



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 13, 2022 - 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

In order 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 to be placed on a later regular Commission agenda for discussion and/or possible action.

3. Consent Agenda

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

- A. Consider the minutes for the Planning and Zoning Commission regular meeting held on Thursday, December 9, 2021.

4. Action Items

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

A. PRELIMINARY PLAT

Consider approving the Preliminary Plat of Joyful Park, a subdivision of 7.643 acres being all of a 7.5765 acre tract and .0622 acres of a called 1.735 acre tract situated in the Beaty, Seale and Forwood Survey No. 5, A-625, City of Friendswood, Galveston County, Texas.

B. SITE PLAN

Consider approving the site plan for a building expansion of the City of Friendswood Public Safety Building located at 1600 Whitaker Drive.

5. Discussion Items

- A. Discuss 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 10%, add an expiration of two years, and add standards for revocation.
- B. Discuss Zoning Ordinance Section 7. P. Permitted Uses, specifically the annual review of the Permitted Use Table to review and determine if any uses need to be amended.
- C. Discuss Appendix B, Subdivisions, Section XV. Variances to review newly established variance procedures.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, January 27, 2022 and (ii) Thursday, February 10, 2022.

7. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions 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 10TH DAY OF JANUARY, 2022, AT 4:30 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: Consider the minutes for the regular meeting held on Thursday, December 9, 2021.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes for the regular meeting

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 12-09-2021 P and Z Minutes



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

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 9, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 9, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER TOM HINCKLEY, COMMISSIONER RICHARD CLARK, AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

None.

3. Consent Agenda

****Commissioner Catherine Koerner moved to approve Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

- 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.

****Commissioner Marcus Perry moved to approve the 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. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin said the proposed plat was to create one commercial reserve on Beamer Road. She said the property owner would later submit a commercial site plan for a volleyball facility.

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.

Harbin said the proposed plat would divide one lot, currently facing Garden Drive, into two lots that would front Shadowbend Avenue.

- 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.

See files for item 4.B.i.

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

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".

Bennett explained the subcommittee previously presented the proposed ordinance amendments to the full commission in October. She said the changes were to comply with state law regarding the zoning of certain types of assisted living facilities.

Sasson commented the changes were necessary to protect the city and be in compliance.

- 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".

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

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

****Commissioner Catherine Koerner moved to ratify actions taken by the Planning and Zoning Commission at the Special Meeting held Thursday, December 2, 2021. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

Matranga read through the 2021 Planning and Zoning Commission Action Items detailing the status of each. He said the commission discussed each item at length during the retreat and the list has

been updated accordingly with items either completed, ongoing, deferred to 2022, or "parked" for the time being.

Matranga then presented the 2022 Action Items. Sasson commented this would be a living document.

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.

****Chairman Joe Matranga moved to cancel the Thursday, December 23, 2021 Regular Meeting. Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

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.

No discussion following the ratification of the December 2, 2021 retreat topics.

- 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.

Bennett presented proposed amendments to the Planned Unit Development section of the Zoning Ordinance as discussed by the Ordinance Subcommittee. She explained the first item is to include language for PUD design standards to default to its previous zoning category should the developer not include specifics such as building setbacks or lot coverage percentage. Bennett said this wording prevents missing information.

She explained the next proposal is to limit residential density to the previous zoning district. Bennett provided a spreadsheet of subdivision densities that shows PUDs have traditionally not exceeded 2.7 units per acre and the subcommittee wants to protect against PUDs being used for high density, smaller lot sizes. Matranga commented that the commission continuously hears how the market demands smaller than 90-foot lots for which PUDs are routinely used. Matranga stated a developer could develop smaller lots using a PUD, provided all other criteria is met, but without increasing the density and instead providing more green space or amenities. Perry suggested criteria for what may and may not be calculated as open space.

Bennett said the subcommittee was tasked with providing criteria for qualification for a PUD to help guide decision making of the commission and council. She read the criteria being proposed and explained the language was inspired by several other cities' PUD ordinances.

The allowable change in land use is currently 25% but it is being suggested to lower the amount to 5%. She said the three city ordinances that the subcommittee consulted all require Council action for any percentage of amendment. Bennett said the City of League City allows a 15% administrative change and that the percentage being proposed is up for discussion. After much discussion amongst the Commission, the subcommittee will research the topic further and come back with recommendations.

And lastly, the subcommittee is asking to include an expiration period for Planned Unit Developments should construction not begin or any progress take place.

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.

Perry and Harbin attended the CEDC meeting. Harbin said there is some discussion about CEDC creating their own liaisons to attend other meetings.

Matranga and Sasson said they attended the GCCDD meeting where much business was conducted although not directly related to the commission.

All the commissioners thanked City Attorney Fischer for her help and guidance and wished her luck in retirement.

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

No comments.

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

No comments.

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

Not present.

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

Harbin said she would email the DRC report to the commission. She and Bennett both told City Attorney Fischer how much she would be missed.

Fischer said she enjoyed her time at the City of Friendswood and complimented the staff, volunteers, and public servants for all their hard work and contributions.

8. ADJOURNMENT

This meeting was adjourned at 08:11 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: **PRELIMINARY PLAT**

Consider approving the Preliminary Plat of Joyful Park, a subdivision of 7.643 acres being all of a 7.5765 acre tract and .0622 acres of a called 1.735 acre tract situated in the Beaty, Seale and Forwood Survey No. 5, A-625, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to subdivide a commercial tract of land into two unrestricted reserves for commercial development and one restricted reserve designated for detention purposes. Zoning of the land is Community Shopping Center (CSC) and the total acreage is 7.643 acres. Future development of the sites will require site plan approval by the Commission.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

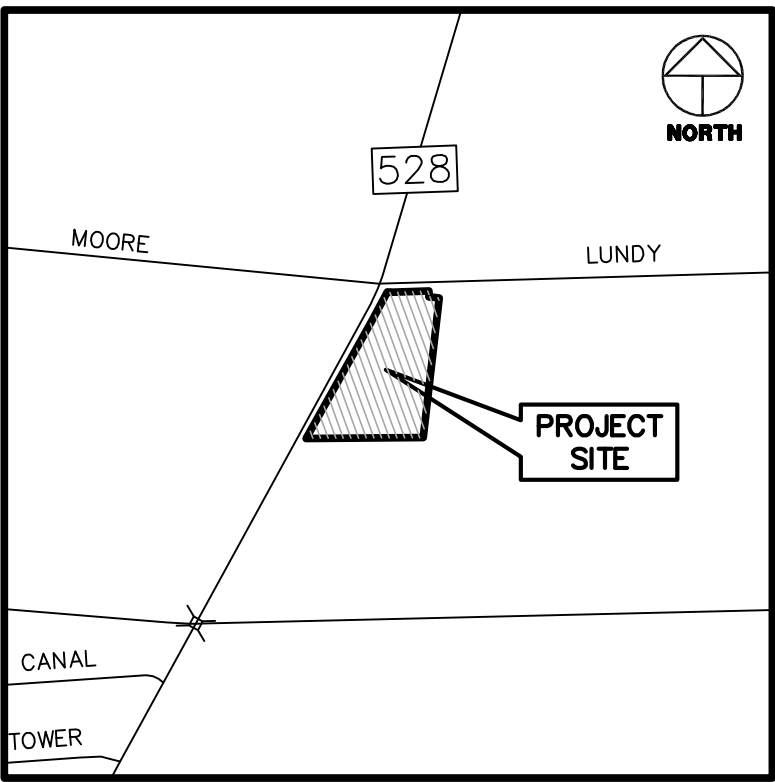
Approval of the plat will allow development of the land to move forward.

RECOMMENDATIONS

Please see attached Compliance Memo.

ATTACHMENTS

1. 20211230 - PLAT- JOYFUL PARK SUBDIVISION
2. Compliance Memo_Joyful Park Prel Plat



**GALVESTON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'**

COUNTY OF GALVESTON

We, SJBC Commercial XXII, LLC, a Texas limited liability company, acting by and through Jeff Beard, Manager, hereinafter referred to as the owners of the 7.6430 acre tract described in the above and foregoing map of JOYFUL PARK, do hereby make and establish said subdivision and development plan of said property on behalf of SJBC Commercial XXII, LLC, a Texas limited liability company, according to lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby certify that we are owners of all property adjacent to the boundaries of this plat where public utility and /or drainage wastements are to be established outside the boundaries of the above and foregoing plat and do dedicate to the use of public forever easements shown in said adjacent acreage.

Further, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, SJBC Commercial XXII, LLC, a Texas limited liability company, has caused these presents to be signed by Jeff Beard, Manager, therunto authorized, and its common seal therunto affixed, this the _____ day of _____, 20____.

SJBC Commercial XXII, LLC, a Texas limited liability company

Jeff Beard
Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Beard, Manager, of SJBC Commercial XXII, LLC, a Texas limited liability known to me to be company the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires:

I, Lucas G. Davis, 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 and forms a mathematical closure greater than 1:10,000; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Lucas G. Davis
Texas Registration No. 6599

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____
Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer and having reviewed all sheets 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 that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

GCDD REF ID # 200010

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

By: Becky Bennett, Development Coordinator

By: Joe Matranga, Chairman

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

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

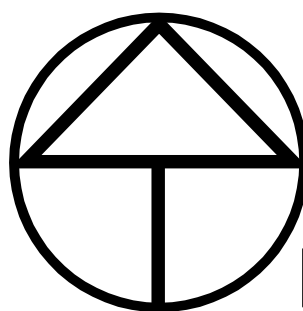
Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: Deputy

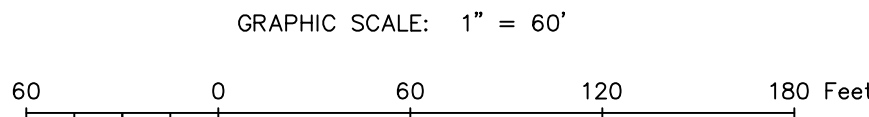
Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards-Minimum/Feet			Height Maximum Feet (max. 4 stories)	Landscape Requirements	Exception Notes	Minimum Lot Coverage
				Front	Rear	Side				
COC	15,000	100	150	30	15	25	10	25	10	40

ABBREVIATIONS

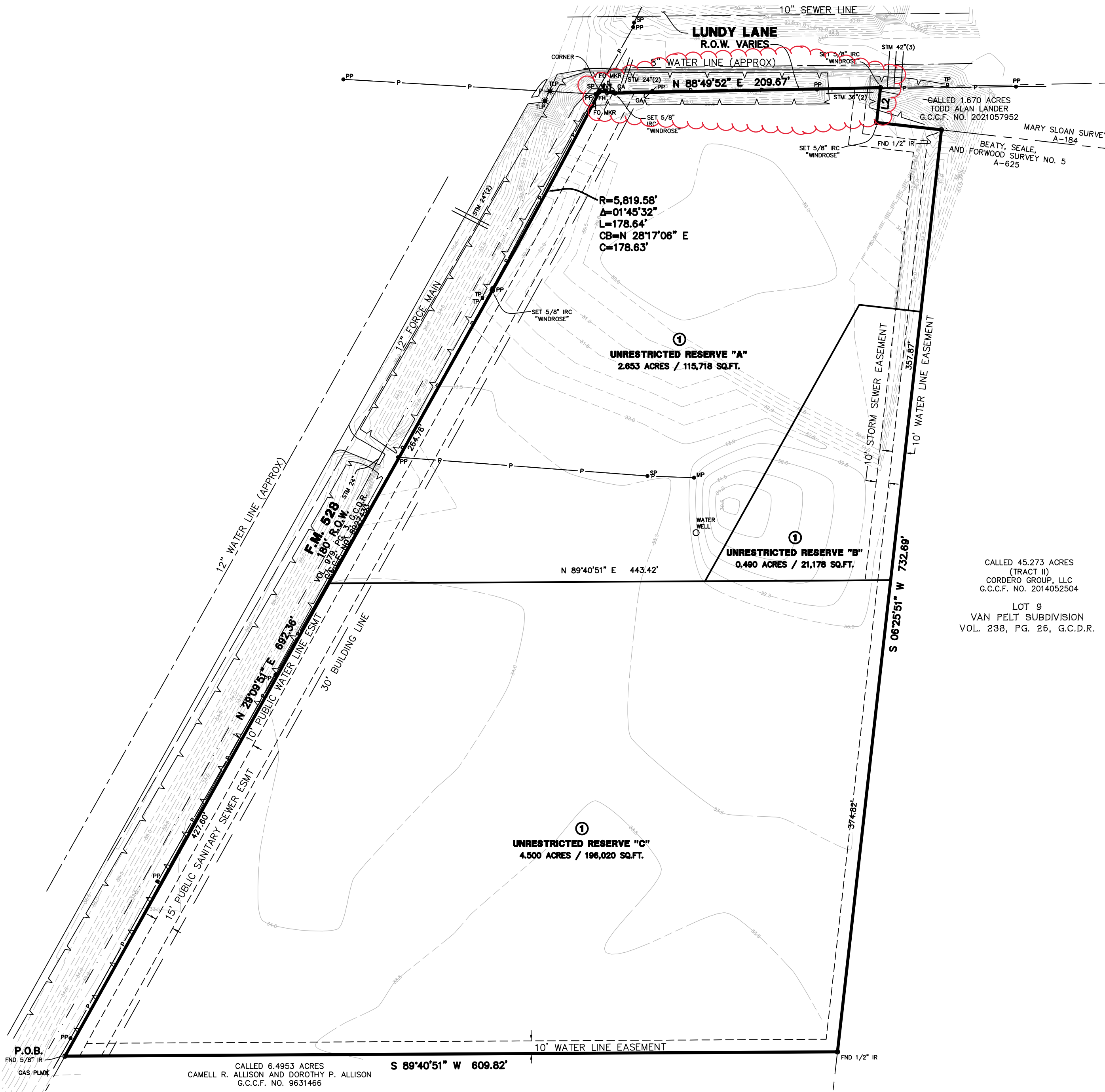
- B.L. - BUILDING LINE
ESMT - EASEMENT
FND - FOUND
G.C.C.F. - GALVESTON COUNTY CLERK FILE
G.C.D.R.
G.C.M.R.
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
S.S.E. - SANITARY SEWER EASEMENT
LP - STREET LIGHT
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
VOL. - VOLUME



NORTH



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°34'09" E	12.17'
L2	S 08°25'51" W	27.73'
L3	S 83°34'09" E	51.54'



GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999968673.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48167C201G REVISED/DATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF FRIENDSWOOD.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN FIFTY FEET (50') TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE PROPERTY OWNER(S) 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 WATER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 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(S).
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- AT THE TIME OF DEVELOPMENT A 15' WIDE LANDSCAPING BUFFER WILL BE REQUIRED ALONG FM 528. TREES WITHIN THE LANDSCAPING BUFFER CANNOT BE LOCATED WITHIN WATER OR SEWER EASEMENTS.

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

DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.643 ACRES OR 332,916 SQUARE FEET OF LAND BEING THE SAME CALLED 7.5765 ACRE TRACT DESCRIBED IN DEED TO SALLYE M. STAPLETON, AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2016002072, AND PART OF A CALLED 1.735 ACRE TRACT DESCRIBED IN DEED TO LOUIE WILLIE LUNDAY AND WIFE, KATHRYN LUNDAY AS RECORDED UNDER G.C.C.F. NO. 2007044833, SITUATED IN THE BEATY, SEALE, AND FORWOOD SURVEY NO. 5, ABSTRACT NO. 625, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, WITH SAID 7.643 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 528 (180 FEET WIDE) AS RECORDED UNDER VOL. 979, PG. 3, GALVESTON COUNTY DEED RECORDS (G.C.D.R.) AND G.C.C.F. NO. 8927433 FOR THE NORTHWEST CORNER OF A CALLED 6.4953 ACRE TRACT DESCRIBED IN DEED TO CAMELL R. ALLISON AND DOROTHY P. ALLISON AS RECORDED UNDER G.C.C.F. NO. 9631466 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29 DEG. 09 MIN. 51 SEC. EAST, ALONG THE SOUTHEAST R.O.W. LINE OF SAID F.M. 528, A DISTANCE OF 692.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE SOUTHEAST R.O.W. LINE OF SAID F.M. 528 AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,819.58 FEET, A CENTRAL ANGLE OF 01 DEG. 45 MIN. 32 SEC., AN ARC LENGTH OF 178.64 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEG. 17 MIN. 06 SEC. EAST - 178.63 FEET TO THE INTERSECTION OF THE SOUTH R.O.W. LINE OF LUNDY LANE (R.O.W. VARIES) AND THE SOUTHEAST LINE OF SAID F.M. 528, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 34 MIN. 09 SEC. EAST, ALONG THE SOUTH R.O.W. OF SAID LUNDY LANE, A DISTANCE OF 12.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE WESTERLY CORNER OF A SAID 1.735 ACRE, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 49 MIN. 52 SEC. EAST, CONTINUING ALONG THE SOUTH R.O.W. OF SAID LUNDY LANE, A DISTANCE OF 209.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 06 DEG. 25 MIN. 51 SEC. WEST, OVER AND ACROSS SAID 1.735 ACRE TRACT, A DISTANCE OF 27.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE COMMON LINE OF SAID 1.735 ACRE TRACT AND SAID 7.5765 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 34 MIN. 09 SEC. EAST, ALONG AFORESAID COMMON LINE, A DISTANCE OF 51.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 06 DEG. 25 MIN. 51 SEC. WEST, ALONG THE COMMON LINE OF SAID 45.273 ACRE TRACT AND SAID 7.5765 ACRE TRACT, SAME BEING THE WEST LINE OF SAID LOT 9, A DISTANCE OF 732.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 6.4953 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEG. 40 MIN. 51 SEC. WEST, ALONG THE COMMON LINE OF SAID 6.4953 ACRE TRACT AND SAID 7.5765 ACRE TRACT, A DISTANCE OF 609.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.643 ACRES OR 332,916 SQUARE FEET OF LAND.

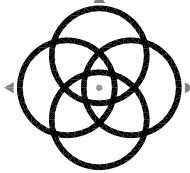
**PRELIMINARY PLAT OF
JOYFUL PARK**

A SUBDIVISION OF
7.643 AC./ 332,916 SQ. FT.
BEING ALL OF A 7.5765 ACRE TRACT
AND 0.0622 ACRES OF A CALLED 1.735 ACRE TRACT
SITUATED IN THE
BEATY, SEALE, AND FORWOOD SURVEY NO. 5, A-625,
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS

1 BLOCK 3 RESERVES
NOVEMBER 2021

Owner
SJBC Commercial XXII, LLC
a Texas limited liability company
Jeff Beard, Manager
10077 Grogan's Mill Road, Suite 135
The Woodlands, Texas, 77380
281-367-2220

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: January 10, 2022
Re: Joyful Park Subdivision Preliminary Plat

Project Description: The proposed plat is to create two commercial reserves plus a shared detention reserve at 2907 W. Parkwood Ave.

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. Will be required for final plat.*

Dedicate right-of-way to sufficiently include the drainage ditch along Lundy Lane.
Provide No Objection letters from utility companies.
Provide updated title report.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: **SITE PLAN**

Consider approving the site plan for a building expansion of the City of Friendswood Public Safety Building located at 1600 Whitaker Drive.

Action:

SUMMARY / ORIGINATING CAUSE

The current Public Safety Building is located at 1600 Whitaker Drive and consists of 28,390 square feet within one story. The proposed expansion will add 9,414 square feet to the east side of the building (nearest the Fire Station) to provide additional offices.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

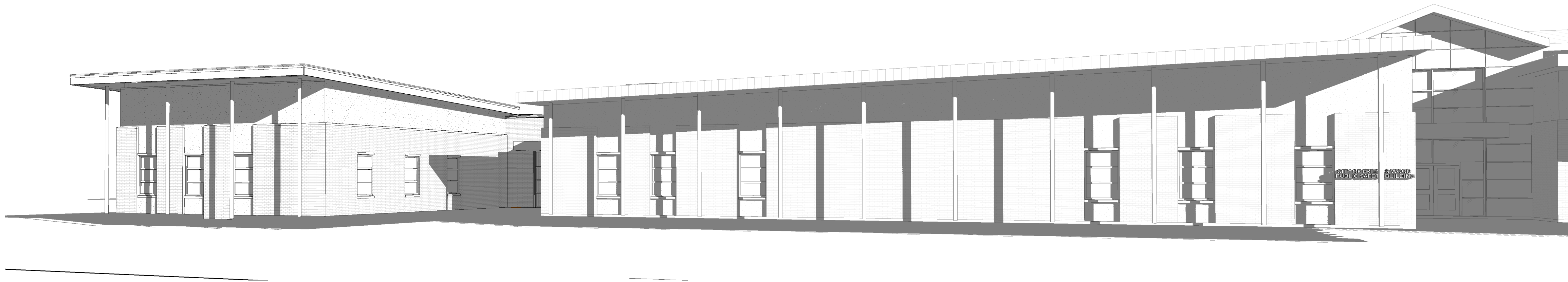
Approval of the site plan will allow the project to move forward. Funding for this project is a result of the last bond election.

RECOMMENDATIONS

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

ATTACHMENTS

1. Cover Sheet_PSB Expansion
2. Site Plan_PSB Expansion
3. Landscape Plan_PSB Expansion
4. Elevation_PSB Expansion
5. Photometric_PSB Expansion
6. Compliance Memo_PSB Expansion



FRIENDSWOOD PUBLIC SAFETY BUILDING

1600 WHITAKER DR. FRIENDSWOOD, TEXAS 77546

ARCHITECT



PGAL
3131 BRIARPARK DR.
SUITE 200
HOUSTON, TX 77042
[T] 713 622 1444
[F] 713 968 9333

CIVIL

PGAL
3131 BRIARPARK DR.
SUITE 200
HOUSTON, TX 77042
[T] 713 622 1444
[F] 713 698 9333

STRUCTURAL

HENDERSON ROGERS
2603 AUGUSTA DR
SUTIE 800
HOUSTON, TX 77057
[T] 713 430 5800

MEP

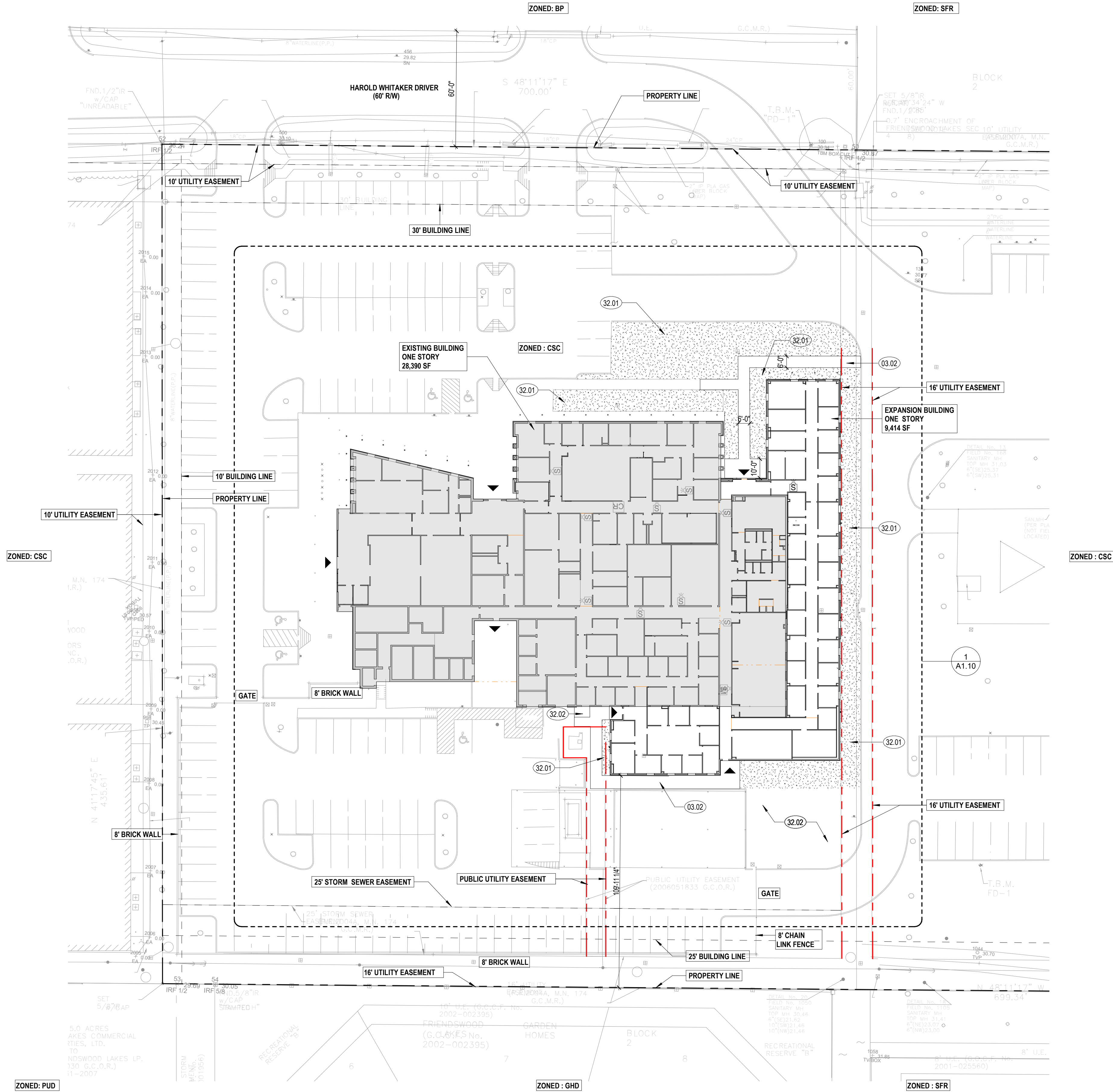
INFRASTRUCTURE ASSOCIATES
6117 RICHMOND AVE.
SUITE 200
HOUSTON, TX 77057
[T] 713 622 0120

LANDSCAPE

M2L
8955 KATY FREEWAY
HOUSTON, TX 77024
Address Line 3
[T] 713 722 8897

AREA MAP





OVERALL SITE PLAN 1" = 30'-0"

GENERAL SITE PLAN NOTES

- FFE OF 0'-0" IN THESE PLANS REFERS TO CIVIL ELEVATION XX.XX' NAVD OR XX.XX' NGVD.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
- REFER TO CIVIL AND LANDSCAPE DWGS FOR ALL INFORMATION REGARDING SITE ELEMENTS INCLUDING BUT NOT LIMITED TO PAVING, GRADING, SITE DRAINAGE, PLANTINGS ECT.
- SITE PLAN EXPIRATION NOTE: APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF (6) SIX MONTHS.

PARKING CALCULATIONS

PUBLIC SAFETY BUILDING REQUIRED PARKING
1 SPACE FOR EACH 300 G.S.F
37,804/300 = 126 SPACES

TOTAL PARKING SPACES PROVIDED
147 SPACES

LOT COVERAGE CALCULATIONS

LOT SIZE 3.6005 ACRES
BUILDING FOOTPRINT 0.868 ACRES

LOT COVERAGE 0.868/3.6005 X100% = 24%

SITE PLAN GRAPHIC LEGENDS

- EXISTING BUILDING
- EXPANSION BUILDING
- NEW LANDSCAPE
- ENTRANCE / EXIT

KEYNOTES

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

NUMBER	DESCRIPTION
03.02	NEW PAVING, SEE CIVIL DRAWINGS FOR MORE DETAILS
32.01	LANDSCAPE AREA, RE: LANDSCAPE
32.02	EXISTING LANDSCAPE AREA

CLIENT



CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
T 281 996 3200

ARCHITECT



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T 713 622 1444
F 713 622 1444
www.pgal.com

CONSULTANT

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12.20.2021

NO.	DATE	DESCRIPTION
2	12/20/2021	ADDENDUM 2

PROJECT NAME

FRIENDSWOOD
PUBLIC SAFETY
BUILDING

PROJECT LOCATION

1600 WHITAKER DR.
FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER

1005510

PROJECT STATUS

100%CONSTRUCTION
DOCUMENT
DATE OF ISSUE

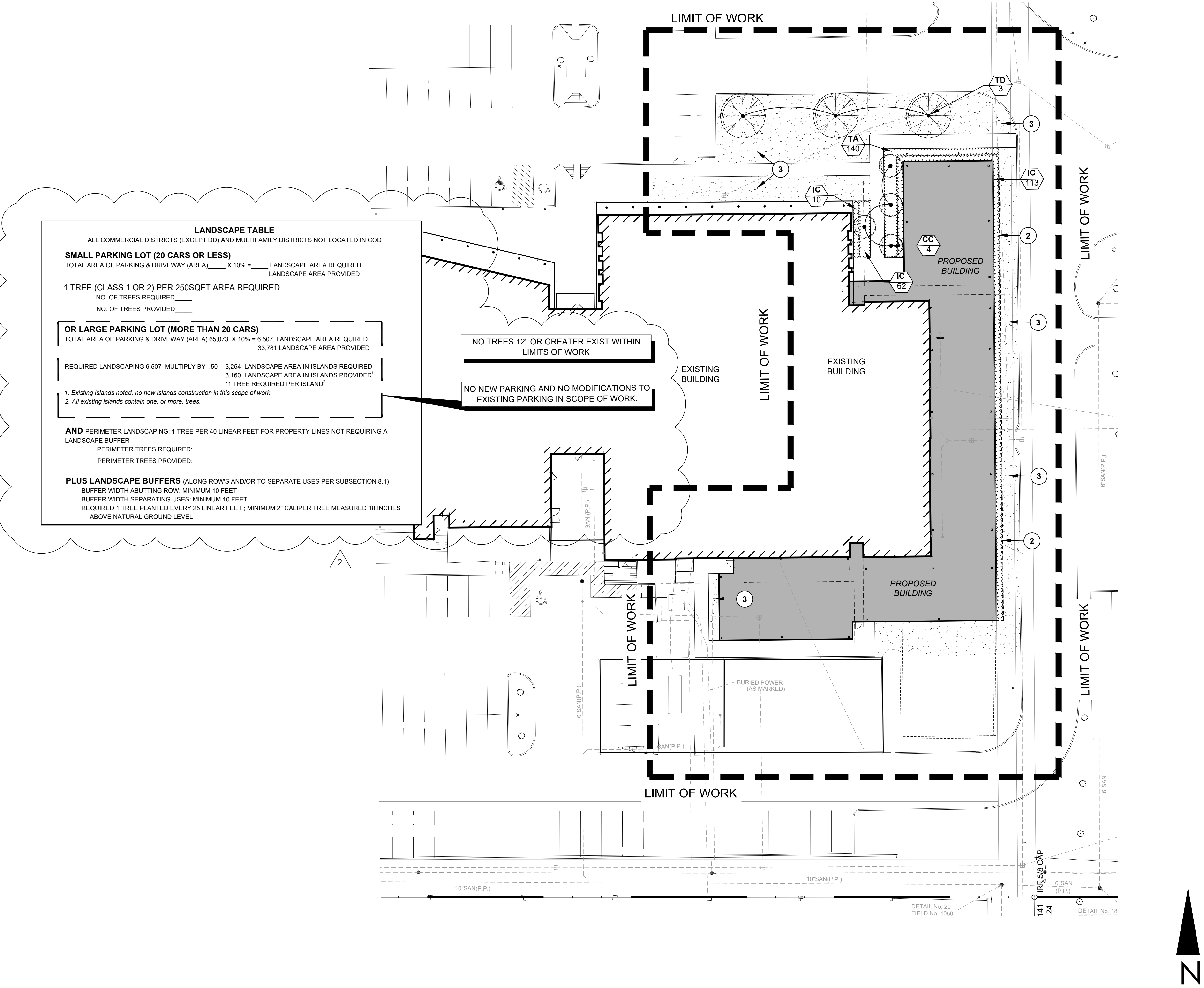
2021.10.20

SHEET TITLE

OVERALL SITE
PLAN

SHEET NUMBER

A1.01



TYPE	ABR.	COMMON NAME
TREES	TD	BALD CYPRESS
	CC	EASTERN RED BUD
	IC	DWARF BURFORD HOLLY
UNDERSTORY	TA	ASIAN JASMINE
	SOD	COMMON BERMUDA
GRASSES / MISC.		
SEE PLANTING DETAILS SHEET FOR ADDITIONAL PLANT MATERIAL SPECIFICATION.		

PLAN LEGEND

- A. CONTRACTOR TO LAYOUT ALL PLANTING BED LIMITS AND LOCATIONS OF ALL PROPOSED TREES IN THE FIELD FOR APPROVAL OF LANDSCAPE ARCHITECT.
- B. TREES SHALL BE PLANTED NO CLOSER THAN 5'-0" (AS MEASURED FROM CENTER OF TRUNK) FROM ANY WALKWAY, FENCE, BUILDING, OR OTHER HARDSCAPE ITEM.
- C. CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS.
- D. CONTRACTOR TO PROVIDE MINIMUM 2" OF APPROVED TOPSOIL WORKED INTO EXISTING SOIL FOR ALL AREAS TO RECEIVE HYDRO-MULCHING AND TOP DRESS ALL AREAS TO RECEIVE SOLID SOD WITH 1" SAND/TOP SOIL MIXTURE.
- E. WHERE INDICATED ON THE DRAWINGS AS TURF, THIS SHALL MEAN FULL COVERAGE HYDRO-MULCHING PER SPECIFICATIONS. WHERE INDICATED ON THE DRAWINGS AS SOD, THIS SHALL MEAN SOLID SOD COVERAGE PER SPECIFICATIONS.
- F. CONTRACTOR TO PROVIDE METAL PLANTING BED EDGING FOR ALL AREAS WHERE TURF AREAS ADJOIN PLANTING BEDS.
- G. SEE SHEET L-400 FOR PLANTING DETAILS AND NOTES.
- H. CONTRACTOR SHALL TAG ALL EXISTING TREES & PLANTINGS TO REMAIN & GET OWNER APPROVAL BEFORE CLEARING THE SITE.
- I. CONTRACTOR TO FULLY COMPLY WITH BENDERS LANDING COMMERCIAL DESIGN GUIDELINES.

GENERAL NOTES

- ① ROOT BARRIER AT 36" OFF BUILDING FACE.
- ② METAL EDGING, SEE DETAIL #6 , SHEET L-400
- ③ SOLID SOD

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CONSULTANT

M2L

M2L ASSOCIATES, INC.
8955 KATY FWY, SUITE 300
HOUSTON, TX 77024
T: 713-722-8897 • F: 713-722-8048
Landscape Architecture • Land Planning • Urban Design

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DRAWING HISTORY	
No.	DESCRIPTION
1	DATE
2	12/20/2021 ADDENDUM 2

PROJECT NAME
FRIENDSWOOD
PUBLIC SAFETY
BUILDING
EXPANSION

PROJECT LOCATION
1600 WHITAKER DR.
FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER
1005510

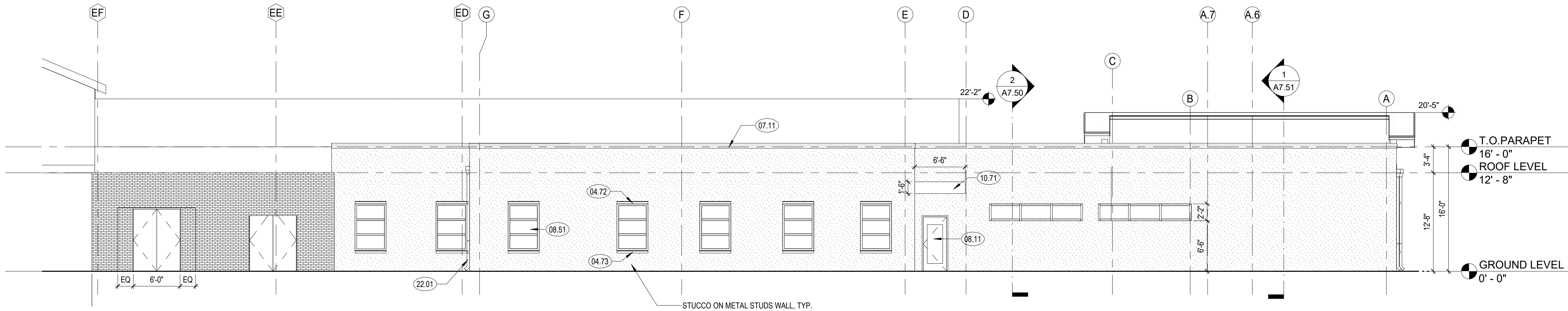
PROJECT STATUS
100% CONSTRUCTION
DOCUMENT

DATE OF ISSUE
2021.10.20

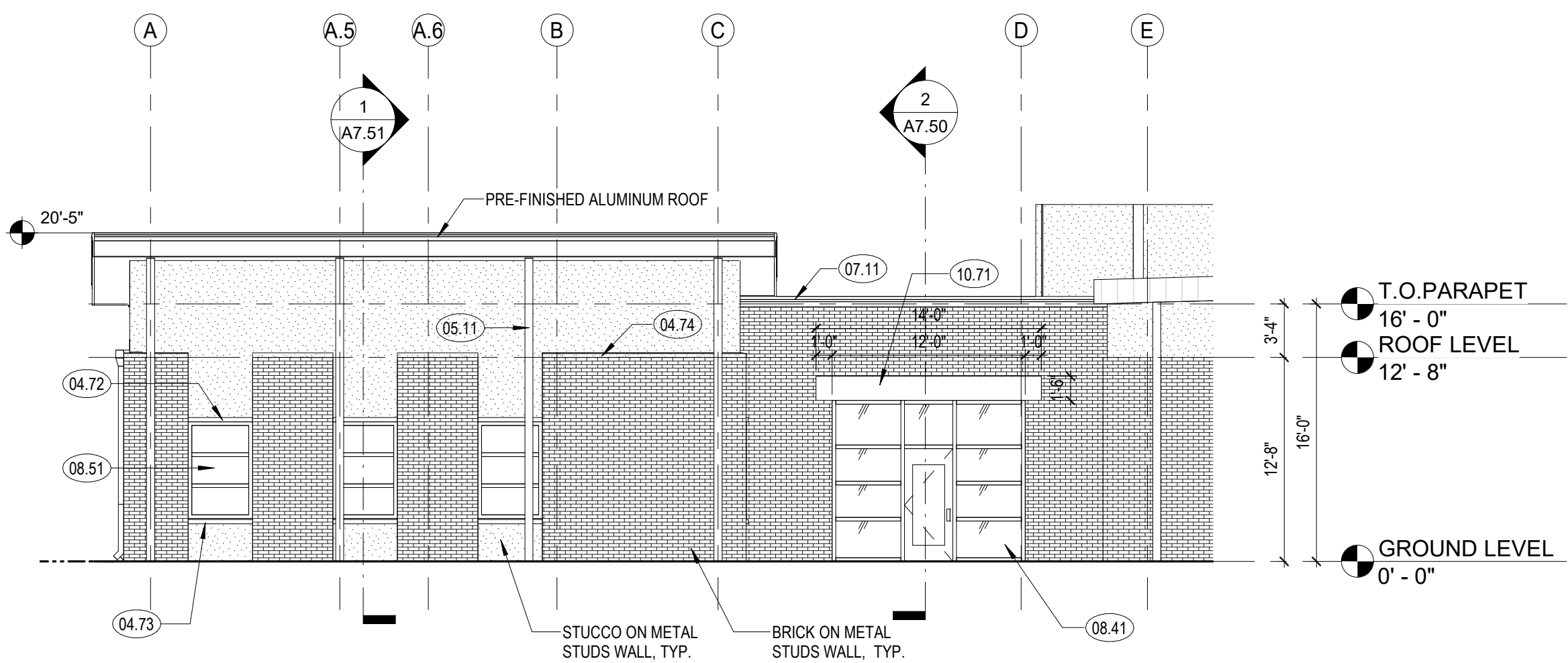
SHEET TITLE
Landscape
Plan

SHEET NUMBER
L-300

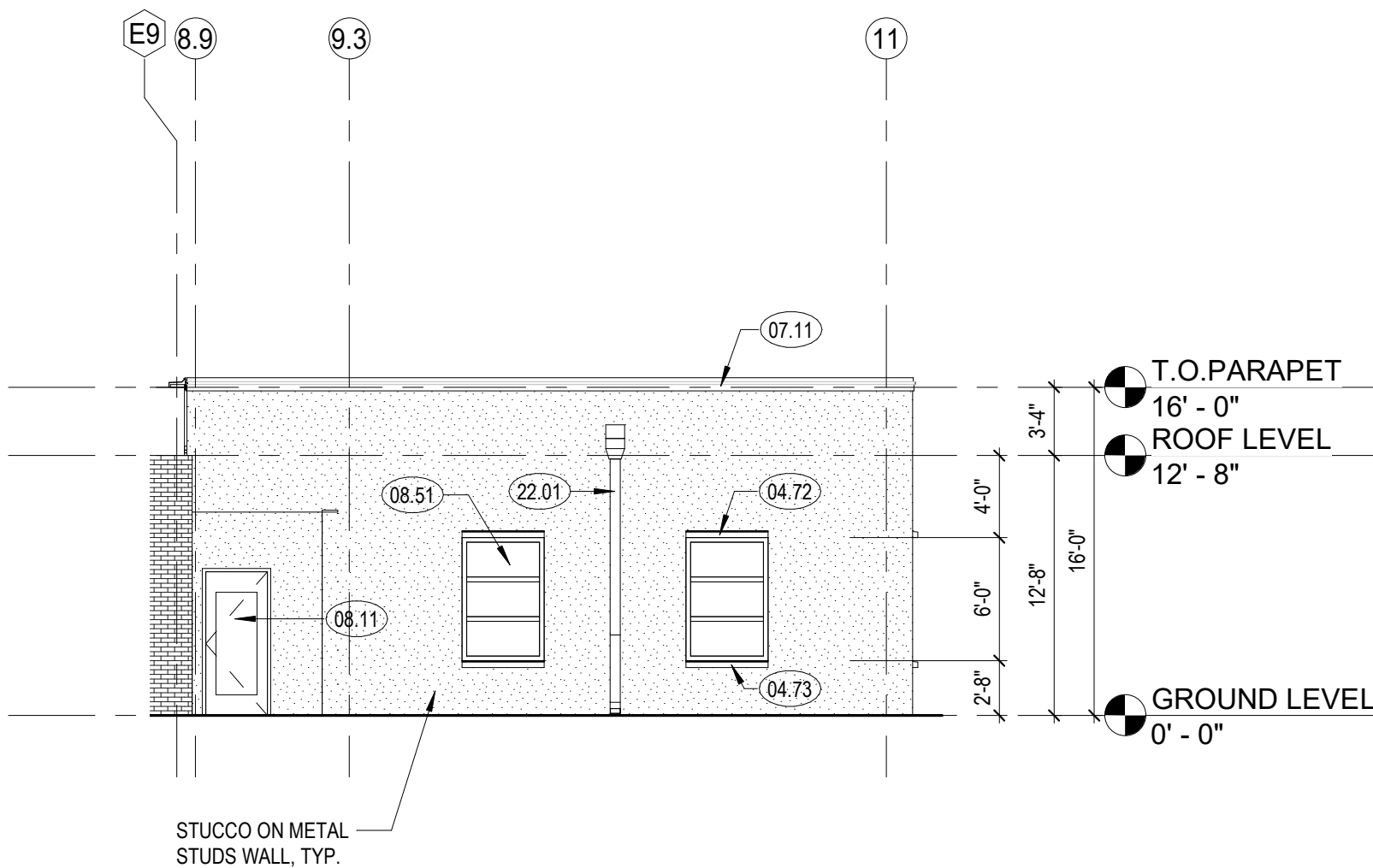
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DATE STAMP: 1/4/2022 11:21:40 AM



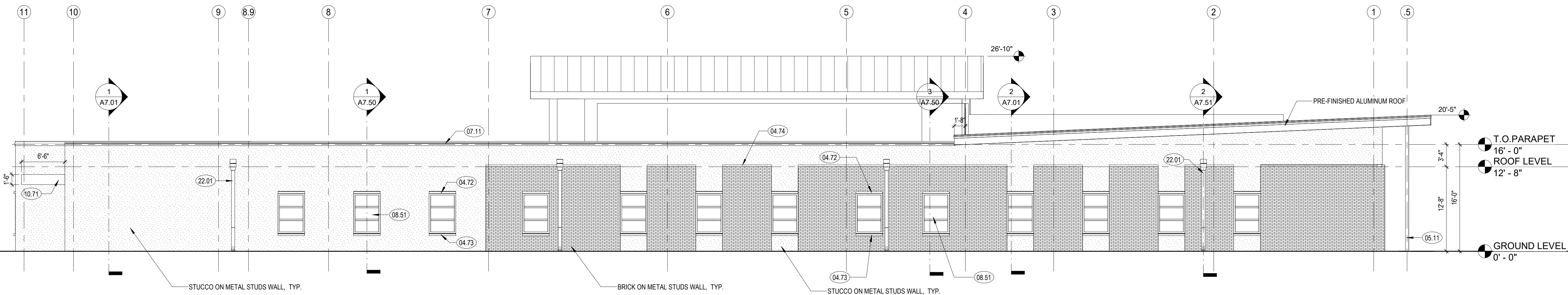
EXTERIOR ELEVATION - SOUTH 1/8" = 1'-0" 4



EXTERIOR ELEVATION - NORTH 1/8" = 1'-0" 3



EXTERIOR ELEVATION - WEST 1/8" = 1'-0" 2



EXTERIOR ELEVATION - EAST 1/8" = 1'-0" 1

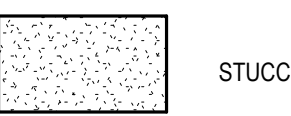
GENERAL EXT. ELEV. NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
3. DO NOT SCALE DIMENSIONS FROM DRAWINGS. ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
4. CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF BLOCKING FOR INSTALLATION OF SIGNAGE, PLUMBING FIXTURES, MILLWORK, ETC. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T.).
5. ALL SHAFTS PENETRATING SLAB SHALL BE RATED 2HR.
6. ALL ROOF SLOPES SHALL BE 1/4" PER FOOT U.N.O.
7. VERIFY ALL EXTERIOR PAINT COLORS WITH OWNER PRIOR TO PURCHASE.
8. STUCCO CONTROL JOINTS (CJ) SHOWN FOR ARCHITECTURAL PURPOSES. PROVIDE ADDITIONAL CONTROL JOINTS AS REQUIRED NOT EXCEEDING AREA LIMITATIONS AND MAXIMUM HEIGHT / LENGTH OF STUCCO SURFACES AS SPECIFIED. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
9. FINISHES, TRIM, DECORATIVE ELEMENTS ETC. SHALL WRAP ALL ELEVATIONS OF WALLS, COLUMNS ETC. WHEN ALL ELEVATIONS OF ARCHITECTURAL FEATURES ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS.

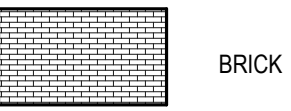
EXT. ELEV. GRAPHICS LEGEND

INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF OR 2% SLOPE TO DRAIN AT EXTERIOR TERRACE

C J CONTROL JOINT



STUCCO



BRICK

KEYNOTES

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

NUMBER	DESCRIPTION
04.72	CAST STONE LINTEL
04.73	CAST STONE SILL
04.74	CAST STONE WALL CAP
05.11	PRE-ENGINEERED PREFINISHED STEEL COLUMN, RE: STRUCTURAL
07.11	PREFINISHED ALUMINUM COPING SYSTEM
08.11	SCHEDULED DOOR, IRS01T FRAMING SYSTEM WITH 1-5/16" INSULATED IMPACT GLAZING
08.41	SCHEDULED CURTAIN WALL
08.51	SCHEDULED WINDOW, IRS01T FRAMING SYSTEM WITH 1-5/16" INSULATED IMPACT GLAZING
10.71	PRE-ENGINEERED PREFINISHED ALUMINUM CANOPY
22.01	PREFINISHED METAL DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK

CLIENT



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12.20.2021

DRAWING HISTORY

NO.	DATE	DESCRIPTION

PROJECT NAME

FRIENDSWOOD
PUBLIC SAFETY
BUILDING

PROJECT LOCATION

1600 WHITAKER DR.
FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER

1005510

PROJECT STATUS

100%CONSTRUCTION
DOCUMENT

DATE OF ISSUE

2021.10.20

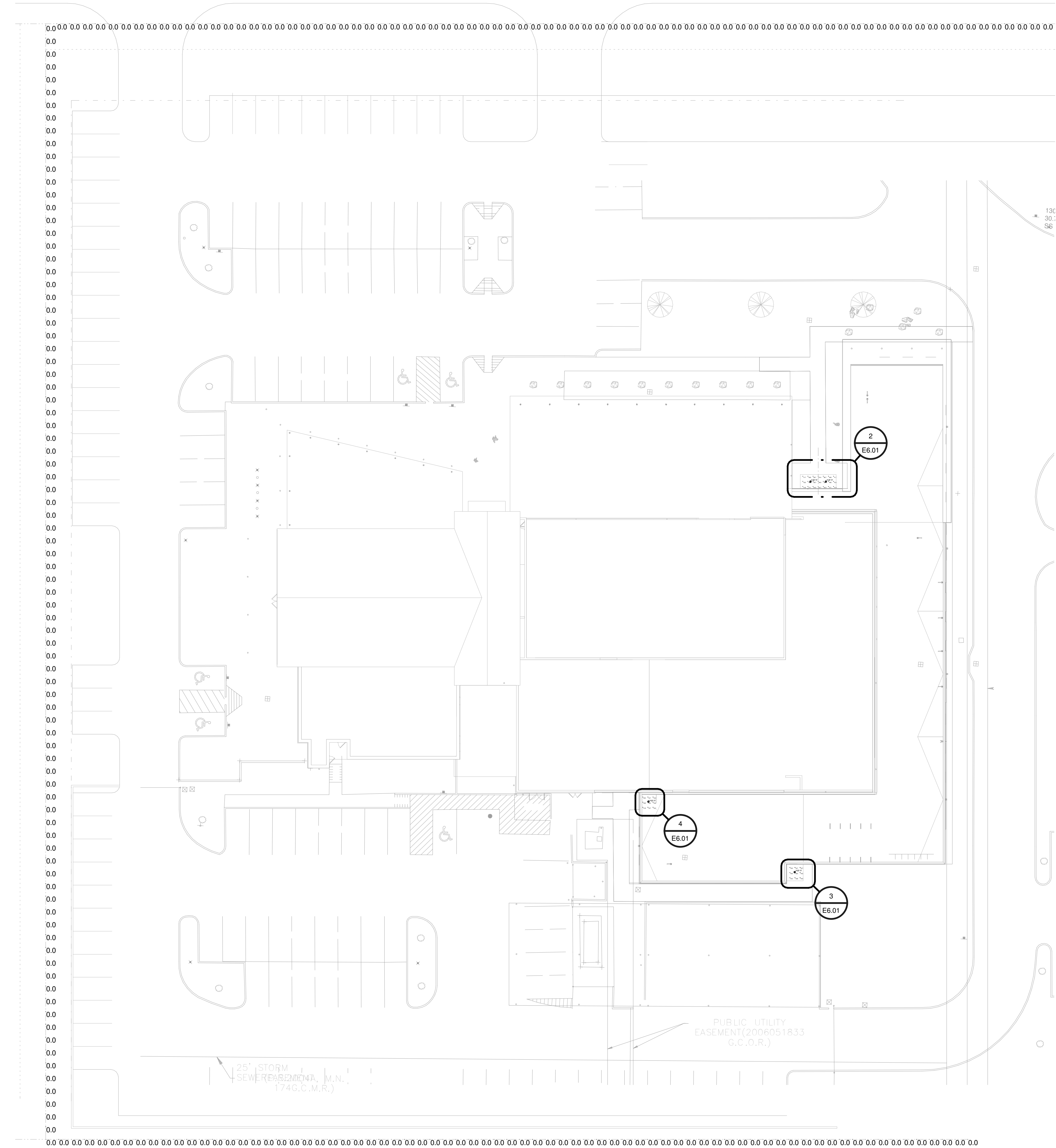
SHEET TITLE

EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER

A6.01

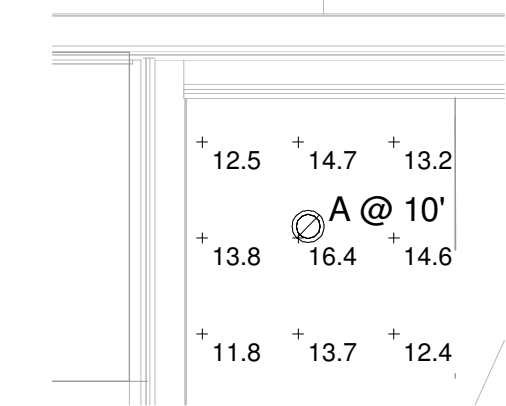
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DATE STAMP: 12/15/2021 5:08:14 PM



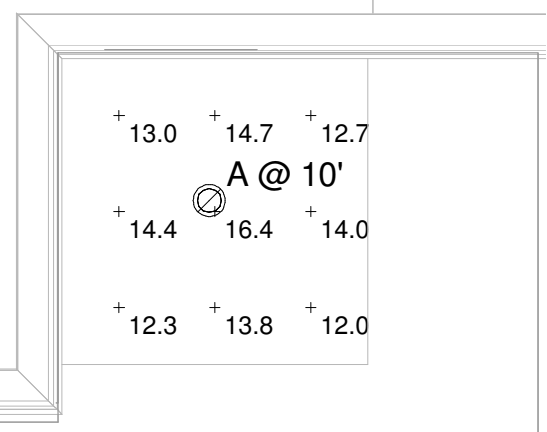
1 OVERALL SITE PLAN - PHOTOMETRIC
1" = 20'-0"

Schedule						
Symbol	Label	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	SD 6-inch Round Downlight	SD6DR-L3-35-WF-IC630HZ-SF.ies	1775	1	18.3

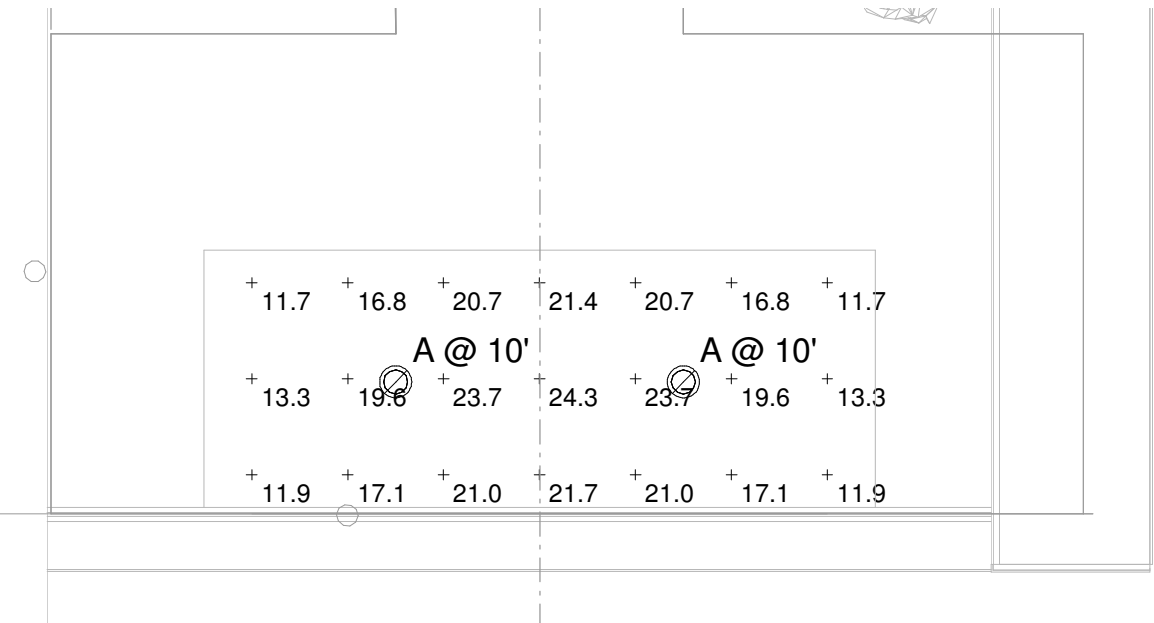
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Corridor 110 Entry	+	18.0 fc	24.3 fc	11.7 fc	2.1:1	1.5:1
Corridor 150 Entry	+	13.7 fc	16.4 fc	12.0 fc	1.4:1	1.1:1
Corridor 160 Entry	+	13.7 fc	16.4 fc	11.8 fc	1.4:1	1.2:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



4 PHOTOMETRIC - CORRIDOR 160 ENTRY
1/4" = 1'-0"



3 PHOTOMETRIC - CORRIDOR 150 ENTRY
1/4" = 1'-0"



2 PHOTOMETRIC - CORRIDOR 110 ENTRY
1/4" = 1'-0"

CLIENT



CITY OF FRIENDSWOOD

910 S Friendswood Drive
Friendswood, TX 77546
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ARCHITECT



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INFRASTRUCTURE ASSOCIATES, INC.
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(713) 622-0120 PH (713) 622-0557 FAX
TYPE FIRM REGISTRATION #F-4506
WWW.IAHOUSTON.COM

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2021-12-20
DRAWING HISTORY

NO.	DATE	DESCRIPTION
2	12/20/2021	ADDENDUM 2

PROJECT NAME

FRIENDSWOOD
PUBLIC SAFETY
BUILDING
EXPANSION

PROJECT LOCATION

1600 WHITAKER DR.
FRIENDSWOOD, TX
77546

PROJECT NUMBER

1005510

PROJECT STATUS

100%
CONSTRUCTION
DOCUMENTS
DATE OF ISSUE

2021.10.20

SHEET TITLE

SITE PLAN -
PHOTOMETRIC

SHEET NUMBER

E6.01

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: January 6, 2022

Re: City of Friendswood Public Safety Building Expansion
Commercial Site Plan

Project Description: The current Public Safety Building is located at 1600 Whitaker Drive and consists of 28,390 square feet within one story. The proposed expansion will add 9,414 square feet to the east side of the building (nearest the Fire Station) to provide additional offices.

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

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



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: Discuss 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 10%, add an expiration of two years, and add standards for revocation.

Action: Choose an Option

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 10%, 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 and City Attorney have reviewed the amendments and recommend moving forward with the changes.

ATTACHMENTS

1. Redline - Section_7.____PUD 12-20-2021

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~~oning ~~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)~~ 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 is proposed for development as a mixed-use development requiring more flexible and innovative 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;~~

Commented [BB5]: Rearranged order to better align with General Purposes after PZ comments 12-9-2021.

~~4. 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;~~

~~5. To provide amenities or features that would be of a special benefit to the community.~~

~~6. 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;~~

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

~~1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;~~

~~2. To accommodate innovation in development by modifying the city's land use and development regulations;~~

~~3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;~~

~~4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;~~

~~5. To protect and enhance the aesthetic and visual qualities of development;~~

~~6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;~~

~~7. To promote economic development in accordance with the city's plans for such.~~

(2) *Application.*

(a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.

(b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the Planning and Zoning Commission and City Council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the Planning and Zoning Commission shall forward the plan with its recommendation to the city council for consideration. The Planning and Zoning Commission and/or City Council may require additional information throughout the process.

(c) An applicant may choose one of two ways to seek PUD approval:

1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.

(a) Data describing all processes and activities involved with the proposed use;

(b) Boundaries of the area covered by the site plan;

(c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

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- (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height, and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
- (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation, and access features. Detention areas may be calculated as open space only when, in the opinion of the commission, the detention area is designed to act as an amenity;
 - (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 10.25 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

Commented [BB6]: Added based on comment from PZ 12-9-2021

Commented [BB7]: Decrease allowable change in land use from 25% to 10%.

Commented [BB8]: Added expiration.

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 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: Discuss Zoning Ordinance Section 7. P. Permitted Uses, specifically the annual review of the Permitted Use Table to review and determine if any uses need to be amended.

Action:

SUMMARY / ORIGINATING CAUSE

The Zoning Ordinance requires the annual review of the North American Industry Classification System (NAICS) code book to determine if an update has been made and if so, to update the Zoning Ordinance to recognize that version. The code book is typically updated every 5 years, with the last being 2017. No changes have been made this year. However, historically, staff and the Planning and Zoning Commission have also taken this opportunity to review the Permitted Use Table to determine if any changes should be made.

This year, staff would like to suggest possible changes to the following NAICS use with the intent of allowing breweries and wineries:

NAICS Code 312 Beverage and Tobacco Product Manufacturing. This category includes softdrink manufacturing (312111), bottled water manufacturing (312112), ice manufacturing (312113), breweries (312120), wineries (312130), distilleries (312140), and tobacco manufacturing (312230).

Any other suggested changes could be discussed as well.

Next Step: The Ordinance Subcommittee could look into options for amendments and bring it back to the remainder of the Commission for discussion.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Breweries and wineries are a trending use as of now. Currently, "office use only" is allowed in Community Shopping Center (CSC), Office Park District (OPD) and Downtown District (DD) zoning districts, and they would be allowed with a Specific Use Permit (SUP) in Business Park (BP), Light Industrial (LI) and Industrial (I) zoning districts.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Zoning Ord. Sec 7. Schedule of district regulations

Section 7. Schedule of district regulations.

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

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

located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L and MFR-M uses permitted in MFR-H districts, all the district regulations for MFR-L and MFR-M development shall apply, including but not limited to lot area, width and setback requirements.
2. See section 8 for supplementary district regulations.
3. Reserved.
4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.

1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the MHR district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.
5. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.

F. *(C-1) CSC, Community Shopping Center District, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.

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6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.
1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the NC district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
 5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
 6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- G-1. *LNC, Local Neighborhood Commercial District, general purpose and description.* The LNC, Local Neighborhood Commercial District, is primarily intended for retail sale of convenience goods or services for persons residing in adjacent residential areas. Other uses are permitted in the LNC when they are of similar land use intensity and physical impact as those uses to be integrated into the surrounding residential area. Because the retail and personal service uses permitted may be an integral part of the neighborhood, closely associated with the residential, religious, recreational, and educational uses in the neighborhood, more restrictive requirements are placed on development relative to other commercial zoning categories. The local neighborhood district is intended for use at the entrance to residential areas and in some situations within the confines of a residential district. This designation is intended for use of land areas of up to one acre. Development of a local neighborhood commercial district requires approval of a development site plan by the planning and zoning commission.
1. Area and height regulations. Area and height regulations in an LNC district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning, compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LNC district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an LNC district are set forth in subsection P of this section, permitted use table.

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5. The gross building and structure floor space shall not exceed 4,000 square feet.
 6. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 80 percent of the total lot area.
 7. Buildings in the LNC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- H. *OPD, Office Park District, general purpose and description.* The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. Development of an office park district requires approval of a development site plan by the Planning and Zoning Commission.
1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.
 5. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.
 6. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.
 7. One caretaker's quarters unit may be provided for each office park complex.
 8. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
 9. Buildings in the OPD are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.
1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

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- a. No residential use shall be allowed on the first floor.
 2. See section 8 for supplementary district regulations.
 3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
 4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
- J. *PUD, planned unit development, general purpose and description.*
- (1) *General.*
 - (a) This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification, and shall be granted only when the Planning and Zoning Commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.
 - (b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.
 - (c) The general purposes of all PUD districts are several-fold:
 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
 2. To accommodate innovation in development by modifying the city's land use and development regulations;
 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
 5. To protect and enhance the aesthetic and visual qualities of development;
 6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
 7. To promote economic development in accordance with the city's plans for such.
 - (2) *Application.*
 - (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.

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- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the Planning and Zoning Commission and City Council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the Planning and Zoning Commission shall forward the plan with its recommendation to the city council for consideration. The Planning and Zoning Commission and/or City Council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
 - (c) Statement indicating proposed phasing of development and the projected timing of each;
 - (d) Data describing all processes and activities involved with the proposed use;
 - (e) Regulation matrix designating what zoning district the development will follow;
 - (f) Data describing any variation from the typical development requirements.

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- (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.
- K. *Reserved.*
- L. *A-1, Agricultural District, general purpose and description.* The A-1, Agricultural District, is intended for the growing and/or marketing of agricultural products.
- 1. Area and height regulations. Area and height regulations in an A-1 district are set forth in subsection Q.2 of this section, regulation matrix.
 - 2. See section 8 for supplementary district regulations.
 - 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the A-1 district under certain circumstances and conditions.
 - 4. Permitted uses. Uses permitted in an A-1 district are set forth in subsection P of this section, Permitted use table. Residential development is prohibited in the A-1 district; however, dwelling quarters for onsite employees and their families are permitted provided such residential use conforms to the SFR district regulations, including lot area, width and setback requirements and parking ratio.
- M. *(M-1) LI, Light Industrial District, general purpose and description.* The LI, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses.
- 1. Area and height regulations. Area and height regulations in an LI district are set forth in subsection Q.2 of this section, regulation matrix.
 - 2. See section 8 for supplementary district regulations.
 - 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LI district under certain circumstances and conditions.
 - 4. Permitted uses. Uses permitted in an LI district are set forth in section 7-P, permitted use table.
- N. *I, Industrial District, general purpose and description.* The I, Industrial District, is intended to provide for industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.

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1. Area and height regulations. Area and height regulations in an I district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the I district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.
- O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission.
1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).
 2. See section 9 for temporary certificates of zoning compliance that may be granted by the administrative official and specific use permit that may be recommended by the planning and zoning commission within the BP district under certain circumstances and conditions.
 3. See section 8 for supplementary district regulations.
 4. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.
 5. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.
 6. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.
 7. Screening devices for refuse containers are required.
 8. Parking shall be designated on the parking group section of the permitted use table. However, a minimum of four parking spaces per business or four spaces per 1,000 square feet of gross building floor space for each structure, whichever is greater, is required.
 9. Performance standards shall conform to section 8.J as shown in the CSC zoning district.
 10. Exterior requirements. All buildings are encouraged to be constructed with at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.
 11. Except as specifically provided in the permitted use table in subsection P of this section, retail sales shall be permitted as accessory uses only and then only to the extent that such sales are sales of

products manufactured or serviced on the premises. Retail sales shall not be permitted as a primary use in the BP district except where specifically authorized in said subsection P of this section.

P. *Permitted uses.*

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

Residential Uses	SFR and SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	A-1	L1	I	BP
Single-Family Residence	P		P												
Multi-Family Residence—Garden Home		P													
Multiple-Family Residence—Low Density			P	P	P										
Multiple-Family Residence—Medium Density				P	P										

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Multiple-Family Residence—High Density					P													
Mobile Home Residence						P												

	2017 NAICS Industry Descriptions	SFR and SFR -E	MFR - GHD	MFR -L	MFR -M	MFR -H	MH R	CS C	N C	LN C	OP D	DD	A - 1	L1	I	B P
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery and floriculture production										O	O	P	S	S	O
112	Animal production							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, hunting and trapping										O	O	P			
115	Support activities for agriculture and forestry							O	O		O	O	P		O	
21	<i>Mining</i>															
211	Oil and gas extraction										O	O	S	S	S	
212	Mining, except oil and gas										O	O	S	S	S	
213	Support activities for mining										O	O	S	S	S	
22	<i>Utilities</i>															
221	Utilities										O	O		S	P	O
23	<i>Construction</i>															
236	Construction of buildings							O	O		O	O		P	P	P
237	Heavy and civil engineering construction							O	O		O	O		P	P	S
238	Specialty trade contractors							O	O		O	O		P	P	P

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31— 33	<i>Manufacturing</i>																
311	Food manufacturing							O				O	O		S	S	S
31181 1	Retail bakeries							P	P			P					
312	Beverage and tobacco product manufacturing							O				O	O		S	S	S
313	Textile mills							O				O	O		S	S	S
314	Textile product mills							O				O	O		S	S	S
315	Apparel manufacturing							O				O	O		S	S	S
316	Leather and allied product manufacturing							O				O	O		S	P	S
3161	Leather and hide tanning and finishing							O				O	O		O	S	O
321	Wood product manufacturing							O				O	O		S	P	S
322	Paper manufacturing							O				O	O		O	S	O
323	Printing and related support activities							S				O	S		P	P	P
32311 3	Commercial screen printing							P	S			O	P		P	P	P
324	Petroleum and coal products manufacturing							O				O	O		S	S	S
325	Chemical manufacturing							O				O	O		S	S	S
32541 2	Pharmaceutical preparation manufacturing							O				O	O		P	P	P
326	Plastics and rubber products manufacturing							O				O	O		S	P	S

3262	Rubber product manufacturing							O			O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O		O	P	O
331	Primary metal manufacturing							O			O	O		O	S	O
332	Fabricated metal product manufacturing							O			O	O		S	P	S
333	Machinery manufacturing							O			O	O		S	P	S
334	Computer and electronic product manufacturing							O			O	O		P	P	P
335	Electrical equipment, appliance and component manufacturing							O			O	O		P	P	P
33591	Battery manufacturing							O			O	O		O	S	O
336	Transportation equipment manufacturing							O			O	O		S	P	S
337	Furniture and related products manufacturing							O			O	O		S	P	S
339	Miscellaneous manufacturing							O			O	O		P	P	S
3391	Medical equipment and supplies manufacturing							O			O	O		P	P	P
42	<i>Wholesale Trade</i>															
423	Merchant wholesalers, durable goods							O			O	O		P	P	P
424	Merchant wholesalers, nondurable goods							O			O	O		P	P	P

425	Wholesale electronic markets and agents and brokers							O				O	O		P	P	P
44— 45	<i>Retail Trade</i>																
4411	Automobile dealers							O				O	O		P	P	O
4412	Other motor vehicle dealers							O				O	O		P	P	O
4413	Automotive parts, accessories and tire stores							P	S			O	O		P	P	P
442	Furniture and home furnishing stores							P	P			O	P		S	S	P
443	Electronics and appliance stores							P	P			O	P		S	S	P
444	Building material and garden equipment and supplies dealers							P	P			O	P		P	P	P
44419 0	Other building material dealers							S	S			O	O		S	S	S
445	Food and beverage stores							P	P			O	P		S		S
446	Health and personal care stores							P	P			O	P		P		P
447	Gasoline stations							P	P			O			P	P	
44719 0	Other gasoline stations											O	O		S	S	
448	Clothing and clothing accessory stores							P	P			O	P				P
451	Sporting goods, hobby, book and music stores							P	P			O	P				P
452	General merchandise stores							P	P			O	P		P	P	P

453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S
48— 49	<i>Transportation and Warehousing</i>															
481	Air transportation										O	O		O	O	O
482	Rail transportation										O	O		S	P	S
483	Water transportation										O	O		O	S	O
484	Truck transportation										O	O		P	P	S
485	Transit and ground passenger transportation							S	S		O	S		S	S	S
486	Pipeline transportation	S	S	S	S	S	S	S	S		S	S	S	S	S	S
487	Scenic and sightseeing transportation							S			O	P				P
488	Support activities for transportation							S	S		O	O		S	P	P
48841	Motor vehicle towing										O	O		S	P	O
491	Postal service							P	P		O	P		P	P	P
492	Couriers and messengers							P	P		O	P		P	P	P
493	Warehousing and storage										O	S		P	P	P
51	<i>Information</i>															
511	Publishing industries							P			O	P		P	P	P

512	Motion picture and sound recording industries							S			O	S		S	S	S
515	Broadcasting (except internet)							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P
517911	Telecommunication resellers							P	P		O	P		P	P	P
518	Data processing, hosting and related services							S	S		O	S		S	P	P
519	Other information services							S	S		O	S		S	P	P
52	<i>Finance and Insurance</i>															
521	Monetary authorities—Central bank							P	P		P	P		P		P
522	Credit intermediation and related activities							P	P		P	P		P		P
522298	All other nondepository credit intermediation(i.e., pawn shops)							S			O	S		S	P	P
523	Securities, commodity contracts, and other financial investments and related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P	P	P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P

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53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)							P	P		P	P		P	P	P
54	<i>Professional, Scientific and Technical Services</i>															
541	Professional, scientific and technical services							P	P		P	P		P	P	P
54138	Testing laboratories							S			O	S		S	P	P
55	<i>Management of Companies and Enterprises</i>															
551	Management of companies and enterprises							P	P		P	P		P	P	P
56	<i>Administration/Support Waste Management/Remediation Services</i>															
561	Administrative and support services							P	P		O	P		P	P	P
561730	Landscaping services							S			O	O		S	P	S
56179	Other services to buildings and dwellings							S			O	O		S	P	P
562	Waste management and remediation services										O	O		S	P	S
61	<i>Educational Services</i>															
6111	Elementary and secondary schools	S	S	S	S	S	S	S	S		O	S	S	S	S	S
6112	Junior colleges							S			O	S	S	S	S	S
6113	Colleges, universities and							S			O	S	S	S	S	S

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	professional schools															
6114	Business schools and computer and management training							S			O	S	S	S	S	S
6115	Technical and trade schools							S			O	S	S	S	S	S
6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S 1	S1													
62331 1	Continuing care retirement communities (with on-site nursing)	S 1	S1					S	S		O	S				
62331 2	Assisted living facilities for the elderly (without on-site nursing)	S 1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															

7111	Performing arts							P			O	P				P
7112	Spectator sports							S			O	O				P
7113	Promoters of performing arts, sports and similar events							P			O	P				P
712	Museums, historical sites and similar institutions	S	S	S	S	S	S	P	S		O	P	S	S	S	S
7131	Amusement parks and arcades											S		S	P	
7132	Gambling industries															
7139	Other amusement and recreation industries											S		S	P	
713940	Fitness and recreational sports centers							P	S			P		P	P	
72	<i>Accommodation and Food Services</i>															
7211	Traveler accommodation							S			O	S		S	S	S
7212	RV (recreational vehicle) parks and recreational camps										O			S	S	
7213	Roominghouses and boardinghouses							S			O	S		S	S	S
7223	Special food services							P	P		O	P		P		P
7224	Drinking places (more than 75% sales of alcoholic beverages)							S				S		S		S
7225	Restaurants and other eating places							P	P		O	P		P		P
81	<i>Other Services (Except Public Administration)</i>															
8111	Automotive repair and maintenance							P	S		O	S		S	P	

81112	Automotive body, paint, interior and glass repair							S	S		O	S		S	P	
8112	Electronic and precision equipment repair and maintenance							S			O	O		S	P	P
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)							S			O	O		S	P	P
8114	Personal and household goods repair and maintenance							S			O	O		S	P	P
8121	Personal care services							P	P		P	P		P		P
8122	Death care services							S	S		O	S		S		S
8123	Dry cleaning and laundry services							P	P		P	P		P		P
8129	Other personal services							P	P		P	P		P		P
8131	Religious organizations	S	S	S	S	S	S	S	S		O	S	S			
8132	Grantmaking and giving services							O	O		O	O		O		O
8133	Social advocacy organizations							O	O		O	O		O	P	O
8134	Civic and social organizations							O	O		O	O		O	P	O
8139	Business, professional, labor, political, and similar organizations							O	O		O	O		O		O
814	Private households	P	P	P	P	P	P					P (a)	P			

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92	<i>Public Administration</i>														
921	Executive, legislative, and other general government support							P				O	P		P
922	Justice, public order and safety activities							P				O	P		P
92214	Correctional institutions														S
923	Administration of human resource programs							P				O	P		P
924	Administration of environment quality programs							P				O	P		P
925	Administration of housing programs, urban planning, and community development							P				O	P		P
926	Administration of economic programs							P				O	P		P
927	Space research and technology							P				O	P		P
928	National security and international affairs							P				O	P		P

(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.
- (c) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the city to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.
- (d) *Swimming pool.* Exception for private recreation facilities under subsection (e) of this section.
- 1. If located in any residential zoning district, the pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
 - 2. A swimming pool shall be deemed an accessory structure under the terms of this appendix, and shall, except as otherwise specifically provided herein, be subject to all requirements and restrictions hereunder. A swimming pool may be erected within a required rear yard,

provided it is set back no closer than five feet from any rear lot line, but shall not be erected within any required front or side yard. Swimming pool pump, filter, and heating equipment may be located within a required side or rear yard, but not nearer than five feet from any side or rear property line.

- (e) *Private recreation facility.* Private recreation facilities in residential districts for multifamily developments, subdivisions, or homeowners' associations shall be restricted to use by the occupants of the residence and their guests, or by members of a club or homeowners' association and their guests, and shall be limited to such uses as swimming pools, open game fields, basketball, shuffleboard, racquetball, croquet, and tennis courts, and meeting or locker rooms. Private recreation facilities shall not be located within 25 feet of any street right-of-way or within ten feet of any abutting property line. Activity areas shall be fenced and screened from abutting properties. Dispensing of food and beverages shall be permitted on the premises only for the benefit of users of the recreation facility and not for the general public. Off-street parking shall be required on the basis of one space for each 4,000 square feet of area devoted to recreational use with a minimum of four spaces and a maximum of 20 spaces.
- (f) *Auto repair garage.* Automobile repairing, painting, upholstering and body and fender work shall be performed only under the following conditions:
 - 1. All body and fender repairing shall be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
 - 2. No spray painting may be done except in a spray booth especially designed for that purpose.
 - 3. All other auto repairing, etc., shall be conducted within a building enclosed on at least three sides.
 - 4. All vehicles awaiting body repair and/or paint, not currently being worked on within the required building, shall be stored behind and completely screened by an eight-foot opaque fence. The fence must be placed as to not block visibility of traffic and allow required ingress and egress. In addition, the fence must comply with fence requirements as noted in section 8.B.
 - 5. Repaired vehicles, or those waiting to be repaired, cannot occupy recommended parking places.
- (g) *Temporary batching facility.* Before a specific use permit may be granted for a temporary batching facility, the city council shall find that such batching plant, yard, or building is both incidental to and necessary for construction within two miles of the plant. A specific use permit may be granted for a period of not more than 180 days, and approval shall not be granted for the same location for not more than four specific use permits during any 30-month period. Within 30 days following the termination of any batching plant, the permittee shall cause the site to be returned to its original condition.
- (h) *Junkyards.* No property located within the corporate limits of the city shall be used and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard, except in the I, industrial district.
- (i) *Dry cleaning facilities.* Dry cleaning establishments shall be subject to the following additional supplemental requirements at the time of submittal for site plan approval, certificate of occupancy, first permit or zoning compliance request. Compliance with all applicable city, state and federal codes, ordinances and regulations shall be required prior to the issuance of a certificate of occupancy. In the case of a conflict between city, state and federal regulations, the

more stringent shall control. Reports and copies of all documentation listed below must be provided to the city on a quarterly basis.

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

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- f. Outdoor patios.
 - g. Display windows.
 - h. Architectural work, such as tile work and moldings integrated into the building facade.
 - i. Articulated ground floor levels or base.
 - j. Articulated cornice lines.
 - k. Integrated planters or wing walls that incorporate landscape and sitting areas.
 - l. Offsets, reveals, or projecting ribs used to express architectural or structural bays.
 - m. Accent materials (minimum 15 percent of exterior facade).
 - n. Varied roof heights.
 - o. Other architectural features approved by the planning and zoning commission.

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoni ng Distri ct	Lot Area Minim um Square Feet	Lot Width Minim um Feet	Lot Depth Minim um Feet	Yards—Minimum Feet						Height Maxim um Feet (max. 4 stories)	Landscape Requirem ents	Excepti on Notes	Maxim um Lot Covera ge
				Fro nt	Re ar	Side							
						Interior		Exterior					
When Abuttin g Propert y in a Residen tial District or Garden Home District	When Abutting Property in a Nonreside ntial District	When Backin g Up to an Abutti ng Side Yard	When Backin g Up to an Abutti ng Rear Yard										
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%
DD	15,000 E	0	0	0	0 F	15	0	0	0	70	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	25 J	25	25 J	40	Yes	J	40%

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(Supp. No. 4, Update 2)

LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a residential district, rear yard setback shall be a minimum of 25 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. Reserved.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.
- K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.
- L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet							Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
					Front	Rear	Side						
							Interior	Exterior (Corner Lot)					
								Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	No	35%		
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	No	35%		
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	No	20%		
MFR-L Multifamily— Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	No	50%		
MFR-M Multifamily— Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%		
MFR-H Multifamily— Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%		
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25	20	No	50%		
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	No	10%		

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MFR-GHD Garden Home District	6	6,000	60	20 B, H	20	5 J	5 B, H	4 C, H	40	Yes D	50%
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- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. 35 feet on thoroughfares.
- C. 25 feet on thoroughfares.
- D. Reserved.
- E. Ten-foot minimum separation between buildings.
- F. Lots currently in existence with less than 90 feet of width may continue with the same existing setback provided they are not less than a minimum of five feet.
- G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected. Example: a duplex requires two 45-foot-wide lots.
- H. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.
- I. 25 feet when abutting land zoned single-family residential (SFR) district.
- J. Ten feet when abutting land zoned anything other than garden home district (MFR-GHD).

3. *Area and height exceptions.*

- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, but in no event greater than 70 feet in height, when the building setback from the nearest property line is equal to or greater than the building height. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.
- b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and

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2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
- c. Exceptions for the downtown district (DD):
 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - d. Communications towers height criteria:
 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.
 2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.
 3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.
 - e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.
 - f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
 - g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and

2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a specific use permit (SUP).

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008; Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020; Ord. No. 2021-04, §§ 2, 3, 3-1-2021; Ord. No. 2021-05, § 2, 3-1-2021; Ord. No. 2021-20, § 2(Exh. A), 9-13-2021; Ord. No. 2021-28, § 2, 10-4-2021)



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: January 13, 2022

Subject: Discuss Appendix B, Subdivisions, Section XV. Variances to review newly established variance procedures.

Action:

SUMMARY / ORIGINATING CAUSE

The Subdivision Ordinance rewrite that was adopted in December 2021 includes a new option for applicants to apply for a variance to the requirements of Appendix B, Subdivisions (see attachment). A variance may be granted upon a showing of clear and convincing evidence that there are special circumstances or conditions affecting the property, that enforcement of the provisions of the Subdivision Ordinance would deprive the applicant of a substantial property right, and that such variance, if granted, would not materially be detrimental to the public welfare or injurious to other property or property rights within the vicinity.

Applications for variances from the Subdivision Ordinance will be treated similar to a zone change request. Approval of a variance requires a super majority vote of the commissioners present and voting at the meeting. In order to approve a variance, the request must meet all of the criteria defined in Section D. 1 through 5. A Finding of Fact form is attached, which will be provided with each request. As the ordinance states, a super majority of the Commission must agree that all five facts are true in order to approve a variance.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Variance procedures allow for relief of certain requirements if circumstances and physical characteristics of a property meet the requirements.

RECOMMENDATIONS

N/A

ATTACHMENTS

1. Pages from Ord 2021-33 Subdivision Ordinance
2. Subdivision Ord Variance Application
3. Findings of Fact

Section XIV. - Fees.

- A. *Platting fees.* Subdivision plats submitted to the commission for approval under the method provided for herein shall be accompanied by a check payable to the city according to the fee schedule as set by resolution and printed in Appendix D to this Code.
- B. *Filing fees.* The subdivider shall be responsible for providing the city a check payable to the county in which the final plat is to be filed. The amount shall be determined by the county clerk's office of the appropriate county and shall cover the full cost of filing the plat and any associated documents required as part of the approval issued by the commission.
- C. *Construction plans and specifications review fees.* The city reserves the right to assess fees based upon the actual costs incurred by the city for multiple iterations of reviews of construction plans and specifications as set by resolution and printed in Appendix D to this code.
- D. *Impact Fees.* The City of Friendswood has elected to adopt Water and Wastewater Impact Fees to assist in the financing of Capital Improvements for those systems that are necessitated for growth and development anticipated within the city, as authorized by Chapter 395 of the Local Government Code. The fees are reassessed every five years and are defined in Appendix D to this Code. Fees are payable at the time of building permit issuance.

Section XV. Variances.

- A. The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city's adopted engineering and construction standards, pursuant to the procedures set forth in this section and upon a showing by clear and convincing evidence by the applicant that:
 - 1. There are special circumstances or conditions affecting the property in question;
 - 2. That enforcement of the provisions of this chapter would deprive the applicant of a substantial property right; and
 - 3. That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.
- B. Each and every application for variance shall be decided solely and entirely on its own merits; neither the lack of enforcement of any ordinance nor the disposition of any prior or pending application for variance may be considered or allowed to affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.
- C. The application fee and procedures for a public hearing and provision of notice shall be the same as established by the city for a rezoning request, except that the applicant shall include a copy of this section with any notice that the applicant is required to mail.
- D. The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of appendix B if it finds, by clear and convincing evidence, that all of the following criteria are met:
 - 1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
 - 2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;
 - 3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;
 - 4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and

5. The variance is tailored as narrowly as possible while still granting the relief sought.
- E. Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:
1. Personal and/or economic hardship;
 2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;
 3. Errors made by a surveyor, contractor, or builder; and
 4. Increasing the profit, income, or competitive advantage of the applicant; and
 5. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.
- F. The applicant bears the burden of proof to demonstrate that the requirement(s) of appendix B from which a variance is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the applicant. The applicant shall submit statements, studies, and any other relevant information as may be required by the city planner to substantiate the claim(s) for which a variance is requested. If any information is so required, the application for variance shall be deemed complete only upon the submittal of all such required information. The planning and zoning commission and/or city council during review and consideration of the request may require additional studies or information from the applicant, which additional information must be submitted before any action may be taken on the variance application. The offer or submittal, at any stage of the variance application process, by the applicant of any information that proves to be false shall cause the variance request to be denied. If a variance request is approved based upon information offered or submitted by the applicant, without regard to the applicant's knowledge of the falsity of said information, and subsequent to the approval of the variance the approving authority finds said information to be false by a preponderance of the evidence, the variance shall be considered null and void as of the date of that finding and the approving authority shall reconsider the variance request in light of the corrected information.
- G. The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:
1. The applicant's written appeal; or
 2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.
- H. The city council shall decide the appeal at a meeting not later than 45 calendar days after the date on which the appeal is submitted and may, by majority vote of those present and voting, affirm, modify, or reverse the decision of the planning and zoning commission. Such decision of the city council shall be final.

Section XVI. - Conflict with other ordinances.

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

Section XVII. - Extraterritorial jurisdiction.

- A. The provisions of this appendix are hereby extended in their application to include all of the area within the extraterritorial jurisdiction of the city. The provisions of this appendix shall have the same force and effect within said area of extraterritorial jurisdiction as within the corporate limits of the city, except as provided in subsections b and c of this section.

City of Friendswood

Procedures for Subdivision Variances

From Friendswood Code of Ordinances – Appendix B Subdivisions

Subdivision Variance – The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city’s adopted engineering and construction standards, upon showing by clear and convincing evidence by the applicant that:

- There are special circumstances or conditions affecting the property in question;
- That enforcement of the ordinance would deprive the applicant of a substantial property right; and
- That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

Application – Application shall be made to the Community Development Department 30 days prior to the hearing.

- ☐ Application
- ☐ Fee of \$100
- ☐ Supporting Documents (i.e. denied plan, site plan, pictures, etc.)

Meeting – A public hearing before the planning and zoning commission is required. Written notices of the meeting will be mailed to property owners within 200-feet of the subject property before the tenth day before the hearing date. Notice shall also be published in the newspaper before the fifteenth day before the public hearing. In addition, a sign shall be erected on the property stating the time and place of the hearing not less than ten days prior to the date of the hearing.

Decision by the Board – The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of Appendix B if it finds, by clear and convincing evidence, that all the following criteria are met:

1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;
3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;
4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and
5. The variance is tailored as narrowly as possible while still granting the relief sought.

Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:

1. Personal and/or economic hardship;
2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;
3. Errors made by a surveyor, contractor, or builder; and
4. Increasing the profit, income, or competitive advantage of the applicant; and
5. Threats to locate or relocate outside of the city, or cancel, or scale back a project if a variance is denied.

Appeal – The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:

1. The applicant's written appeal; or
2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.

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



FRIENDSWOOD PLANNING & ZONING COMMISSION SUBDIVISION VARIANCE APPLICATION

\$100 Application Fee

Property Address: _____

Legal Description of Property (attach certified metes & bounds): _____

_____ County: _____

Property Owner Information:

Agent Information: (if applicable)

Printed Name

Printed Name

Email

Email

Phone

Phone

Signature

Date

Signature

Date

VARIANCE: From what ordinance (number and section) is the variance being requested?

(Subdivision Ordinance, Appendix B, Ordinance 2021-33)

Please state the grounds for the variance you are seeking:

Date & Time Received

City Official

PLANNING AND ZONING COMMISSION
Findings of Fact for Subdivision Ordinance Variance

Applicant's Name:
Property Address:
Variance Request:

Phone:

Upon giving public notice and conducting a public hearing on this variance request, in accordance with Section X.V. of the Subdivision Ordinance, the Planning and Zoning Commission adopts these specific written findings as follows:

	YES	NO
There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;		
Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;		
The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;		
Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and		
The variance is tailored as narrowly as possible while still granting the relief sought.		

DISPOSITION OF VARIANCE REQUEST BY PZ COMMISSION:

VOTE FOR: _____ AGAINST: _____ ABSTAIN: _____

GRANTED: _____ DENIED: _____

GRANTED WITH CONDITIONS: _____

Chairman

Date