



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 28, 2021 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION 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 the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, October 14, 2021.

4. Action Items

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

- A. Consideration and possible action regarding the approval of a Partial Preliminary Plat of Avalon at Friendswood Section Two, a private subdivision, being 46.311 acres of land out of the Mary Fabreau Survey, A-69 City of Friendswood, Galveston County, Texas.
- B. Consideration and possible action regarding the approval of a one-time, one-year extension of RBO Development Final Plat

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

- A. As voted on at the last meeting, the next meeting will be Thursday, November 18, 2021. There will not be a meeting on November 11 or November 28 due to those being City holidays.

6. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.
- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.
- D. Receive general comments and communication from City Council Liaison, Trish Hanks.
- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

7. 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 COMMISSION WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THE 25TH DAY OF OCTBER, 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 28, 2021

Subject: Consider the minutes of the regular meeting held Thursday, October 14, 2021

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 10-14-2021 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 14, 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
OCTOBER 14, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 14, 2021, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER TRAVIS MANN AND COMMISSIONER CATHERINE KOERNER 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. 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 Marcus Perry moved to approve Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 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.

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

Harbin explained the developer is currently working on the infrastructure plans and needs more time on the preliminary plats.

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.

Commissioner Marcus Perry moved to approve **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. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

Harbin stated this plat was previously denied by the Commission for outstanding items needing to be corrected. She said the applicant has since corrected those items and will continue to work

through easement locations during infrastructure plan review which will then be reflected on the final plat.

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.

****Vice-Chairman Richard Sasson moved to approve 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. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

Harbin introduced the project to be a gasoline station with convenience store located at the corner of Brandywne Drive and North Friendswood Drive (FM 518). She said the site includes an onsite detention pond that provides over 90-feet of distance to the rear neighbors. Harbin explained the pond prohibits installation of trees along the fence-line so the applicant relocated those trees to the front of the site. She explained the zoning ordinance exempts the buffer requirement when a 30-foot separation is in place.

Carlos Chavez/Interplan Architects explained the owner was requesting to install a wooden fence, either adjacent or as a replacement to the existing fence. Chavez said the reason the owner preferred not to install a masonry wall was to avoid having an unmaintainable gap between the fences.

The commission expressed concern over the installation method of the wooden fence and amended their motion to specify the fence would be "new" to avoid the developer adding on to the existing fence. Motioned by Sasson and Seconded by Perry. After more discussion, the motion was amended by Sasson and Seconded by Perry to include consideration, not a requirement, though, of using a composite material instead of wood. Approved unanimously.

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.

Harbin said the school district is proposing a new, two-story elementary school at the corner of West Boulevard and Friendswood Lakes Boulevard (Friendswood Parkway). She stated this same item was on the Commission's last agenda but proper notice was not given in the newspaper so the public hearing had to be re-published. Harbin said since the last meeting, the school amended their site plan to include a new sidewalk along West Blvd and a sidewalk along Friendswood Lakes Blvd as an "alternate" if budget allowed.

The commissioners all commented that the school district should be leading by example and installing sidewalks and they were disappointed with the sidewalks being an optional "alternate." Commissioner Sasson stated he would not support the project without the sidewalk.

- 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

**Commissioner Marcus Perry moved to approve the 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 Tom Hinckley. The motion was approved 4-1 with Vice-Chairman Richard Sasson opposed.

Erik Kreiter/FISD stated he would also like to see the sidewalk installed but did not have the authority to make that commitment. He said the safety of the students is the most important thing for the district and appropriate cross walks and crossing guards would be in place to assist students that walk to school.

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).

Harbin explained the property was zoned Planned Unit Development with a Specific Use Permit (PUD/SUP) before the Downtown District (DD) zoning was created. She said this property was developed as a guide to what the Downtown could look like. She said since the PUD/SUP is no longer necessary, the property owner would like to rezone to DD.

Brett Banfield/owner said the property is compliant with Downtown District requirements and permitted uses, so this request is a "clean up" of the zoning. He said the property is also part of a larger development that is also up for consideration on tonight's agenda.

- 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).

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

H. 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).

Harbin said this project is complex and the plan is to take it one piece at a time. She explained the majority of the mixed-use development is allowed by right, with the exception of a hotel. The 30-room hotel being requested would be supported by 38 parking spaces. She said the big picture is a development consisting of a boutique hotel, a restaurant, a banquet area, conference rooms, offices, and 30 apartments.

Brett Banfield/owner said the request on the agenda is for the hotel use alone but his design team would be presenting the whole project for transparency's sake. Banfield explained he purchased three additional buildings on South Friendswood Drive in order to utilize shared parking throughout. The existing buildings will be getting facelifts to incorporate them into the overall design. Banfield said his design team is Page, an architecture firm in Houston that helped Friendswood create the Downtown Improvement Plan in 2000.

Clyde Twine and Luisina Basilico of Page presented a slideshow of the proposed layout and building elevations. Basilico explained the hotel and amenities would be a destination in itself and marketed to locals and visiting family. She said the area will be a walkable multi-use development.

- 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).

**Commissioner Tom Hinckley moved to approve 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). Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Hinckley stated there are no hotels in Friendswood right now and asked if the area would financially support such a business. Banfield answered his group ran a feasibility study, more in depth than a market study, which shows strong demand for this project. He explained the boutique hotel would be for locals, not travelers, since Friendswood is not a destination city. Banfield said the adjoining rental facility would host medium-sized events, with a roughly 200 person capacity.

Clark said he appreciated the amount of detail provided in the backup documents and the upfront attitude of the whole team. Sasson said he and the Chairman walked the area to view the potential impact on the neighbors. Sasson commented that the majority appear to be commercial businesses and none of the residential neighbors have expressed any concern.

Perry said this project is what everyone is hoping the Downtown District will look like. He stated a small, boutique hotel would be appropriate for the area.

Matranga asked why the Specific Use Permit for the hotel is overlaying all of the properties. Harbin answered the hotel use will be supported by all the adjoining uses. Matranga mentioned the newly acquired properties along Friendswood Drive currently have a real estate sign out front. Banfield said he hired a commercial broker to fill the vacancies in those buildings with quality tenants. Matranga said he reviewed the eight criteria used for SUPs and this project meets the standards. Matranga said the zone change will be tied to the land, not the developer, but Matranga feels a 30 room hotel would be appropriate regardless of the developer.

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.

Bennett said the Ordinance Subcommittee had been working on a rewrite of the Subdivision Ordinance for many months and had introduced the draft to the full Commission at the previous meeting. She said tonight's agenda item was the official public hearing and consideration to move forward with the changes. Bennett explained the majority of changes were administrative, such as legislative compliance, reorganization for easier use, and a more comprehensive ordinance.

Hinckley talked about the most significant change being the removal of the sidewalk fund. He said allowing developers to pay into a fund instead of installing the sidewalk puts undue burden on the city to keep up with inflation and pay the difference for professional services like surveying and project management. Hinckley stated the commission would still have the authority to waive the sidewalk requirement if there is a truly infeasible site.

- 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.

****Commissioner Tom Hinckley moved to approve 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. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

Hinckley said the new layout for the Subdivision Ordinance flows better and will be beneficial to developers during design. Sasson gave kudos to the staff for all their hard work. He also said the sidewalk fund was an experiment that did not work out.

Perry asked what would happen to the sites that have paid fees into the fund. Bennett said the funds will remain with the city and staff will work on finding a partner to help install the sidewalks.

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.

Harbin said the Planning Subcommittee had discussed the amended Future Land Use Map several times with the full commission and this vote is for formal recommendation to City Council. She said the subcommittee performed significant public outreach and the proposed map is a reflection of the city's needs and the public's input.

- 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.

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

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.

Bennett introduced the agenda item as a topic the Ordinance Subcommittee had been discussing. She said the proposed changes are in compliance with state law regarding certain zoning of residential facilities. Bennett presented a slideshow explaining the difference between Assisted Living Facilities, Community Homes, and Boarding Home Facilities. She said the proposed changes to the Permitted Use Table would allow Community Homes, by right, in residential zoning districts because state law prohibits municipalities from zoning out that type of facility. She said Assisted Living Facilities are commercial facilities and would only be allowed in commercial zoning districts. Bennett said Boarding Home Facilities could be regulated through zoning but would require being outsourced because the city does not have the manpower to create a regulation department specifically for group homes.

Perry said the changes appear to be required by law and must move forward. City Attorney Fischer nodded in agreement.

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.

Harbin said both November meetings fall on city holidays and suggested scheduling a special meeting on Thursday, November 18, 2021.

****Vice-Chairman Richard Sasson moved to cancel the regular meetings for Thursday, November 11, 2021 - City Holiday; and Thursday, November 25, 2021 - City Holiday and to hold a special meeting on Thursday, November 18, 2021. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

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.

Clark said he attended the Galveston County Consolidated Drainage District meeting. Hinckley reported the Ordinance Subcommittee would be meeting next week to discuss regulations on Planned Unit Development applications.

Sasson asked if the City of League City could provide the commission with an update on how their large developments will impact Friendswood traffic. Harbin said staff will reach out to the City of League City.

Perry said he remembered a discussion about adding a sunset clause to PUDs. Hinckley responded that is part of what the subcommittee is working on.

Matranga said he and Harbin are setting up this year's commission retreat for early December.

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

Nothing to add.

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

Nothing to add.

D. Receive general comments and communication from City Council Liaison, Trish Hanks. Councilwoman Hanks said City Council approved the first reading of the enhanced Tree Mitigation Ordinance.

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

Harbin said the September DRC report had been sent out. She mentioned the date for the 2021 Commission Retreat is preferably December 2nd. Harbin also mentioned the APA Conference will be held November 1-3 in Fort Worth. She asked that anyone wanting to attend let her know as soon as possible.

This meeting was adjourned at 08:44 PM.

8. ADJOURNMENT



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 28, 2021

Subject: Consideration and possible action regarding a Partial Preliminary Plat of Avalon at Friendswood Section Two, a private subdivision, being 46.311 acres of land out of the Mary Fabreau Survey, A-69 City of Friendswood, Galveston County, Texas

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

This is the preliminary plat for the next section of Avalon at Friendswood, which is around the southern side of the lake. This plat consists of 67 lots including 60-foot, 70-foot and 80-foot wide lots in accordance with the approved PUD and 6 reserves.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

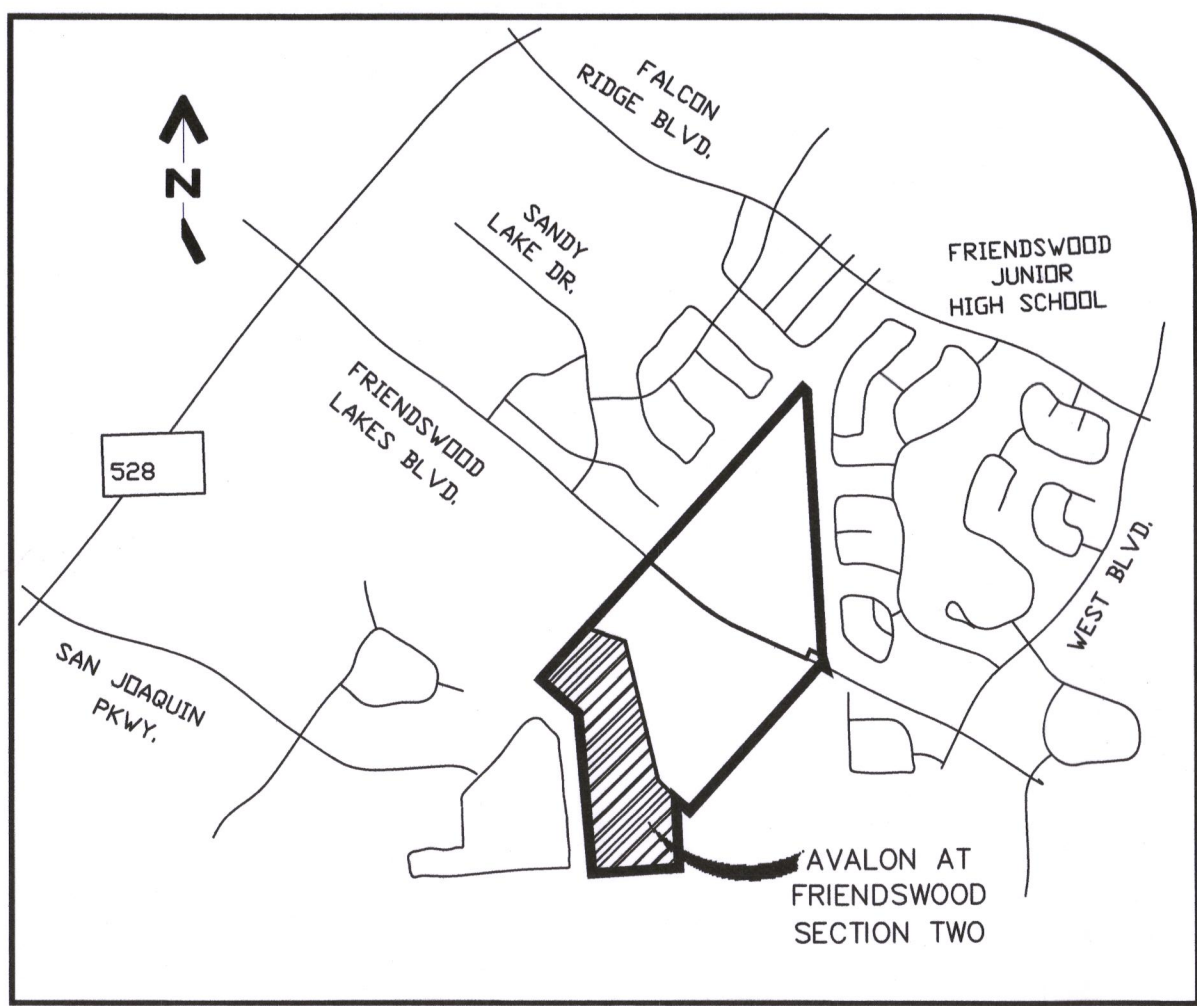
Approval of the plat will allow the developer to move forward with the project.

RECOMMENDATIONS

The plat was reviewed by all required City departments. There are no outstanding conditions or reasons requiring reconsideration by the Commission.

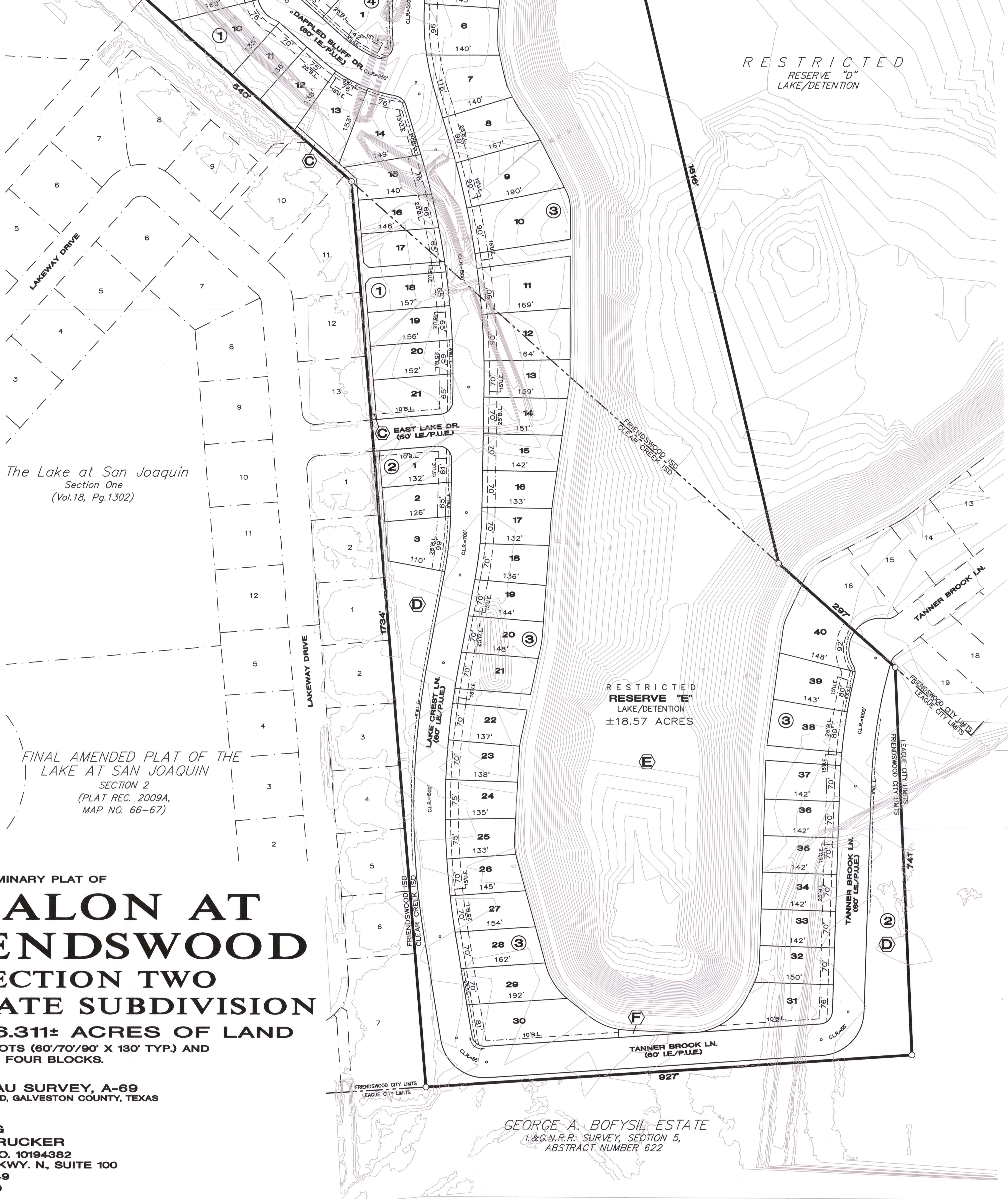
ATTACHMENTS

1. Avalon Section 2 Preliminary Plat
2. Compliance Memo_Avalon Sec 2 PP



Vicinity Map
SCALE: 1"=2000'

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



The Lake at San Joaquin
Section One
(Vol.18, Pg.1302)

FINAL AMENDED PLAT OF THE
LAKE AT SAN JOAQUIN
SECTION 2
(PLAT REC. 2009A,
MAP NO. 66-67)

A PARTIAL PRELIMINARY PLAT OF
AVALON AT FRIENDSWOOD
SECTION TWO
A PRIVATE SUBDIVISION
BEING 46.311± ACRES OF LAND
CONTAINING 67 LOTS (60'/70'/90' X 130' TYP.) AND
SIX RESERVES IN FOUR BLOCKS.

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

ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: EDDIE RUCKER
T.B.P.E.L.S. FIRM NO. 10194382
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449
PH#: 713-953-5200

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042
PH#: 281-698-3040

PLANNER:

META
PLANNING + DESIGN

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

NOTE:

- | | |
|---|--|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.32 ACRE | D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±2.32 ACRE |
| B RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.04 ACRE | E RESTRICTED RESERVE "E"
LAKE/DETENTION SPACE
±18.57 ACRE |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.22 ACRE | F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE
±0.02 ACRE |

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

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

OCTOBER 15, 2021
MTA# 4711A

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "I.E./P.U.E." INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets 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 vest in the dedicant, his heirs assigns, or successors.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, ORDINANCE 2019-11; AMENDMENT NO.1, ORDINANCE 2019-37; AMENDMENT NO.2, ORDINANCE 2021-_____.
 - FENCES ARE ALLOWED IN THE DRAINAGE EASEMENT AS LONG AS GATES ARE INSTALLED IN THE SIDE FENCED THAT EXTEND ACROSS THE EASEMENT DOWN TO THE WATER.
 - SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
 - EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
 - THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
 - ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
 - THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
 - ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA.
 - ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
 - THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "I.E./P.U.E." (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.)
 - RESERVE A WILL BE PROVIDED ACCESS THROUGH RESERVE H IN AVALON AT FRIENDSWOOD SECTION 1.
 - PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

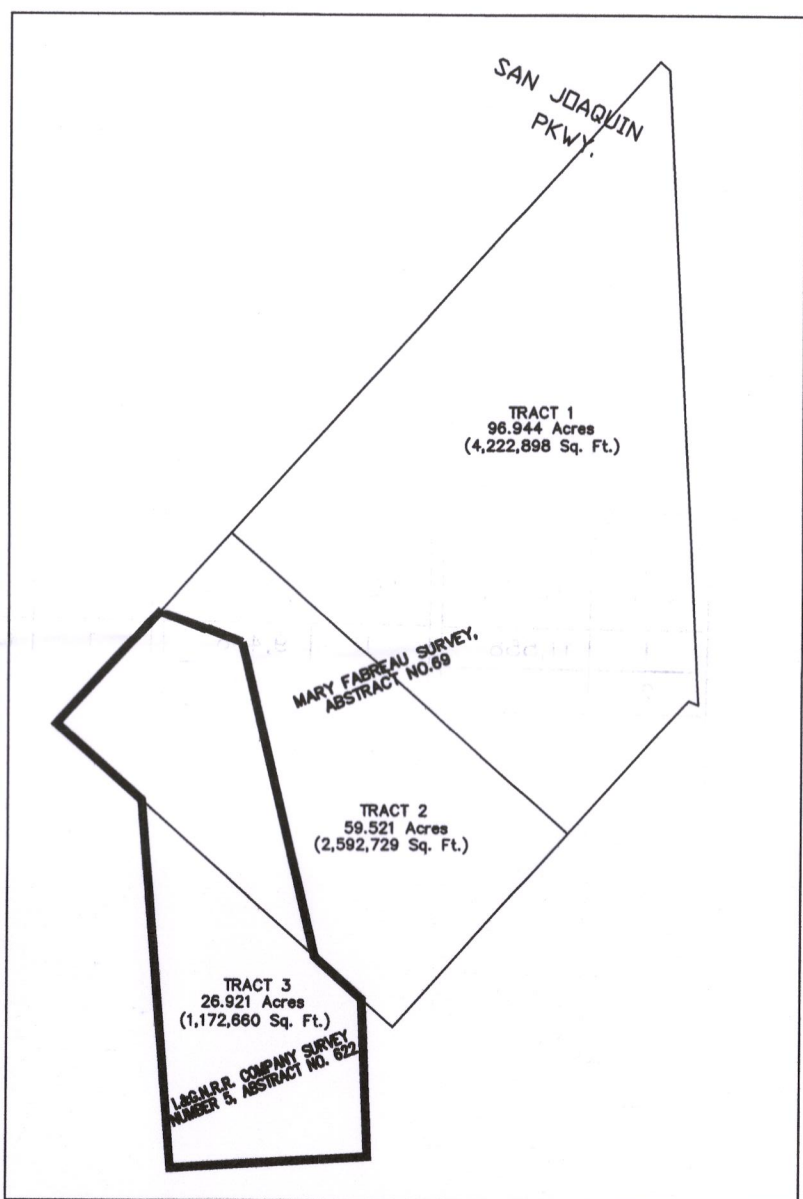
Director	Date
Director	Date

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 six (6) months.

GCCDD REF ID #G210018

GCCDD Plat Notes

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note #3 have been satisfied and the District has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deemed to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the District.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

NOTE:

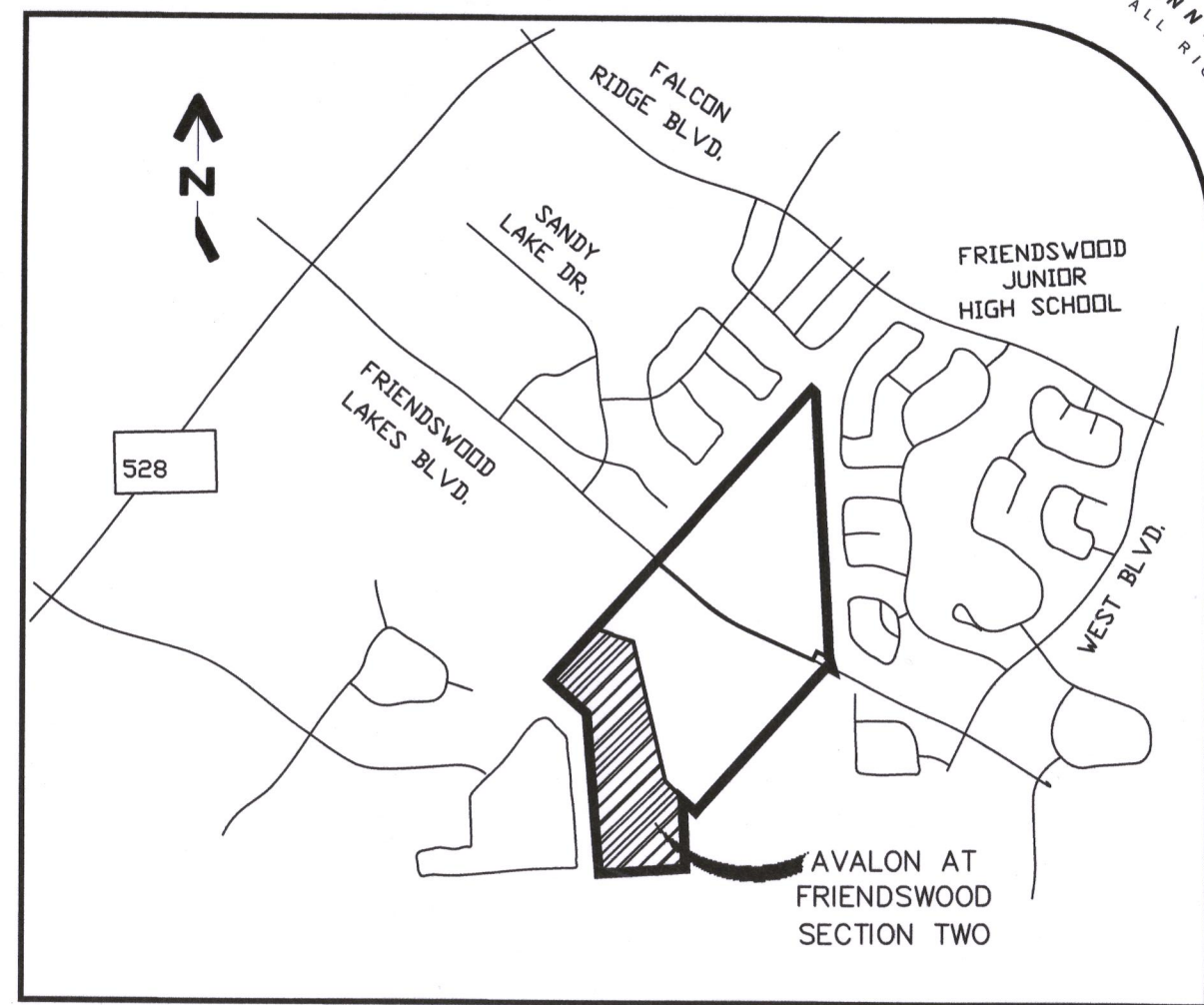
- | | |
|---|--|
| A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.32 ACRE | D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±2.32 ACRE |
| B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.04 ACRE | E RESTRICTED RESERVE "E" LAKE/DETENTION SPACE ±18.57 ACRE |
| C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.22 ACRE | F RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.02 ACRE |

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

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	11,558	1	9,436	1	12,607	1	14,940
2	13,653	2	8,395	2	12,932	2	9,689
3	9,580	3	10,686	3	12,563	3	12,706
4	15,817			4	13,053		
5	10,854			5	14,576		
6	9,437			6	13,152		
7	9,424			7	14,189		
8	10,009			8	13,935		
9	20,184			9	16,713		
10	14,554			10	17,942		
11	9,473			11	16,224		
12	10,864			12	15,479		
13	11,904			13	11,694		
14	14,681			14	10,848		
15	9,841			15	10,231		
16	9,385			16	9,616		
17	9,800			17	9,280		
18	10,124			18	9,685		
19	10,205			19	9,822		
20	10,049			20	10,304		
21	11,080			21	10,274		
				22	9,821		
				23	9,973		
				24	9,899		
				25	9,632		
				26	9,721		
				27	10,490		
				28	11,057		
				29	12,025		
				30	19,046		
				31	14,718		
				32	10,073		
				33	9,957		
				34	9,957		
				35	9,957		
				36	9,957		
				37	10,214		
				38	11,899		
				39	12,158		
				40	15,130		

LOT SIZES	SECTION 1	SECTION 2	TOTAL LOTS
60'x130'	22 LOTS	10 LOTS	32 LOTS
70'x130'	61 LOTS	45 LOTS	106 LOTS
90'x130'	22 LOTS	12 LOTS	34 LOTS
TOTAL	105 LOTS	67 LOTS	172 LOTS



Vicinity Map
SCALE: 1"=2000'

DESCRIPTION OF
46.311 ACRES
AVALON AT FRIENDSWOOD SEC 2

Being 46.311 acres of land located in the I. & G.N. R.R. Co. Survey, Abstract Number 622, Galveston County, Texas, being a portion of that certain called 59.521 acre tract described as "Tract 1" and all of that certain called 29.921 acre tract, described as "Tract 2", in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019061400 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.), said 46.311 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) epoch 2010.00):

Beginning at 5/8-inch iron rod with cap stamped "GEOSURV" found for the northwest corner of said 29.921 acre tract, common to the northeast corner of The Lake at San Joaquin, Section One, a subdivision of record in Plat Record 18, Map Number 1302 of the Map Records of said Galveston County, Texas (G.C.M.R.), said point being in the southwesterly line of said 59.521 acre tract;

Thence, North 48° 14' 55" West, along the southwesterly line of said 59.521 acre tract, common to the northeasterly line of said The Lake at San Joaquin Section One, 539.47 feet to a 5/8-inch iron rod with cap stamped "GEOSURV" found for the north corner of said The Lake at San Joaquin Section One, common to the west corner of said 59.521 acre tract, the east corner of A Replat of a Portion of San Joaquin Estates Section 1 & 2, a subdivision of record in Plat Record 17, Map Number 133, G.C.M.R., and the south corner of that certain called 194.21 acre tract described in the deed to Yellowstone Hill County Ranching, LLC by an instrument of record in File Number 2010059686, G.C.O.P.R.;

Thence, North 41° 53' 04" East, along the northwest line of said 59.521 acre tract, common to the southeast line of said 194.21 acre tract, 713.57 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South 48° 06' 56" East, departing said common line, 20.12 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South 72° 03' 35" East, 152.11 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South 19° 57' 19" West, 7.22 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South 72° 03' 35" East, 247.27 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

Thence, South 13° 14' 32" East, 1,516.44 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner in the northeast line of the aforementioned 29.921 acre tract, common to the southwest line of the aforementioned 59.521 acre tract;

Thence, South 48° 09' 01" East, along said common line, 297.44 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the northeast corner of said 29.921 acre tract, common to a westerly corner of that certain called 941.89 acre tract described as "First Tract" in the deed to Wesley West Cattle Company by an instrument of record in File Number 9222784, G.C.O.P.R.;

Thence, South 02° 24' 51" East, along the east line of said 29.921 acre tract, common to the west line of said 941.89 acre tract, 740.91 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the southeast corner of said 29.921 acre tract;

Thence, South 86° 14' 55" West, departing said west line, along the south line of said 29.921 acre tract, 927.38 feet to a 5/8-inch iron rod with cap stamped "GEOSURV" found for the southwest corner of said 29.921 acre tract, common to the southeast corner of the aforementioned The Lake at San Joaquin Section One;

Thence, North 04° 40' 09" West, along the west line of said 29.921 acre tract, common to the east line of The Lake at San Joaquin Section One, 1,734.00 feet to the POINT OF BEGINNING and containing 46.311 acres of land.

Corner monuments will be set after construction and before recordation of the associated subdivision plat.

LJA Surveying, Inc.

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

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

A PARTIAL PRELIMINARY PLAT OF AVALON AT FRIENDSWOOD SECTION TWO A PRIVATE SUBDIVISION BEING 46.311± ACRES OF LAND CONTAINING 67 LOTS (60'/70'/90' X 130' TYP.) AND SIX RESERVES IN FOUR BLOCKS.

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

ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: EDDIE RUCKER
T.B.P.E.L.S. FIRM NO. 10194382
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449
PH#: 713-953-5200

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042
PH#: 281-598-3040

PLANNER:



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

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

OCTOBER 15, 2021
MTA# 4711A

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: October 25, 2021
Re: Preliminary Plat of Avalon at Friendswood Section 2

Project Description: The proposed plat is the south section of the Avalon development, including the annexed land from League City. This plat contains 67 lots.

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) Remove 10-foot build line from Lot 3 Block 1.
- 2) Draw 15-foot utility easement through Lot 3 Block 1.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 28, 2021

Subject: Consideration and possible action regarding a one-time, one-year extension of RBO Development Final Plat

Action:

SUMMARY / ORIGINATING CAUSE

This plat was originally approved by the Planning and Zoning Commission on November 12, 2020. The property owner has experienced some delays in getting approval for installation of the public waterline that is required to be installed and accepted by City Council prior to recording the plat.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the extension will allow the property owner to progress with the project.

RECOMMENDATIONS

Staff recommends approving the extension request.

ATTACHMENTS

1. RBO Final Plat Extension Request
2. RBO Development Short Form Final Plat

THE PINNELL GROUP, LLC

25207 Oakhurst Drive

Spring, TX 77386

281-363-8700

281-419-2929 fax

www.thepinnellgroup.com

FIRM Reg. #10039600

October 12, 2021

City of Friendswood Planning and Zoning Commission

Re: RBO Development

To whom it may concern,

We would like to request an extension of approval for the plat of RBO Development. The owner is still trying to complete the installation of the required infrastructure. An extension will be needed in order to keep the plat active through installation.

Respectfully submitted,

Michael Haworth

Michael Haworth

FIELD NOTES:

All that certain 9.2562 acres of land situated in the Perry & Austin League, Abstract No. 55, Harris County, Texas, being that same tract of land conveyed to Red Ball Oxygen Co., Inc., as described in the deed recorded under Clerk's File Nos. RP-2020-287699 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being all of Lot 72, HOIDALE AND COFFMAN ADDITION, according to the map or plat thereof recorded in Volume 3, Page 6 of the Harris County Map Records (H.C.M.R.), SAVE & EXCEPT the northeast 30 feet of said Lot 72 granted to County of Harris, as described in the deed recorded in Volume 661, Page 567 of the Harris County Deed Records (H.C.D.R.), and SAVE & EXCEPT the southwest 20 feet of Lot 72 reserved by Elmer Hoidale, et al, for road and street purposes, as described in the deed recorded in Volume 254, Page 353 of the H.C.D.R., said 9.2562 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the original north corner of Lot 72, same being the north corner of said 30' SAVE & EXCEPT tract and the original east corner of Lot 73, HOIDALE AND COFFMAN ADDITION, and being situated in the centerline of Beamer Road (60 feet wide according to said HOIDALE AND COFFMAN ADDITION and according to said deed recorded in Volume 661, Page 567 of the H.C.D.R.);

THENCE South 41 deg. 32 min. 44 sec. West, along and with the common original line of Lot 72 and Lot 73, same being the northwest line of the 30' SAVE & EXCEPT tract, a distance of 30.00 feet to a 1/2 inch iron rod with cap found at the north corner and POINT OF BEGINNING of the herein described tract of land, same being the west corner of the 30' SAVE & EXCEPT tract and situated in the southwest right-of-way line of said Beamer Road;

THENCE South 48 deg. 27 min. 16 sec. East, over and across Lot 72, along and with said southwest right-of-way line of Beamer Road, same being the southwest line of the 30' SAVE & EXCEPT tract, a distance of 640.00 feet to a 5/8 inch iron rod with cap set at the east corner of the herein described tract of land, same being situated in the northwest line of said 20' SAVE & EXCEPT tract;

THENCE South 41 deg. 32 min. 44 sec. West, departing the southwest right-of-way line of Beamer Road, continuing over and across Lot 72, along and with said northwest line of the 20' SAVE & EXCEPT tract, a distance of 630.00 feet to a 5/8 inch iron rod with cap set in the southwest line of Lot 72 at the south corner of the herein described tract of land, from which the original south corner of Lot 72 bears South 45 deg. 00 min. 00 sec. East, a distance of 20.00 feet;

THENCE North 48 deg. 27 min. 16 sec. West, along and with said southwest line of Lot 72, same being the northeast line of Lot 70, HOIDALE AND COFFMAN ADDITION, a distance of 640.00 feet to a 5/8 inch iron rod with cap set at the common west corner of Lot 72 and the herein described tract of land, same being the south corner of Lot 73;

THENCE North 41 deg. 32 min. 44 sec. East, along and with the northwest line of Lot 72 and the southeast line of Lot 73, a distance of 630.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 9.2562 acres (403,200 square feet) of land.

GENERAL NOTES:

- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE (PROPERTY OWNER) SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF (CENTERPOINT ENERGY).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE RED BALL OXYGEN CO., INC.
- ALL EXISTING PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- ALL BEARINGS SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE NO. 4204.
- THIS RESERVE MAY BE SUBJECT TO THAT CERTAIN UNLOCATED AND UNDEFINED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, AS RECORDED IN VOLUME 1069, PAGE 44 OF THE HARRIS COUNTY DEED RECORDS.

LEGEND:

- I.R. - IRON ROD
- I.P. - IRON PIPE
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- PG. - PAGE
- NO. - NUMBER
- C.F. - CLERK'S FILE
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- R.O.W. - RIGHT-OF-WAY
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.O.P.R.R.P. - HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	S 41°32'44" W	630.00'

CITY OF FRIENDSWOOD REGULATION MATRIX

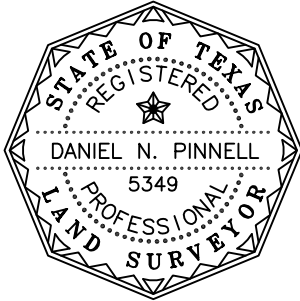
INDUSTRIAL ZONING DISTRICT

SPECIFICATION	REQUIREMENT
LOT AREA MINIMUM SQUARE FEET	20,000 SQ. FT.
LOT WIDTH MINIMUM FEET	100'
LOT DEPTH MINIMUM FEET	100'
FRONT YARD MINIMUM FEET	30' (SEE NOTE 1)
REAR YARD MINIMUM FEET	25' (SEE NOTE 2)
SIDE YARD (INTERIOR) WHEN ABUTTING PROPERTY IN A RESIDENTIAL OR GARDEN HOME DISTRICT MINIMUM FEET	40' (SEE NOTE 2)
SIDE YARD (INTERIOR) WHEN ABUTTING PROPERTY IN A NONRESIDENTIAL DISTRICT MINIMUM FEET	10'
SIDE YARD (EXTERIOR) WHEN BACKING UP TO AN ABUTTING SIDE YARD MINIMUM FEET	25' (SEE NOTE 2)
SIDE YARD (EXTERIOR) WHEN BACKING UP TO AN ABUTTING REAR YARD MINIMUM FEET	10' (SEE NOTE 2)
HEIGHT MAXIMUM FEET	40'
MAXIMUM LOT COVERAGE	60%

NOTES

- WHEN INDUSTRIAL DISTRICT IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT, FRONT YARD SETBACK SHALL BE A MINIMUM OF 50 FEET FROM STREET R.O.W.
- WHEN INDUSTRIAL DISTRICT ABUTS SIDE AND/OR REAR RESIDENTIAL DISTRICT, SETBACK SHALL BE A MINIMUM OF 90 FEET.

I, Daniel N. Pinnell, am authorized 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 eighths (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. This boundary survey closes within one in 10,000.



Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

We, Capital One, National Association, owner and holder of a lien against the property described in the plat known as RBO DEVELOPMENT, said lien being evidenced by instrument of record in the Clerk's File No. RP-2020-287700 of the O.P.R.O.R.P. of Harris 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 subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

STATE OF LOUISIANA
COUNTY OF CADDO

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 acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

We, RED BALL OXYGEN CO., INC., acting by and through Robert A. Ewing, President and Michelle Diglormo, CFO, being officers of RED BALL OXYGEN CO., INC., owners hereinafter referred to as Owners (whether one or more) of the 9.2562 acre tract described in the above and foregoing plat of RBO DEVELOPMENT, 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 on the land so dedicated.

IN TESTIMONY WHEREOF, the RED BALL OXYGEN CO., INC. have caused these presents to be signed by Robert A. Ewing, President, attested by Michelle Diglormo, CFO, thereunto authorized,

this _____ day of _____, 2020.

RED BALL OXYGEN CO., INC.

By: _____
Robert A. Ewing, President

Attest: _____
Michelle Diglormo, CFO

STATE OF LOUISIANA
PARISH OF CADDO

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Ewing and Michelle Diglormo, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of RBO DEVELOPMENT 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 _____, 2020.

By: _____
Becky Bennett
Development Coordinator

By: _____
Joe Matranga
Chairman

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

By: _____
Jildardo Arias, P.E., CFM,
City Engineer/Director of Engineering

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____ 2020, at _____ o'clock ____M., and duly recorded on

_____ 2020, at _____ o'clock ____M., and at Film Code

Number _____ of the Map Records of Harris County for said county.

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

Chris Hollins
County Clerk
of Harris County, Texas

By: _____
Deputy

RBO DEVELOPMENT

A SUBDIVISION OF 9.2562 ACRE (403,200 SQUARE FEET) OF LAND, SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 55, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS.

BEING A PORTION OF LOT 72, HOIDALE AND COFFMAN ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

1 BLOCK

OWNERS:
RED BALL OXYGEN CO., INC.
ROBERT A. EWING, PRESIDENT
609 NORTH MARKET STREET
SHREVEPORT, LOUISIANA 71107
318-464-7888

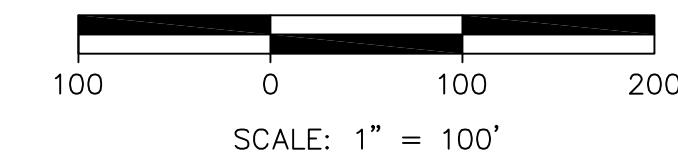
1 RESERVE

SURVEYOR:
THE PINNELL GROUP, LLC
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
FIRM REG. #10039600

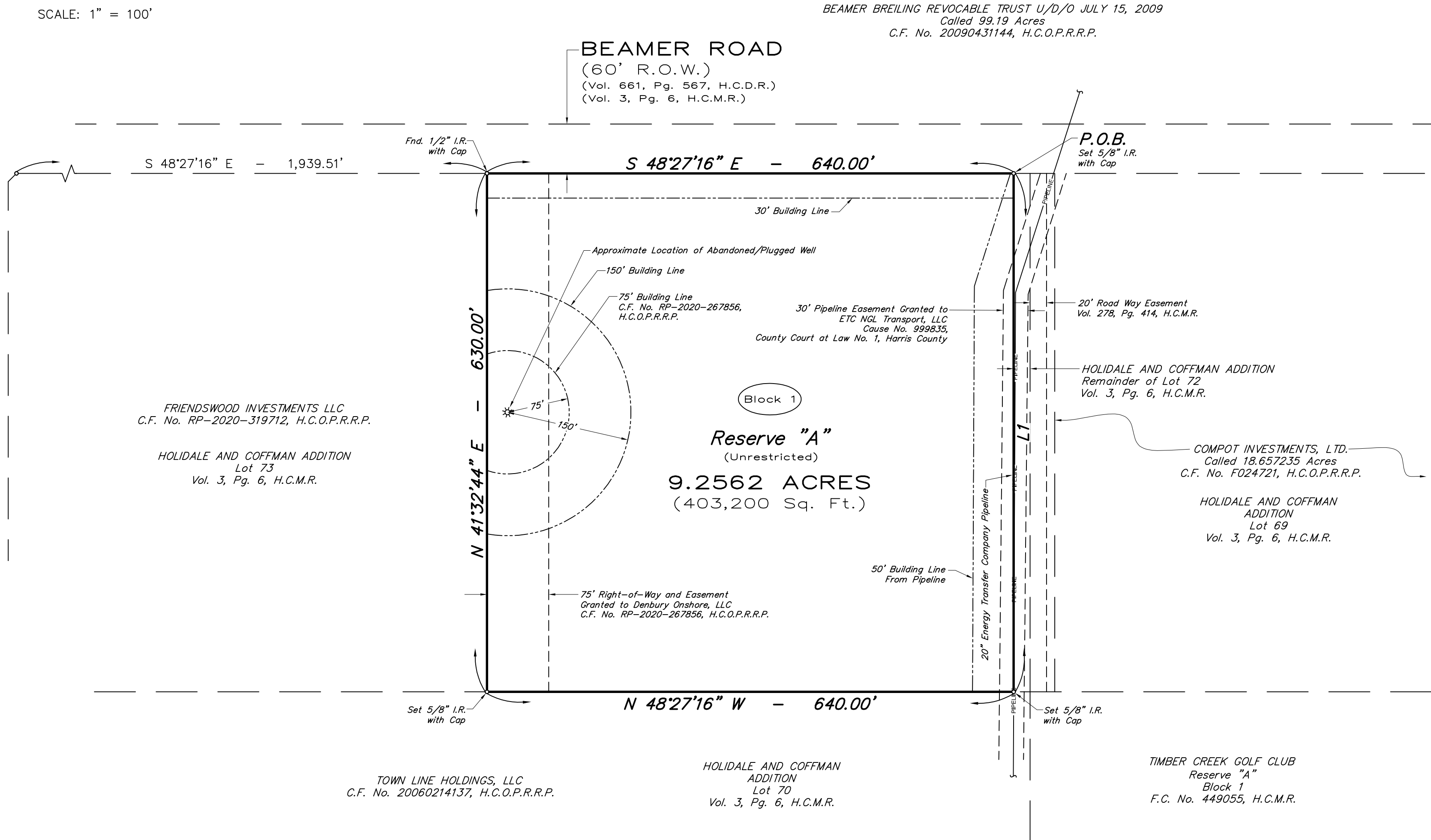
DATE: OCTOBER 28, 2020

SCALE: 1" = 100'

PROJECT NO. 20-160



DIXIE FARM ROAD
a.k.a. F.M. 1959



TOWN LINE HOLDINGS, LLC
C.F. No. 20060214137, H.C.O.P.R.R.P.

HOIDALE AND COFFMAN
ADDITION
Lot 70
Vol. 3, Pg. 6, H.C.M.R.

TIMBER CREEK GOLF CLUB
Reserve "A"
Block 1
F.C. No. 449055, H.C.M.R.