑	0	0	0	3	0	35	3	1	14	179			
Future Vol, veh/h	200	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			
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2			
Minim Flow	217	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			
Approach															
Opposing Approach	WB	EB	WB	EB	WB	EB	SB	WB	EB	SB	WB	EB			
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	9	9	9	9	9			
HCM LOS	B	A	A	A	A	A	A	A	A	A	A	A			

Lane															
Vol Left, %	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%
Vol Thru, %	100%	100%	80%	0%	100%	0%	100%	100%	100%	100%	0%	0%	100%	0%	0%
Vol Right, %	0%	0%	20%	0%	0%	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	Stop	Stop
Traffic Vol by Lane	0	23	15	200	0	0	0	0	0	0	0	3	1	9	0
LT Vol	0	0	0	200	0	0	0	0	0	0	0	0	1	0	0
Through Vol	0	23	12	0	0	0	0	0	0	0	0	0	0	9	0
RT Vol	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0
Lane Flow Rate	0	25	16	217	0	0	0	0	0	0	0	3	1	10	0
Geometry Grp	8	8	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	0	0
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	5.361	5.361	5.361	5.361
Convergence, Y/N	Yes	Yes	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	668	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	3.093	3.093	3.093	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	0	0
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	8.2	8.2	8.2	8.2
HCM Lane LOS	N	A	A	B	N	N	N	N	N	N	A	A	A	A	A
HCM 95th-ile Q	0	0.1	0.1	1.5	0	0	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	EB	EBR	NBL	NBT	SBL	SBR			
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	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			
Min/Max Flow	192	192	216	40	20	216			

Major/Minor									
Conflicting Flow All	580	118	236	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	894	-	-	-	-	-			
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	EB	WB	SB						
HCM LOS	C	6.9	0						
Minor Lane Major Min	NBL	NBT	EBL	EBR	SBL	SBR			
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	-	-			

3: Site Driveway 2 & Pleasant Hill Drive

Buildout
Timing Plan: AM

Intersection									
Int Delay, s/veh	7.7								
Movement									
Lane Configurations	EB	EBR	NBL	NBT	SBL	SBR			
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			
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	1094			
Stage 1	-	-	1022	-	974	-			
Stage 2	-	-	-	-	939	-			
Pedon blocked, %	-	-	-	-	946	1094			
Max Cap-1 Maneuver	-	-	1622	-	946	-			
Max Cap-2 Maneuver	-	-	-	-	1022	-			
Stage 1	-	-	-	-	939	-			
Stage 2	-	-	-	-	-	-			

Approach									
HCM Control Delay, s	EB	WB	SB						
HCM LOS	A	7.3	8.4						
Minor Lane Major Min	NBL	NBT	EBL	EBR	SBL	SBR			
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	-	-	-			

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		EB		EB		EB		WB		WB		WB		WB		NB		NB		NB		SB		SB		SB	
Lane Configurations		T		T		T		T		T		T		T		T		T		T		T		T		T	
Traffic Vol, veh/h		73		0		0		1		0		1		0		1		0		1		0		1		0	
Future Vol, veh/h		73		0		0		1		0		1		0		1		0		1		0		1		0	
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	
Mvmt Flow		79		0		0		1		0		1		0		1		0		1		0		1		0	
Number of Lanes		1		2		0		1		2		0		1		2		0		1		2		0		1	
Approach		EB		EB		WB		WB		NB		NB		SB		SB		SB		SB		SB		SB		SB	
Opposing Approach		WB		EB		WB		WB		NB		NB		SB		SB		SB		SB		SB		SB		SB	
Opposing Lanes		3		3		3		3		3		3		3		3		3		3		3		3		3	
Conflicting Approach Left		SB		NB		NB		NB		EB		EB		WB		WB		WB		WB		WB		WB		WB	
Conflicting Lanes Left		3		3		3		3		3		3		3		3		3		3		3		3		3	
Conflicting Approach Right		NB		SB		SB		SB		WB		WB		EB		EB		EB		EB		EB		EB		EB	
Conflicting Lanes Right		3		3		3		3		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		7.7		7.7		7.7		7.7		7.7		7.7	
HCM LOS		A		A		A		A		A		A		A		A		A		A		A		A		A	
Lane		NB		NB		NB		EB		EB		EB		WB		WB		WB		WB		WB		WB		WB	
Vol Left, %		0%		0%		0%		100%		0%		0%		100%		0%		0%		0%		100%		0%		0%	
Vol Thru, %		100%		100%		88%		0%		100%		100%		0%		100%		0%		0%		100%		0%		100%	
Vol Right, %		0%		0%		12%		0%		0%		0%		0%		0%		0%		0%		100%		0%		0%	
Sign Control		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop		Stop	
Traffic Vol by Lane		0		14		8		73		0		0		1		0		1		8		23		0		8	
LT Vol		0		0		0		73		0		0		1		0		0		8		0		0		8	
Through Vol		0		14		7		0		0		0		0		0		0		0		0		0		23	
RT Vol		0		0		1		0		0		0		0		0		0		0		1		0		0	
Lane Flow Rate		0		15		9		79		0		0		1		1		9		25		0		0		0	
Geometry Gap		8		8		8		8		8		8		8		8		8		8		8		8		8	
Degree of Util (X)		0		0.021		0.012		0.121		0		0		0.002		0		0.001		0.013		0.024		0		0.004	
Departure Headway (Hd)		5.078		5.078		4.99		5.487		4.967		3.2		5.564		5.163		4.452		5.346		4.845		4.845		4.845	
Convergence, Y/N		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Cap		0		707		720		656		0		634		0		804		673		742		0		0		0	
Service Time		2.792		2.792		2.704		3.197		2.897		0.961		3.378		2.877		2.716		3.053		2.552		0.994		0.994	
HCM Lane V/C Ratio		0		0.021		0.073		0.12		0		0		0.002		0		0.001		0.013		0.024		0		0.004	
HCM Control Delay		7.8		7.9		7.8		9		7.7		6		8.4		7.9		7.2		8.1		7.7		7.7		7.7	
HCM Lane LOS		N		A		A		A		N		A		N		A		A		A		A		A		A	
HCM 95th-ile Q		0		0.1		0		0.4		0		0		0		0		0		0		0		0.1		0.1	

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	Major7	Major8	Major9
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	WB	SB	WB	SB	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	NBL	NBT	SBL	SBR			
Lane Configurations	P	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			
Storage Length	0	-	-	-	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	Major7	Major8	Major9
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	SB	WB	SB	WB	SB	WB	SB
HCM Control Delay, s	0	7.3	8.4	-	-	-	-	-	-
HCM LOS	-	-	A	-	-	-	-	-	-



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 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 Briar Meadow 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.

Note: This item was on the agenda on September 9, 2021, but the newspaper notice and property owner notices were not published as required.

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: October 14, 2021

Subject: **ZONE CLASSIFICATION CHANGE FROM PLANNED UNIT DEVELOPMENT/SPECIFIC USE PERMIT (PUD/SUP) 2007-03 TO DOWNTOWN DISTRICT (DD)**

Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for .8953 acres of land located at 301 Laurel Drive, also known as 161 W. Shadowbend, being Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas, to change from Planned Unit Development/Specific Use Permit (PUD/SUP) 2007-03 to Downtown District (DD).

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of two tracts to Downtown District (DD). These two lots will be combined with several other tracts for a mixed-use development including residential units, a restaurant, a rooftop bar, daily executive conference spaces, a boutique hotel (pending SUP approval), and other amenities to support these uses.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The two subject tracts are located within the Downtown District boundary and are eligible for the DD zoning designation.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application for zone change 301 Laurel Dr
2. Banfield Office Park Deed 301 Laurel (161 W Shadowbend)
3. Plat_Banfield Office Park
4. Aerial Map_Banfield Office Park
5. Location Map_Banfield Office Park
6. Zoning Map_Banfield Office Park
7. Banfield Zone Change Rezoning Report 2021



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: PUD

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: DD

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 301 LAUREL DRIVE, FRIENDSWOOD, TX 77546 (aka 161 W SHADOWBEND)

Platted Land – Plat Name: BANFIELD OFFICE PARK Lot: 1 & 2 Block: 1

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: BANFIELD OFFICE PARK, LLC Phone: (281) 455-1835

Owner's Mailing Address: 161 W. SHADOWBEND AVE., SUITE 100

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

Owner's Email Address: brett.b@banfieldco.com

AGENT'S NAME : CLYDE A. TWINE, AIA
PAGE SOUTHERLAND PAGE, INC. Phone: 713-658-2021

Agent's Mailing Address: 1100 LOUISIANA STREET, SUITE ONE

City: HOUSTON State: TX Zip: 77002 Fax: _____

Agent's Email Address: ctwine@pagethink.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: September 13, 2021

Agent's Signature: [Signature] Date: September 13, 2021

Received By: B. Bennett
Date of Public Hearing: 10-14, 11-1
Property Owner Notices: 10-1-2021

Application Number: 2021-0045
Received Date: 9-13-2021
Newspaper Notice: 9-20-2021
Sign on Property: 10-1-2021

**Special Warranty Deed with Vendor's Lien**

Date: March 21, 2007

Grantor: Banfield Properties, Inc., a Texas corporation

Grantor's Mailing Address: 699 S. Friendswood Dr., No. 100, Friendswood, Galveston County, TX 77546

Grantee: Banfield Office Park, LLC, a Texas limited liability company ✓

Grantee's Mailing Address: 699 S. Friendswood Dr., No. 100, Friendswood, Galveston County, TX 77546

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration and the execution and delivery of that one certain promissory note of even date executed by Grantee and payable to the order of BFP BAN, LTD., a Texas limited partnership, in the principal amount of One Million Dollars (\$1,000,000). BFP BAN, LTD., at Grantee's request, has paid in cash to Grantor the purchase price of the Property that is evidenced by the note or a portion thereof. The note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of BFP BAN, LTD., and are transferred to BFP BAN, LTD., without recourse against Grantor. The note is also secured by a first-lien deed of trust of even date from Grantee to Stephen C. Paine, trustee.

Property (including any improvements): Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All easements, prior reservations, outstanding oil, gas and mineral interests (including royalties, bonuses, rentals and all other rights in connection with same) shown of record in the office of the County Clerk of Galveston County, Texas, and validly subsisting against the Property.

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

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

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

Banfield Properties, Inc., a Texas corporation

By: James A. Banfield, Sr.
James A. Banfield, Sr., President

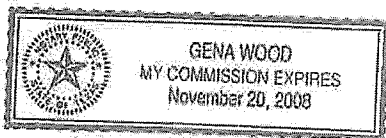
THE STATE OF TEXAS

COUNTY OF GALVESTON

§
§
§

This instrument was acknowledged before me on the 21st day of March, 2007, by James A. Banfield, Sr., President of Banfield Properties, Inc., a Texas corporation, on behalf of said corporation.

[SEAL]



Gena Wood

Notary Public in and for
The State of Texas

GENA WOOD

Printed Name of Notary

My Commission Expires: 11-20-2008

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

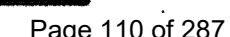
2007018587

March 22, 2007 12:20:54

FEE: \$20.00

Mary Ann Daigle, County Clerk

Galveston County, TEXAS



ArcGIS Web Map



9/13/2021, 4:01:42 PM

 City Limits  Streets  Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

ArcGIS Web AppBuilder

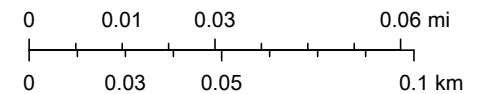
ArcGIS Web Map



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 City Limits  Streets  Parcels

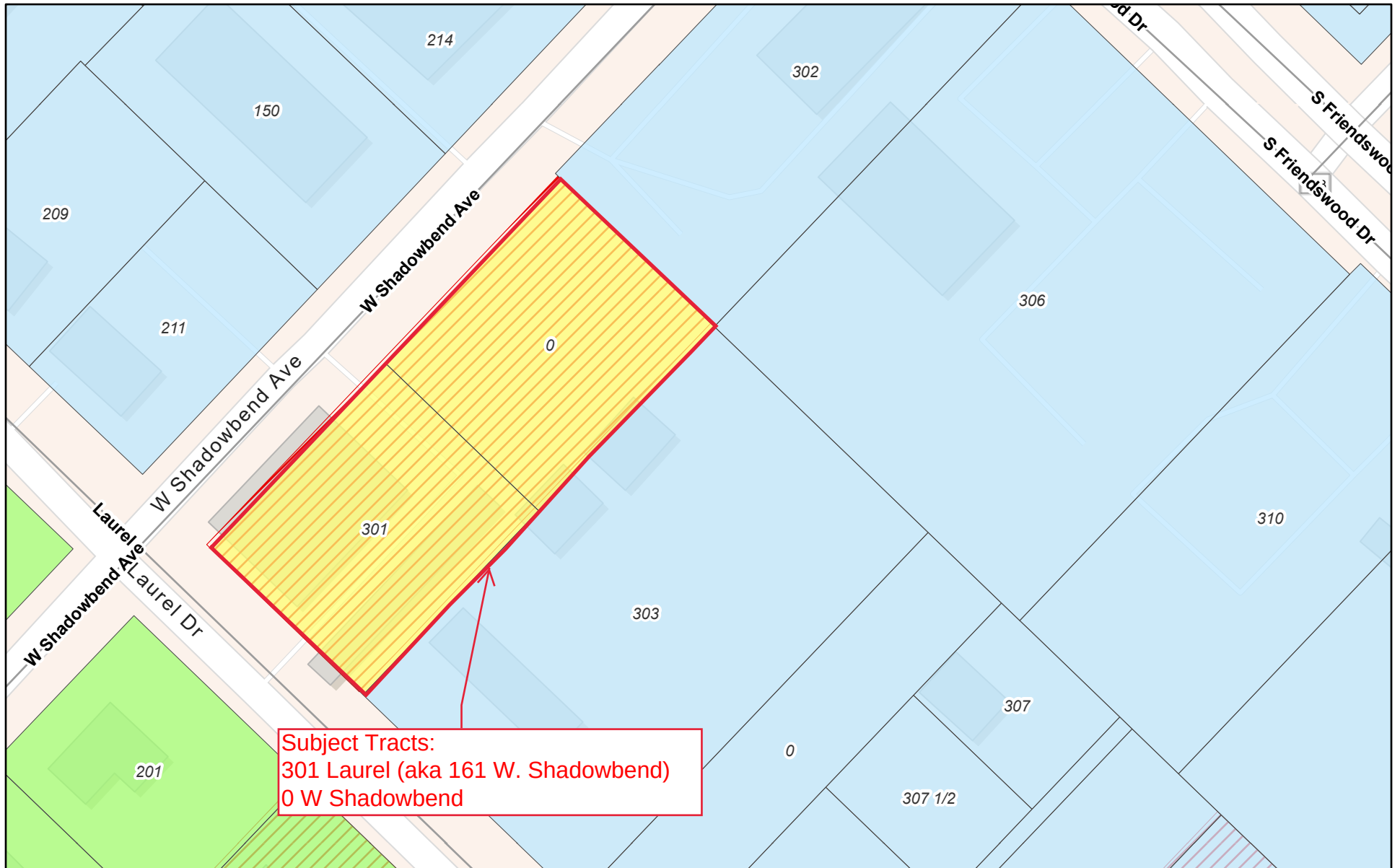
1:2,257



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

ArcGIS Web AppBuilder

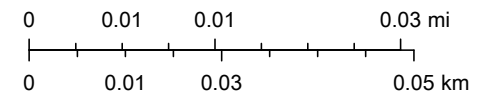
ArcGIS Web Map



9/13/2021, 4:05:26 PM

 City Limits
  Zoning of Parcels
  SFR
 Streets
  DD
  Specific Use Permits
 Parcels
  PUD

1:1,128



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

ArcGIS Web AppBuilder

Rezoning Report

July 2021

- Project: Banfield Office Park
- Address: 301 Laurel Drive, also known as 161 W. Shadowbend Ave. and vacant tract known as 151 W. Shadowbend Ave.
- Legal: .8953 acres being Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas
- Request: Change the zoning from change from Planned Unit Development/Specific Use Permit (PUD/SUP) 2007-03 to Downtown District (DD)

Zoning Ordinance, Appendix C

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Existing Use/Site Attributes:

The proposed site consists of two lots, one being a vacant tract and the other with an existing building, which was built as an example of what buildings in the Downtown District could look like.



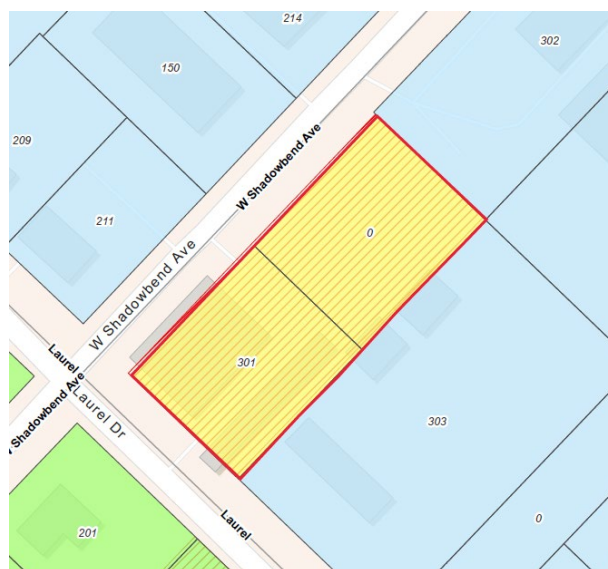
City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Planned Unit Development with a Specific Use Permit (PUD/SUP 2007-03), which allowed for the construction of a second 10,300 square foot building that was never built. Prior to that, the original ordinance 2006-28 changed the zoning from Original Business District (OBD) to Planned Unit Development with a Specific Use Permit for an office park (PUD/SUP 2006-28). This ordinance defined the uses allowed within the PUD and provided approval for the first building (6,312 square feet). Additionally, both tracts are located within the Downtown District Boundary.

Adjacent Zoning/Land Use:

The property is located at the corner of W. Shadowbend Avenue and Laurel. Both tracts have access to both roads.



City of Friendswood Zoning Map

Platting Analysis:

The subject is currently platted as Banfield Office Park (2007) and consists of just the two lots.

Planning Analysis:

The tracts are located within the Downtown District boundary as established in 2007 and amended in 2008.

Notice of the public hearings was published in the newspaper. As of October 1, a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The 2008 Future Land Use Map identifies this property as “Mixed Use.”

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

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria. One tract is already developed and was able to benefit from regional detention.

Utilities:

The developer will be required to extend water and sewer infrastructure to the development. Electricity would be provided by Texas New Mexico Power and natural gas services would be provided by Centerpoint.

Access:

The property currently has access to W. Shadowbend Avenue and Laurel. Future development of the tract will require platting and compliance with the Zoning Ordinance and Subdivision Ordinance requirements.

Park/Open Space:

Parkland Dedication is required for residential units, but per the Neighborhood Empowerment Zone, development fees are waived and include parkland dedication fees.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for .8953 acres of land located at 301 Laurel Drive, also known as 161 W. Shadowbend, being Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas, to change from Planned Unit Development/Specific Use Permit (PUD/SUP) 2007-03 to Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of two tracts to Downtown District (DD). These two lots will be combined with several other tracts for a mixed-use development including residential units, a restaurant, a rooftop bar, daily executive conference spaces, a boutique hotel (pending SUP approval), and other amenities to support these uses.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The two subject tracts are located within the Downtown District boundary and are eligible for the DD zoning designation.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: **REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW NAICS USE #72111 TRAVELER ACCOMMODATION (HOTEL); 30 ROOMS AND SUPPORTED BY 38 PARKING SPACES**

To conduct a public hearing to receive comments, both oral and written, regarding a zone classification change for approximately 3.7613 acres located at 306 S. Friendswood Drive and 308 S. Friendswood Drive being 1.666 acres of land known as Reserve A of Friendswood Complex, a subdivision in Galveston County, Texas, according to the map or plat thereof in/under instrument No. 2016031723 of the Official Public Records of Galveston County, Texas; 306 Laurel (aka 161 W Shadowbend Ave) and vacant tract aka 151 W. Shadowbend Ave being .8953 acres known as Lots 1 and 2 of the Final Plat of Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas; and 303 Laurel being 1.2 acres known as Part of Lot Eighteen (18) and all of Lot Nineteen (19), Harvey and Stout Subdivision of Lots Six (6), Seven (7), Eight (8) in Block Two (2) of Friendswood Subdivision in the Sarah McKissick of J.R. Williams League, Galveston County, Texas according to the map or plat thereof recorded in Volume 315, Page 79 in the office of the County Clerk of Galveston County, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #72111 Traveler Accommodation (hotel) limited to 30 rooms supported by 38 parking spaces that will overlay all of the described properties which are zoned Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The tracts are located within the Downtown District boundary as established in 2007 and amended in 2008. A hotel use is allowed with approval of a Specific Use Permit (SUP). The proposed 30 room hotel room will be supported with 38 parking spaces and incorporated into a full mixed-use development consisting of restaurant and bar, banquet space, roof-top bar, retail, office space, daily executive and conference spaces, parking garage and 30 residential units. The remainder of the development is permitted by right under the Downtown District (DD) zoning and will be subject to site plan approval by the Planning and Zoning Commission.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The downtown district (DD) is intended to create a mixed-use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian-friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. 161 SUP Application
2. Banfield Deeds

3. Plat_Banfield Office Park
4. Plat_Friendswood Complex
5. Aerial Map_One Sixty One Hotel
6. Location Map_One Sixty One Hotel
7. Zoning Map_One Sixty One Hotel
8. 161 Project Summary
9. 161 site plan and building elevations
10. One Sixty One Hotel SUP Zone Change Rezoning Report 2021



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

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

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: DD

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) #: HOTEL

PROPERTY IDENTIFICATION:

Address: - 306 & 308 SOUTH FRIENDSWOOD DR, FRIENDSWOOD COMPLEX, RESERVE A
- 301 LAUREL DR (aka 161 W SHADOWBEND) - BANFIELD OFFICE PARK, BLOCK 1, LOTS 1 AND 2
- 303 LAUREL DR - ABST 151 S MCKISSICK SUR LOT 19 & N 45 FT OF LOT 18 HARVEY & STOUT
SUB OF BLK 2 FRIENDSWOOD SUB

LAUREL PARK FRIENDSWOOD II, LTD.

OWNER NAME: BANFIELD PROPERTIES, INC., GENERAL PARTNER Phone: (281) 455-1835

Owner's Mailing Address: 161 W. SHADOWBEND AVE., SUITE 100 FRIENDSWOOD, TX 77546

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

Owner's Email Address: brett.b@banfieldco.com

CLYDE A. TWINE, AIA

AGENT'S NAME : PAGE SOUTHERLAND PAGE, INC. Phone: 713-658-2021

Agent's Mailing Address: 1100 LOUISIANA STREET, SUITE ONE

City: HOUSTON State: TX Zip: 77002 Fax: _____

Agent's Email Address: ctwine@pagethink.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: September 13, 2021

Agent's Signature: [Signature] Date: September 13, 2021

Received By: B. Bennett
Date of Public Hearing: 10-14, 11-1
Property Owner Notices: 10-1-2021

Application Number: 2021-0046
Received Date: 9-13-2021
Newspaper Notice: 9-20-2021
Sign on Property: 10-1-2021

**Special Warranty Deed with Vendor's Lien**

Date: March 21, 2007

Grantor: Banfield Properties, Inc., a Texas corporation

Grantor's Mailing Address: 699 S. Friendswood Dr., No. 100, Friendswood, Galveston County, TX 77546

Grantee: Banfield Office Park, LLC, a Texas limited liability company ✓

Grantee's Mailing Address: 699 S. Friendswood Dr., No. 100, Friendswood, Galveston County, TX 77546

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration and the execution and delivery of that one certain promissory note of even date executed by Grantee and payable to the order of BFP BAN, LTD., a Texas limited partnership, in the principal amount of One Million Dollars (\$1,000,000). BFP BAN, LTD., at Grantee's request, has paid in cash to Grantor the purchase price of the Property that is evidenced by the note or a portion thereof. The note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of BFP BAN, LTD., and are transferred to BFP BAN, LTD., without recourse against Grantor. The note is also secured by a first-lien deed of trust of even date from Grantee to Stephen C. Paine, trustee.

Property (including any improvements): Lots 1 and 2, Block 1, Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All easements, prior reservations, outstanding oil, gas and mineral interests (including royalties, bonuses, rentals and all other rights in connection with same) shown of record in the office of the County Clerk of Galveston County, Texas, and validly subsisting against the Property.

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

The vendor's lien against and superior title to the Property are retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

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

Banfield Properties, Inc., a Texas corporation

By: James A. Banfield, Sr.
James A. Banfield, Sr., President

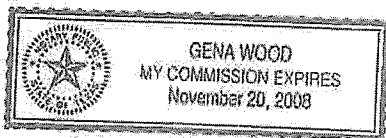
THE STATE OF TEXAS

COUNTY OF GALVESTON

§
§
§

This instrument was acknowledged before me on the 21st day of March, 2007, by James A. Banfield, Sr., President of Banfield Properties, Inc., a Texas corporation, on behalf of said corporation.

[SEAL]



Gena Wood

Notary Public in and for
The State of Texas

GENA WOOD

Printed Name of Notary

My Commission Expires: 11-20-2008

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2007018587

March 22, 2007 12:20:54

FEE: \$20.00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF GALVESTON

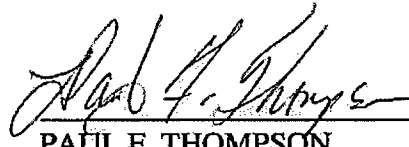
The undersigned, **PAUL F. THOMPSON and wife, SHERRILL A. THOMPSON** (hereinafter called "**Grantors**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantors in hand paid by **LAUREL PARK FRIENDSWOOD, LTD.**, a Texas limited partnership (hereinafter called "**Grantee**"), the receipt and sufficiency of which consideration are hereby acknowledged and confessed, have GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents do GRANT, BARGAIN, SELL and CONVEY unto Grantee all of the real property located at 303 Laurel in Friendswood, Texas, and more fully described in **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "**Land**"), together with: (1) all improvements, fixtures, driveways, walkways and buildings located thereon ("**Improvements**"), (2) all and singular the rights, interests, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, including all sewer and waste water discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights associated or reserved thereto, all development rights with respect thereto, all mineral, oil and gas and other subsurface rights, if any, all air rights, and (3) all right, title, and interest of Grantors, if any, in and to all strips and gores and any land lying in the bed of any street, right-of-way, road or alley, open or proposed, adjoining such Land (collectively, the "**Real Property**"). The Land and Real Property are hereinafter collectively referred to as the "**Property**."

The warranty contained in this Special Warranty Deed (the "**Deed**") is made by Grantors and accepted by Grantee subject to matters described in **Exhibit "B"** attached hereto and incorporated herein by this reference, but only to the extent the same are valid and subsisting and affect the Property (the matters described on **Exhibit "B"** are hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, and Grantee's successors and assigns, forever; and Grantors do hereby bind Grantors, and Grantors' heirs and legal representatives, to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

All ad valorem taxes and assessments for the Property for the year 2019 have been prorated by the parties hereto as of the effective date of this Deed.

EXECUTED on the date reflected in the notary acknowledgments below, to be effective as of the 8th day of NOVEMBER, 2019.



PAUL F. THOMPSON


SHERRILL A. THOMPSON

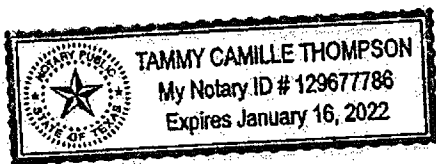
Grantee's Address:
Laurel Park Friendswood, Ltd.
161 West Shadowbend, Suite 100
Friendswood, Texas 77546

THE STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 8TH day of NOVEMBER, 2019, by PAUL F. THOMPSON.

[SEAL]



T. Thompson

Notary Public in and for The State of Texas

Tammy Camille Thompson

Printed Name of Notary

Commission No. 129677786

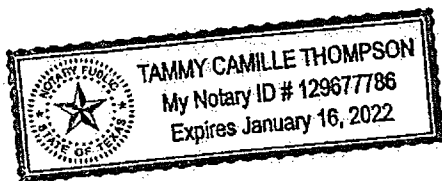
My Commission Expires: 01/16/22

THE STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 8TH day of NOVEMBER, 2019, by SHERRILL A. THOMPSON.

[SEAL]



T. Thompson

Notary Public in and for The State of Texas

Tammy Camille Thompson

Printed Name of Notary

Commission No. 129677786

My Commission Expires: 01/16/22

Exhibit "A"
(Land)

Part of Lot Eighteen (18) and all of Lot Nineteen (19), HARVEY AND STOUT SUBDIVISION of Lots Six (6), Seven (7) and Eight (8) in Block Two (2) of FRIENDSWOOD SUBDIVISION in the Sarah McKissick or J. R. Williams League, Galveston County, Texas, according to the map or plat thereof recorded in Volume 315, Page 78 in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the West corner of said Lot 18, also being the Northeasterly right-of-way line of Laurel Street;

THENCE South 45° East along the Southwest line of Lots 19 and 18, same being the Northeasterly right-of-way line of Laurel Street, at 130.00 feet passing the South corner of Lot 19, same being the West corner of Lot 18, in all a distance of 175.00 feet to a point for corner in the Northwesterly line of a private road;

THENCE North 45° East along the said Northwesterly right-of-way line of a private road, a distance of 300.00 feet to a point for corner in the Northeast line of Lot 18;

THENCE North 45° West along the Northeast line of Lots 18 and 19, at 45.00 feet passing the North corner of Lots 18 and the East corner of Lot 19, in all a distance of 175.00 feet to the North corner of Lot 19;

THENCE South 45° West along the Northwest line of Lot 19, a distance of 300.00 feet to the PLACE OF BEGINNING.

Exhibit "B"

Permitted Exceptions

1. Non-participating royalty, on, in and under the land, in all mineral rights thereto, contained in instrument recorded in/under Volume 1045, Page 284, of the Deed Records of Galveston County, Texas.

FILED AND RECORDED

Instrument Number: 2019062083

Recording Fee: 42.00

Number Of Pages:6

Filing and Recording Date: 11/08/2019 3:55PM

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 that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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

SPECIAL WARRANTY DEED

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

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF GALVESTON §

FRIENDSWOOD COMPLEX LLC (a/k/a Friendswood Complex, LLC), a Texas limited liability company, whose address is P.O. Box 1488, Friendswood, Texas 77549 ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by **LAUREL PARK FRIENDSWOOD II, LTD.**, a Texas limited partnership, whose address is 161 W. Shadowbend, Suite 100, Friendswood, Texas 77546 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land (the "**Land**") situated in Galveston County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference for all purposes, together with any and all improvements, fixtures, driveways, walkways and buildings located thereon (the "**Improvements**"), all and singular the rights, interests, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, including all sewer and waste water discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights associated or reserved thereto, all development rights with respect thereto, all mineral, oil and gas and other subsurface rights, all air rights and, including, without limitation, any and all of Grantor's right, title, and interest in and to the following (collectively, the "**Related Rights**"): (i) all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land; and (ii) all existing permits, plans and specifications, architectural and engineering drawings, entitlements, licenses, applications, approvals, and authorizations issued by or submitted to any governmental or quasi-governmental authority in connection with the Land and/or Improvements, including, without limitation, any rights under development agreements, mitigation agreements, utility capacity allocations and other development rights, if any, warranties from contractors, architects and engineers related to the Land and/or Improvements (including, but not limited to licenses, permits, development rights, certificates, variances, consents and similar documents evidencing rights relating to the Land and/or Improvements), all entitlements or development approvals for the Land and/or Improvements, guaranties and indemnities, plans, specifications, drawings, surveys, engineering and other design products, soils (including borings) tests and reports relating to such Land and/or Improvements, surveys and other technical information relating to the Land and/or

1

*Special Warranty Deed
Friendswood Complex LLC to Laurel Park Friendswood II, Ltd.
2218550.4*

Chicago Title-Friendswood

GF# CTT21740660

Improvements (if any), certificates of occupancy, and approvals, or similar documents, if any (to the extent assignable). The Land, Improvements and Related Rights are referenced herein, collectively, as the "Property (collectively, the "Property").

This conveyance is made subject to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent such Permitted Exceptions are valid and relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes pertaining to the Property for calendar year 2021 or and subsequent years, there having been a proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

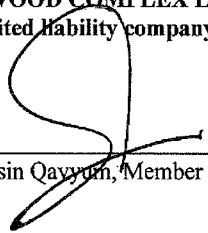
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[GRANTOR'S SIGNATURE AND ACKNOWLEDGEMENT FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of July 30, 2021.

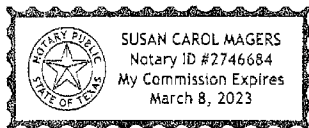
GRANTOR:

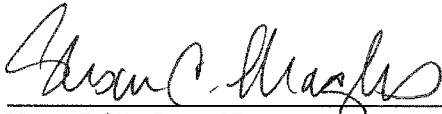
FRIENDSWOOD COMPLEX LLC,
a Texas limited liability company

By: 
Mohsin Qayyum, Member

THE STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on July 29, 2021, by Mohsin Qayyum, Member of Friendswood Complex LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

Signature Page

Special Warranty Deed
Friendswood Complex LLC to Laurel Park Friendswood II, Ltd.
2218550.4

Exhibit "A"

Legal Description of Land

Reserve "A" of FRIENDSWOOD COMPLEX, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in/under Instrument No. 2016031723 of the Official Public Records of Galveston County, Texas.

Special Warranty Deed
Friendswood Complex LLC to Laurel Park Friendswood II, Ltd.
2218550.4

Exhibit A

Exhibit "B"

Permitted Exceptions

1. The restrictive covenants recorded in/under Instrument No. 2016031723 of the Records of Galveston County, Texas.
2. An electric transmission line easement 5 feet in width, granted to Community Public Service Company as set forth by instrument recorded in Volume 2905, Page 490 (7734351) of the Deed Records of Galveston County, Texas and as shown along the Northeast property line on plat recorded in/under Instrument No. 2016031723 of the Records of Galveston County, Texas, as shown on survey dated April 29, 2021 last revised May 19, 2021, prepared by Fred W. Lawton, RPLS No. 2321.
3. Utility easement 10 feet wide along the Southwest property line, as created by plat recorded in/under Instrument No. 2016031723 of the Records of Galveston County, Texas, as shown on survey dated April 29, 2021 last revised May 19, 2021, prepared by Fred W. Lawton, RPLS No. 2321.
4. Electric power line easement 5 feet wide along the Southeast property line, as created by plat recorded in/under Instrument No. 2016031723 of the Records of Galveston County, Texas, as shown on survey dated April 29, 2021 last revised May 19, 2021, prepared by Fred W. Lawton, RPLS No. 2321.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
6. Building over the 5 foot electric power line easement as shown on survey dated April 29, 2021 last revised May 19, 2021, prepared by Fred W. Lawton, RPLS No. 2321.

Exhibit B

*Special Warranty Deed
Friendswood Complex LLC to Laurel Park Friendswood II, Ltd.
2218550.4*

FILED AND RECORDED

Instrument Number: 2021055668

Recording Fee: 42.00

Number Of Pages:6

Filing and Recording Date: 07/30/2021 1:08PM

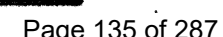
I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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



STATE OF TEXAS
COUNTY OF GALVESTON

I, Mohsin Qayyum, the owner of the tract described in the above and foregoing Plat of FRIENDSWOOD COMPLEX, LLC, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS my hand in the City of Friendswood, Texas, this 6th day of May, 2016.

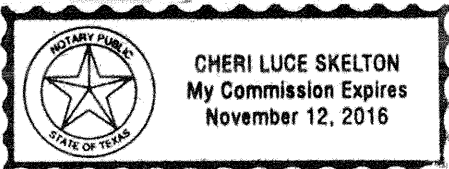
Mohsin Qayyum
Friendswood Complex, LLC

STATE OF TEXAS
COUNTY OF Brazoria

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated

GIVEN UNDER MY HAND, AND SEAL OF OFFICE, this 6th day of May, 2016.

Cheri Luce Skelton
Notary's Signature
My Commission Expires 11-12-2016



LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

I, Jennifer Barker, officer of JPMorgan Chase Bank, NA, holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication and do hereby in all things as to the date of the execution subordinate to said subdivision the lien against said land owned and held by us.

Witness our hand in the City of Friendswood, Texas, this 10th day of May, 2016.

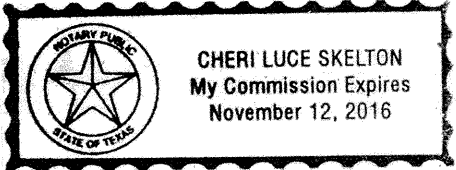
Jennifer Barker
Jennifer Barker
JPMorgan Chase Bank, N.A.

STATE OF TEXAS
COUNTY OF Brazoria

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated

GIVEN UNDER MY HAND, AND SEAL OF OFFICE, this 10th day of May, 2016.

Cheri Luce Skelton
Notary's Signature
My Commission Expires



CERTIFICATE FOR PLANNING AND ZONING COMMISSION:

This is to certify that the City Planning and Zoning Commission of Friendswood, Texas has approved this plat and subdivision of Friendswood Complex.

In testimony whereof, WITNESS the official signature of the Chairman and Development Coordinator of the City Planning and Zoning Commission of the City of Friendswood, Texas, this 26 day of May, 2016.

BY: Becky Summers
Becky Summers
Development Coordinator

BY: David O'Farrell
David O'Farrell
Chairman, Planning and Zoning Commission

CITY ENGINEER CERTIFICATE

I, Patrick G. Donart, P.E., CFM, City Engineer of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas.

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

COUNTY CLERK ACKNOWLEDGMENT STATEMENT:

GALVESTON COUNTY

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

ON _____ 2016, AT _____ O'CLOCK _____ M, AND DULY RECORDED ON _____ 2016, AT _____ O'CLOCK _____ M, INSTRUMENT # _____, GALVESTON COUNTY RECORDS.

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas

BY _____, DEPUTY

GENERAL NOTES:

1. "U.E." - indicates "UTILITY EASEMENT"
2. "B.L." - indicates "BUILDING LINE"
3. "W.L.E." - indicates "WATER LINE EASEMENT"
4. "S.S.E." - indicates "SANITARY SEWER EASEMENT"
5. "A.E." - indicates "AERIAL EASEMENT"
6. "D.E." - indicates "DRAINAGE EASEMENT"
7. "G.C.C.F." - indicates "GALVESTON COUNTY CLERK'S FILE"
8. "G.C.M.R." - indicates "GALVESTON COUNTY MAP RECORDS"
9. "G.C.D.R." - indicates "GALVESTON COUNTY DEED RECORDS"
10. All of the pipeline easements are shown hereon.

11. 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 p 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.

12. 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.

13. 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.

14. 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. Thomas Developers, LLC, shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of Texas New Mexico Power.

15. 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.

16. 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.

17. 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 Thomas Developers, LLC.

18. There are no pre-existing trees within this plat that fit the description found in the section 8.1.f. (3) of the Zoning Ordinance of the City of Friendswood.

19. This boundary survey shall close to within 1:10,000

20. Pipeline right-of-way easement in favor of Phillips Petroleum Company, as set forth in instrument recorded in Volume 983, Page 121, of the Deed Records of Galveston County, Texas, is located within the 50 feet wide Phillips Petroleum Company pipeline easement.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. 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.

2. The detention facility is to be maintained by the property owner.

3. 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.

4. Additional drainage easements may be required at the time a drainage plan is submitted to the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT for approval.

5. Plantings, flower beds, or other landscaping is not permitted inside lot drainage or detention easements.

6. No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.

7. 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

Don Bark
Director

4-26-14

Eric E. Lio
Director

4-26-16

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 all of the information provided in this plat has been completely checked and verified. The plat submitted has been prepared, signed, and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

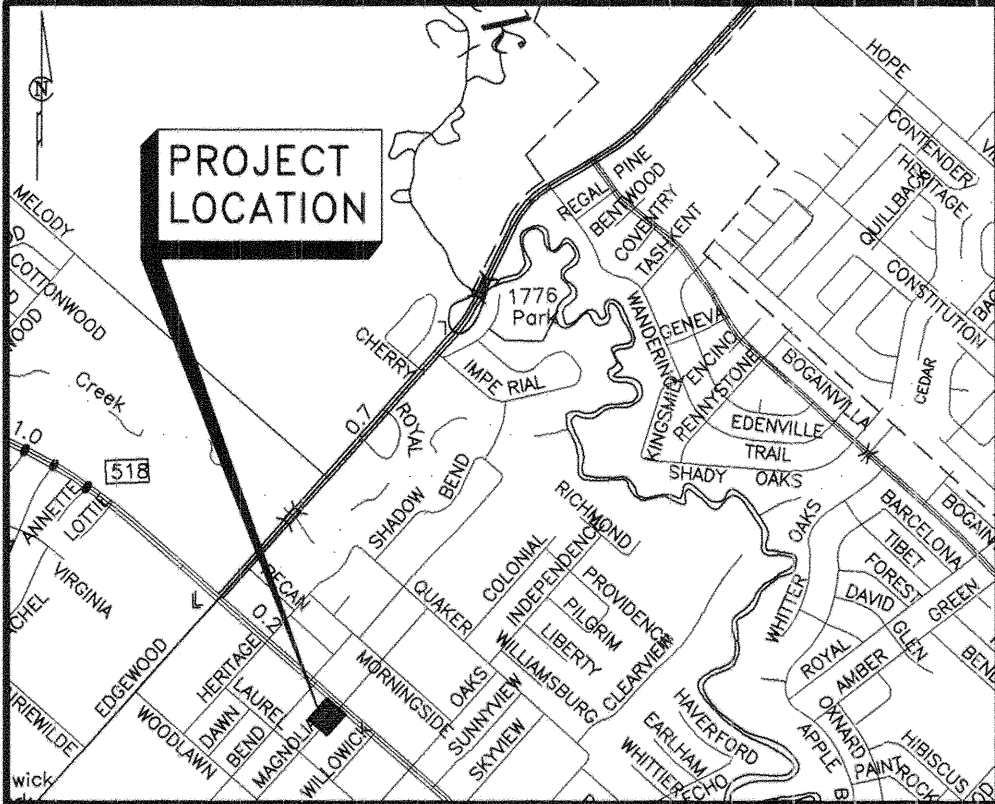
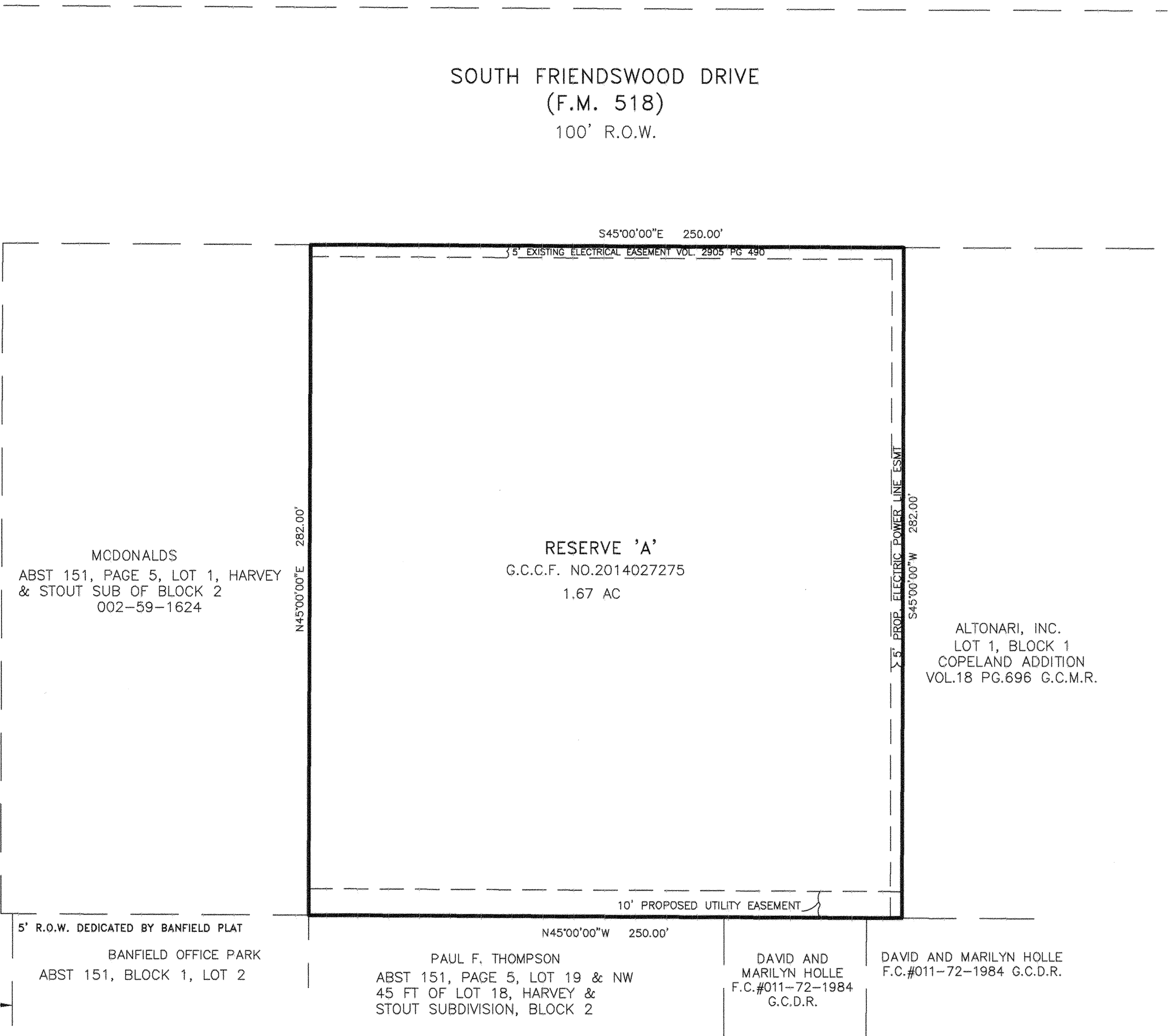
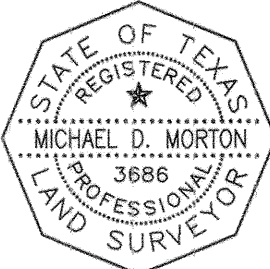
SURVEYOR'S CERTIFICATE:

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

Michael D. Morton

04/05/2016

Michael D. Morton
Registered Professional Land Surveyor No.3686



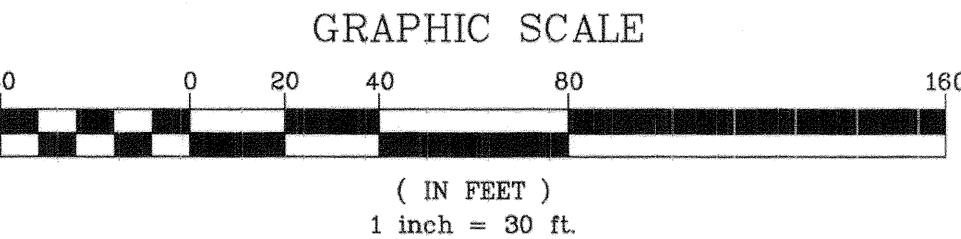
VICINITY MAP
SCALE : 1"=2000'
KEY MAP 656--D

BENCHMARK: ELEVATION: 26.34'

CITY OF FRIENDSWOOD REFERENCE MARK — E-459

PROJECT BENCHMARK: SET 'X'-INLET SITE. ELEVATION: 28.82 FEET

ALTONARI, INC.
LOT 1, BLOCK 1
COPELAND ADDITION
VOL.18 PG.696 G.C.M.R.



**FINAL PLAT
FRIENDSWOOD COMPLEX**

A TRACT OF 1.666 ACRES OF LAND, LOT 2 AND 3, IN THE HARVEY AND STOUT SUBDIVISION, OF LOTS 6, 7, AND 8 INCLUSIVE, IN BLOCK 2 OF FRIENDSWOOD SUBDIVISION, GALVESTON COUNTY, TEXAS, BEING RECORDED IN VOLUME 315, PAGE 79, OF THE COUNTY DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

RESERVE: 1

SCALE: 1"=30'

DATE: April 13, 2016

OWNER: FRIENDSWOOD COMPLEX, LLC
MANAGER: MOHSIN QAYYUM
ADDRESS: PO BOX 890708
HOUSTON, TX 77289
PHONE NO: 630-327-8129



Everest Design Group, LLC

Planning, Engineering, Construction Management
TBPE FIRM NO. F-9440
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

Michael Morton

P.O. BOX 410
PEARLAND, TEXAS 77588
Phone: (281) 412-2294 Fax: (281) 412-2314

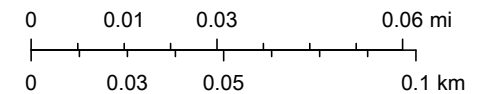
ArcGIS Web Map



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 City Limits  Streets  Parcels

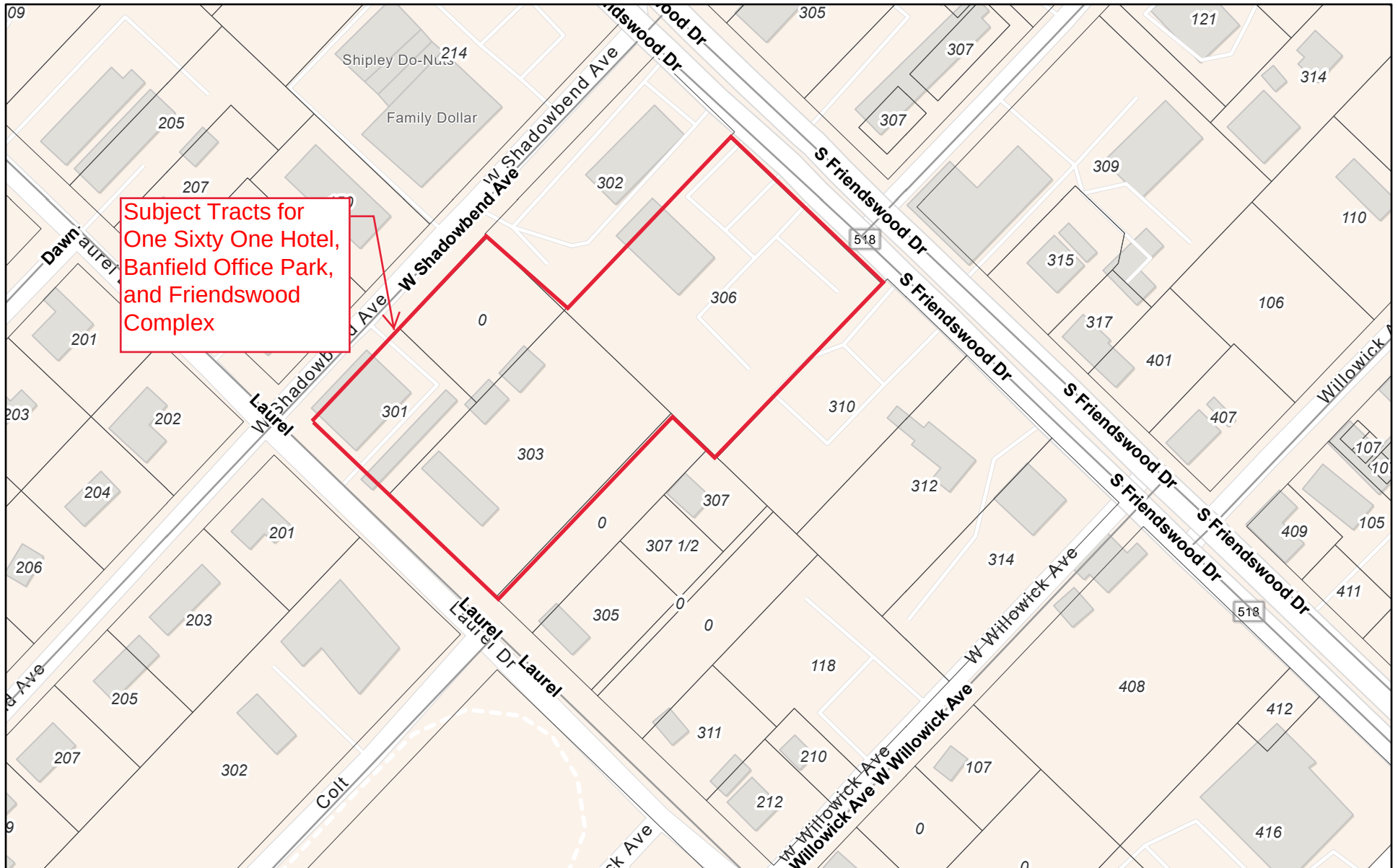
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Esri Community Maps Contributors, City of Houston, Brazoria County, HPB,

ArcGIS Web AppBuilder

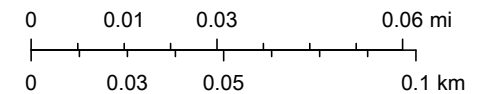
ArcGIS Web Map



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 City Limits  Streets  Parcels

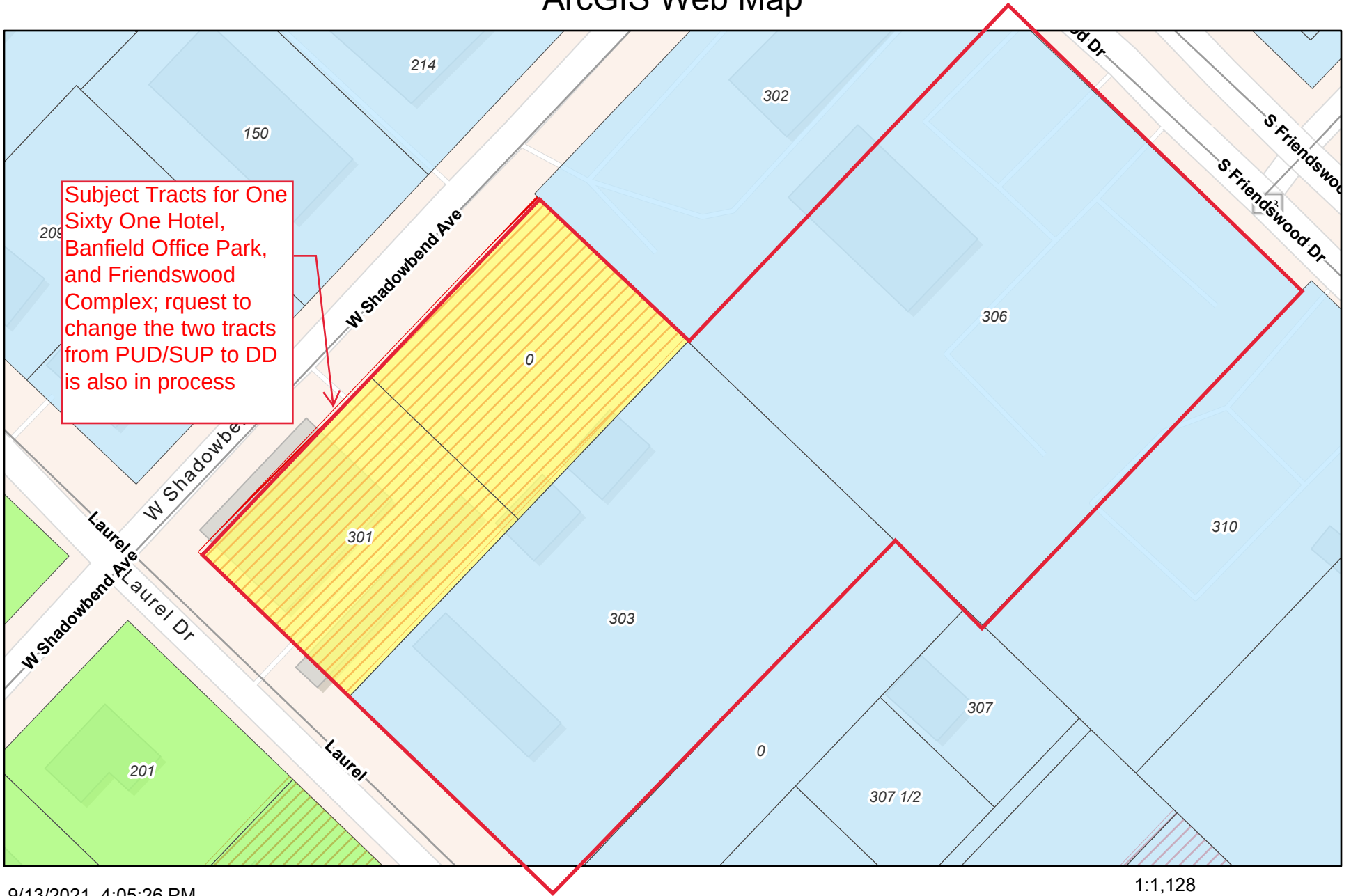
1:2,257



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ArcGIS Web AppBuilder

ArcGIS Web Map



9/13/2021, 4:05:26 PM

 City Limits Zoning of Parcels  SFR

— Streets DD Specific Use Permits

 Parcels  PUD

1:1,128

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Memo

To Becky Bennett, Development Coordinator Aubrey Harbin, Director of Community Development/Planner City of Friendswood 910 S Friendswood Dr., Friendswood, Texas 77546	Project One Sixty One Hotel Development 306 S Friendswood Dr. Friendswood, Texas 77546
From Clyde A. Twine, AIA Associate Principal, Senior Project Manager Page 1100 Louisiana, Suite One Houston, Texas 77002 713-658-2021	Project No. 420062 Date 20 September 2021
Subject Overall Development Summary	Copies 1 ☐ [File] ☒ [Recipient] ☒ Owner (1 Copy)

Aubrey,

Per your request, below is a summary of the One Sixty One development components (all square footages shown are approximate):

1. Boutique Hotel (pending P&Z and CC approval) - 30 rooms
2. High-end Residential Lease Units - 30 units with a mixture of one & two bedrooms; sizes will range from 790sq.ft. to 1,400 sq.ft.
3. Restaurant 5,300 sq.ft.
4. Banquet Room - 2,000 sq.ft. with 870 sq.ft. of attached outdoor area
5. Rooftop Green Space (accessible to the public) - 6,000 sq.ft.
6. New Permanent office space – 4,700 sq.ft.
7. Daily Executive & Conference spaces – 1,500 sq.ft.
8. Media/Theatre Room - 25 to 30 seats
9. Multi-purpose Parking Garage
 - a. Level 1 - Restaurant, Banquet Room, and storage & development support space
 - b. Level 2
 - c. Level 3/Rooftop - Parking and Rooftop Green Space
 - d. Exterior facades of Garage will be screened with landscaping
10. Pedestrian orientated development with numerous courtyards, green space, and permeable driveways and walkways.
11. The recently acquired 3 existing buildings located on S. Friendswood Dr. will be remodeled/updated to the new standards of One Sixty One and brought into the development to create a 5.5-acre business & leisure district, within the Downtown District.
 - a. Specifically, the existing “Friendswood Grocery” building at 214 S. Friendswood Dr. will be extensively remodeled on the exterior to attract higher end retail and additional dining and leisure businesses.
 - b. The existing two commercial buildings at 306 S. Friendswood Dr. will also undergo an exterior remodel.
 - c. The parking lots of both properties will also be reconfigured to achieve a more efficient layout and will receive additional landscaping features.

End of Memo



Page Project No. 420062
Planning and Zoning Review
2021 09 13

REVISED 2021 09 20



One Sixty One Hotel

306 S Friendswood Drive
Friendswood, TX 77546



Page Southernland Page, Inc.

1100 Louisiana, Suite One
Houston, TX 77002
pagethink.com

TEL 713 871 8484
FAX 713 871 8440

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CIVIL
GREY WOLF ENGINEERS INC.
11806 BRYDAN STREET
CYPRESS, TX
77429
281-543-1138

STRUCURAL
SCA
12511 EMILY COURT
SUGAR LAND, TX
77478
713-779-7252

LIGHTING
G2LD GANDY2
610 N. MAIN STREET
HOUSTON, TX
77009
713-489-5111

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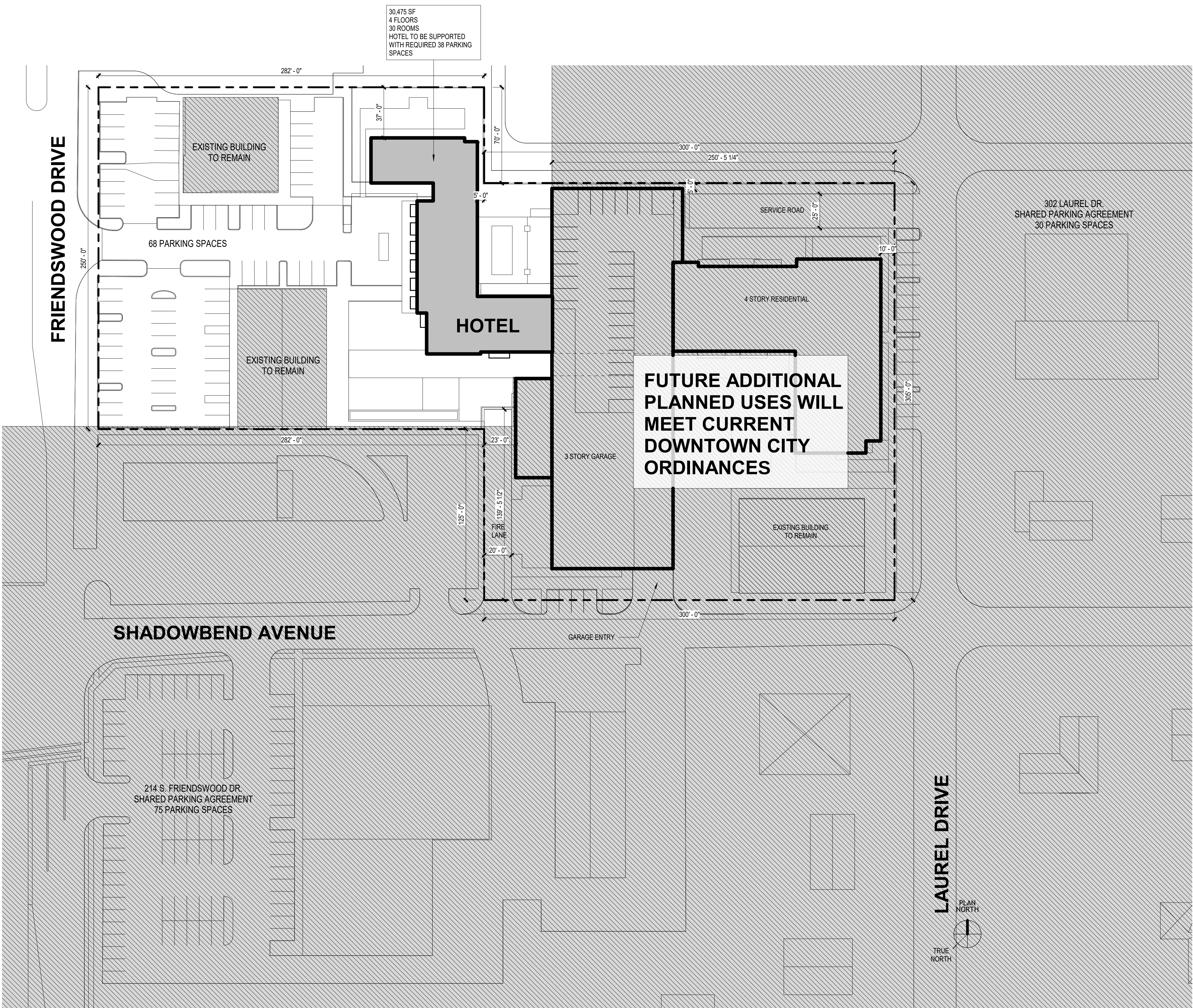
REVISION HISTORY

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		
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ARCHITECTURAL - SITE PLAN

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PROJECT NUMBER 420062	PROJECT ABBREVIATION ABBREV
ORIGINAL ISSUE	DATE

AS-100
SHEET NUMBER



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



EXTERIOR VIEW 1



EXTERIOR VIEW 2

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713-489-5111

BPI
BANFIELD PROPERTIES INC.
Banfield Properties Inc.
One Sixty One Hotel
306 S Friendswood Drive
Friendswood, TX 77546

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ARCHITECTURAL - RENDERINGS

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PROJECT NUMBER	PROJECT ABBREVIATION
420062	ABBREV
ORIGINAL ISSUE	DATE

A-800
SHEET NUMBER



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STRUCTURAL
12511 EMILY COURT
SUGAR LAND, TX 77478
713-779-7252

LIGHTING
G2LD GANDY2
610 N. MAIN STREET
HOUSTON, TX 77009
713-489-5111

BPI
BANFIELD PROPERTIES INC.

Banfield Properties Inc.
One Sixty One
161 W Shadowbend Avenue
Friendswood, TX 77546

REVISION HISTORY

REVISION	DESCRIPTION	DATE
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Site Plan Photometry

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PROJECT NUMBER 420062	PROJECT ABBREVIATION ABBREV
ORIGINAL ISSUE	DATE 13 09 2021

LT-101
SHEET NUMBER

FRIENDSWOOD DRIVE

LAUREL DRIVE

HOTEL

SHADED AREA NOT
INCLUDED IN THIS
SUBMITTAL

EXISTING BUILDING

GARAGE ENTRY

SHADOWBEND AVENUE

RESIDENTIAL PROPERTY
NEW BUILDINGS
PROPERTY LINE

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281-543-1138

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12511 EMILY COURT
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713-779-7252

LIGHTING
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610 N. MAIN STREET
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BPI
BANFIELD PROPERTIES INC.
Banfield Properties Inc.
One Sixty One Hotel
306 S Friendswood Drive
Friendswood, TX 77546

REVISION HISTORY

REVISION DESCRIPTION DATE

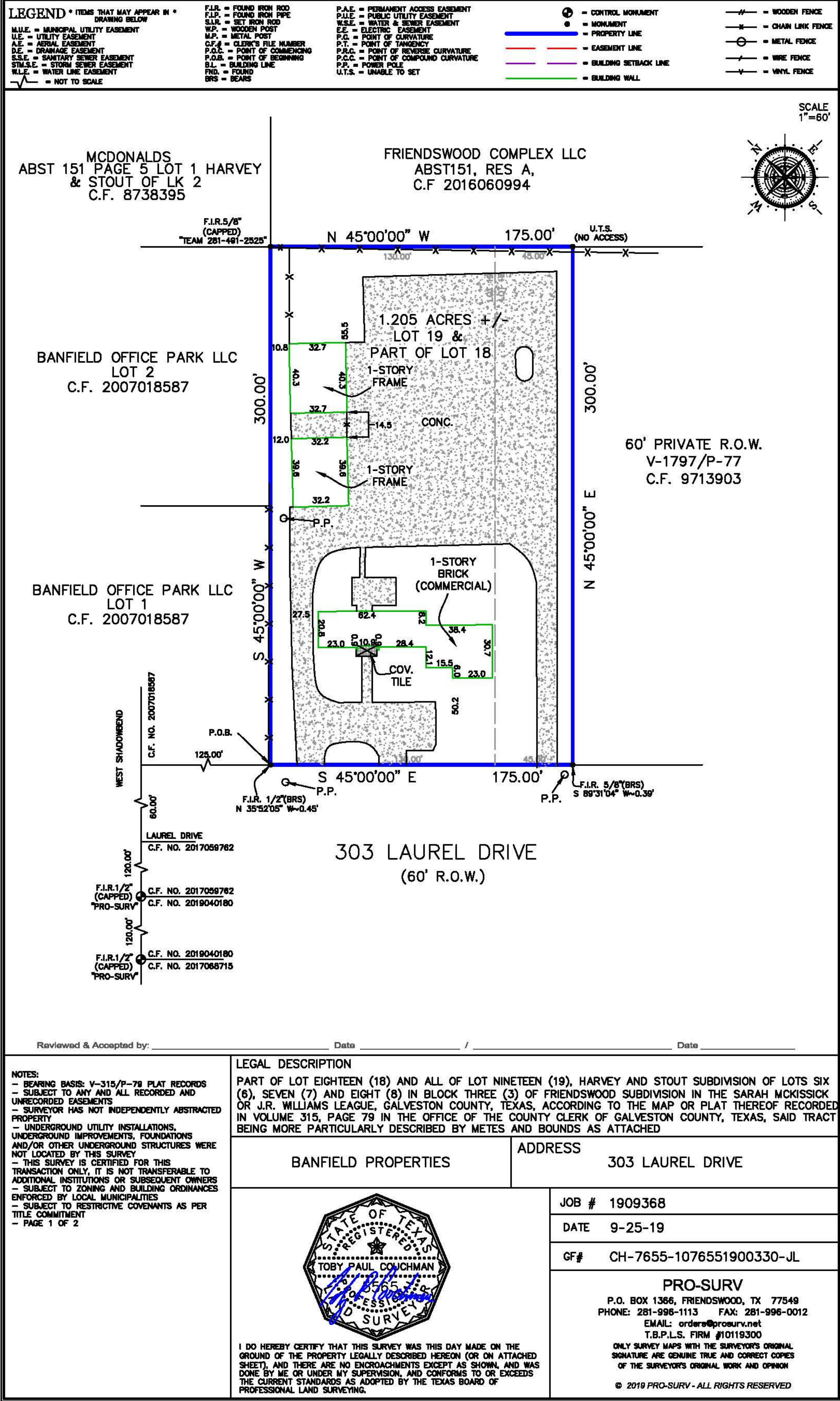
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Author Checker
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420062 ABBREV
ORIGINAL ISSUE DATE

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SHEET NUMBER

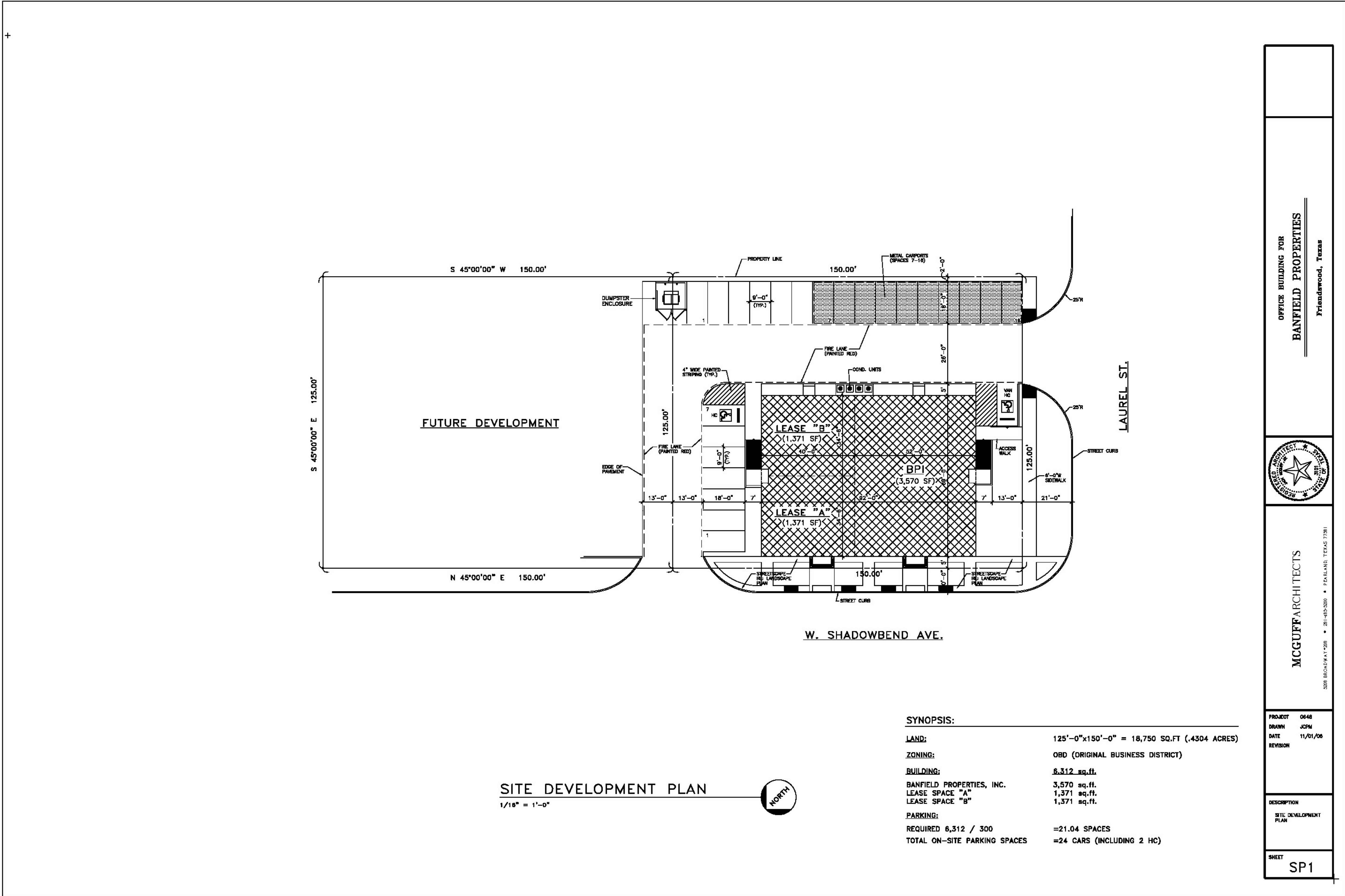


DRAWING NOT TO SCALE

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USER NAME: initialaec
DATE STAMP: 9/10/2021 12:54:58 PM

DRAWING NOT TO SCALE

NOTE: NO TREES LARGER THAN 12" DIAMETER ON THIS PROPERTY



PLAT SHOWING A SURVEY OF LOT 1 THROUGH 10, BLOCK 14, AND THE ADJACENT 50 FOOT STRIP OF LAND LYING BETWEEN LOTS 1 THROUGH 10, BLOCK 14 AND THE G.C.&S.F.R.R. R.O.W. IN PEARLAND TOWNSHIP, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUM 29, PAGE 41 OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS. PREPARED BY WALKER L. TREESH REGISTERED PUBLIC SURVEYOR (281-485-5191)

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Houston, TX 77002
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FAX 713 871 8440

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Banfield Properties Inc.
One Sixty One Hotel
306 S Friendswood Drive
Friendswood, TX 77546

OFFICE BUILDING FOR
BANFIELD PROPERTIES
Friendswood, Texas



MCGUFFARCHITECTS

3008 BROADWAY #208 • 281-485-5200 • PEARLAND, TEXAS 77661

PROJECT 0848
DRAWN JCPH
DATE 11/01/06
REVISION

DESCRIPTION
SITE DEVELOPMENT
PLAN

SHEET
SP1

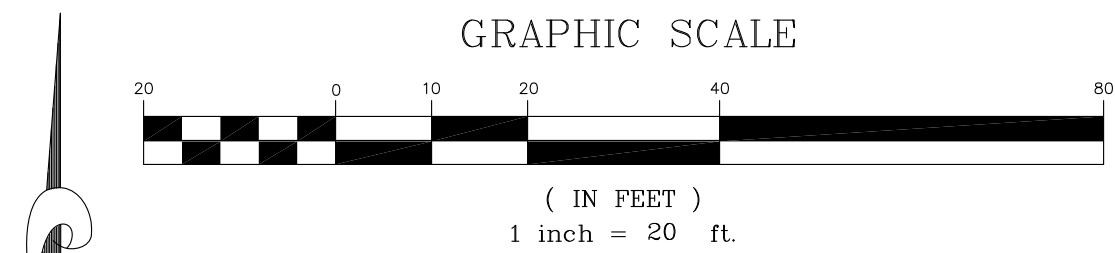
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- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - CCCF - GALVESTON COUNTY CLERKS FILE
 - GCDR - GALVESTON COUNTY DEED RECORDS
 - GCMR - GALVESTON COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - W - BARBED WIRE FENCE
 - CL - CHAIN LINK FENCE
 - C - CONCRETE
 - CC - COVERED CONCRETE
 - E - OVERHEAD ELECTRIC LINES
 - W - WOOD FENCE
 - W - WROUGHT IRON FENCE
 - G - GUY WIRE
 - C - CATCH BASIN
 - C - CABLE BOX
 - E - ELECTRIC BOX
 - E - ELECTRIC MH
 - F - FIRE HYDRANT
 - F - FIBER OPTIC MARKER
 - F - FLAG POLE
 - G - GAS METER
 - G - GAS VALVE
 - C - CURB INLET
 - L - LIGHT POLE
 - M - MANHOLE
 - M - MONITORING WELL
 - P - PIPELINE MARKER
 - P - POWER POLE
 - S - SERVICE POLE
 - S - SANITARY MANHOLE
 - S - STORM MANHOLE
 - T - TELEPHONE PEDESTAL
 - T - TRANSFORMER
 - T - TRAFFIC SIGNAL BOX
 - T - TRAFFIC SIGNAL POLE
 - U - UNDERGROUND CABLE MARKER
 - W - WATER WELL
 - W - WATER METER
 - W - WATER VALVE
 - B - BENCHMARK
 - P - BOLLARD POST
 - A/C - A/C UNIT
 - AT&T - AT&T BOX

ENCROACHMENTS

1. 5,153 SQ. FT. BUILDING OVER 5 FEET ELECTRIC POWER LINE EASEMENT AS SHOWN

EXISTING PARKING SPACES

REGULAR	71
HANDICAP	4
TOTAL	75

- NOTES:**
1. BEARING BASIS IS THE SOUTHEAST R.O.W. LINE OF SOUTH FRIENDSWOOD DRIVE BEING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY; SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. CTH-FRW-CTT21740660SCM OF CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 29, 2021.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE ENTITIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
 7. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48167C 0014G, DATE 08-15-2019, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

WEST SHADOWBEND AVE.
(R.O.W. VARIES)
INSTRUMENT NO. 2016031723

MCDONALDS ABST 151, PG. 5, LOT 1
HARVEY & 002-59-1624

LAURE PARK FRIENDSWOOD LTD
& NW 45 FEET OF LOT 1B HARVEY &
STOUT SUBDIVISION, BLOCK 2

RESERVE "A"
1.6184 ACRES
(70,500 SQ. FT.)

DAVID AND MARILYN HOLLE
F.C. NO. 01-12-1984
G.C.D.R.

DAVID AND MARILYN HOLLE
F.C. NO. 01-12-1984
G.C.D.R.

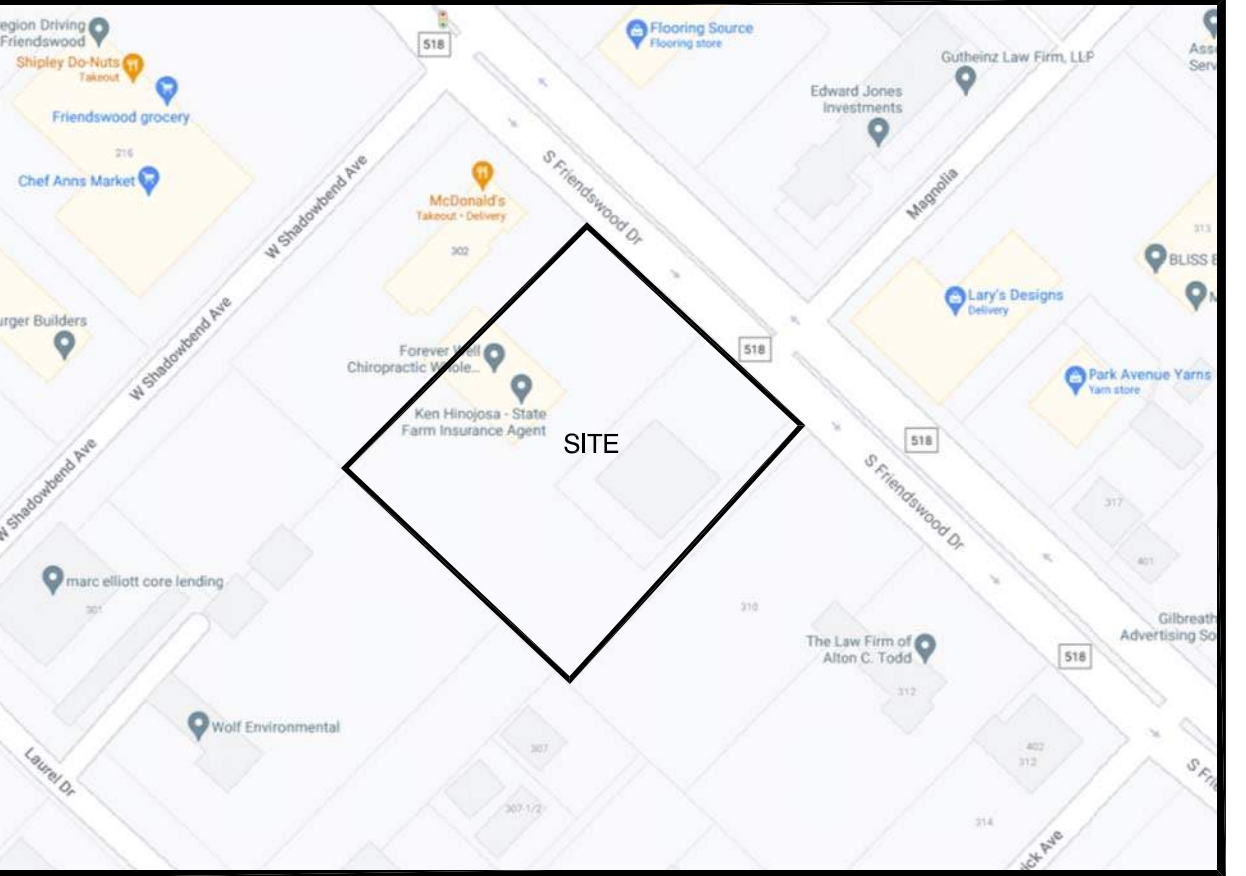
SURVEYOR'S CERTIFICATION

TO: 3100 CANAL, LLC, BANFIELD PROPERTIES, INC. AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29, 2021.

DATE OF PLAT OR MAP: APRIL 29, 2021

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@stsurvey.com



VICINITY MAP
NOT TO SCALE

NOTE: NO TREES LARGER THAN 12" DIAMETER ON THIS PROPERTY

SCHEDULE "B" ITEMS

1. RESTRICTIVE COVENANTS OF RECORD ARE ITEMIZED IN/UNDER INSTRUMENT NO. 2016031723 OF THE RECORDS OF GALVESTON COUNTY, TEXAS.
- 10C. AN ELECTRIC TRANSMISSION LINE EASEMENT 5 FEET IN WIDTH, GRANTED TO COMMUNITYPUBLIC SERVICE COMPANY AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 2905, PAGE 490 (7734351) OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND SHOWN ALONG THE NORTHEAST PROPERTY LINE ON PLAT RECORDED IN/UNDER INSTRUMENT NO. 2016031723 OF THE RECORDS OF GALVESTON COUNTY, TEXAS, AS SHOWN HEREON;
- 10D. PROPOSED UTILITY EASEMENT 10 FEET WIDE ALONG THE SOUTHWEST PROPERTY LINE, AS SET FORTH ON PLAT THEREOF RECORDED IN/ UNDER INSTRUMENT NO. 2016031723 OF THE RECORDS OF GALVESTONCOUNTY, TEXAS, AS SHOWN HEREON;
- 10E. PROPOSED ELECTRIC POWER LINE EASEMENT 5 FEET WIDE ALONG THE SOUTHEAST PROPERTY LINE, AS SET FORTH ON PLAT THEREOF RECORDED IN/UNDER INSTRUMENT NO. 2016031723 OF THE RECORDS OF GALVESTONCOUNTY, TEXAS, AS SHOWN HEREON;
- 10F. ALL OTHER MATTERS SET FORTH ON PLAT RECORDED IN/UNDER INSTRUMENT NO. 2016031723 OF THE RECORDS OF GALVESTON COUNTY, TEXAS, AS SHOWN HEREON;

ZONING

THE SUBJECT PROPERTY IS ZONED "DD", DOWNTOWN DISTRICT, PER, THE CITY OF FRIENDSWOOD, COMMUNITY DEVELOPMENT DEPARTMENT 910 S. FRIENDSWOOD DRIVE FRIENDSWOOD, TEXAS 77546 LETTER DATED MAY 12, 2021.

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SETBACKS

FRONT 0 FEET
SIDE 15 FEET WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT
REAR WHEN DD REAR YARD ABUTS A NON-RESIDENTIAL DISTRICT, REAR YARD SHALL BE A MINIMUM OF 0 FEET. G 15 WHEN DD REAR YARD ABUTS A RESIDENTIAL DISTRICT (RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT), REAR YARD SETBACK SHALL BE A MINIMUM OF 15 FEET.

MAXIMUM HEIGHT 70 FEET (MAXIMUM 4 STORIES)
LOT DENSITY 60%

ALTA/NSPS LAND TITLE SURVEY OF
RESERVE "A" OF FRIENDSWOOD COMPLEX, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER INSTRUMENT NO. 2016031723 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

ADDRESS: 306 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546

OWNER: FRIENDSWOOD COMPLEX LLC

JOB NO: 0744-21
DATE: 04-29-21

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1.	5-4-21	COMMENTS
2.	5-10-21	COMMENTS
3.	5-14-21	COMMENTS
4.	5-19-21	COMMENTS



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2021 South Texas Surveying Associates, Inc.

K:\COMRES 2021\0744-21.DWG (KT)

JOB NO: 0744-21

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT
= NOT TO SCALE

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
U.T.S. = UNABLE TO SET

⊕ = CONTROL MONUMENT
● = MONUMENT
— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

// = WOODEN FENCE
—X— = CHAIN LINK FENCE
--- = UNDERGROUND ELECTRIC
Ⓣ = DOWN GUY
Ⓟ = POWER POLE
Ⓢ = SERVICE DROP

MCDONALDS
ABST 151 PAGE 5 LOT 1 HARVEY
& STOUT OF LK 2
C.F. 8738395

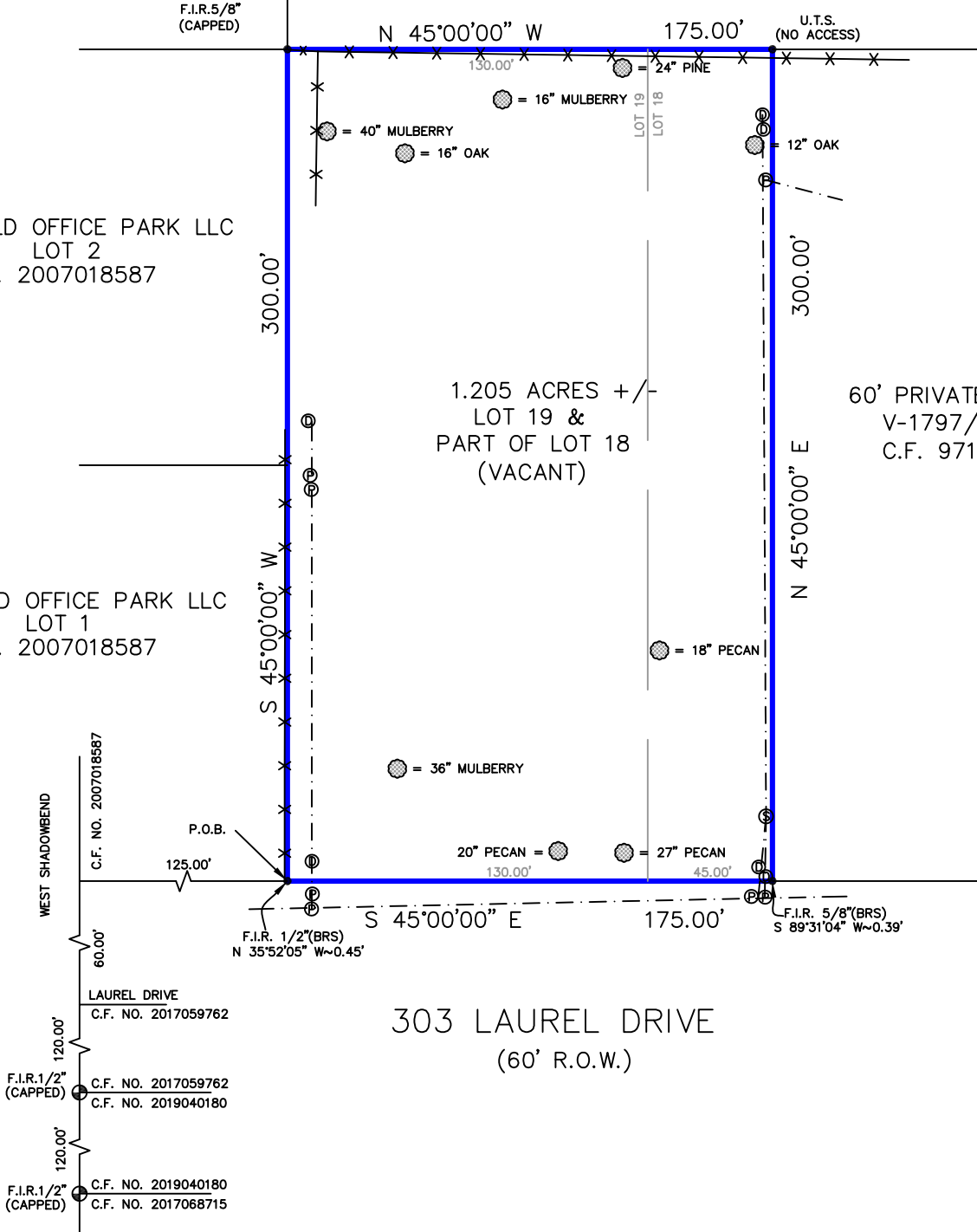
FRIENDSWOOD COMPLEX LLC
ABST151, RES A,
C.F 2016060994

BANFIELD OFFICE PARK LLC
LOT 2
C.F. 2007018587

BANFIELD OFFICE PARK LLC
LOT 1
C.F. 2007018587

1.205 ACRES +/-
LOT 19 &
PART OF LOT 18
(VACANT)

60' PRIVATE R.O.W.
V-1797/P-77
C.F. 9713903



Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: V-315/P-79 PLAT RECORDS
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- PAGE 1 OF 2

LEGAL DESCRIPTION

PART OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), HARVEY AND STOUT SUBDIVISION OF LOTS SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK THREE (3) OF FRIENDSWOOD SUBDIVISION IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 315, PAGE 79 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

BANFIELD PROPERTIES

ADDRESS

303 LAUREL DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2109159

DATE 09/09/2021

GF# CH-7655-1076551900330-JL

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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Rezoning Report

September 2021

Project: One Sixty One Hotel

Addresses: 306 S. Friendswood Drive, 308 S. Friendswood Drive, 301 Laurel Drive (aka 161 W Shadowbend Ave), vacant tract aka 151 W Shadowbend Ave, and 303 Laurel Drive

Legal: 306 S. Friendswood Drive and 308 S. Friendswood Drive – 1.666 acres of land known as Reserve A of Friendswood Complex, a subdivision in Galveston County, Texas, according to the map or plat thereof in/under instrument No. 2016031723 of the Official Public Records of Galveston County, Texas

306 Laurel (aka 161 W Shadowbend Ave) and vacant tract aka 151 W. Shadowbend Ave - .8953 acres known as Lots 1 and 2 of the Final Plat of Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas

303 Laurel – 1.2 acres known as Part of Lot Eighteen (18) and all of Lot Nineteen (19), Harvey and Stout Subdivision of Lots Six (6), Seven (7), Eight (8) in Block Two (2) of Friendswood Subdivision in the Sarah McKissick of J.R. Williams League, Galveston County, Texas according to the map or plat thereof recorded in Volume 315, Page 79 in the office of the County Clerk of Galveston County, Texas

Request: Request for a Specific Use Permit (SUP) to allow NAICS Use #72111 Traveler Accommodation (hotel); 30 rooms and supported by 38 parking spaces

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 proposed site consists of four tracts of land, two having existing buildings on them and two being vacant tracts.



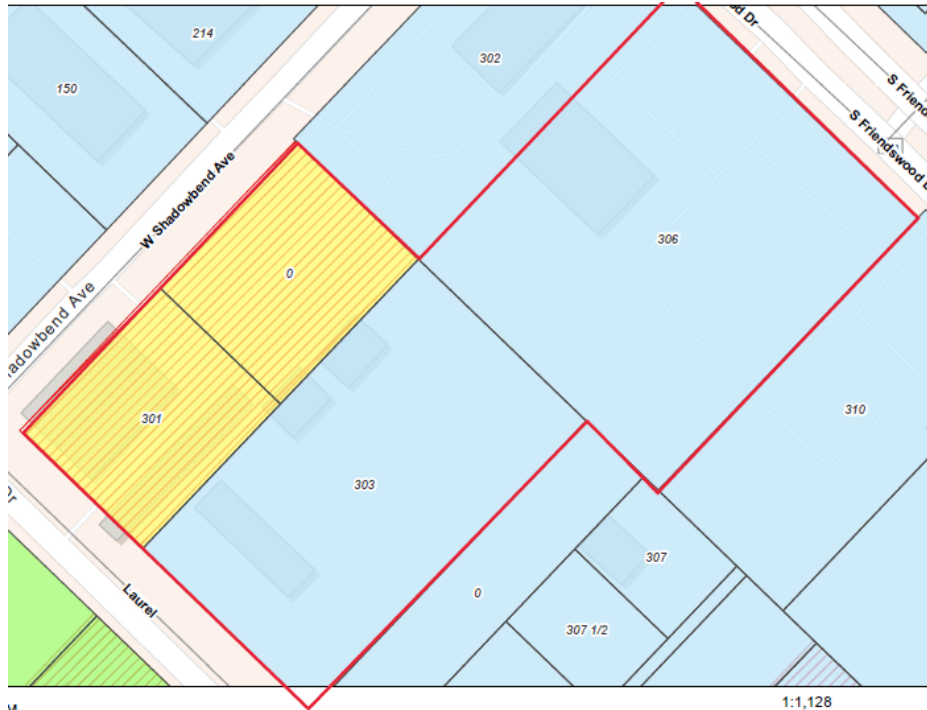
City of Friendswood Aerial Map

Zoning History:

The current zoning of the property is Planned Unit Development with a Specific Use Permit (PUD/SUP 2007-03), which allowed for the construction of a second 10,300 square foot building that was never built. A request to change the zoning of these two lots from PUD/SUP to Downtown District (DD) is in process. The remainder of the properties are already zoned Downtown District (DD).

Adjacent Zoning/Land Use:

The property is located at 306 S. Friendswood Drive, but also has frontage on W. Shadowbend Avenue and Laurel. Surrounding properties are zoned Downtown District (DD).



City of Friendswood Zoning Map

Platting Analysis:

The subject is currently platted as Banfield Office Park (2007) which consists of just the two lots; Friendswood Complex which is one lot with two buildings. 303 Laurel is unplatted land. The property owner will replat the properties to combine them into one tract.

Planning Analysis:

The tracts are located within the Downtown District boundary as established in 2007 and amended in 2008. A hotel use is allowed with approval of a Specific Use Permit. The proposed 30 room hotel room will be supported with 38 parking spaces and incorporated into full mixed-use development consisting of restaurant and bar, banquet space, roof-top bar, retail, office space, daily executive and conference spaces, parking garage and 30 residential units.

Notice of the public hearings was published in the newspaper. As of October 1, a sign will be posted on the property and property owner notices will be mailed to property owners within 200 feet of the subject property.

Comprehensive Planning Analysis:

The 2008 Future Land Use Map identifies this property as “Mixed Use.”

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:

Storm water detention requirements will be subject to the City of Friendswood Design Criteria Manual, as well as the Galveston County Consolidated Drainage District design criteria. One tract is already developed and was able to benefit from regional detention.

Utilities:

The developer will be required to extend water and sewer infrastructure to the development. Electricity would be provided by Texas New Mexico Power and natural gas services would be provided by Centerpoint.

Access:

The property currently has access to S. Friendswood Drive, W. Shadowbend Avenue and Laurel. Future development of the tract will require platting and compliance with the Zoning Ordinance and Subdivision Ordinance requirements.

Park/Open Space:

Parkland Dedication is required for residential units, but per the Neighborhood Empowerment Zone, development fees are waived and include parkland dedication fees.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for approximately 3.7613 acres located at 306 S. Friendswood Drive and 308 S. Friendswood Drive being 1.666 acres of land known as Reserve A of Friendswood Complex, a subdivision in Galveston County, Texas, according to the map or plat thereof in/under instrument No. 2016031723 of the Official Public Records of Galveston County, Texas; 306 Laurel (aka 161 W Shadowbend Ave) and vacant tract aka 151 W. Shadowbend Ave being .8953 acres known as Lots 1 and 2 of the Final Plat of Banfield Office Park, a subdivision in Galveston County, Texas, according to the plat thereof recorded under the County Clerk's File Sequence No. 2007015640, in the Map or Plat Records of Galveston County, Texas; and 303 Laurel being 1.2 acres known as Part of Lot Eighteen (18) and all of Lot Nineteen (19), Harvey and Stout Subdivision of Lots Six (6), Seven (7), Eight (8) in Block Two (2) of Friendswood Subdivision in the Sarah McKissick of J.R. Williams League, Galveston County, Texas according to the map or plat thereof recorded in Volume 315, Page 79 in the office of the County Clerk of Galveston County, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #72111 Traveler Accommodation (hotel) limited to 30 rooms supported by 38 parking spaces that will overlay all of the described properties which are zoned Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The tracts are located within the Downtown District boundary as established in 2007 and amended in 2008. A hotel use is allowed with approval of a Specific Use Permit (SUP). The proposed 30 room hotel room will be supported with 38 parking spaces and incorporated into a full mixed-use development consisting of restaurant and bar, banquet space, roof-top bar, retail, office space, daily executive and conference spaces, parking garage and 30 residential units. The remainder of the development is permitted by right under the Downtown District (DD) zoning and will be subject to site plan approval by the Planning and Zoning Commission.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The downtown district (DD) is intended to create a mixed-use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian-friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: APPENDIX B SUBDIVISION REWRITE

Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to repeal in its entirety, Appendix B, Subdivision Ordinance and adopting a new Appendix B, Subdivision Ordinance, Sections I through XVI, incorporating changes pursuant to state law and administrative requirements such as authority and a variance procedure, removing the sidewalk fund option, and other grammatical and format changes.

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

Updating the requirements in the ordinance provides better direction for developers, engineers and others who submit plans to the City of Friendswood. Additionally, keeping the ordinances in line with state law leaves less room for error.

RECOMMENDATIONS

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

ATTACHMENTS

1. Appendix B Subdivision Ord Clean Version

2. Appendix B Subdivision Ord Redline Version

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 - SUBDIVISIONS

Section I. 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. .

- 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.
- 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.
- B. *Plat approval required.*
 - 1. It shall be unlawful for any person to subdivide any tract, lot, or parcel of land within the city 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 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 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 section II.B.1., a subdivision plat need not include all of a tract being divided if:
 - a. *General.*
 - (1) 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
 - (2) 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 master plan pursuant to section IV.C.1. that meets with city approval;
 - b. The tracts being divided:
 - (1) Each have access that complies with section VI.B.1.a.; and
 - (2) 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 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 section II.B.4.a.(1) 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.
- C. *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.
- D. *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 D.1. or D.2. of this section, the city must issue a certificate of platting exemption certifying that the division meets this exception.

Section 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 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.

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 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 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:

- (1) *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.

- (2) *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.
- (3) *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.
- (4) *Boulevard* means streets utilizing 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.

Section IV. - Plat submittal and filing procedures.

- A. 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.
- 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.
 - (9) 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.
 - (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. 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;
 - d. 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.
 - (9) Preliminary 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.
 - (10) Preliminary wastewater overlay or plan view, if not previously submitted in conjunction with a master plan.
 - (11) Preliminary water main overlay or plan view, if not previously submitted in conjunction with a master plan.
 - (12) Tree preservation, mitigation, and maintenance plan.
 - (13) Traffic study, if required per the Design Criteria Manual.
 - (13) 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.
 - (14) 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.
 - (6) 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.
 - (7) The width, depth and location of all lots. Lot, block, and section numbers shall be placed consecutively.
 - (8) 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.
 - (9) Describe the subdivision by metes and bounds.
 - (10) Street names shall not be duplicated in the city.
 - (11) The location and width of existing and proposed streets (public and private) within the subdivision and immediately adjacent to it shall be shown, measured at right angles, or radially when curved.
 - (12) The alignment of proposed streets with existing city streets..
 - (13) Street design dimensions or a reference to the minimum standards for tangents, arcs, radii, etc.
 - (14) Name, location, width and purpose of all existing and proposed easements.
 - (15) 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.

- (16) Vertical control monuments are to have half-mile maximum spacing. All elevations, based on current National Geodetic Survey, will be registered with the city engineer upon plat submittal.
 - (17) 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.
 - (18) Special Flood Hazard Areas. 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.
 - (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.
 - (22) The applicable row(s), column(s), and notes from the Regulation Matrix per Appendix C, Zoning Ordinance.
- c. Expiration. 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.
 - 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 section V 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.
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.
 - (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) Utility companies' statements that easements are acceptable to provide service and no other easements are necessary or required.
 - (3) If applicable, letters of review by any local, county, state and federal departments as required by the city engineer or his designee.
 - (4) Statement from pipeline companies that all existing or proposed pipelines crossing the property have been satisfactorily provided for per the requirements of the pipeline operator, and that the pipeline operator agrees to all pipeline crossings by proposed streets and other subdivision features.
 - (5) Statement from well companies that all existing or proposed wells have been satisfactorily provided for per the requirements of the well operator or owner, and that the well operator or owner agrees to all setbacks from the wells for any proposed structures or other subdivision features.
 - (6) 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 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. 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). 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 lines 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. This can be provided for in a table.
 - (4) Traverse lines along streams and easements shall be shown adjacent to the high bank of streams and waterways.
 - (4) The plat shall show existing pipeline easements, location of pipelines, required setbacks, and if material being transported is hazardous.
 - (5) Impervious coverage. Table showing the allotted maximum percent of impervious surface for each lot represented, per the Design Criteria Manual.
 - (6) Front building setback lines shall be required on residential lots and reserves for commercial development.

- (7) 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;
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;
Vacation of subdivision plat;
Certificate of amending plat;

- (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 streetlights 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.

- 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) 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.
 - (5) A 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.
 - (6) Under extreme circumstance and approval by the City Engineer, if public and/or private improvements have not been completed and accepted by city council, the city may accept a bond as security for the completion of the required improvements. The applicant shall provide a letter of credit from a federally insured lending institution or depository before the plat is recorded at the county.
4. *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.
 - c. 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:
 - (1) Is signed and acknowledge by all the owners of the property being replatted;
 - (2) Is approved by the commission;
 - (3) Does not attempt to amend or remove any covenants or restrictions;
 - 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
 - (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.
 - 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 written notice sent to each owner 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.
 - (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. If a 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.
- (1) Notice shall be published in the official newspaper.
 - (2) Notice shall be given in writing, with a copy of Subsection f(3) 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.
 - (3) 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 feet 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.
- g. Compliance with subsections 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 single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the 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.
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 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.
 - (8) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
 - (9) 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.
 - (10) 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;

- (11) 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. *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.

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 written "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.
- 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 future 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 VI. – General requirements and design criteria.

General.

A. 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) *Points of access.* Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus roads and shall meet the requirements of Section D104.3 of the 2000 International Fire Code. Exceptions:
 - (1) Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
 - (2) The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire marshal.

B. 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.

C. *Major thoroughfares and arterial 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.

D. *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. 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
Boulevards	100 feet

E. *Partial or half streets.* Partial and 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.

F. *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.

G. *Gates on private streets.*

1. Entrances to communities with private streets that utilize gates 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."

J. *Sidewalks*. Sidewalks are required along all streets.

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.

K. *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."

L. *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.

Section VII. Easements.

- A. *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-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.
- B. *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.
- C. 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.
- D. 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. Prior to filing the final plat for record, the following requirements shall be met:
 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. 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.

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.

D. *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. Construction plans and specifications.

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.

- A. *Submittal Requirements.*

1. Application
 2. Fee (non-refundable)
 3. 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.
- C. 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 city council before the plat is filed of record.
- 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.
- D. Final acceptance. 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.

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. An electronic version shall be accessible on the city website.

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.

Section XIII. – Parks and recreation areas.

A. *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 Chapter 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.

B. *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 D 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 D.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 D of this section.

C. *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 for single family residential developments 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.

3. Payment of fees in lieu of land for multi family residential developments shall be done at the time of site plan approval, prior to the issuance of building permits.

D. 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 D. 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 C of this subsection or this subsection D in whole or in part by a cash payment in lieu of land, in the amount set forth in this section. 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 C.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.

E. 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.

F. *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. 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. Park sites should preferably be located so that users are not required to cross arterial roadways to access them.
 - 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.
 - c. Sites should be located adjacent to a greenbelt system, where possible, so that connections to a trail network may be easily achieved.
 - 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. Sites should have and retain existing trees or other scenic elements.
 - 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. 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. 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. 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. Alleys may abut a park, where otherwise allowed by ordinance, but they should not be designed to encourage motorized traffic to the park.
 - 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.
- G. *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 G.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 G.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.
- H. *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.

Section XIV. - Fees.

- A. *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.
- B. *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.
- D. *Impact Fees.* The City of Friendswood has elected to adopt Water and Wastewater Impact Fees to assist in the financing of Capital Improvements for those systems that are necessitated for growth and development anticipated within the city, as authorized by Chapter 395 of the Local Government Code. The fees are reassessed every five years and are defined in Appendix D to this Code. Fees are payable at the time of building permit issuance.

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 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.

Section XVI. - 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.

Appendix B – SUBDIVISIONS

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Appendix B - SUBDIVISIONS^{HB}

Footnotes:

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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(e)(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 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.
- (3c) *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 — Sstormwater 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) Wastewater overlay or plan view, if not previously submitted in conjunction with a master plan.
- (116) Preliminary —Wwater 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.
- (46) —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 1,000-feet-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.

2(22)The applicable row(s), column(s), and notes from the Regulation Matrix per Appendix C, Zoning Ordinance.

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 disapprovalExpiration. 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 section Vs-?? 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:

Commented [AH2]: Should we add a requirement for the regulation matrix to be included on the plat? We do it in practice, but also in regards to Section 5.g.

"Compliance with subsections 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 single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat."

Commented [BB3R2]: Yes but I don't think it required to include a section number (7.Q.2.) since we are about to rewrite the Zoning Ordinance.

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~~(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 per the requirements of the pipeline operator, and that the pipeline operator agrees to all pipeline crossings by proposed streets and other subdivision features.~~

Commented [AH4]: Per or in accordance with

Commented [BB5R4]: Per

~~(5) Statement from well companies that all existing or proposed wells have been satisfactorily provided for per the requirements of the well operator or owner, and that the well operator or owner agrees to all setbacks from the wells for any proposed structures or other subdivision features.~~

Commented [AH6]: Add requirement for well setbacks. If agreed, we need to renumber.

Commented [BB7R6]: Agreed and renumbered.

~~(6) 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.~~

~~(758) 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 lines of adjacent streets and their names and widths (dashed lines).~~

Commented [AH8]: Lines?

Commented [BB9R8]: Yes – 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. This can be provided for in a table.

(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.

Commented [AH10]: Keep this.

Commented [BB11R10]: Not quite sure why it was removed.

(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)."

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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.

ede. 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) —Under extreme circumstance and approval by the City Engineer, if public and/or private improvements have not been completed and accepted by city council, the city may accept a bond as security for the completion of the required improvements. 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.~~

Commented [AH12]: Amended to imply that this is not standard practice.

Commented [BB13R12]: Absolutely.

~~(4) —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;~~

~~(3c) —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.~~

~~(f)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.~~

~~(a41) Notice shall be published in the official newspaper.~~

~~(2b4) 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 single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the 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.

Commented [AH14]: See previous comment regarding regulation matrix on face of 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 commissionmunicipal 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

Commented [BB15]: Created separate section for Decisions of the commission.
HB 3167 changes included.

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 written "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.

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.

Commented [AH16]: Need to add "Notice of Re-filing" to our plat application so that we have an application to document the start of a new 30-day time period.

Commented [BB17R16]: Will do.

Commented [AH18]: No s needed.

Commented [BB19]: Removed comment (2) A majority of the members of PZ being allowed to sign plats.

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.

a. 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 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

A. 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.

Commented [BB20]: Renamed Section and limited to access criteria. Created additional sections for other specific topics.

Commented [AH21]: Need to delete this...it was all moved to Section I.A.

Commented [BB22R21]: Deleted and renumbered section.

- (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) Points of access. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus roads and shall meet the requirements of Section D104.3 of the 2000 International Fire Code. Exceptions:
 - (1) Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
 - (2) The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire marshal.

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Commented [AH23]: Add in FMO requirements? I think if we include it here, it differentiates itself from our requirement under Collector Streets – two points of access to a collector street for 75 lots or more.

BC. 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.

CCD. Major thoroughfares and arterial collector 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

Commented [BB24]: Include COD requirements for easy reference.

Commented [AH25R24]: I like it!

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. 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
Boulevards	10080 feet

Commented [BB26]: Jil suggested changing to 100-feet.

Commented [AH27R26]: Good idea

~~eEFE.~~ 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.

~~fFGF.~~ 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.

~~GHG.~~ Gates on private streets.

- Entrances to communities with private streets that utilize gates 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 reset 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.

IIIH. *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."

IIIg. *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."

JKJ. Sidewalks. Sidewalks are required along all streets.

Commented [BB28]: 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.

KKK. 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."

L. 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.

~~h. **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.~~

Commented [BB29]: Replaces with Lot Design Requirement Section.

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

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

Commented [BB30]: 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 ~~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.~~

Commented [BB31]: Moved to subsection j.

- ~~(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.~~

~~(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.cD) — 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.

DG. 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.

Commented [BB32]: New Section.

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.

Commented [BB33]: Created separate section.

~~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)

3. ~~Before beginning any construction of the improvements required by this appendix, tTwo 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.~~

~~CG. — 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. An electronic version shall be accessible on the city website.~~

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.~~

~~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.

Commented [BB34]: Created separate section.

Commented [BB35]: Reference Zoning Ordinance

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

(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 ~~XIII~~IV. — 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 ~~Chapter~~ 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.

eC. *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 for single family residential developments 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.

3. Payment of fees in lieu of land for multi family residential developments shall be done at the time of site plan approval, prior to the issuance of building permits.

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 Cc 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 Cc.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.~~(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 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.~~

Commented [BB36]: Created sections for streets, utilities, sidewalks, etc.

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 I.b, sidewalks shall be required to be installed at the time of construction of the 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.~~

Commented [BB37]: Remove the Sidewalk Fund option.

(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 XIV.VI. - Platting and filing fees.

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. ~~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.

D. *Impact Fees.* The City of Friendswood has elected to adopt Water and Wastewater Impact Fees to assist in the financing of Capital Improvements for those systems that are necessitated for growth and development anticipated within the city, as authorized by Chapter 395 of the Local Government Code. The fees are reassessed every five years and are defined in Appendix D to this Code. Fees are payable at the time of building permit issuance.

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 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.

Commented [AH38]: Add Impact Fees ?

Commented [BB39R38]: Cant hurt.

Commented [BB40]: New Section that was missing.

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 XVIVII. - 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: October 14, 2021

Subject: Consideration and possible action regarding a recommendation to City Council regarding repealing in its entirety, Appendix B, Subdivision Ordinance and adopting a new Appendix B, Subdivision Ordinance, Sections I through XVI, incorporating changes pursuant to state law and administrative requirements such as authority and a variance procedure, removing the sidewalk fund option, and other grammatical and format changes.

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

Updating the requirements in the ordinance provides better direction for developers, engineers and others who submit plans to the City of Friendswood. Additionally, keeping the ordinances in line with state law leaves less room for error.

RECOMMENDATIONS

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

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: **FUTURE LAND USE MAP**

Conduct a public hearing to receive comments, both oral and written, regarding repealing the 2008 Future Land Use Map and adopting a revised Future Land Use Map as part of the City of Friendswood Comprehensive Plan.

Action:

SUMMARY / ORIGINATING CAUSE

As part of updating the Comprehensive Plan, the Planning Subcommittee decided at the beginning of the year that a good first step would be to update the Future Land Use Map. A schedule to review and update the map and obtain input from the public and other City committees over the course of the year was established.

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

Following input from residents and the public, the Subcommittee made final decisions regarding the draft Future Land Use Map and presented the new draft to the full Commission. The current version being presented is the August 2021 Draft. A complete list of significant changes from the 2008 Future Land Use Map to the current draft version is attached for reference.

Once this map is adopted, it will become the current Future Land Use Map and the Planning and Zoning Commission will continue efforts to update the Comprehensive Plan.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

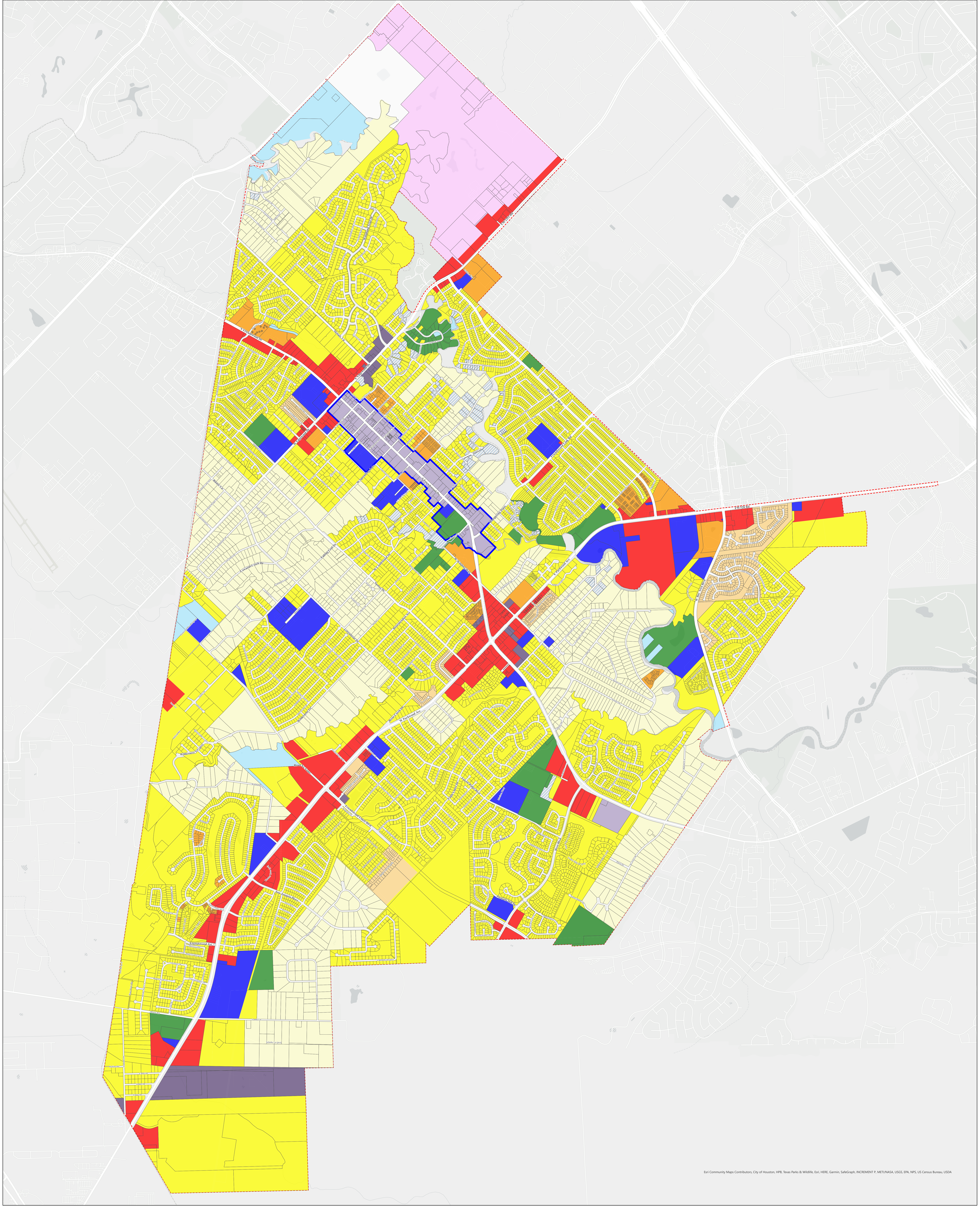
Updating the Future Land Use Map will provide a current guide to staff and developers regarding future development.

RECOMMENDATIONS

CEDC voted on September 1, 2021, unanimously (4 to 0) in support of the proposed Future Land Use Map.

ATTACHMENTS

1. Draft Future Land Use Map August 2021
2. Draft Future Land Use Map August 2021 w Notes
3. Future Land Use Map Changes August 2021
4. Timeline to Update Future Land Use Map 2021



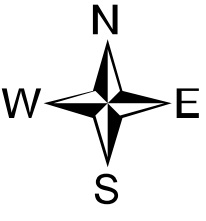
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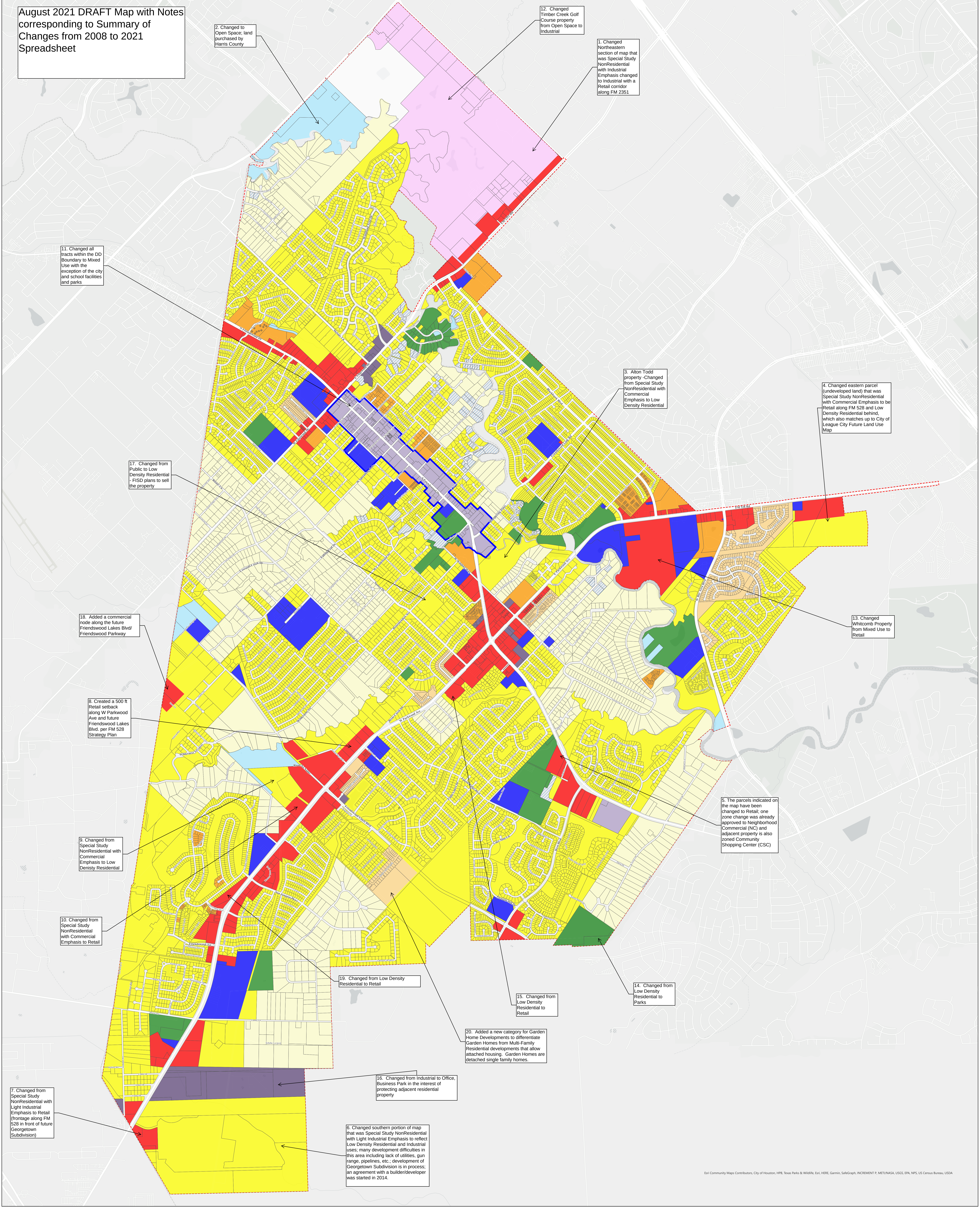
Future Land Use Draft August 2021

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

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



August 2021 DRAFT Map with Notes
corresponding to Summary of
Changes from 2008 to 2021
Spreadsheet



Future Land Use Draft August 2021

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

PROPOSED CHANGES TO FUTURE LAND USE MAP

August 2021

Overall changes:

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

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

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

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

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

Removed the Major Thoroughfare Plan layer.

Land use changes from 2008 Future Land Use Map :

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

PROPOSED CHANGES TO FUTURE LAND USE MAP

August 2021

13	Changed from Mixed Use to Retail; several requests to change the zoning over the years to include a residential component has failed.
14	Changed from Low Density Residential to Parks - portion of Lake Friendswood
15	Changed from Low Density Residential to Retail - frontage on FM 528 and in accordance with FM 528 Strategy Plan
16	Changed from Industrial to Office, Business Park in the interest of protecting adjacent residential property
17	Changed from Public to Low Density Residential - Fisd plans to sell the property
18	Added a commercial node on the future Friendswood Lakes Blvd/Friendswood Parkway at future Falling Leaf
19	Changed 9.88 acres from Low Density Residential to Retail
20	Added a category for Garden Home Development to differentiate from High Density Residential; Added a new category for Garden Home Developments to differentiate Garden Homes from Multi-Family Residential developments that allow attached housing. Garden Homes are detached single family homes.

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

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

Objectives:

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

Steps to Update Map

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

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

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Consideration and possible action regarding a recommendation to City Council regarding repealing the 2008 Future Land Use Map and adopting a revised Future Land Use Map as part of the City of Friendswood Comprehensive Plan.

Action:

SUMMARY / ORIGINATING CAUSE

As part of updating the Comprehensive Plan, the Planning Subcommittee decided at the beginning of the year that a good first step would be to update the Future Land Use Map. A schedule to review and update the map and obtain input from the public and other City committees over the course of the year was established.

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

Following input from residents and the public, the Subcommittee made final decisions regarding the draft Future Land Use Map and presented the new draft to the full Commission. The current version being presented is the August 2021 Draft. A complete list of significant changes from the 2008 Future Land Use Map to the current draft version is attached for reference.

Once this map is adopted, it will become the current Future Land Use Map and the Planning and Zoning Commission will continue efforts to update the Comprehensive Plan.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

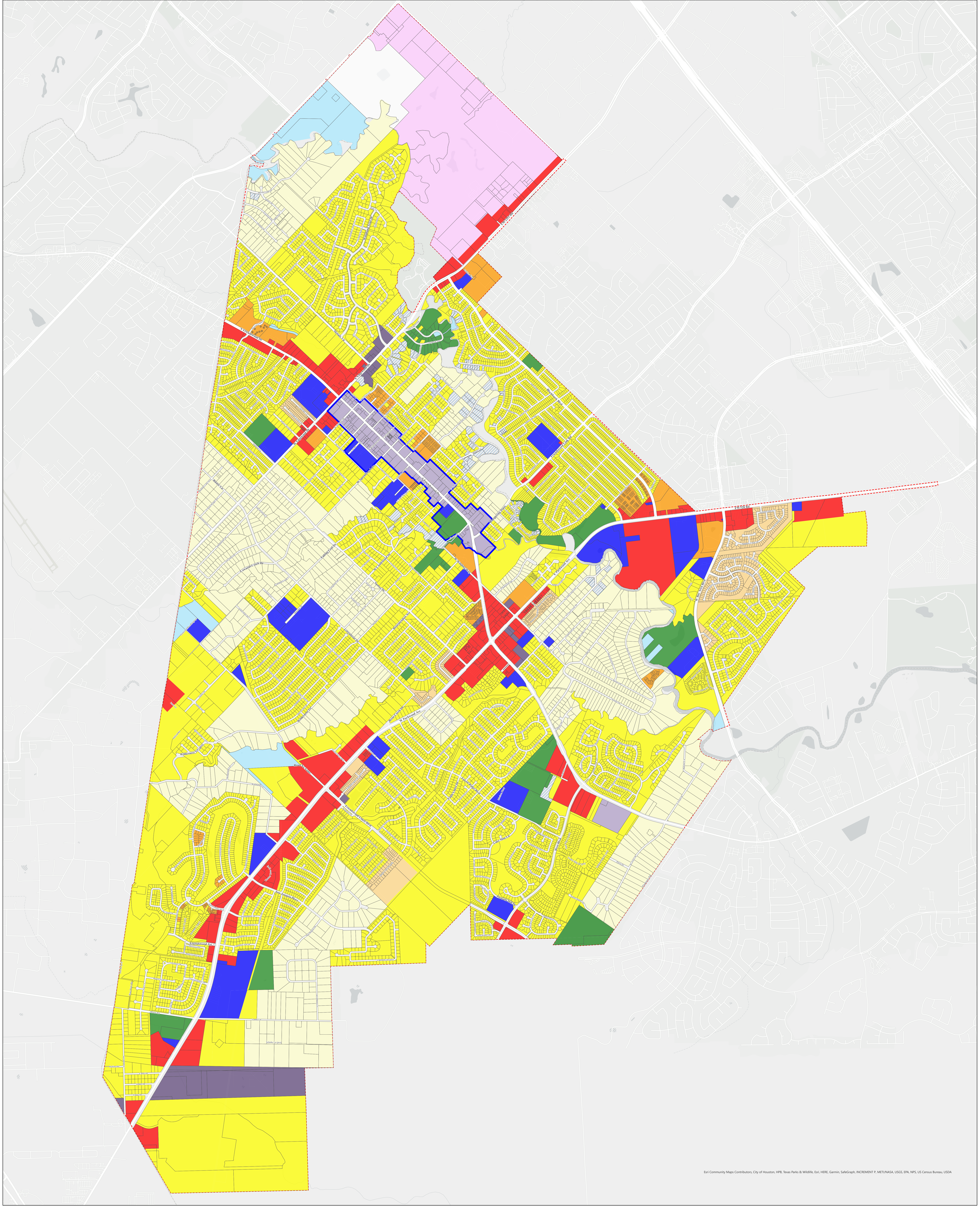
Updating the Future Land Use Map will provide a current guide to staff and developers regarding future development.

RECOMMENDATIONS

CEDC voted on September 1, 2021, unanimously (4 to 0) in support of the proposed Future Land Use Map.

ATTACHMENTS

1. Draft Future Land Use Map August 2021



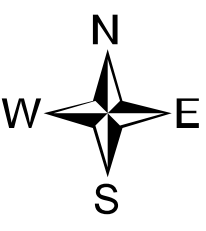
Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Future Land Use Draft August 2021

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

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





FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Discussion regarding proposed changes to Appendix C, Zoning Section 7.P.6. "Permitted Use Table" to allow NAICS Use #6232, Residential, intellectual and development disability, mental health, and substance abuse facilities in all residential zoning districts; to change "S1" to "blank" for NAICS Uses #623311, Continuing care retirement communities (with on-site nursing) and 623312, Assisted living facilities for the elderly (without on-site nursing); and to remove Section 7.P.6. (b) 5. "S1 Site plan approval required" items a thru f.

Action:

SUMMARY / ORIGINATING CAUSE

The S1 process was added to the Zoning Ordinance several years ago as a means to review proposed community homes, also known as personal care facilities. However, it has come to our attention that community homes providing care for certain disabilities are allowed by right in residential zoned districts by both the state (Texas Human Resources Code, Chapter 123 also known as the Community Homes for Disabled Persons Location Act). The Texas Human Resources Code, Chapter 123 defines a person with a disability as a person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:

- (1) an orthopedic, visual, speech, or hearing impairment;
- (2) Alzheimer's disease;
- (3) pre-senile dementia;
- (4) cerebral palsy;
- (5) epilepsy;
- (6) muscular dystrophy;
- (7) multiple sclerosis;
- (8) cancer;
- (9) heart disease;
- (10) diabetes;
- (11) an intellectual disability;
- (12) autism; or
- (13) mental illness.

Additional requirements of Chapter 123...

- The exterior structure retains compatibility with the surrounding residential dwellings.
- Provide food and shelter, personal guidance, care, habilitation services and supervision
- Not more than 6 persons with disabilities and two supervisors
- Meet state license requirements
- Man not be established within one-half mile of an existing community home
- The number of vehicles kept for the use of the residents of the home cannot exceed the number of bedrooms in the home.

The proposed amendments will eliminate the S1 process since there is no basis to deny a request and to comply with state law.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Amending the ordinance is necessary to be in compliance with state law.

RECOMMENDATIONS

The Ordinance Subcommittee has reviewed and approved the proposed changes.

ATTACHMENTS

1. Redline_Section 7.P.

Section 7. Schedule of district regulations.

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

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

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

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(Supp. No. 3, Update 1)

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

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

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

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

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

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3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
 4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

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

(1) *General.*

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

(2) *Application.*

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

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

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

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

K. *Reserved.*

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

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

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

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

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

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

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2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the I district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.
- O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission.
1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).
 2. See section 9 for temporary certificates of zoning compliance that may be granted by the administrative official and specific use permit that may be recommended by the planning and zoning commission within the BP district under certain circumstances and conditions.
 3. See section 8 for supplementary district regulations.
 4. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.
 5. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.
 6. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.
 7. Screening devices for refuse containers are required.
 8. Parking shall be designated on the parking group section of the permitted use table. However, a minimum of four parking spaces per business or four spaces per 1,000 square feet of gross building floor space for each structure, whichever is greater, is required.
 9. Performance standards shall conform to section 8.J as shown in the CSC zoning district.
 10. Exterior requirements. All buildings are encouraged to be constructed with at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, while all building products and materials approved for use by a national model code published within the last 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
 11. Except as specifically provided in the permitted use table in subsection P of this section, retail sales shall be permitted as accessory uses only and then only to the extent that such sales are sales of products manufactured or serviced on the premises. Retail sales shall not be permitted as a primary use in the BP district except where specifically authorized in said subsection P of this section.

P. *Permitted uses.*

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

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

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

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

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

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

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

Commented [BB1]: Remove S1 requirement to comply with state law- HRC Ch123 Community Home and DHHS Ch260 Boarding Home Facility. Permitted by right in any residential zoning district.

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

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

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(a) Second floor and above.

(b) Legend:

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

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

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

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

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

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

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

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

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					15 F								
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

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

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REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

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

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MFR-L Multifamily —Low	6 G	7,260 G	45 G	2 5 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily —Medium	9	—	—	2 5 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily —Highest	12	—	—	2 5 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	2 5 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	2 5 B	25	10 I	25 B	20 C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	2 0 B, H	20	0 D, J	5 B, H	4 C, H	40	K	Yes D	50%

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. Zero setback on side only, minimum five-foot separation between buildings.
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected.

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- H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
 - I. 25 feet when abutting land zoned single-family residential (SFR) district.
 - J. Ten feet when abutting land zoned anything other than MFR-GHD (garden home district).
 - K. Parking is required in accordance with the parking group table in the design criteria manual.

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when the building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet.
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 - 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 - 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

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- e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
- f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
- g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
- h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
- i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
- j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 - 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 - 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008; Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018).

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A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020)

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 14, 2021

Subject: Receive information from Staff regarding DRC Report for September 2021, commercial and residential project updates, City Council action and ordinance updates.

Action:

SUMMARY / ORIGINATING CAUSE

September 2021 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. September 2021 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: October 6, 2021
 Re: DRC Report

The following DRC Meetings were held in September 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Mandale Rd. 5.89 acres Build one single family residence – approx. 10,000-12,000sqft total (about 7,000sqft air conditioned space)	SFR	No	Plat required; water and sewer are available; open ditch lot does not require sidewalk; engineered drainage plan required; no high hazard flood zones	

Wandering Trail/FM 2351 Telemed, urgent care, dayhab	NC and SFR	Yes	Change zoning of SFR portion to NC; plat required; site plan approved required; subject to COD on FM 2351; water and sewer services are available; sidewalks required along FM 2351 and Wandering Trail; AE and Floodway flood zones exist on the property – H&H study and no rise certificate required in addition to mitigation and on-site detention; if building is 12,000sqft or more, fire sprinkler and fire alarm systems will be required; TXDOT permits required for any work within ROW	
1376 & 1406 W Parkwood Ave Church campus	SFR	Yes – SUP for 8131 Religious Organizations	SUP required – intent of future land use plan is to retain 300 feet of commercial frontage along FM 528; plat required; site plan approval required; subject to COD along FM 528, water is available, private lift station and extension of force main required for sanitary sewer; Galveston County Health District review/approval required for commercial kitchen; 5-ft sidewalk required along FM 528; on-site detention required; all flood zones exist on the property, however the buildable area is outside any high hazard flood zones; on-site detention required; TXDOT permits required for any work within ROW	