



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 9, 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

- A. Consider the minutes of the Planning and Zoning Commission regular meeting held on Thursday, October 28, 2021.
- B. Consider the minutes of the Planning and Zoning special meeting held on Thursday, December 2, 2021.
- C. Consider approving the Final Plat of Industry Park Friendswood Phase II.

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

Consideration and possible action regarding Preliminary Plat of Challenge Elite Sports, a subdivision of 9.5455 acres out of the Perry and Austin League, A-55, being Lot 73 of the Hoidale & Coffman Subdivision, as recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas, Friendswood, Harris County, Texas.

B. REPLAT: GI'ANNA ESTATES REPLAT OF LOT 9 FRIENDSWOOD GARDENS SUBDIVISION

- i Conduct a public hearing to receive comments, both oral and written, regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according

to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

- ii Consideration and possible action regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

C. ORDINANCE AMENDMENT: COMMUNITY CARE HOMES

- i Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 -Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".
- ii Consideration and possible action regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 - Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".

- D. Consideration and possible action ratifying actions taken by the Planning and Zoning Commission at the Special Meeting held Thursday, December 2, 2021.

5. Consideration and possible action regarding future meeting dates

- A. Consider setting up the next Planning and Zoning Commission regular meetings for (i) Regular Meeting, Thursday, December 23, 2021; and (ii) Regular Meeting, Thursday, January 13, 2022.

6. Discussion Items

- A. Discussion regarding the idea of adding another category in the Residential Regulation Matrix to allow for residential lot widths other than 60 feet and 90 feet.
- B. Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7. J. PUD, Planned Unit Development, general purpose

and description to add criteria to qualify for a PUD, decrease the allowable change in land use from 25% to 5%, add an expiration of two years, and add standards for revocation.

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 commercial and residential project updates, City Council action and ordinance updates.

8. ADJOURNMENT



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

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

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 6TH DAY OF DECEMBER, 2021, AT 6:30 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 QUALIFY FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 28, 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 28, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 28, 2021, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER RICHARD CLARK 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)

No public comments.

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 regular meeting held Thursday, October 14, 2021

****Commissioner Tom Hinckley moved to approve Consider the minutes of the regular meeting held Thursday, October 14, 2021. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

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 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

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

Harbin said this plat is for the southern portion of Avalon at Friendswood and will contain 67 mixed-size lots in accordance with the approved Planned Unit Development (PUD).

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

****Commissioner Tom Hinckley moved to approve Consideration and possible action regarding a one-time, one-year extension of RBO Development Final Plat. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

Harbin said Red Ball Oxygen is working through plan review of a public waterline installation needed for the development. She said once the waterline is installed, tested, and accepted by City Council, then the plat can be recorded.

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.

Mann said he attended his first Galveston County Consolidated Drainage District meeting but had nothing to report related to the City of Friendswood.

Hinckley reported the Ordinance Subcommittee had met to discuss adding requirements to qualify for a Planned Unit Development. He said the suggestions would be presented to the full commission at a later date.

Matranga said Sasson, Koerner, Bennett, and himself would be at the American Planning Association Conference next week and Harbin would stay behind to be present for the City Council meeting. He asked that since the City Council agenda is heavy with Planning and Zoning items, any other commission able to attend in his absence, would be appreciated.

B. Receive an update on tasks from the Planning Subcommittee

No comments.

C. Receive an update on tasks from the Ordinance Subcommittee

No additional comments.

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

No comments.

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

Harbin said the next Council meeting would include discussions of three zone changes, Cline Elementary, One Sixty One Hotel, and Banfielf Office Park plus two ordinance changes, the Subdivision Ordinance rewrite and the new Future Land Use Map draft.

Bennett stated during the rewrite of the Subdivision Ordinance, it was decided to remove the option for payment into the Sidewalk Fund. She explained any funds already existing in the account were being analyzed and the City's Engineering Dept just notified her they will be installing the missing sidewalks for the projects on that list.

7. ADJOURNMENT

This meeting was adjourned at 07:12 PM.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 2, 2021 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 416 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD LIBRARY, JOYCE BAKER ROOM

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 2, 2021

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 2, 2021, AT 06:35 PM 416 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER TRAVIS MANN WAS ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

None.

3. 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 establishing and prioritizing goals for the Planning and Zoning Commission

The commission discussed achievements from 2021 and set goals for 2022.

4. ADJOURNMENT

This meeting was adjourned at 08:30 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Consider approving the Final Plat of Industry Park Friendswood Phase II.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat will create two commercial reserves near FM 2351 and Timber Creek Drive. The preliminary plat was approved by the Commission October 14, 2021. Public infrastructure must be completed and accepted by City Council prior to final plat recordation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The plat appears to meet current city ordinances with no outstanding reasons or conditions.

ATTACHMENTS

1. Compliance Memo_Industry Park Friendswood Phase II
2. Industry Park Ph2 Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: December 1, 2021
Re: Industry Park Phase II Final Plat

Project Description: The proposed plat is to create two commercial reserves near FM 2351 and Timber Creek Drive. The preliminary plat was approved by the commission October 14, 2021. Public infrastructure must be completed prior to final plat recordation.

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*

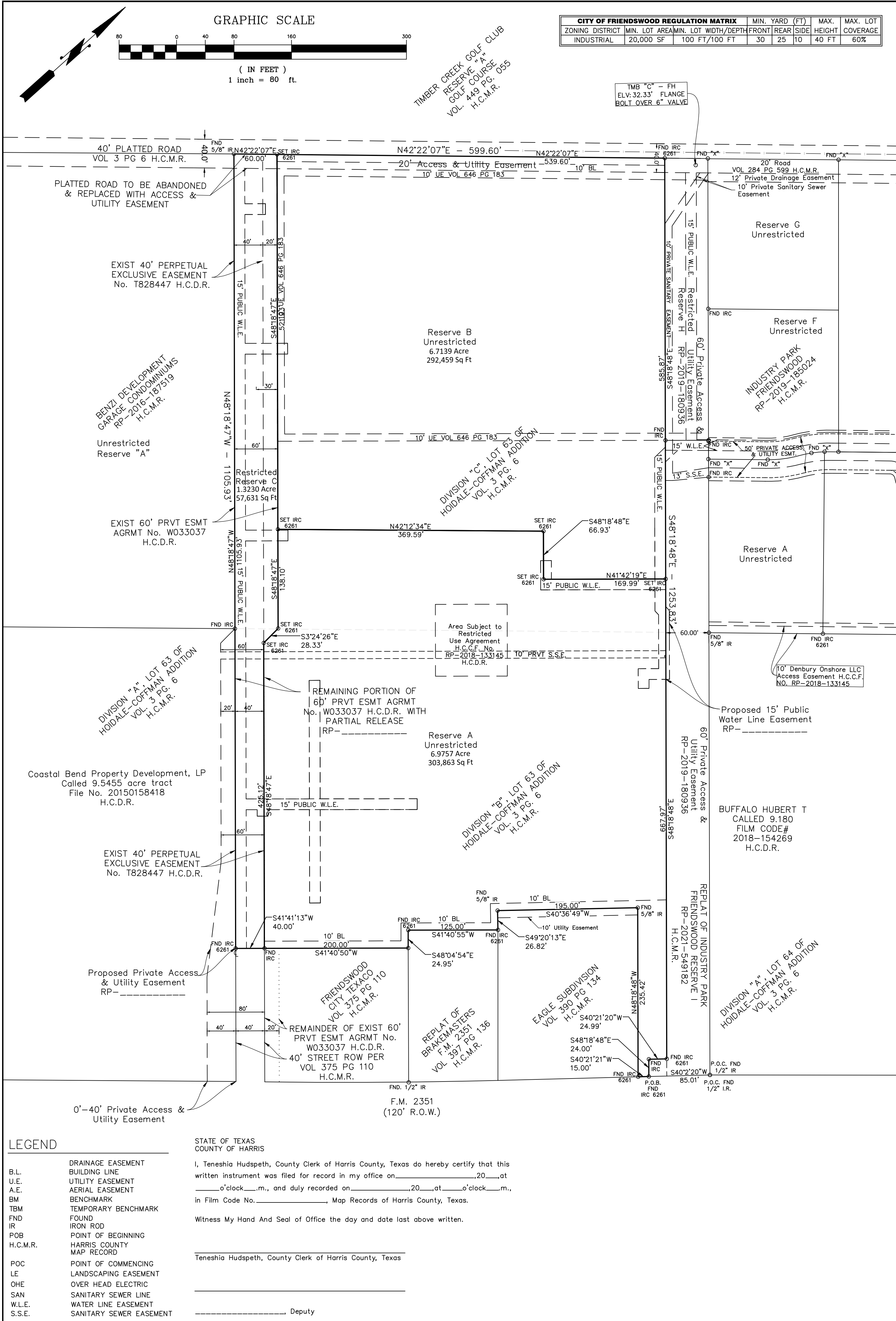
*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may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

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

None.

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

Easements may need to be adjusted per the final, approved, and installed infrastructure.



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-2020-289010 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 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' 49" W., along and with the northerly line of said EAGLE SUBDIVISION a distance of 195.00 feet to a found 5/8" iron rod for corner;

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

THENCE S. 41° 40' 55" W., along and with the northerly line of said REPLAT OF BRAKEMASTERS 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 a found Orange capped iron rod stamped Scott D. Ellis 6261 for corner, being in the common line between Lot 63 Division A and Division B of said HOIDALE-COFFMAN ADDITION also being in the northeasterly 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 BEINZI 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 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 and 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

CITY OF FRIENDSWOOD

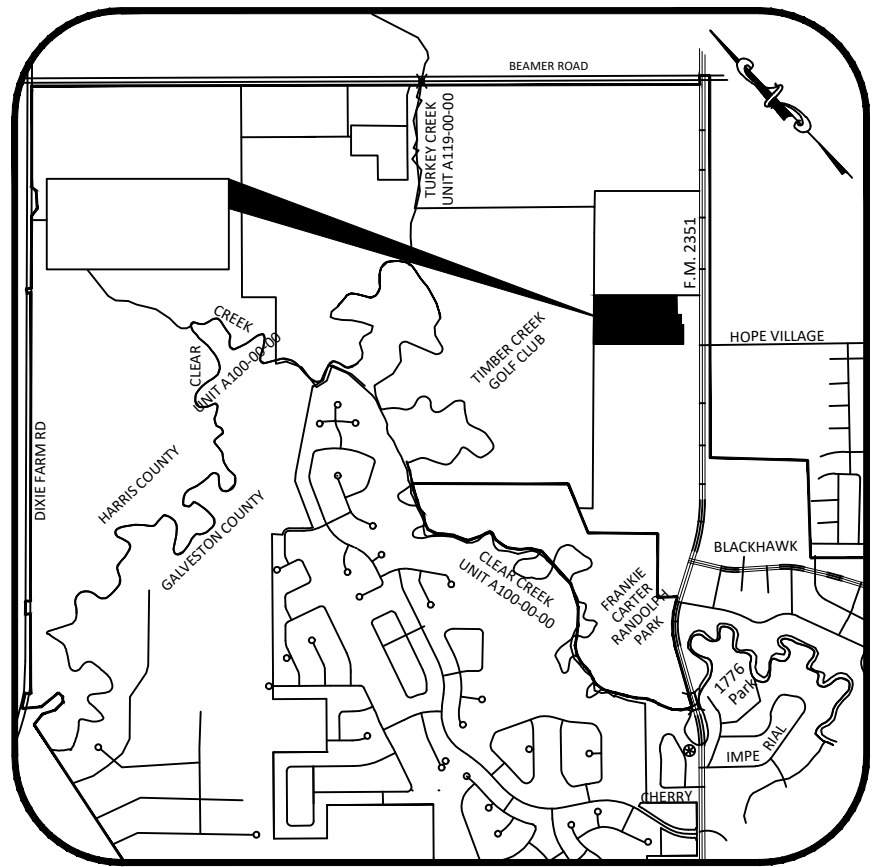
This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this INDUSTRY PARK FRIENDSWOOD PHASE II, as shown hereon.

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

Becky Bennett, Development Coordinator Joe Matranga, Chairman

I, JILDARDO ARIAS, P.E. - CITY ENGINEER of the City of Friendswood, Texas do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office, as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as adopted by the City Council.

Jildardo Arias, P.E., City Engineer



VICINITY MAP

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

BENCHMARK:

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

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

NOTES:

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

FINAL PLAT OF

INDUSTRY PARK FRIENDSWOOD PHASE II

A SUBDIVISION OF 15.0126 ACRES, BEING OUT OF 3 TRACTS OF LAND, 4.9071 ACRES OF LAND BEING OUT OF RESERVE A OF THE BSR SUBDIVISION NO. 1, TOGETHER WITH 9.9936 ACRES OF LAND RECORDED UNDER H.C.C.F. NO. 20150084708, AND 0.1119 ACRES OF LAND RECORDED UNDER H.C.C.F. NO. RP-2019-182701 BEING OUT OF LOT 63 DIVISIONS "B" & "C", OF HOIDALE-COFFMAN ADDITION VOLUME 3, PAGE 6 HARRIS COUNTY MAP RECORDS IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 55 CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

1 BLOCK - 3 UNRESTRICTED RESERVES

ENGINEER	LAND SURVEYOR	OWNER/DEVELOPER
COASTAL BEND Engineering Stephanie Canady, P.E. Texas Registered Engineering Firm F-14444 4558 FM 2351, Friendswood, TX 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. 1106340-000 DECEMBER 2021 SHEET 1 OF 1	COASTAL BEND PROPERTY DEVELOPMENT, LP DAN RUCKER, PARTNER 4558 FM 2351 FRIENDSWOOD, TEXAS 77546 (281) 648-1268



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: **PRELIMINARY PLAT**

Consideration and possible action regarding Preliminary Plat of Challenge Elite Sports, a subdivision of 9.5455 acres out of the Perry and Austin League, A-55, being Lot 73 of the Hoidale & Coffman Subdivision, as recorded in Volume 3, Page 6 of the Map Records of Harris County, Texas, Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create one unrestricted reserve for commercial use. The applicant will be required to install a public water line extension to the property before final plat recordation. No public sewer is available to this tract.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The plat appears to meet current city ordinances with no outstanding reasons or conditions.

ATTACHMENTS

1. Compliance Memo_Challenge Elite Sports
2. Challenge Elite Sports plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: December 2, 2021
Re: Challenge Elite Sports Preliminary Plat

Project Description: The proposed plat is to create one unrestricted reserve for commercial use. The applicant will be required to install a public water line extension to the property before final plat recordation. No public sewer is available to this tract.

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.*

Draw Industrial Zone Regulation Matrix on plat. Draw flood zones.

Page 14 of 45



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Conduct a public hearing to receive comments, both oral and written, regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to subdivide a .0854 acre lot (Friendswood Gardens Subdivision Lot 9) into two .427 acre lots to be known as Gi'Anna Estates. Both of the new lots meet the current minimum lot size requirements and setbacks for the Single Family Residential (SFR) zoning district. Additionally, both lots will front Shadowbend rather than Garden Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks, and Police Department. The plat appears to meet current city ordinances with no outstanding reasons or conditions.

ATTACHMENTS

1. Compliance Memo_Gi'Anna Estates
2. GI ANNA ESTATES Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: December 1, 2021
Re: Gi'Anna Estates Replat

Project Description: The proposed plat is to subdivide a 0.854 acre lot (Friendswood Gardens Subdivision Lot 9) into two 0.427 acre lots to be known as Gi'Anna Estates.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks, 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*

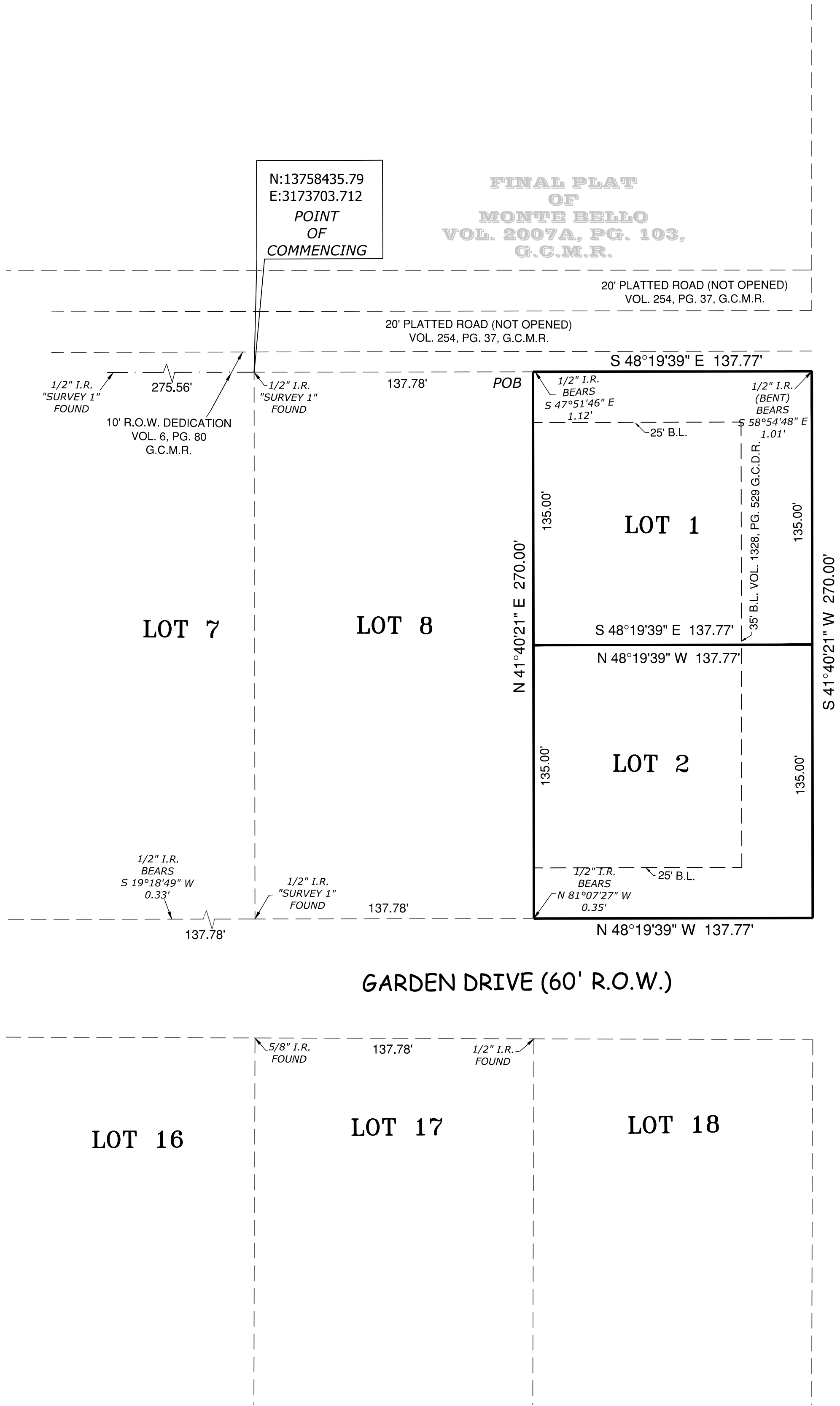
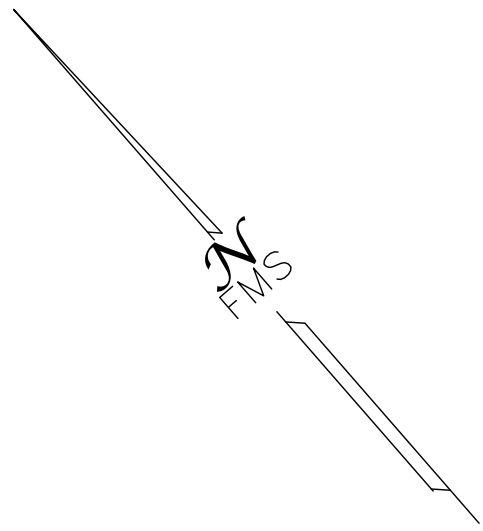
*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may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

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

None.

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

None.

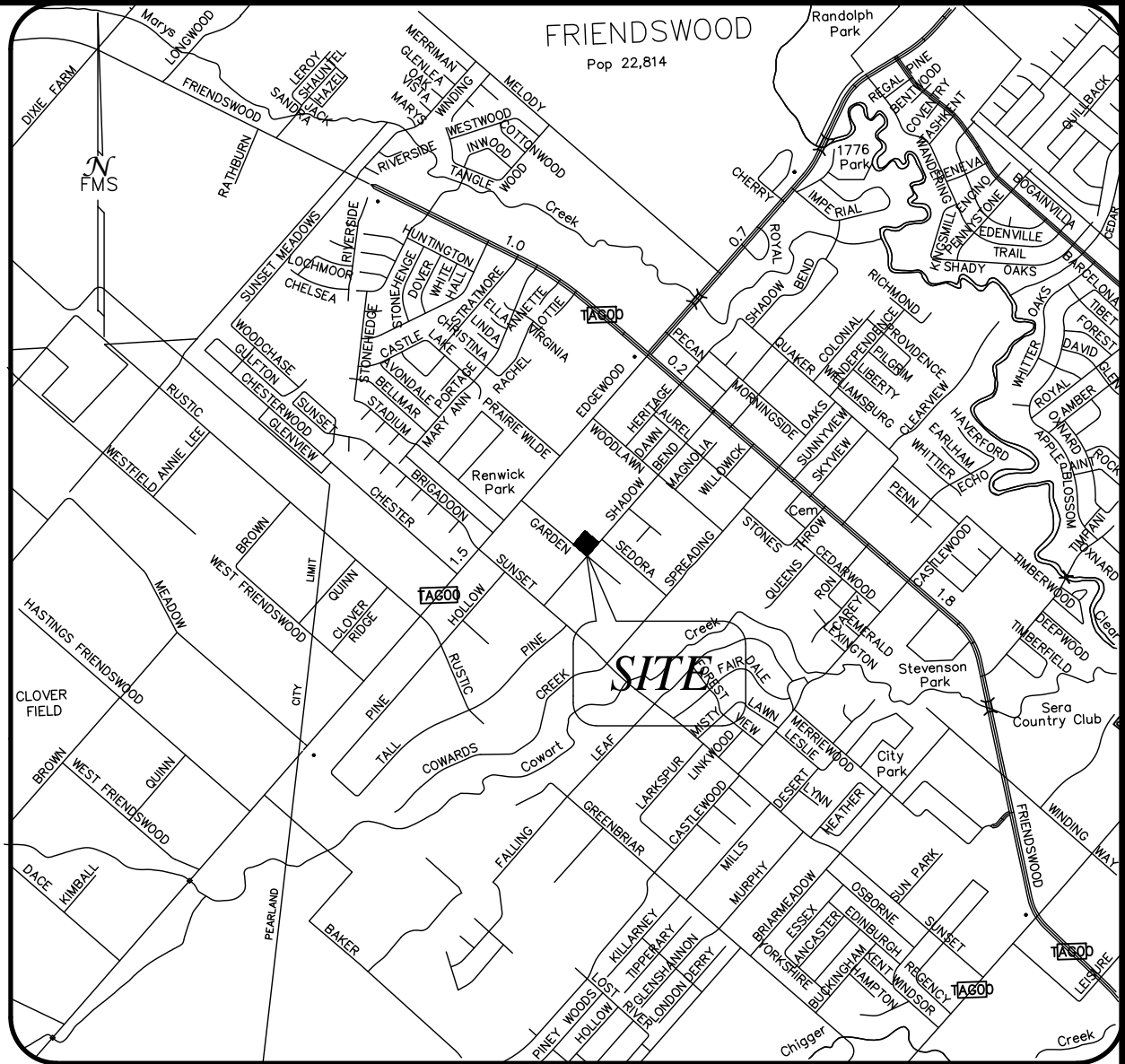


PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ABBREVIATIONS	
B.L.	BUILDING LINE
G.C.C.F.	GALVESTON COUNTY CLERK FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
H.C.F.R.M.	HARRIS COUNTY FLOODPLAIN REFERENCE MARK
No.	NUMBER
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
VOL.	VOLUME

OWNER:
TIM MOOREHEAD
CONTACT: 713-679-3754,
608 W CASTLEWOOD AVE,
FRIENDSWOOD, TEXAS 77546
EMAIL: timmoorehead@gmail.com

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jsherdan@fmssurveying.com
TBPLS FIRM # 10040400
FMS JOB No. 64893
DRAFTING: RC
www.fmssurveying.com

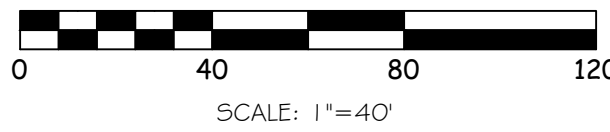


VICINITY MAP
SCALE: 1"=2640'

PROJECT BENCHMARK:
H.C.F.R.M.

PROJECT BENCHMARK IS DESCRIBED AS A BRASS DISC STAMPED RM 010105, FROM I-45 AT FM 528 TRAVEL SOUTHWEST +/- 3.75 MILES ON FM 528 TO 518, THEN NORTHWEST ON FM 518 +/- 1.3 MILES TO CLEARVIEW, THEN NORTHEAST +/- 0.7 MILE ON CLEARVIEW TO FIRE HYDRANT AND MONUMENT ON THE LEFT.

PUBLISHED ELEV: 18.78 NAVD88, 2001 ADJUSTMENT



Gi'Anna Estates
Replat of Lot 9 of
Friendswood Gardens Subdivision

BEING LOT NINE (9) (0.854 ACRE (37,198 SQ. FT)) OF FRIENDSWOOD GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 83 AND TRANSFERRED TO VOLUME 6, PAGE 80 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING PART OF ABSTRACT 151 SARAH MCKISSICK SURVEY.

NOVEMBER 22, 2021
1 BLOCK, 2 LOTS, 0 RESERVE
37,198 SQ. FT
0.854 ACRES

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1.

CITY OF FRIENDSWOOD NOTES:

- 1.) 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.
- 2.) 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.) 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 ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 4.) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 5.) 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.
- 6.) 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.
7. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
8. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999868773.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE AND HAS RELIED ON THE CITY PLANNING LETTER WITH A GF NUMBER 2791021-10052 BY TEXAS AMERICAN TITLE COMPANY, DATED OCTOBER 29, 2021.

3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48167C00114G, MAP DATED AUGUST 15, 2019, THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. ALL EASEMENTS AND ROAD RIGHT-OF-WAY SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

6. PROJECT BENCHMARK IS PER THE TOPOGRAPHIC SURVEY PROVIDED BY SOUTH POINT SURVEYING DATED AUGUST 23, 2021.

CERTIFICATE FOR SURVEYOR

I, SCOTT R. SHERIDAN, 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 THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METALS) 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 SURVEY CORNER.

WITNESS MY HAND AND SEAL THIS DAY OF , 2021.

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 R. SHERIDAN
TEXAS REGISTRATION NO. 6171

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF *Gi'Anna Estates* 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 , 2021.

BY: _____
BECKY BENNETT,
DEVELOPMENT COORDINATOR

BY: _____
JOE MATRANGA,
CHAIRMAN

COUNTY CLERK ACKNOWLEDGMENT STATEMENT

GALVESTON COUNTY

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON , 2021, AT O'CLOCK, __M, AND DULY RECORDED ON , 2021, AT O'CLOCK, __M, INSTRUMENT 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

CERTIFICATE FOR CITY ENGINEER

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

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

I, TIMOTHY PAUL MOOREHEAD, BEING THE OWNER OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNER, WHETHER ONE OR MORE, OF THE 0.854 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF *Gi'Anna Estates* 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.

EXECUTION OF OWNER'S ACKNOWLEDGMENT

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS DAY OF , 2021.

BY: _____
TIMOTHY PAUL MOOREHEAD, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON

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 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 , 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LOT SIZE TABLE			
BLK	LOT	SQ. FEET	ACRES
1	1	18,599	0.427
1	2	18,599	0.427

LIENHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, ALLEGIANCE BANK, ACTING BY AND THROUGH _____, HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS *Gi'Anna Estates*, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2021060501 OF THE MORTGAGE RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

EXECUTION OF LIENHOLDER'S ACKNOWLEDGMENT

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS DAY OF , 2021.

BY: _____

STATE OF TEXAS

COUNTY OF GALVESTON

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 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 , 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

METES AND BOUNDS DESCRIPTION OF

a 0.854 acre (37,198 square feet) tract of land out of that certain tract of land described in deed to Timothy Paul Moorehead, recorded under Document Number (Doc. No.) 2021060500 of Official Public Records of Galveston County, Texas (O.P.R.G.C.Tx.) and being Lot 9 of Friendswood Gardens Subdivision, a map or plat thereof recorded under Volume 254-A (Vol.), Page 83 (Pg.) and transferred to Plat Record 6, Map No. 80 (Galveston County Map Records) G.C.M.R., with said 37,198 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING: at a 1/2-inch iron rod stamped "Survey 1" found on the South line of a 10 foot Road right-of-way Dedication as shown on said Friendswood Gardens Subdivision Map, same being the Northeast corner of Lot 7 and Northwest corner of Lot 8 of the Friendswood Gardens Subdivision Map;

THENCE: S 48°19'39" E, along and with the South line of the 10 foot right-of-way Dedication and North line of Lot 8, a distance of 137.78 feet to a point for corner, same being the Northwest corner of proposed Lot 1 and **POINT OF BEGINNING** of the herein described tract, from which bears a 1/2-inch iron rod found S 47°51'46" E, at a distance of 1.12 feet;

THENCE: S 48°19'39" E, continuing along the South line of the 10 foot right-of-way Dedication, along and with North line of proposed Lot 1, a distance of 137.77 feet to a point for corner and Northeast corner of proposed Lot 1, same being the Southwest intersection of West Shadowbend Avenue (called 60 foot in width) as shown on the Final Plat of Garden Oaks, Vol. 18, Pg. 648, (G.C.M.R.) and 10 foot right-of-way Dedication, from which a 1/2-inch iron rod (disturbed) found bears S 58°54'48" E, at a distance of 1.01 feet;

THENCE: S 41°40'21" W, departing from the South line of the 10 foot right-of-way Dedication and the Northeast corner of proposed Lot 1, along and with the East line of proposed Lot 1, a distance of 270.00 feet to a point for corner, same being the Southeast corner of proposed Lot 2 and Northwest intersection of West Shadowbend Avenue and Garden Drive (called 60 foot in width) as shown on said Friendswood Gardens Subdivision map;

THENCE: N 48°19'39" W, departing from West Shadowbend Avenue, along and with the South line of proposed Lot 2 and North line of Garden Drive, a distance of 137.77 feet to a point for corner, from which bears a 1/2-inch iron rod found N 81°07'27" W, at a distance of 0.35 feet, same being the Southwest corner of proposed Lot 2 and Southeast corner of Lot 8 in said Friendswood Gardens Subdivision;

THENCE: N 41°40'21" E, departing from the North line of Garden Drive, along and with the West line of proposed Lot 2 and Lot 1 and East line of Lot 8, a distance of 270.00 feet to the Northwest corner and **POINT OF BEGINNING** and containing 0.854 acres of land.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR DATE

DIRECTOR DATE

THIS IS TO CERTIFY THAT THE ABOVE 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 PLAN AS SUBMITTED, WAS PREPARED, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS THE SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

REFERENCE ID# G210005

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED 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 IN 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.

Gi'Anna Estates

Replat of Lot 9 of
Friendswood Gardens Subdivision

BEING LOT NINE (9) (0.854 ACRE (37,198 SQ. FT)) OF FRIENDSWOOD GARDENS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 83 AND TRANSFERRED TO VOLUME 6, PAGE 80 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING PART OF ABSTRACT 151 SARAH MCKISSICK SURVEY.

NOVEMBER 22, 2021

1 BLOCK, 2 LOTS, 0 RESERVE
37,198 SQ. FT
0.854 ACRES

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1.

OWNER:

TIM MOOREHEAD
CONTACT: 713-679-3754,
608 W CASTLEWOOD AVE.
FRIENDSWOOD, TEXAS 77546
EMAIL: timmoorehead@gmail.com

ABBREVIATIONS

B.L.	BUILDING LINE.
G.C.C.F.	GALVESTON COUNTY CLERK FILE.
G.C.D.R.	GALVESTON COUNTY DEED RECORDS.
G.C.M.R.	GALVESTON COUNTY MAP RECORDS.
H.C.F.R.M.	HARRIS COUNTY FLOODPLAIN REFERENCE MARK.
NO.	NUMBER.
O.P.R.G.C.Tx.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS.
PG.	PAGE.
P.O.B.	POINT OF BEGINNING.
P.O.C.	POINT OF COMMENCING.
R.O.W.	RIGHT OF WAY.
VOL.	VOLUME.

SURVEYOR:

F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jsheridan@fmsurveying.com
TBFLS FIRM # 10040400
FMS JOB No. 64893
DRAFTING: RC
www.fmsurveying.com





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Consideration and possible action regarding Gi'Anna Estates, Replat of Lot 9 Friendswood Gardens Subdivision, being Lot Nine (9) (.854 acre (37,198 square feet)) of Friendswood Gardens, a subdivision in Galveston County, Texas according to the map or plat thereof, recorded in Volume 254-A, Page 83 and transferred to Volume 6, Page 80 of the Map Records of Galveston County, Texas and being part of Abstract 151 Sarah McKissick Survey, City of Friendswood, Galveston County, Texas.

See files for item 4.B.i.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to subdivide a .0854 acre lot (Friendswood Gardens Subdivision Lot 9) into two .427 acre lots to be known as Gi'Anna Estates. Both of the new lots meet the current minimum lot size requirements and setbacks for the Single Family Residential (SFR) zoning district. Additionally, both lots will front Shadowbend rather than Garden Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks, and Police Department. The plat appears to meet current city ordinances with no outstanding reasons or conditions.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Conduct a public hearing to receive comments, both oral and written, regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 -Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".

Action:

SUMMARY / ORIGINATING CAUSE

These proposed changes are intended to bring our Zoning Ordinance in compliance with State Law regarding Community Care Homes. Chapter 123 of the Human Resources Code for the State of Texas 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 one of the 13 diagnoses defined in Section 123.002. Facilities that provide care to these classes of people are allowed by right in residentially zoned areas provided the exterior of the residential structure is not altered, house not more than 6 residents and 2 staff members, and are located not closer than one-half mile from another existing community home. Our current requirement of the S1 process is not necessary or allowed by State law.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

These proposed changes are intended to bring our Zoning Ordinance in compliance with State Law regarding Community Care Homes.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Community Care Homes Redline Section 7.P.
2. Community Care Homes Redline Section 20 Definitions

Section 7. Schedule of district regulations.

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
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1 <u>P</u>	S1 <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>									
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				

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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(Supp. No. 3, Update 1)

(a) Second floor and above.

(b) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

~~5. S1: Site plan approval required; these facilities shall be subject to the following additional supplemental requirements at the time the first permit, certificate of occupancy, or zoning compliance request is submitted:~~

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

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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

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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.

Section 20. Definitions.

- (a) The following words, terms and phrases, when used in this appendix, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory use or structure means a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Adult entertainment business shall have the same meaning as "sexually oriented business," as that term is defined in V.T.C.A., Local Government Code ch. 243, and chapter 62 of the Code of Ordinances, and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this appendix and chapter 62 of the Code of Ordinances. The determination of what constitutes an adult entertainment business shall be made by the police chief or his/her designee, in accordance with the definitions contained in chapter 62 of the Code of Ordinances, and such determination shall be appealable to the zoning board of adjustment.

Apartment house means any building or portion thereof used as a multiple dwelling for the purpose of providing three or more separate dwelling units which may share means of egress and other essential facilities.

Assisted living facility means an establishment as defined by Texas Health and Safety Code Chapter 247.

Automobile graveyard means an establishment or place of business that is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Building means any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind. The term "building" includes the term "structure."

Building area means the surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

Building line means a line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

Childcare center means a childcare facility that is licensed to care for seven or more children for less than 24 hours per day, at a location other than the permit holder's home (pursuant to Texas Administrative Code, Title 40, Part 19, Chapter 746). Compliance with all applicable state regulations is required. A childcare center shall also obtain a certificate of zoning compliance pursuant to section 9.D ("Administration and enforcement—Building permits and certificates of zoning compliance").

1. *Registered childcare home.* In a registered childcare home, the registered primary caregiver provides care in the caregiver's own residence for not more than six children from birth through 13 years, and may provide care after-school hours for not more than six additional elementary school children. The total number of children in care at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A registered childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.
2. *Licensed childcare home.* The total number of children in care varies with the ages of the children, but the total number of children in care in a licensed childcare home at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A licensed childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.

Cluster housing development means a residential development containing attached or detached units on a limited portion of land with the remaining land areas consolidated into common open space areas.

Comprehensive plan means graphic and textual form policies which govern the future development of the city and which consist of various components governing specific geographic areas and functions and services of the city.

Density means living units per acre in a platted subdivision. The term "density" pertains to total platted acreage, including streets.

Dwelling, garden home, means a dwelling unit which is structurally attached to another dwelling unit but which does not share a common wall.

Dwelling, multiple-family, means any building, or portion thereof, which is designed, built, rented, leased or intended to be occupied as three or more dwelling units or apartments and which includes facilities for food preparation and sleeping.

Dwelling, single-family, means a detached building having accommodations for and occupied by not more than one family.

Dwelling, two-family, means a detached building having accommodations for and occupied by not more than two families. In calculating minimum lot area, a two-family dwelling shall be considered to be two dwelling units.

Dwelling unit means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters for one family.

Family means a single individual or a number of individuals domiciled together, whose relationship is of a continuing, nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit. This shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose relationship is of a transitory or seasonal nature or for anticipated limited duration of school terms or other similar determinable period.

Fence means any structure enclosing, demarcating or surrounding an area of ground to mark a boundary, control access, or prevent escape, in part or in whole.

Graduated fence means a fence required by city ordinance, the height of which may be reduced for some portion of its required length, either in a stair-step configuration or by gradually reducing such height in a straight or radial line. The length and height of the fence so reduced will be determined on the basis of a combination of factors, including, but not limited to, security, public welfare, and pedestrian and traffic safety.

Green space means natural undeveloped areas, such as prairies, farmland, barren land, forests, wetlands and lakes. The term "green space" may also include landscaped perimeters and green landscape reserves along thoroughfares.

Height.

- a. The height of a building shall be measured to:
 - (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);
 - (2) The top of the highest deck of a mansard roof; or
 - (3) The top of the highest parapet wall of a flat roof.
- b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise

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applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.

- c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.

Home occupation means an occupation or profession engaged in by the occupants of a dwelling, the conduct of which does not result in the dwelling being identified as a business by the external and objective evidence of a business, such as signs, displays, deliveries, continuous or repetitive traffic (rather than occasional or sporadic traffic) generated by the home occupation, or by regular gatherings of clients or customers for business purposes. Home occupations are a permitted use in accordance with this section, provided that:

1. The occupation or profession conducted within a residential dwelling unit must be clearly incidental and subordinate to the use of the premises as a residential dwelling unit.
2. The home occupation shall be conducted entirely within the dwelling unit or accessory structure.
3. Only members of the family residing on the premises are employed.
4. No internal or external alterations, special construction, or features are involved.
5. There is no advertising of any type on the premises and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main building or any accessory building; however, advertising of the home occupation by published or printed matter is allowed.
6. No equipment is used which creates offensive noises, vibrations, sound, smoke or dust, odors, heat, glare, X-ray or electrical disturbances to radio or television.
7. Vehicles used in conjunction with the home occupation must park completely in the driveway of the resident without blocking the sidewalk.
8. The home occupation must not change the character of the residential area.
9. A childcare center as defined in this section is not recognized as a home occupation.
10. A personal care facility as defined in this section is not recognized as a home occupation.
11. The use of off-site personal services at a residence by the occupant, such as lawn care, maid services, etc., does not constitute a home occupation and is not limited by this appendix.

Junkyard means an establishment or place of business maintained, used, or operated for storing, keeping, buying or selling junk, for processing scrap metal, or for maintaining or operating an automobile graveyard. The term "junkyard" includes garbage dumps and sanitary fills.

Lot includes the term "plot" or "parcel."

Lot measurements.

1. *Depth.* The distance between the midpoint of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. *Width.* The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost point (where they intersect with the street lines) shall not be less than 90 percent of the required lot width except in the case of lots on the turning circle of culs-de-sac where the 90 percent requirement shall not apply.

Office park means one or more commercial buildings with multiple businesses providing services but not delivering products directly to customers and consisting of two or more tenants using common driveways.

Open space means a restricted reserve located within a development with limited low-impact amenities, including, but not limited to, green space, both natural and landscaped, detention areas, trails, lakes, pavilions, benches, outdoor cooking facilities, and active recreational facilities, such as ball and soccer fields, playgrounds, and the like. Amenities may be passive or active.

Parking space, off-street, means a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without moving another. For purposes of rough computation, an off-street parking space and necessary access for maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the city.

~~*Personal care facility* means any establishment that furnishes food and shelter to four or more persons who are unrelated to the proprietor of the establishment and provides personal care services as that term is defined in V.T.C.A., Health and Safety Code § 247.002, and as further provided for in V.T.C.A., Human Resources Code § 123.004.~~

Commented [BB1]: Outdated term. Now called Assisted Living Facility.

Planned unit development means a district with development characterized by a unified site development plan which may provide for a mixture or combination of residential, recreation and open space and commercial uses.

Servant's or caretaker's quarters means an accessory building located on the same lot as the main building, or a portion of the main building, used as living quarters by persons acting as caretakers of the property or by employed servants and not rented or otherwise used as a separate domicile and not used except as an accessory use to the primary use of the property.

Shopping center means a group of commercial establishments which is planned, developed, owned and managed as a unit related in its location, size and type of shops to the trade area that the unit serves.

Specific use means a use that would not be appropriate generally or without restrictions throughout the zoning district but would, if controlled as to number, area, location or relation to the neighborhood, promote the property held, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in a zoning district as special exceptions, if specific provision for such special exceptions is made in this appendix.

Street means a public or private thoroughfare which affords a principal means of access to abutting property.

Street line means the right-of-way line of a street.

Structural alterations means any change in the supporting member of a structure, such as bearing walls, columns, beams or girders.

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

Townhouse means a row of three or more attached, one-family dwellings, separated by vertical party or lot line walls, and each having private entrances.

Variance means a relaxation of the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, so that the spirit of the ordinance is observed and substantial justice is done.

Yard means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

Yard, front, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as specified in each zoning district.

Yard, rear, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot as specified in each zoning district. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimensions. On both corner and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side, means a yard between a building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the building.

- (b) The present tense includes the future tense; the singular number includes the plural; and the plural number includes the singular.
- (c) The term "shall" is mandatory; the term "may" is permissive.
- (d) The terms "used" and "occupied" include the words "intended, designed or arranged to be used or occupied."
- (e) The term "person" includes an individual, firm, association, organization, partnership, trust, company or corporation.

(Ord. No. 89-9, § 1, 9-11-1989; Ord. No. 89-29, § 1, 1-22-1990; Ord. No. 90-5, § 1, 3-5-1990; Ord. No. 95-36, § 1, 1-8-1996; Ord. No. 96-6, § 2, 5-20-1996; Ord. No. 98-14, §§ 2, 3, 8-17-1998; Ord. No. 98-17, § 2, 9-14-1998; Ord. No. 2001-23, § 2, 11-19-2001; Ord. No. 2005-36, § 1, 11-21-2005; Ord. No. 2008-06, § 3, 2-18-2008; Ord. No. 2009-05, § 1, 6-15-2009; Ord. No. 2013-45, §§ 2, 3, 12-2-2013; Ord. No. 2015-04, § 2, 2-2-2015; Ord. No. 2017-23, § 3, 9-11-2017; Ord. No. 2020-16, § 5, 4-6-2020; Ord. No. 2020-44, § 3, 12-7-2020)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Consideration and possible action regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to amend the zoning districts in which the following NAICS Uses are allowed: 6232 -Residential, intellectual and development disability, mental health, and substance abuse facilities, 623311 - Continuing care retirement communities (with on-site nursing), and 623312 - Assisted living facilities for the elderly (without on-site nursing) and to remove subnote (b.) 5. S1; Site Plan Approval Required and amendments to Section 20. Definitions to remove the term "Personal Care Facility" and add the term "Assisted Living Facility".

Action:

SUMMARY / ORIGINATING CAUSE

These proposed changes are intended to bring our Zoning Ordinance in compliance with State Law regarding Community Care Homes. Chapter 123 of the Human Resources Code for the State of Texas 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 one of the 13 diagnoses defined in Section 123.002. Facilities that provide care to these classes of people are allowed by right in residentially zoned areas provided the exterior of the residential structure is not altered, house not more than 6 residents and 2 staff members, and are located not closer than one-half mile from another existing community home. Our current requirement of the S1 process is not necessary or allowed by State law.

See files attached to item 4.C.i.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

These proposed changes are intended to bring our Zoning Ordinance in compliance with State Law regarding Community Care Homes.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Consideration and possible action ratifying actions taken by the Planning and Zoning Commission at the Special Meeting held Thursday, December 2, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

The Planning and Zoning Commission met on Thursday December 2, 2021, to review accomplishments for 2021 and establish goals and priorities for 2022.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None

RECOMMENDATIONS

None

ATTACHMENTS

1. 2022 P&Z Commission Action Items Table - Rev 1
2. Copy of 2021 PZ Commission Action Items Table - Final

**Planning and Zoning Commission
Proposed 2022 Action Items**

Item	Action	Target Date	Leader	Committee	Status	Compl. Date
Comprehensive Plan	Using City Council's direction, Staff and the Commission will progress the development of an updated Comprehensive Plan. Not all sections will require updating.	Dec-22	Aubrey	Planning	In Progress with a goal to develop a list of sections to be addressed in 2022 by the end of 2/22.	
Planned Unit Development	a. Evaluate and recommend if changes are needed to include sunset clauses for PUDs, i.e., if the project utilizing the PUD is not completed by a certain date it expires.	Mar-22	Becky	Ordinance	In Progress	
	b. Evaluate and recommend if changes are needed to the allowable percentage of changes included in approved PUDs.	Mar-22	Becky	Ordinance	In Progress	
	c. Evaluate if any PUD requirements that have been removed from the Zoning Ordinances should be added back.	Mar-22	Becky	Ordinance	In Progress	

Planning and Zoning Commission
Proposed 2022 Action Items

Subdivision Ordinances Update	a. Review park dedication requirements; currently no land dedication is required unless a subdivision contains 655 lots or more; collaborate with Parks & Recreation.	Dec-22	Becky	Ordinance	Awaiting more progress on the Parks Dept. Master Plan.	
Subdivision Ordinances Update - continued	b. Garden Home District. Consider adding open space requirements or other amenity requirements.	Apr-22	Becky	Ordinance	In Progress	Draft to the Commission by Feb. 2022
General P&Z Topic	a. General review of the sign ordinance, including the use of store front LED lights.	Dec-22	Becky	Ordinance		
Open-Ended Topics	a. Consider the need for changes to zoning or permitted land use to better prepare for Friendswood reaching 50,000 residents.		Aubrey		Ongoing with no action at this time	
	b. Continue to develop and participate in training opportunities, including refreshers on the Commission's allowable decision-making criteria.		Aubrey		Ongoing	
	c. Continue to match zoning ordinances with Texas legislative actions.		Becky	Ordinance	Ongoing	
	d. Continue to strive for the consistent application of the ordinances in P&Z rulings.		All		Ongoing	

Planning and Zoning Commission
2021 Action Items Final Status - Revised December 2021

Item	Action	Target Date	Leader	Committee	Status	Compl. Date
Comprehensive Plan	Using City Council's direction, Staff and the Commission will progress the development of an updated Comprehensive Plan. Not all sections will require updating.	Dec-22	Aubrey	Planning	Ongoing	
Future Land Use Map	As part of the Comprehensive Plan, review the current Land Use Map and submit recommended updates.	Dec-21	Aubrey	Planning	Complete	Nov-21
Zoning Ordinances Update	a. Review and establish recommendations for improving the tree ordinance to encourage retention of large trees and planting/tree selection to improve Friendswood's future tree footprint.	Nov-21	Becky	Ordinance	Complete	Nov-21
General P&Z Topic	a. Review the use of LED lights surrounding commercial window frames outside of DD.	Dec-22	Becky	Ordinance	Deferred to 2022 as part of an overall sign ordinance review.	
Planned Unit Development	a. Evaluate and recommend if changes are needed to include sunset clauses for PUDs, i.e., if the project utilizing the PUD is not completed by a certain date it expires.	Mar-22	Becky	Ordinance	In Progress	

Planning and Zoning Commission
2021 Action Items Final Status - Revised December 2021

	b. Evaluate and recommend if changes are needed to the allowable percentage of changes included in approved PUDs.	Mar-22	Becky	Ordinance	In Progress	
Planned Unit Development - Continued	c. Evaluate if any PUD requirements that have been removed from the Zoning Ordinances should be added back.	Mar-22	Becky	Ordinance	In Progress	
Subdivision Ordinances Update	a. Review park dedication requirements; currently no land dedication is required unless a subdivision contains 655 lots or more; collaborate with Parks & Recreation.	Dec-22	Becky	Ordinance	Deferred to 2022	Awaiting further progress on the Parks Dept. Master Plan.
	b. Garden Home District. Consider adding open space requirements or other amenity requirements.	Apr-22	Becky	Ordinance	In Progress	Draft to the Commission by Feb. 2022
	c. SFR Lot Minimum Width. Evaluate the minimum SFR lot size requirements and develop a recommendation for City Council.	Dec-21	Becky	Ordinance	Closed	To be removed for lack of current need.
	d. Continue to match zoning ordinances with Texas legislative actions.		Becky	Ordinance	Ongoing	
General P&Z Topics	a. Consider the need for changes to zoning or permitted land use to better prepare for Friendswood reaching 50,000 residents.	Dec-22	Aubrey		Ongoing	No Action At This Time

Planning and Zoning Commission
2021 Action Items Final Status - Revised December 2021

	b. Provide refreshers on the allowable decision-making criteria for Commissioners. Stress continued attendance at available training opportunities, including annual planning conferences.		Aubrey		Ongoing	
General P&Z Topics - continued	c. Develop a format to allow for more open discussion of ideas in workshops with City Council.		Aubrey and Joe		Ongoing	No Action At This Time
	d. Continue to strive for the consistent application of the ordinances in P&Z rulings.		All		Ongoing	No Action At This Time
	e. Evaluate if P&Z can and should push for earlier traffic studies in the development process and for application to smaller developments.	Dec-22	Aubrey		Closed	Engineering to investigate
	f. Consider whether a super majority vote by P&Z should require a minimum of a super majority vote by City Council to not follow P&Z's recommendation.	Dec-21	Joe		Closed	Insufficient support to make a change



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Discussion regarding the idea of adding another category in the Residential Regulation Matrix to allow for residential lot widths other than 60 feet and 90 feet.

Action:

SUMMARY / ORIGINATING CAUSE

This item has been on the Commission's To Do List for 2021. This idea was a result of discussions related to residential Planned Unit Developments (PUDs). If we allowed more options for varied residential lot widths, it could reduce or eliminate the need for residential PUDs; however, if we added the allowance of smaller lot sizes, most builders and developers would opt for that and the number of 90ft lots would significantly decrease. Large lots allow for responsible development and managed impact to the City's population.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

None at this time.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. City Comparison of Residential Lot Widths

Residential Zoning Districts - lot width

	125	120	100	90	80	75	70	65	60	50	40	25
Friendswood		X		X					X			
Pearland		X	X		X		X		X	X		
League City		X			X					X		X
Missouri City			X					X	X	X	X	X
Deer Park								X		X	X	
Richardson								X				
Sugar Land	X					X			X	X		
Intl Zoning Code	X		X			X			X			



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 9, 2021

Subject: Discussion regarding possible amendments to Appendix C, Zoning Ordinance, Section 7. J. PUD, Planned Unit Development, general purpose and description to add criteria to qualify for a PUD, decrease the allowable change in land use from 25% to 5%, add an expiration of two years, and add standards for revocation.

Action:

SUMMARY / ORIGINATING CAUSE

These amendments will amend the general purpose and description for Planned Unit Developments to address past concerns by Commissioners and Councilmembers regarding concerns with the PUD process. The proposed changes will add criteria to qualify for a PUD, decrease the allowable change in land use from 25% to 5%, add an expiration of two years, and add standards for revocation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The amendments will clearly define the parameters of a Planned Unit Development (PUD). Removal of the statement that prohibits the use of a PUD to circumvent ordinances will also be beneficial because PUDs are intended to allow for creative development which may not always meet every ordinance.

RECOMMENDATIONS

The Ordinance Subcommittee, City Manager and Legal have reviewed the amendments and recommend moving forward with the changes.

ATTACHMENTS

1. Draft PUD Amendments Redline

Section 7. Schedule of district regulations.

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 ~~p~~Planning and ~~z~~zoning ~~c~~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.

Commented [BB1]: Removed capitalization per Municode.com format.

(b) ~~The general purposes of all PUD districts are several-fold:~~

Commented [BB2]: Moved section up.

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.~~

- (c**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 ~~of the previous zoning district~~ shall apply ~~to all land development within a PUD district. The density for any residential use within a PUD shall not exceed the maximum density allowed in the base zoning district.~~

Commented [BB3]: Any design element not called out in the PUD reverts to the previous zoning district.

- (d) ~~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.~~

- (e) ~~A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criteria is needed to approve a PUD.~~

Commented [BB4]: Added criteria to qualify for a PUD.

1. ~~The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards;~~
2. ~~The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;~~
3. ~~The land serves as transition between different and seemingly incompatible land uses;~~
4. ~~The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;~~

~~5. The land is proposed for development of a major employment center, or of major economic benefit for the community, and for which special design standards may be warranted;~~

~~6. To provide amenities or features that would be of a special benefit to the community.~~

~~(e) 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;

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- (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.
- (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.

- (4) Time limit. A planned unit development issued under this section shall expire two years after its date of issuance if the construction or use authorized thereunder is not substantial and is not providing consistent progress 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 PUD 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. The

Commented [BB5]: Decrease allowable change in land use from 25% to 5%.

Commented [BB6]: Added expiration.

PUD zoning will remain in place, however, and another development plan must be submitted and approved for any construction to occur.

- (5) Revocation. A PUD may be revoked or modified, after notice and hearing, if the PUD was obtained or extended by fraud or deception or if the terms of the PUD have not been met.