



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 24, 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

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

3. Consent Agenda

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

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, February 10, 2022.
- B. Consider approving the Partial Final Plat of Avalon at Friendswood Section 2, a private and gated community.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. **SITE PLAN AMENDMENT**
Consider approving the site plan amendment for a law office to be located at 17131 Townes Road.
- B. **SITE PLAN**
Consider approving the site plan for Fire Station No. 2 to be located at 2601 W. Parkwood Ave.
- C. **ZONING ORDINANCE AMENDMENT REGARDING PLANNED UNIT**

DEVELOPMENTS (PUD)

Consider making a recommendation to City Council regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.

5. 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, March 10, 2022 and (ii) Thursday, March 24, 2022.

6. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

7. ADJOURNMENT



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

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

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON FRIDAY, FEBRUARY 18, 2022, AT 5:00 P.M.



LETICIA BRYSCH
CITY SECRETARY

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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 24, 2022

Subject: Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, February 10, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2-10-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 10, 2022 - 7:00 PM**

Minutes

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

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
FEBRUARY 10, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 10, 2022, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TRAVIS MANN
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER MARCUS PERRY AND COUNCIL LIAISON 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

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

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

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, January 13, 2022.
- B. Consider approving the Replat of Reserve "C" of Crawford Business Park to subdivide one commercial reserve into two commercial reserves.

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. SITE PLAN: 1405 S FRIENDSWOOD DRIVE

Consider approving a site plan for an additional parking area at Friendswood Animal Hospital located at 1405 S. Friendswood Drive.

**Commissioner Travis Mann moved to approve a site plan for an additional parking area at Friendswood Animal Hospital located at 1405 S. Friendswood Drive. Seconded by Vice-Chairman Richard Sasson.

Harbin said the site was adding a parking area to the rear and would be relocating the dumpster away from S. Friendswood Drive. Mann said he saw multiple benefits from the proposed plan. Sasson requested the applicant construct a sidewalk along FM 518 to connect to the existing sidewalks on each side. He said there is a current push for missing sidewalks to be installed. Koerner and Hinckley agreed.

Sasson said he and the Chairman had visited the site and two trees look to be marked for removal but are not shown on the landscape plan. Harbin said staff can inspect the site and ensure the tree mitigation requirements are enforced.

Commissioner Mann amended his motion to approve including the installation of a sidewalk along FM 518 and that staff investigate the marked trees. Seconded by Sasson. The motion was approved unanimously.

B. ZONING ORDINANCE AMENDMENTS REGARDING PLANNED UNIT DEVELOPMENTS (PUD)

- i Conduct a public hearing regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.

Bennett said the Ordinance Subcommittee has completed their review of the Planned Unit Development ordinance, presented the draft to the full commission, and is now moving forward with a public hearing. She said the ordinance will provide a base zoning district, create criteria the PUD must meet, address detention areas as open space, decrease the allowable land use changes, and add an expiration date.

No public comments.

- ii Consider making a recommendation to City Council regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.

**Commissioner Tom Hinckley moved to approve a recommendation to City Council regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Clark said he began on the Ordinance Subcommittee and knows the PUD requirements were benchmarked with other cities. Mann said a 10% deviation in land use seems reasonable. Matranga commented a developer would only be asking for an allotted change from their own plan, since they are the ones who created the PUD.

C. SUBDIVISION ORDINANCE VARIANCE REQUEST AT 2601 W PARKWOOD AVE

- i Conduct a public hearing regarding a variance request from Appendix B, Subdivision Ordinance, Section VIII.C.1. for a habitable building to encroach 15 feet 8.25 inches into the required 50-foot pipeline setback on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.

Harbin explained the proposed Fire Station No. 2 would encroach on a 50-foot pipeline setback by 15-feet, 8 1/4-inches and they are seeking a variance. She said there is an 8-inch crude oil pipeline in a 30-foot easement adjacent to the property. She said the easement only allows one pipeline and is very specific in that the pipeline is no larger than 8-inches and must be buried at least 36-inches deep. Harbin further stated the subject tract is long and narrow, being 120-feet wide by 367-feet deep.

No public comments.

- ii Consider approving a variance request from Appendix B, Subdivision Ordinance, Section VIII.C.1. for a habitable building to encroach 15 feet 8.25 inches into the required 50-foot pipeline setback on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.

Commissioner Koerner stated she sees the need for a fire station in that location and feels the remaining 35-feet is enough buffer for that type of pipeline.

City Engineer Jil Arias said his staff had spoken to the fire department about whether or not the nearby pipeline was a concern. Arias stated fuel transportation is a highly regulated industry and this pipeline does not contain high pressure gas but instead, crude oil. Arias stated the city could look at other locations for the fire station but it would impact the city's insurance class rating and fire department response times.

Friendswood Volunteer Fire Chief Kozlowski stated there are 2.6 million miles of pipeline in the United States and it is the safest way to transport materials. Chief Koz said he worked for 20 years

on the ship channel and finds pipelines to be a safe means of transport, says the lines are well marked, and the industry has good overwatch from several entities.

Koerner said, with her knowledge of fluid mechanics in the aerospace industry, she does not have concerns about a crude oil pipeline. Sasson said he also has experience in the pipeline industry but was curious as to why the setback is 50-feet. Fire Marshal Brian Mansfield said a citizens committee was formed in the 1990s and focused mainly on residential structures being near high pressure lines. Chief Koz added there had been an incident in the 1980s when a commercial lawn mower hit an aboveground pipeline. His opinion is that the incident was fresh in the committee's minds and that 50-feet was most likely arbitrary. He said the depth of the pipeline is much more important than the setback. Chief Koz said he searched for federal regulations and could not find where a specific setback was mentioned.

Sasson asked the city representatives if they would support a change to the ordinance to decrease the required setback from pipelines. City Engineer Arias answered that the variance process is in place for individual situations. Mann said he would like to see projects treated equally. Hinckley said he supported the variance request but would be interested in looking into possible ordinance changes.

Clark said he saw that the pipeline company, Genesis, provided a letter of no objection to the setback encroachment. Clark asked what other cities require. Harbin answered that each city is different in that some have no requirements, the City of Houston requires 15-feet, etc.

****Commissioner Catherine Koerner moved to approve a variance request from Appendix B, Subdivision Ordinance, Section VIII.C.1. for a habitable building to encroach 15 feet 8.25 inches into the required 50-foot pipeline setback on the property located at 2601 West Parkwood Avenue. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

5. Discussion Items

- A. Discuss proposed amendments to Appendix C, Zoning Ordinance "Section 2. Establishment of Districts" and "Section 6. Non-Conforming Uses, Structures and Lots," "Section 7. Schedule of District Regulations," "Section 8. Supplementary District Regulations," and "Section 20. Definitions" to remove the Multi-Family Residential (MFR) reference from the Garden Home District (GHD) zoning district and establish architectural requirements for garden home developments.

Bennett said the Ordinance Subcommittee had been working on updates to the Garden Home District, which was originally created in 1992. She said the current ordinance classifies the GHD as a multi-family residential zoning district and the definition states dwelling units should be attached. Bennett explained only multi-family districts were eligible to rezone to GHD in the 1990s but that has since been changed. She also said garden homes are not structurally attached as duplexes would be.

Bennett explained the intent of a garden home is to have less house and less yard. She said since the yards are smaller, garden homes utilize a zero lot line on one side of the property which creates a U-shaped patio or garden area on the opposite side. Bennett said the proposed changes include removing all references to multi-family, updating the definition, and adding design criteria for long term maintenance and access.

Matranga suggested specifying in the design criteria that roof overhangs are applicable to the zero

lot line side of the property. Matranga also suggested allowing opaque, glass block windows on the zero lot line side to allow light in.

- B. Receive an update from the Planning Subcommittee regarding the plan to update the remainder of the Comprehensive Plan.

Harbin said the Planning Subcommittee has created a list of the sections to update and identified what information is needed to complete those updates. She said information such as census data and other city department master plans will be necessary. Harbin said a governance plan for how and when to update the plan in the future is another key piece.

Mann said the section updates will be less aggressive than the Future Land Use Map because much will depend upon the timeliness of other city departments and their own master plans. Harbin added that public outreach will not be as visual as with the map, either. She said the update will go through the normal public hearing process with possibly an additional hearing.

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, February 24, 2022 and (ii) Thursday, March 10, 2022.

7. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

Commissioner Koerner thanked City Engineering Project Coordinator Bria Whitmire for her progress in utilizing the Sidewalk Fund monies.

Sasson echoed Koerner's sentiment. Sasson said he attended the Zoning Board of Adjustment meeting where the board approved a variance to allow three bay doors to face FM 528.

Hinckley said the Ordinance Subcommittee met before the regular meeting and began discussing updates to the Sign Ordinance. He said the subcommittee will bring recommendations to the full commission in the coming months.

Harbin stated the January DRC report had been sent out. She announced the Community Care Homes ordinance updates have been finalized by city council. Harbin said the downtown improvement projects were well underway with the new traffic lights being installed plus the brick paver ribbons. She said TxDOT has also agreed to install new street signs chosen by FDEDC on the traffic lights.

8. ADJOURNMENT

This meeting was adjourned at 08:26 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 24, 2022

Subject: Consider approving the Partial Final Plat of Avalon at Friendswood Section 2, a private and gated community.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat will complete the road loop around the lake in the south section of Avalon at Friendswood. Section 2 consists of 67 lots of varying widths: 60', 70', and 90' and is in compliance with the PUD 2019-30. This is the portion of the development that will be located in Clear Creek ISD; there is a line on the plat denoting the school district boundaries.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks, and Police Department. See the compliance memo for the full recommendation.

ATTACHMENTS

1. Partial Final Plat of Avalon Section 2
2. Compliance Memo_Avalon Sec 2 FP

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, OWNER, HEREINAFTER REFERRED TO AS OWNER, OF THE 46.311 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT FRIENDSWOOD SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON

IN TESTIMONY WHEREOF, THE TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION

BY: ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, FOR TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

BRENDA MCCULLAH
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/23/2023

I, AARON G. FERGUSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR 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 (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 6)

AARON G. FERGUSON, R.P.L.S.
TEXAS REGISTRATION NO. 6601

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT FRIENDSWOOD SECTION 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____.

BY: JOE MATRANGA
CHAIRMAN

ATTEST: BECKY BENNETT
DEVELOPMENT COORDINATOR

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

GCDD REF #210018

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE 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.

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 (A.M. OR P.M.), AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT RECORD _____ MAP NUMBER _____, GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- BENCHMARK: TSARP MONUMENT 010095: A STAINLESS METAL ROD WITH 10' SLEEVE ACCESSED THROUGH A 5" LOGO CAP STAMPED HGCS9 54 1986. THE POINT IS LOCATED NEAR THE SOUTH SIDE OF THE CLEAR CREEK DRAINAGE DISTRICT PARKING LOT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DR. THE POINT IS +/- .87 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF WHITAKER DR AND +/- 80 SOUTH OF THE SOUTH EDGE OF PAVEMENT OF FM 528.

ELEVATION = 29.43 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13750258.374 E 3176668.913

- T.B.M. INDICATES TEMPORARY BENCHMARK
TBM-A: A CHISELED BOX IN CONCRETE HEADWALL AT THE SOUTH SIDE OF EAGLE LAKES DR. THE POINT IS LOCATED +/- 256 FEET EAST OF THE INTERSECTION OF EAGLE LAKES DR AND SANDY LAKE DR.

ELEVATION = 28.44 FEET (NAVD88 2001 ADJ.)
SURFACE COORDINATES N 13747333.438 E 3178382.485

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986697934.

- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C-Q2026, EFFECTIVE AUGUST 15, 2019, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON VISIBLE EVIDENCE, AVAILABLE PUBLIC RECORDS AND ON THE GROUND SURVEY.

- THREE-QUARTER (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

- LOTS BACKING OR SIDING FRIENDSWOOD LAKES BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.

- THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 2 ORDINANCE 2021-26

- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.

- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.

- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA.

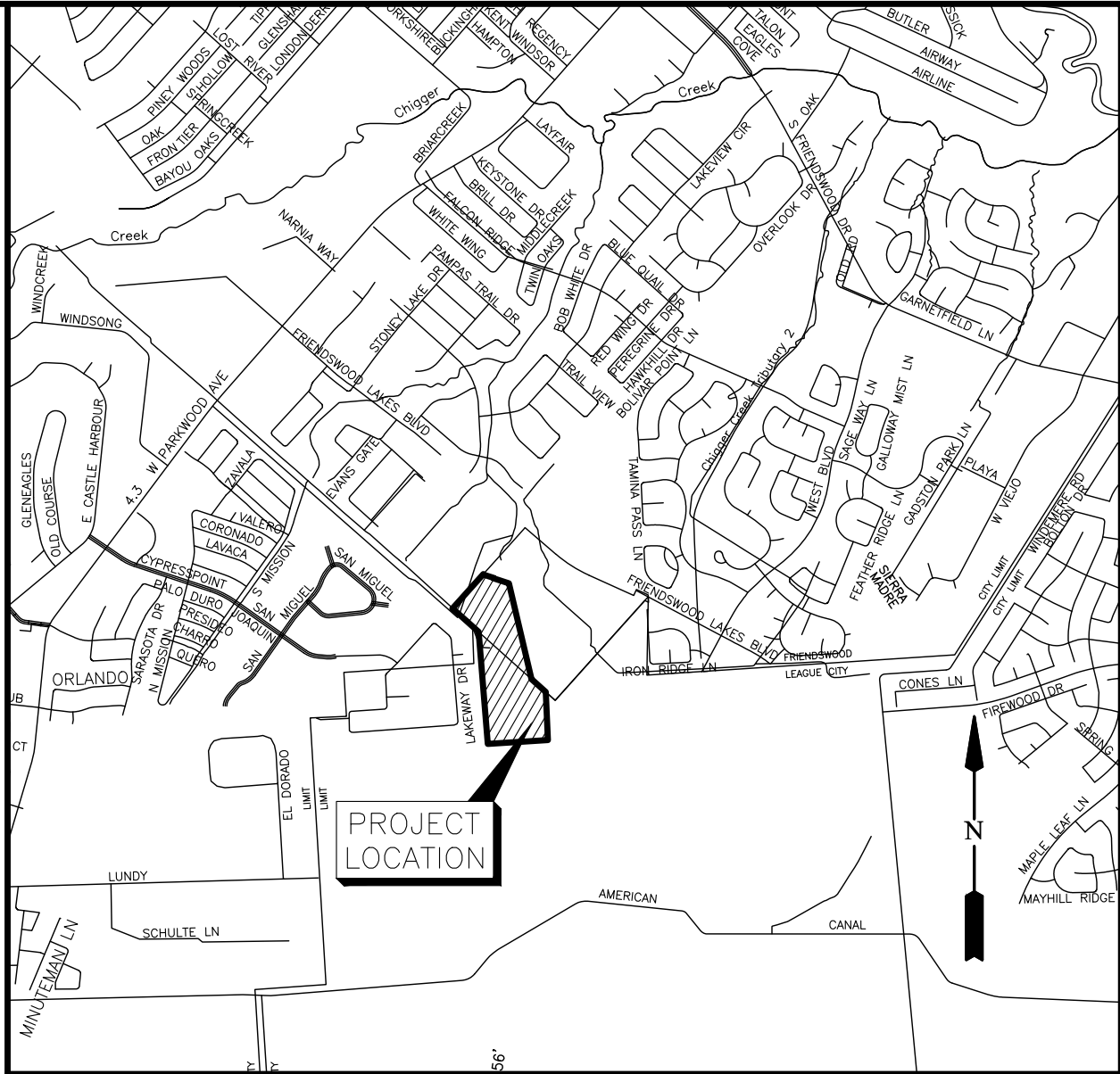
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "I/E/PUE" (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.)

- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.

- NO TREE OTHER THAN SPECIES LISTED AS SMALL TREES (SIZE 3") ON THE QUALIFIED TREE LIST MAY BE PLANTED OVER OR WITHIN FIVE LATERAL FEET OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE OR OTHER UTILITY.

LEGEND:

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
I.E./P.U.E	INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
RES.	INDICATES RESERVE
G.C.C.F.	INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
G.C.M.R.	INDICATES GALVESTON COUNTY MAP RECORDS
G.C.P.R.	INDICATES GALVESTON COUNTY PLAT RECORDS
G.C.O.P.R.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
G.C.O.P.R./P.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	INDICATES GALVESTON COUNTY DEED RECORDS
(S)	INDICATES SET SURVEY ROD
(F)	INDICATES FOUND SURVEY ROD



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 656V&S

DESCRIPTION OF
46.311 ACRES
AVALON AT FRIENDSWOOD SEC 2

BEING 46.311 ACRES OF LAND LOCATED IN THE L. & G.N. R.R. CO. SURVEY, ABSTRACT NUMBER 622, GALVESTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 59.521 ACRE TRACT DESCRIBED AS "TRACT 1" AND ALL OF THAT CERTAIN CALLED 29.921 ACRE TRACT, DESCRIBED AS "TRACT 2", IN THE DEED TO TAYLOR MORRISON OF TEXAS, INC. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019061400 OF THE OFFICIAL PUBLIC RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.O.P.R.), SAID 46.311 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00):

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR THE NORTHWEST CORNER OF SAID 29.921 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF THE LAKE AT SAN JOAQUIN, SECTION ONE, A SUBDIVISION OF RECORD IN PLAT RECORD 18, MAP NUMBER 1302 OF THE MAP RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.M.R.), SAID POINT BEING IN THE SOUTHWESTERLY LINE OF SAID 59.521 ACRE TRACT;

THENCE, NORTH 48° 14' 55" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID 59.521 ACRE TRACT, COMMON TO THE NORTHEASTERLY LINE OF SAID THE LAKE AT SAN JOAQUIN SECTION ONE, 539.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR THE NORTH CORNER OF SAID THE LAKE AT SAN JOAQUIN SECTION ONE, COMMON TO THE WEST CORNER OF SAID 59.521 ACRE TRACT, THE EAST CORNER OF A REPLAT OF A PORTION OF SAN JOAQUIN ESTATES SECTION 1 & 2, A SUBDIVISION OF RECORD IN PLAT RECORD 17, MAP NUMBER 133, G.C.M.R., AND THE SOUTH CORNER OF THAT CERTAIN CALLED 194.21 ACRE TRACT DESCRIBED IN THE DEED TO YELLOWSTONE HILL COUNTY RANCHING, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2010059686, G.C.O.P.R.;

THENCE, NORTH 41° 53' 04" EAST, ALONG THE NORTHWEST LINE OF SAID 59.521 ACRE TRACT, COMMON TO THE SOUTHEAST LINE OF SAID 194.21 ACRE TRACT, 713.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 48° 06' 56" EAST, DEPARTING SAID COMMON LINE, 20.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 72° 03' 35" EAST, 152.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 19° 57' 19" WEST, 7.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 72° 03' 35" EAST, 247.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

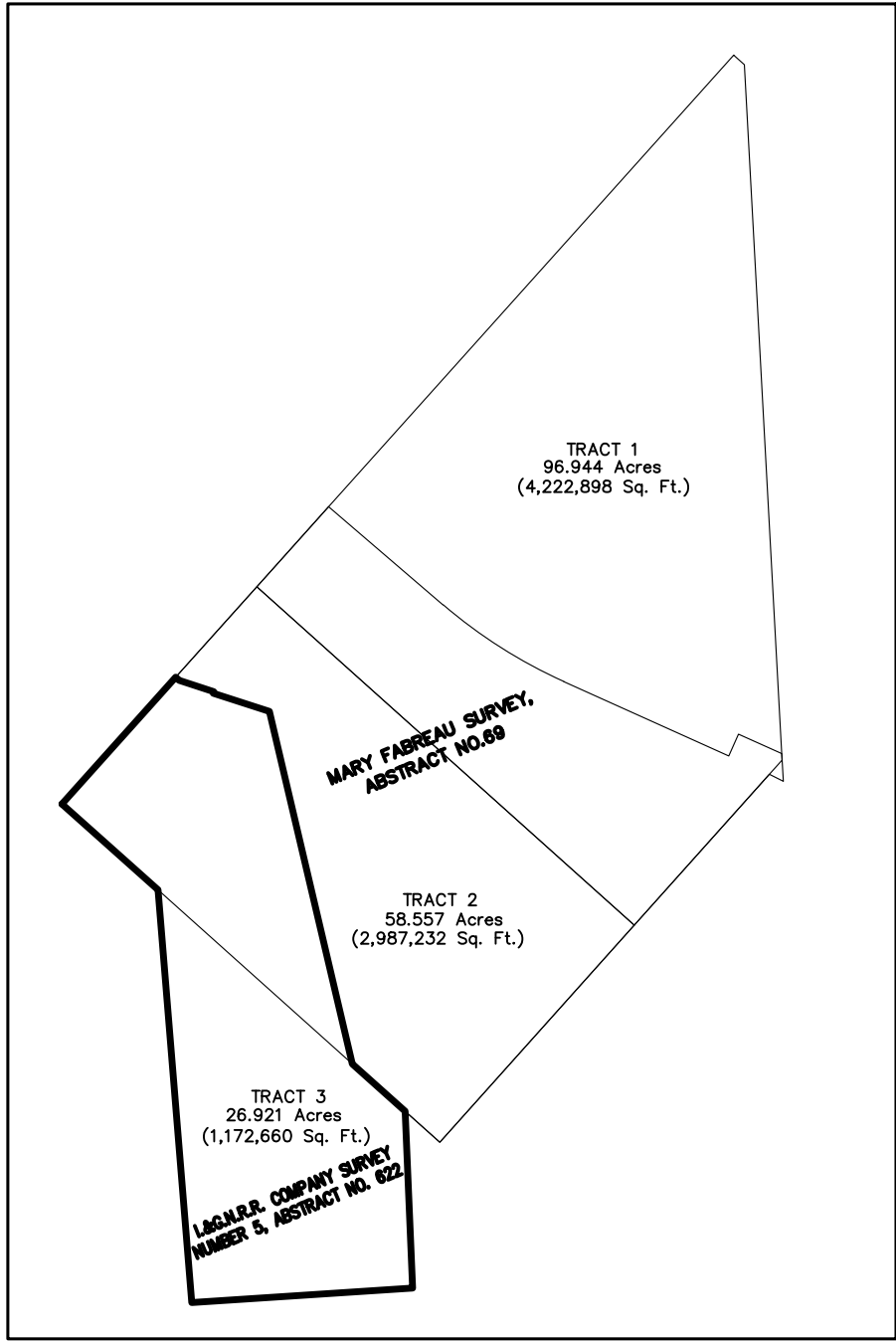
THENCE, SOUTH 13° 14' 32" EAST, 1,516.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER IN THE NORTHEAST LINE OF THE AFOREMENTIONED 29.921 ACRE TRACT, COMMON TO THE SOUTHWEST LINE OF THE AFOREMENTIONED 59.521 ACRE TRACT;

THENCE, SOUTH 48° 09' 01" EAST, ALONG SAID COMMON LINE, 297.44 FEET TO A TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF SAID 29.921 ACRE TRACT, COMMON TO A WESTERLY CORNER OF THAT CERTAIN CALLED 941.89 ACRE TRACT DESCRIBED AS "FIRST TRACT" IN THE DEED TO WESLEY WEST CATTLE COMPANY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 9222784, G.C.O.P.R.;

THENCE, SOUTH 02° 24' 51" EAST, ALONG THE EAST LINE OF SAID 29.921 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 941.89 ACRE TRACT, 740.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHEAST CORNER OF SAID 29.921 ACRE TRACT;

THENCE, SOUTH 86° 14' 55" WEST, DEPARTING SAID WEST LINE, ALONG THE SOUTH LINE OF SAID 29.921 ACRE TRACT, 927.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR THE SOUTHWEST CORNER OF SAID 29.921 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED THE LAKE AT SAN JOAQUIN SECTION ONE;

THENCE, NORTH 04° 40' 09" WEST, ALONG THE WEST LINE OF SAID 29.921 ACRE TRACT, COMMON TO THE EAST LINE OF THE LAKE AT SAN JOAQUIN SECTION ONE, 1,734.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.311 ACRES OF LAND.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

PARTIAL FINAL PLAT OF

AVALON AT FRIENDSWOOD SECTION 2

A PRIVATE SUBDIVISION OF 46.311 ACRES OF LAND SITUATED IN THE MARY FABREAU SURVEY, ABSTRACT 69 AND THE I&G.N.R.R. SURVEY, ABSTRACT 622, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

67 LOTS 6 RESERVES (21.498 ACRES) 4 BLOCKS

DATE: FEBRUARY 14, 2022 JOB NO. 0074-0420A

OWNER:
TAYLOR MORRISON
OF TEXAS, INC.

ROBERT L. SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
PH: (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

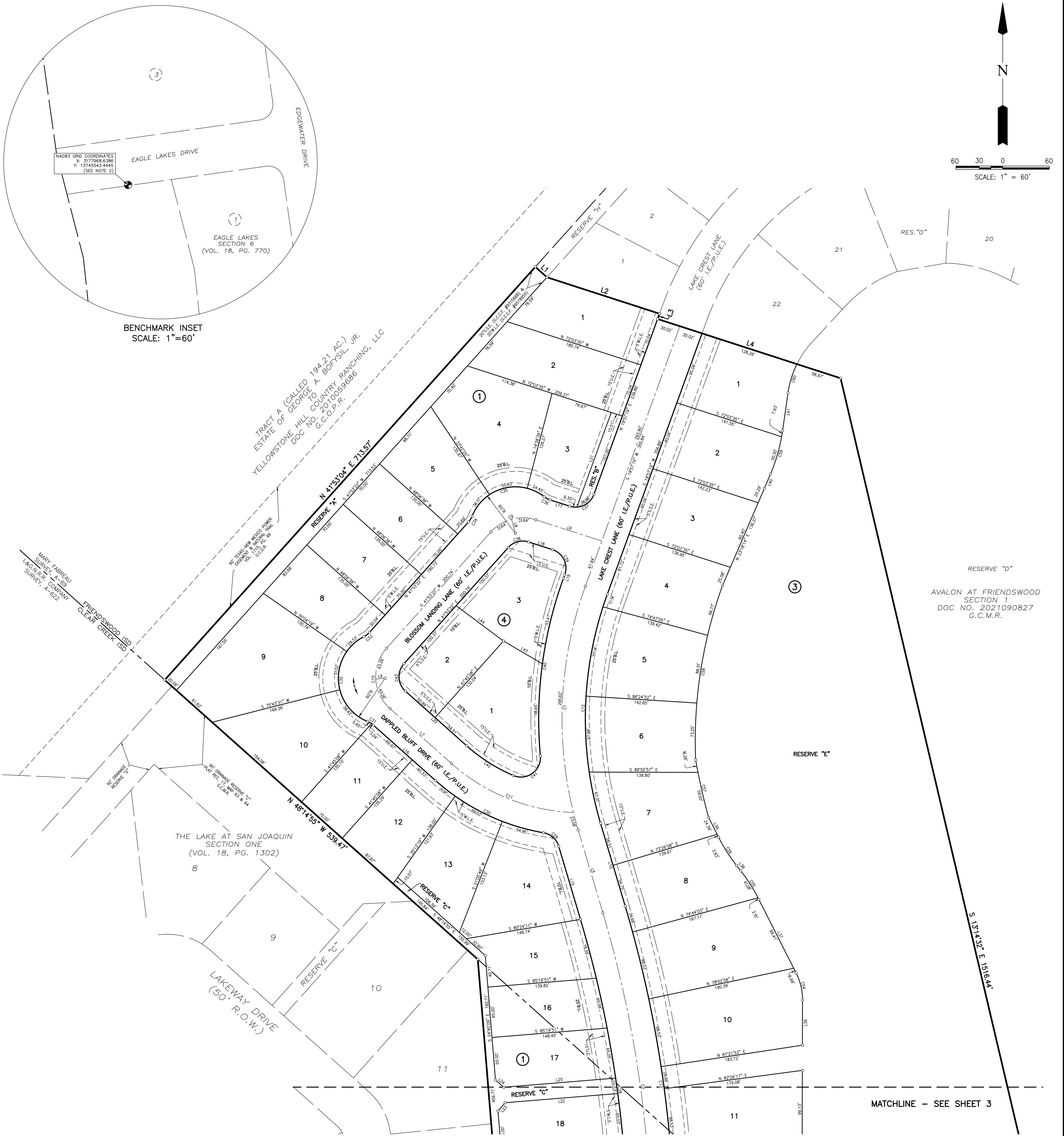
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	500.00'	36°31'11"	318.69'	S 01°41'43" W 313.33'
C2	1500.00'	17°31'46"	458.92'	S 07°47'59" E 457.13'
C3	700.00'	9°49'27"	120.02'	S 05°52'38" W 119.88'
C4	1500.00'	20°05'02"	525.80'	S 00°44'50" W 523.11'
C5	55.00'	84°27'23"	81.07'	S 51°31'23" E 73.93'
C6	55.00'	84°23'13"	81.01'	N 44°03'19" E 73.88'
C7	1000.00'	14°13'55"	248.39'	N 08°58'39" E 247.76'
C8	55.00'	12°19'09"	11.83'	N 22°15'11" E 11.80'
C9	55.00'	65°55'22"	63.28'	N 74°51'03" E 59.85'
C10	55.00'	90°08'14"	86.53'	S 03°10'45" E 77.87'
C11	250.00'	39°36'50"	172.85'	S 68°03'17" E 169.43'
C12	470.00'	36°31'11"	299.57'	S 01°41'43" W 294.53'
C13	1530.00'	17°31'46"	468.10'	S 07°47'59" E 466.28'
C14	730.00'	9°49'27"	125.17'	S 05°52'38" W 125.02'
C15	1470.00'	20°05'02"	515.28'	S 00°44'50" W 512.65'
C16	25.00'	84°27'26"	36.85'	S 51°31'23" E 33.60'
C17	25.00'	84°23'13"	36.82'	N 44°03'19" E 33.58'
C18	1030.00'	11°43'59"	210.92'	N 07°43'42" E 210.56'
C19	25.00'	45°35'32"	19.89'	N 09°12'05" W 19.37'
C20	60.00'	68°27'33"	71.69'	N 02°13'55" E 67.50'
C21	970.00'	14°06'22"	238.81'	S 08°54'53" W 238.21'
C22	85.00'	84°23'13"	125.19'	S 44°03'19" W 114.18'
C23	85.00'	84°27'23"	125.29'	N 51°31'23" W 114.25'
C24	1530.00'	20°05'02"	536.31'	N 00°44'50" E 533.57'
C25	670.00'	9°49'27"	114.88'	N 05°52'38" E 114.74'
C26	25.00'	95°38'03"	41.73'	N 46°51'07" W 37.05'
C27	25.00'	84°21'57"	36.81'	N 43°08'53" E 33.57'
C28	1470.00'	17°31'46"	449.74'	N 07°47'59" W 447.99'
C29	25.00'	63°34'56"	27.74'	N 48°21'21" W 26.34'
C30	280.00'	31°53'57"	155.89'	N 64°11'50" W 153.88'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C31	25.00'	19°54'25"	8.69'	N 58°12'05" W 8.64'
C32	60.00'	131°05'21"	137.28'	N 02°36'37" W 109.23'
C33	25.00'	21°02'42"	9.18'	N 52°24'42" E 9.13'
C34	25.00'	20°07'44"	8.78'	N 31°49'30" E 8.74'
C35	60.00'	106°14'02"	111.25'	N 74°52'39" E 95.98'
C36	25.00'	20°10'16"	8.81'	S 62°05'48" E 8.76'
C37	25.00'	87°51'25"	38.33'	N 63°53'01" E 34.69'
C38	25.00'	65°55'22"	28.76'	N 74°51'03" E 27.20'
C39	25.00'	92°08'35"	40.20'	S 26°06'59" E 36.01'
C40	530.00'	25°05'36"	232.12'	S 07°24'31" W 230.27'
C41	25.00'	118°19'35"	51.63'	S 54°01'30" W 42.93'
C42	220.00'	18°33'50"	71.28'	N 57°31'47" W 70.97'
C43	25.00'	90°08'14"	39.33'	N 03°10'45" W 35.40'
C44	77.25'	17°13'03"	23.21'	S 16°41'23" W 23.13'
C45	122.75'	25°56'08"	55.56'	S 14°49'46" W 55.09'
C46	122.75'	53°39'02"	114.94'	S 54°37'21" W 110.79'
C47	122.75'	36°13'00"	77.59'	N 69°05'24" W 76.30'
C48	122.75'	35°44'03"	76.56'	N 33°06'52" W 75.32'
C49	122.75'	18°23'56"	39.42'	N 06°02'53" W 39.25'
C50	122.75'	8°59'37"	19.27'	N 07°38'53" E 19.25'
C51	77.25'	7°50'19"	10.57'	N 08°13'32" E 10.56'
C52	122.75'	3°49'45"	8.20'	N 06°13'15" E 8.20'
C53	77.25'	7°59'05"	10.77'	N 04°08'35" E 10.76'
C54	77.25'	26°59'58"	36.40'	N 13°20'56" W 36.07'
C55	225.00'	11°00'30"	43.23'	N 32°21'10" W 43.16'
C56	225.00'	11°00'30"	43.23'	N 32°21'10" W 43.16'
C57	860.17'	5°02'46"	75.76'	N 12°41'35" W 75.73'
C58	588.00'	22°14'56"	228.33'	N 08°44'49" E 226.90'
C59	225.00'	14°49'35"	58.22'	N 19°36'28" E 58.06'
C60	122.75'	18°11'50"	38.99'	N 17°17'35" E 38.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°06'56" E	20.12'
L2	S 72°03'35" E	152.11'
L3	S 19°57'19" W	7.22'
L4	S 72°03'35" E	247.27'
L5	S 16°33'52" E	111.26'
L6	N 72°11'16" W	89.12'
L7	S 48°14'52" E	105.50'
L8	S 15°13'30" E	19.00'
L9	N 84°49'45" E	12.00'
L10	S 16°33'52" E	111.26'
L11	N 00°57'54" E	101.13'
L12	S 85°19'51" W	121.76'
L13	N 85°19'51" E	132.62'
L14	N 00°57'54" E	27.36'
L15	N 16°33'52" W	97.98'
L16	N 48°14'52" W	107.30'
L17	S 72°11'16" E	26.38'
L18	S 72°11'16" E	32.02'
L19	S 19°57'19" W	4.84'
L20	N 48°14'52" W	105.50'
L21	N 19°57'19" E	129.38'
L22	S 85°19'51" W	145.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 40°19'51" W	14.14'
L24	S 49°40'09" E	14.14'
L25	S 85°19'51" W	144.15'
L26	N 79°12'39" W	109.68'
L27	S 25°17'55" W	69.46'
L28	S 08°04'52" W	87.16'
L29	N 84°37'03" W	143.24'
L30	N 86°00'29" W	143.06'
L31	S 27°47'50" W	24.25'
L32	N 87°11'54" W	116.90'
L33	N 50°58'54" W	51.28'
L34	N 12°08'41" E	57.21'
L35	N 12°08'41" E	98.23'
L36	N 00°09'03" E	57.87'
L37	N 26°50'55" W	106.10'
L38	N 37°51'25" W	9.01'
L39	N 26°50'55" W	28.32'
L40	N 23°01'15" E	19.69'
L41	N 08°11'40" E	49.05'
L42	N 03°44'55" W	15.90'
L43	N 59°36'45" W	57.95'
L44	S 53°14'02" E	76.04'

PARTIAL FINAL PLAT OF
AVALON AT FRIENDSWOOD
SECTION 2

A PRIVATE SUBDIVISION OF 46.311 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69 AND
THE I&G.N.R.R. SURVEY, ABSTRACT 622,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

67 LOTS 6 RESERVES (21.498 ACRES) 4 BLOCKS
DATE: FEBRUARY 14, 2022 JOB NO. 0074-0420A

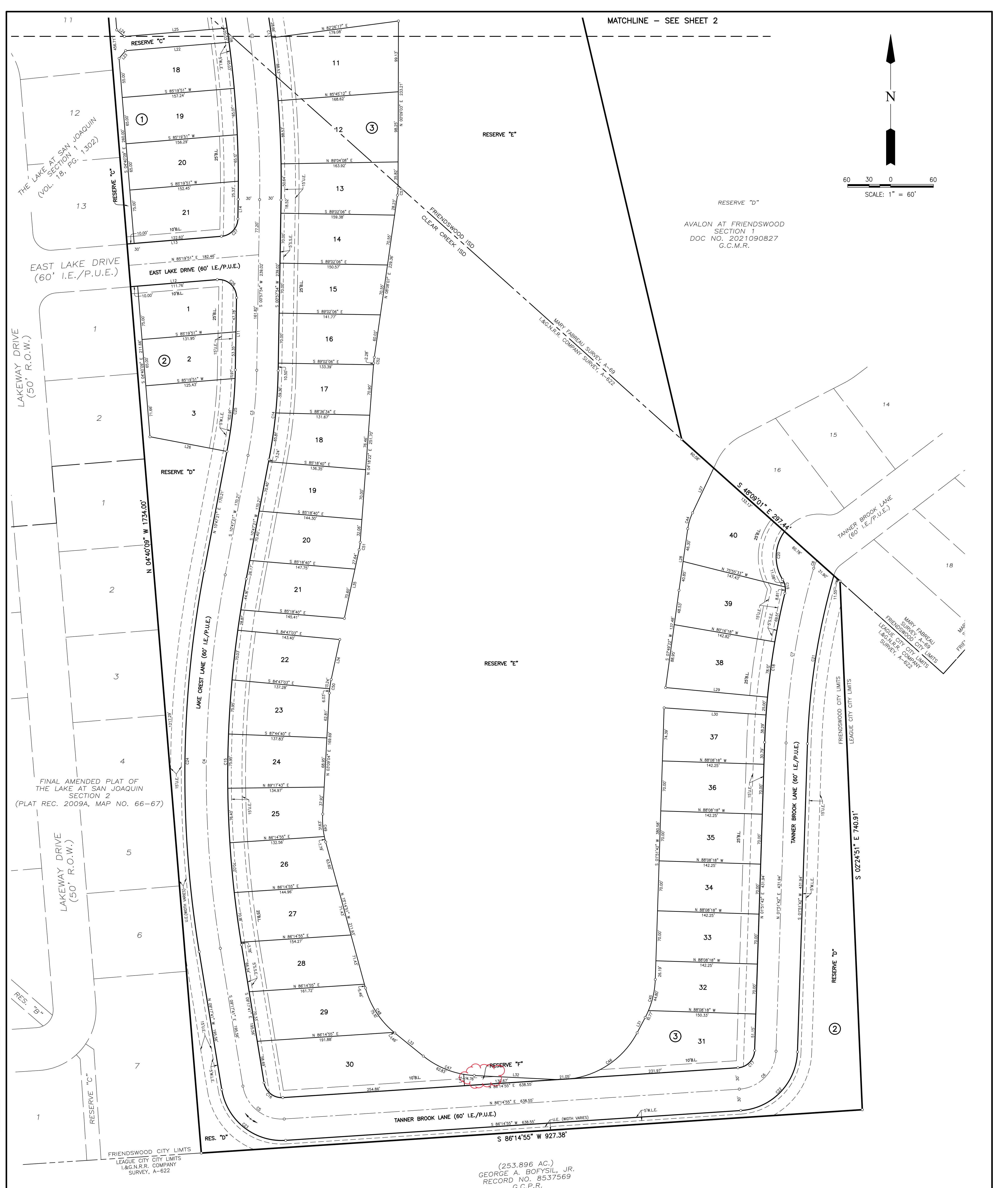
OWNER:
TAYLOR MORRISON
OF TEXAS, INC.

ROBERT L. SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
PH: (281) 598-3040

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.329	14,335	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.042	1,849	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.213	9,266	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	2.319	101,012	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	18.572	809,012	RESTRICTED TO LAKE / DETENTION
F	0.023	985	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	21.498	936,459	



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

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

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA
BLOCK 1 LOT 1	11,850 SQ.FT.	BLOCK 1 LOT 11	9,470 SQ.FT.	BLOCK 2 LOT 1	10,006 SQ.FT.	BLOCK 3 LOT 1	12,607 SQ.FT.	BLOCK 3 LOT 16	9,617 SQ.FT.	BLOCK 3 LOT 31	14,776 SQ.FT.	BLOCK 4 LOT 1	14,940 SQ.FT.
BLOCK 1 LOT 2	13,654 SQ.FT.	BLOCK 1 LOT 12	10,860 SQ.FT.	BLOCK 2 LOT 2	8,368 SQ.FT.	BLOCK 3 LOT 2	12,932 SQ.FT.	BLOCK 3 LOT 17	9,280 SQ.FT.	BLOCK 3 LOT 32	10,074 SQ.FT.	BLOCK 4 LOT 2	9,636 SQ.FT.
BLOCK 1 LOT 3	9,579 SQ.FT.	BLOCK 1 LOT 13	11,895 SQ.FT.	BLOCK 2 LOT 3	12,563 SQ.FT.	BLOCK 3 LOT 3	12,563 SQ.FT.	BLOCK 3 LOT 18	9,686 SQ.FT.	BLOCK 3 LOT 33	9,957 SQ.FT.	BLOCK 4 LOT 3	12,695 SQ.FT.
BLOCK 1 LOT 4	15,798 SQ.FT.	BLOCK 1 LOT 14	14,643 SQ.FT.			BLOCK 3 LOT 4	13,054 SQ.FT.	BLOCK 3 LOT 19	9,822 SQ.FT.	BLOCK 3 LOT 34	9,958 SQ.FT.		
BLOCK 1 LOT 5	10,831 SQ.FT.	BLOCK 1 LOT 15	9,869 SQ.FT.			BLOCK 3 LOT 5	14,570 SQ.FT.	BLOCK 3 LOT 20	10,305 SQ.FT.	BLOCK 3 LOT 35	9,957 SQ.FT.		
BLOCK 1 LOT 6	9,450 SQ.FT.	BLOCK 1 LOT 16	9,385 SQ.FT.			BLOCK 3 LOT 6	13,159 SQ.FT.	BLOCK 3 LOT 21	10,274 SQ.FT.	BLOCK 3 LOT 36	9,957 SQ.FT.		
BLOCK 1 LOT 7	9,450 SQ.FT.	BLOCK 1 LOT 17	9,800 SQ.FT.			BLOCK 3 LOT 7	14,190 SQ.FT.	BLOCK 3 LOT 22	9,821 SQ.FT.	BLOCK 3 LOT 37	10,214 SQ.FT.		
BLOCK 1 LOT 8	10,047 SQ.FT.	BLOCK 1 LOT 18	10,124 SQ.FT.			BLOCK 3 LOT 8	13,934 SQ.FT.	BLOCK 3 LOT 23	9,974 SQ.FT.	BLOCK 3 LOTS 38	11,900 SQ.FT.		
BLOCK 1 LOT 9	20,175 SQ.FT.	BLOCK 1 LOT 19	10,205 SQ.FT.			BLOCK 3 LOT 9	16,699 SQ.FT.	BLOCK 3 LOT 24	9,899 SQ.FT.	BLOCK 3 LOT 39	12,156 SQ.FT.		
BLOCK 1 LOT 10	14,544 SQ.FT.	BLOCK 1 LOT 20	10,050 SQ.FT.			BLOCK 3 LOT 10	17,936 SQ.FT.	BLOCK 3 LOT 25	9,666 SQ.FT.	BLOCK 3 LOT 40	14,015 SQ.FT.		
		BLOCK 1 LOT 21	11,065 SQ.FT.			BLOCK 3 LOT 11	16,218 SQ.FT.	BLOCK 3 LOT 26	9,725 SQ.FT.				
						BLOCK 3 LOT 12	15,473 SQ.FT.	BLOCK 3 LOT 27	10,493 SQ.FT.				
						BLOCK 3 LOT 13	11,690 SQ.FT.	BLOCK 3 LOT 28	11,060 SQ.FT.				
						BLOCK 3 LOT 14	10,848 SQ.FT.	BLOCK 3 LOT 29	12,033 SQ.FT.				
						BLOCK 3 LOT 15	10,232 SQ.FT.	BLOCK 3 LOT 30	19,067 SQ.FT.				

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

PARTIAL FINAL PLAT OF
AVALON AT FRIENDSWOOD
SECTION 2

A PRIVATE SUBDIVISION OF 46.311 ACRES OF LAND SITUATED
IN THE MARY FABREAU SURVEY, ABSTRACT 69 AND
THE I&G.N.R.R. SURVEY, ABSTRACT 622,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

67 LOTS 6 RESERVES (21.498 ACRES) 4 BLOCKS
DATE: FEBRUARY 14, 2022 JOB NO. 0074-0420A

OWNER:
TAYLOR MORRISON
OF TEXAS, INC.

ROBERT L. SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400, HOUSTON, TEXAS 77042
PH: (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: February 17, 2022
Re: Avalon at Friendswood Section 2 Final Plat

Project Description: The proposed plat is completion of the south section of Avalon at Friendswood consisting of 67 lots of varying widths: 60', 70', and 90'.

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

Approval Options:

☐ Approval

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

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

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

None.

Pending Staff Items: *Does not require reconsideration by the Commission. Will be required for final plat.*

Remove building line from Reserve F.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 24, 2022

Subject: SITE PLAN AMENDMENT

Consider approving the site plan amendment for a law office to be located at 17131 Townes Road.

Action:

SUMMARY / ORIGINATING CAUSE

The owners of the existing building at 17131 Townes Road are remodeling the interior and proposing a front porch extension. The project will also include the addition of the required accessible walkway from the building to the existing public sidewalk.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This will be a minor improvement to an existing building and provide for continued use and reoccupancy of an existing structure.

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 compliance with current city codes. This plan is subject to approval by the Planning and Zoning Commission. See compliance memo for full recommendation.

ATTACHMENTS

1. 17131 Townes Rd Compliance Memo
2. 17131 Townes Rd Cover Sheet
3. 17131 Townes Rd Site Plan
4. 17131 Townes Rd Building Elevations

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: February 17, 2022

Re: Law Office of Steve Gonzalez
Commercial Site Plan Amendment

Project Description: The existing building at 17131 Townes Road is remodeling the interior and proposing a front porch extension. The project will also include the addition of the required accessible walkway from the building to the existing public sidewalk.

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

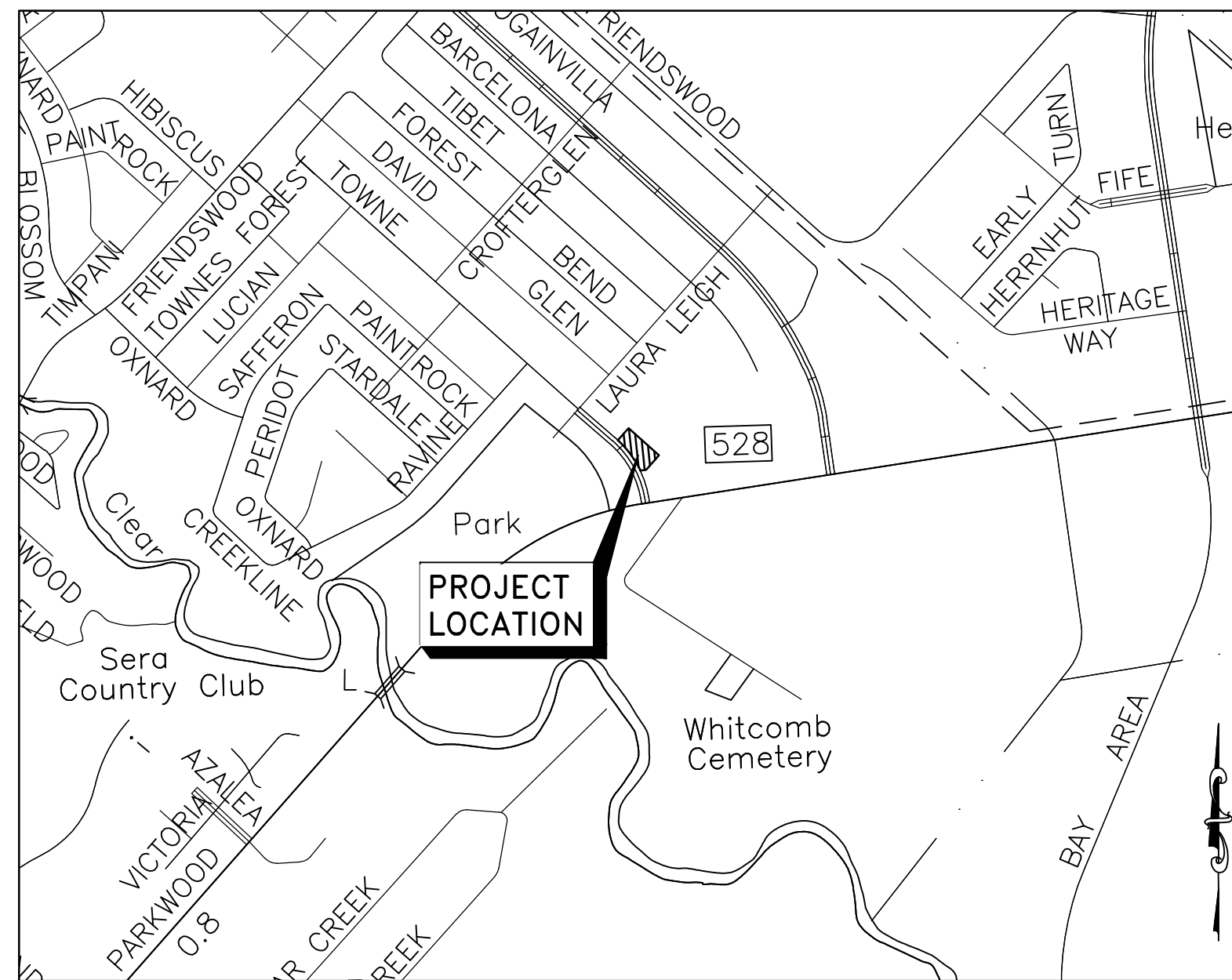
This plan is subject to approval by the Planning and Zoning Commission.

GALVESTON COUNTY
CITY OF FRIENDSWOOD, TEXAS

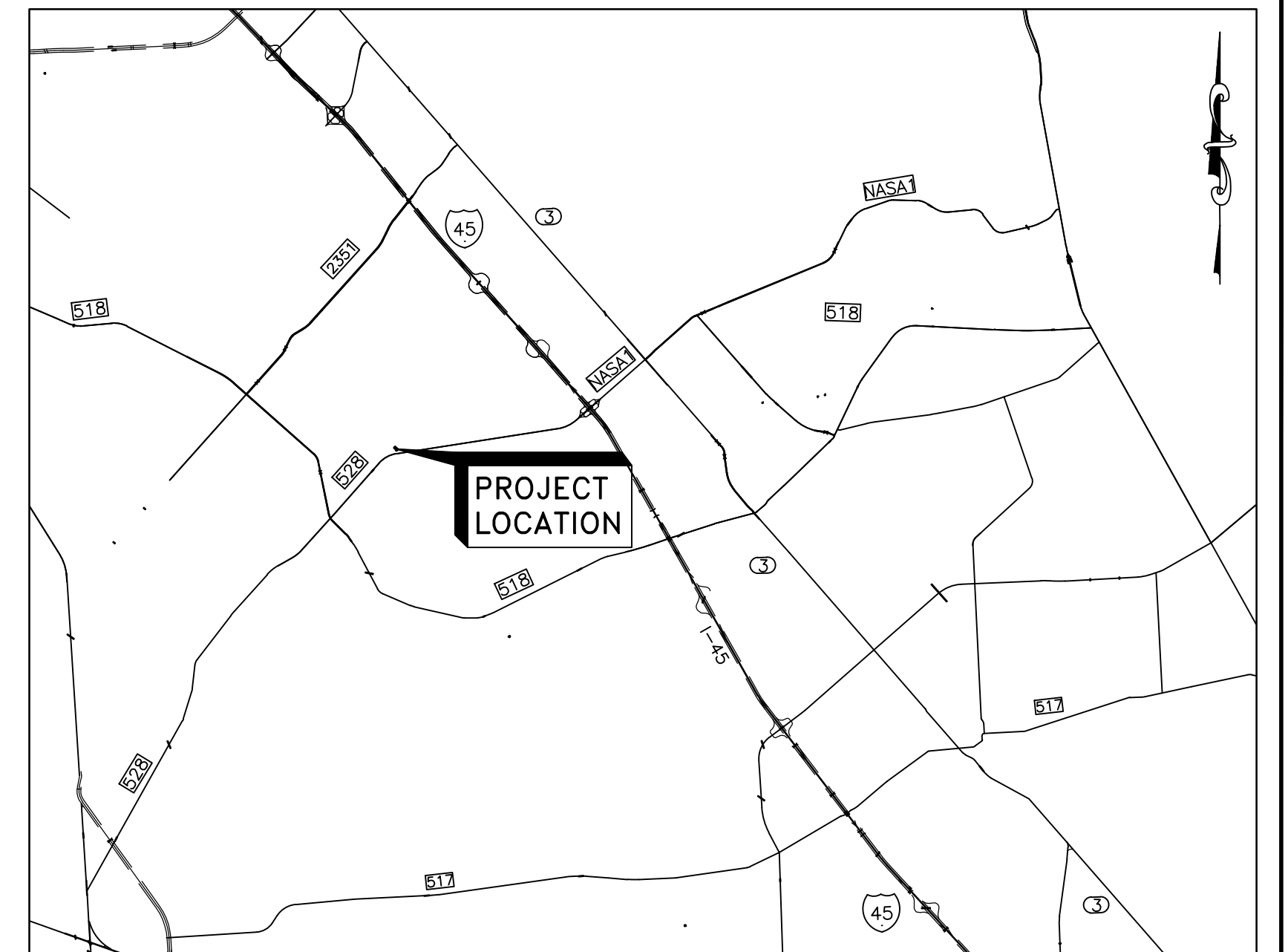
LAW OFFICE OF STEVE GONZALEZ

17131 TOWNES ROAD
FRIENDSWOOD, TEXAS 77546

FRONT PORCH EXTENSION, WINDOW MODIFICATION,
NEW FLOORING, BATHROOM RENOVATION, ATTIC
REFRAMING, CABINET & MILLWORK



LOCATION MAP
SCALE : 1"=1000'
KEY MAP 656-D



VICINITY MAP
SCALE : 1"=10000'
KEY MAP 617W

COUNCIL MEMBER

MAYOR

MIKE FOREMAN

MAYOR PRO-TEM

ROBERT GRIFFON

COUNCIL POSITION 1

STEVE ROCKEY

COUNCIL POSITION 2

SALLY BRANSON

COUNCIL POSITION 3

TRISH HANKS

COUNCIL POSITION 4

ROBERT J. GRIFFON

COUNCIL POSITION 5

JOHN H. SCOTT

COUNCIL POSITION 6

BRENT ERENWERT

CITY MANAGER

MORAD KABIRI

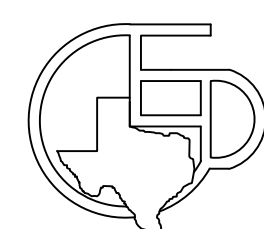


FEBRUARY 9, 2022

SHEET INDEX

- COVER SHEET
- A1.0 SITE LAYOUT PLAN
- A1.1 EXISTING FLOOR PLAN & PROPOSED ALTERATIONS
- A1.2 EXISTING ROOF FRAMING & CEILING JOIST PLAN
- A1.3 EXISTING ELEVATIONS
- A1.4 PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS
- A1.5 INTERIOR ELEVATIONS
- A1.6 INTERIOR ELEVATIONS
- A1.7 TYPICAL DETAILS
- E1.0 ELECTRICAL PLAN
- E1.1 ELECTRICAL DETAILS
- P1.0 PLUMBING PLAN
- P1.1 PLUMBING DETAILS
- S001 GENERAL NOTES
- S101 FOUNDATION AND EXISTING PLANS
- S102 FRAMING PLANS
- S201 OFFICE SECTIONS
- S202 OFFICE SECTIONS

STEVE GONZALEZ
ADDRESS: 1480 E HIGHWAY 6
ALVIN, TX 77511
PHONE: 832-434-7138



Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM # F-9440

907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294



JILDARDO ARIAS, P.E., CFM
DIRECTOR OF ENGINEERING & PROJECTS/
CITY ENGINEER

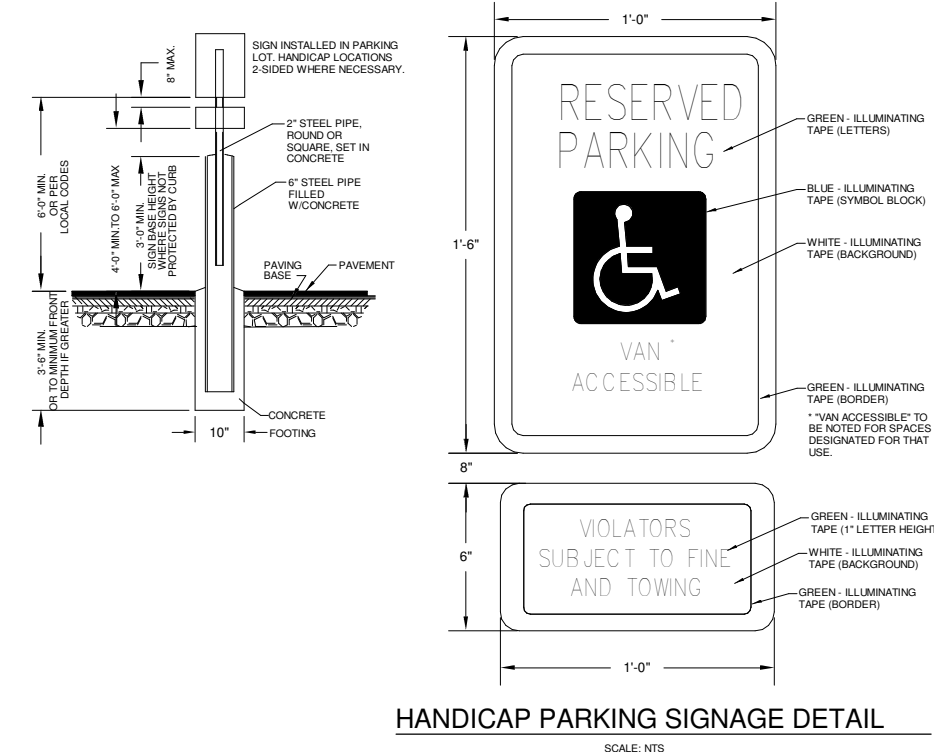
DATE

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

DATE

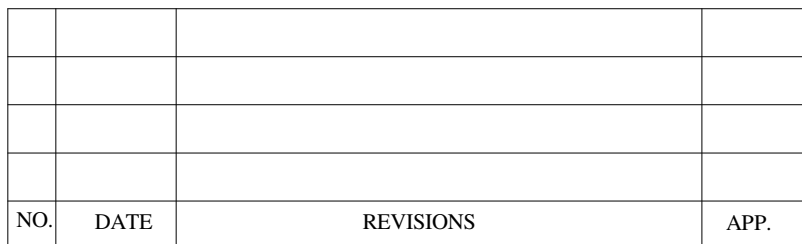
NOTE:
THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

EFFECTIVE DATE: APRIL 3RD, 2019

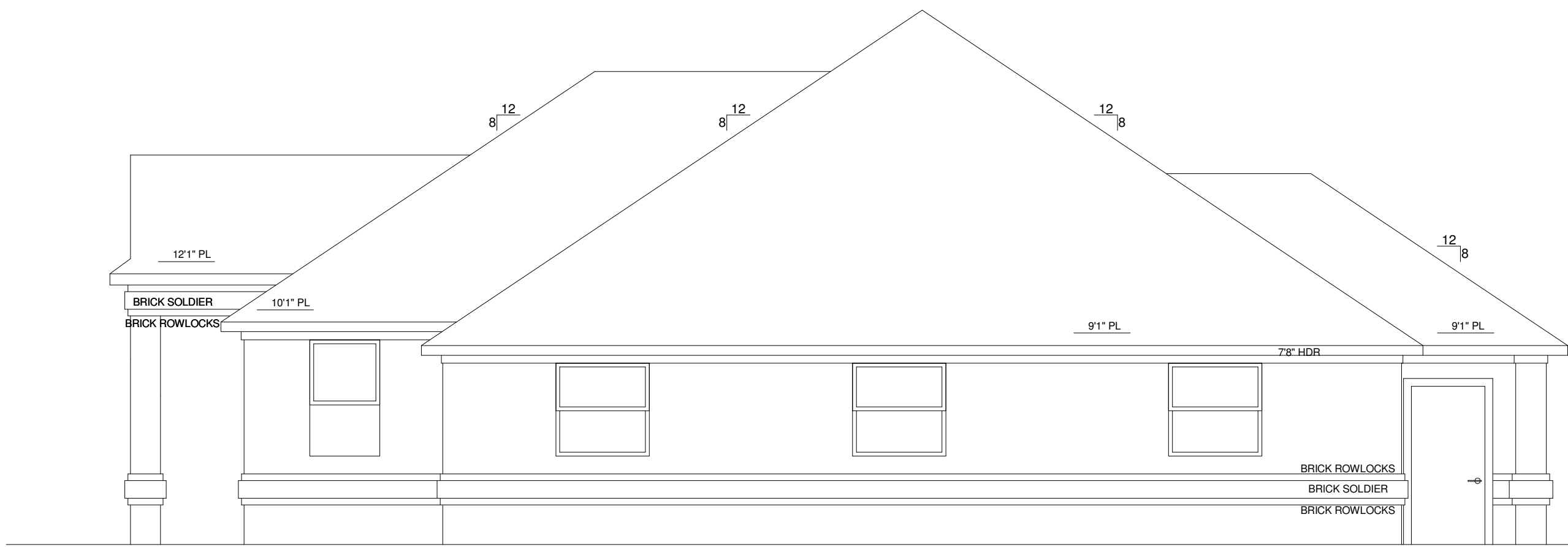


PROPERTY IS SUBJECT TO SHARED PARKING
WITH 3800 FM 528 RP-2016-404206

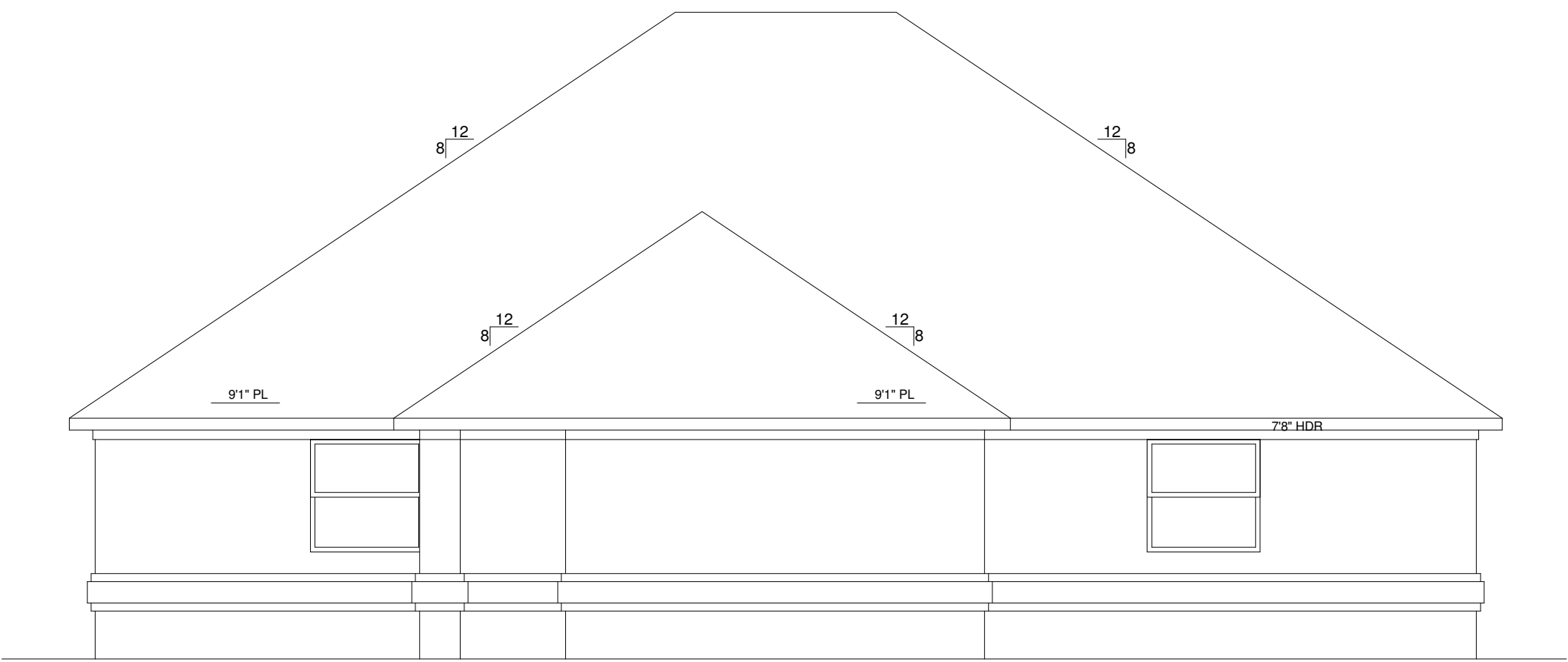
- ① EXISTING HANDICAP ACCESS RAMP @ 1:12 SLOPE.
- ② ACCESSIBLE PARKING SIGN. SEE DETAILS ON THIS SHEET.
- ③ PROPOSED WHEEL STOPS.
- ④ EXISTING HANDICAP ACCESS WITH STRIPED PAINT.
- ⑤ EXISTING HANDICAP ACCESS WITH STRIPED PAINT.



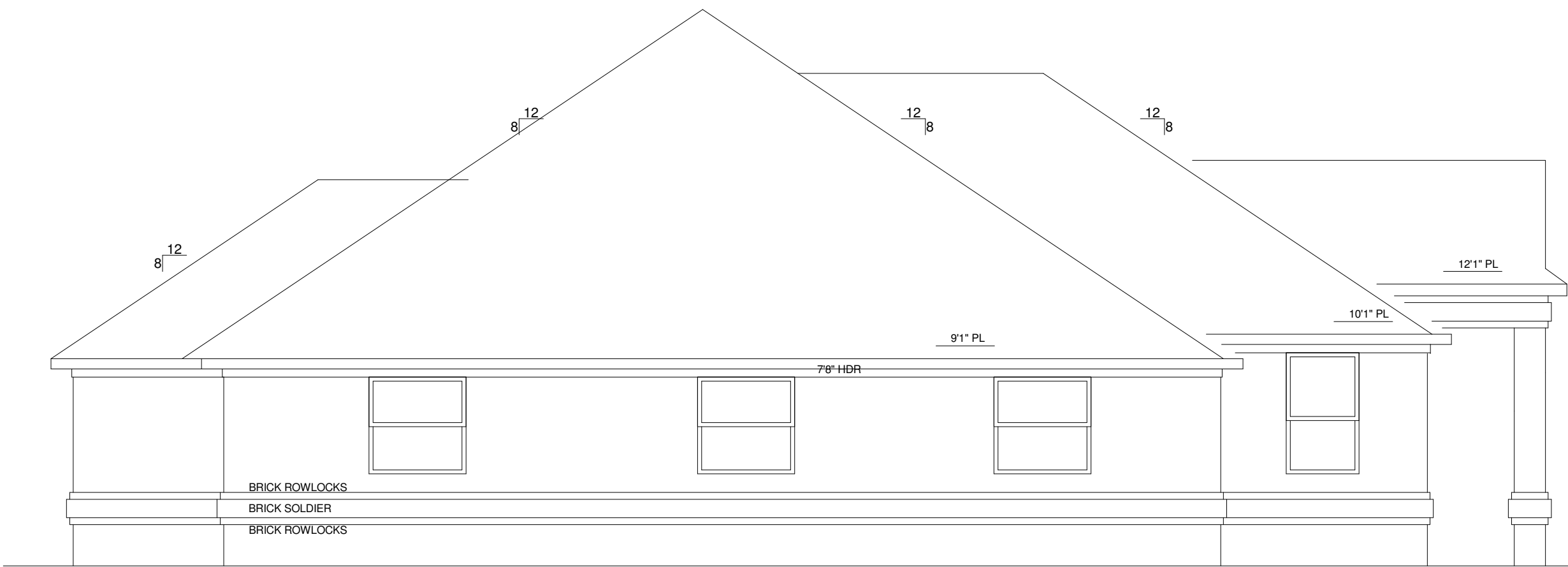
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DRAWN BY: VS		DATE: 2/9/2022 4:59:22 PM	
APPROVED BY: ST		SCALE: AS SHOWN	



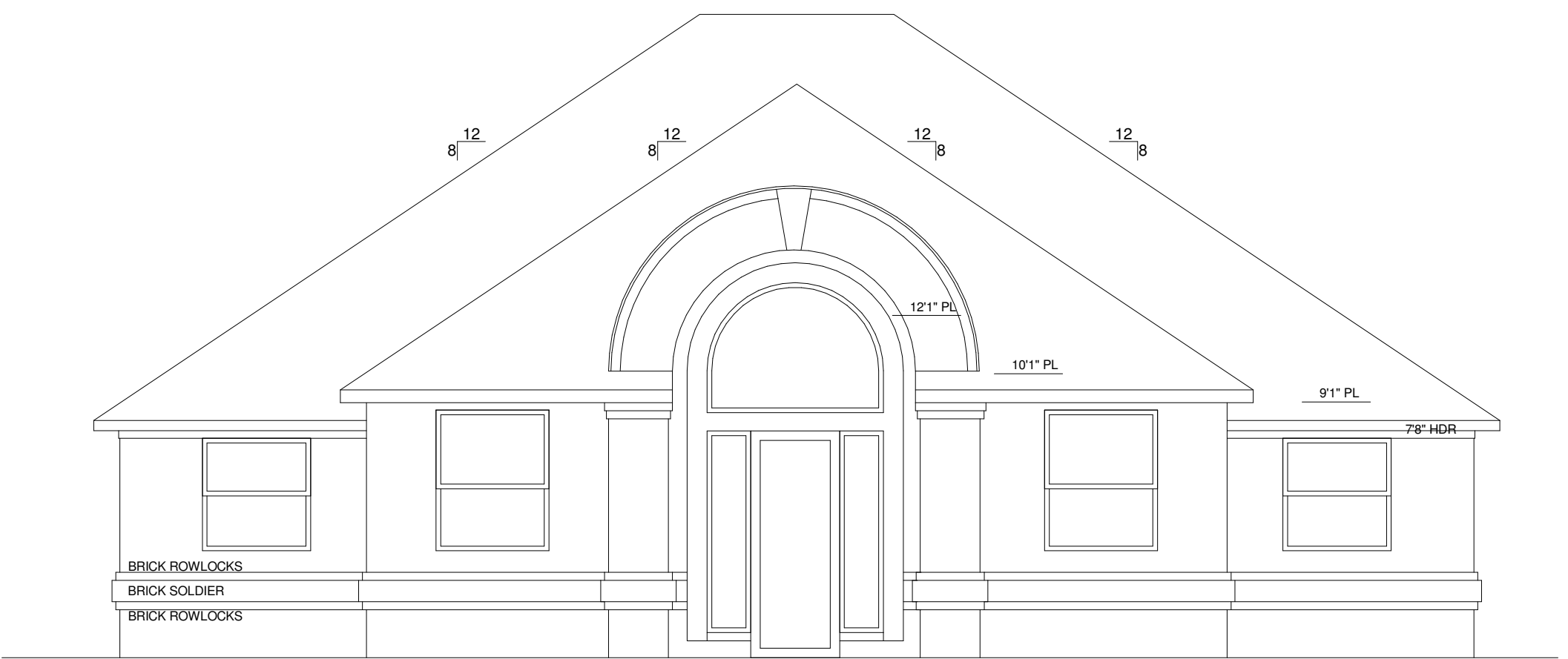
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELVATION



FRONT ELEVATION

NO.	DATE	REVISIONS	APP.



JILDARDO ARIAS, P.E., CFM
DIRECTOR OF ENGINEERING & PROJECTS/
CITY ENGINEER

DATE

RENE IBARRA, CFM
DIRECTOR OF PUBLIC WORKS

DATE

NOTE:
THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND
THEM IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF
FRIENDSWOOD, TEXAS. IT IS ONLY VALID FOR ONE HUNDRED SIXTY DAYS. PLEASE
REVIEWERS NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE
BEEN CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED
AND SEALLED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF
TEXAS. CONVEY THE ENGINEER'S RESPONSIBILITY AND
ACCOUNTABILITY.



Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

LAW OFFICE OF STEVE GONZALEZ
17131 TOWNES ROAD
FRIENDSWOOD, TX 77546

EXISTING ELEVATIONS

DRAWN BY: VS	PROJECT NO:	SHEET NO.
DRAWN BY: VS	DATE: 1/24/2022 7:08:51 PM	A1.3
APPROVED BY: ST	SCALE: AS SHOWN	



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: February 24, 2022

Subject: SITE PLAN

Consider approving the site plan for Fire Station No. 2 to be located at 2601 W. Parkwood Ave.

Action:

SUMMARY / ORIGINATING CAUSE

Fire Station No 2 Reconstruction and Training Field Upgrades is an approved bond project to be constructed at 2601 W. Parkwood Ave. The proposed building is 7800 square feet and includes three apparatus bays. The property is subject to the Community Overlay District (COD) since it fronts FM 528; however, due to the need for immediate fire truck access to FM 528, a variance was granted by the Zoning Board of Adjustment (ZBOA) for the bay doors of the fire station to front FM 528. Additionally, the pipeline encroachment was approved as a Subdivision Ordinance variance by the Planning and Zoning Commission. Both of those variances are reflected in the plans.

There was difficulty in fitting all of the required trees on the subject property due to the nature of the use of a fire station and training field. Most of the trees would be located behind the building in a fenced area and would interfere with the proposed burn buildings and staging area for car extraction training. Staff and the architects considered many options and the one that seems to make most sense is to allow the trees to be planted on another city-owned property. The Parks and Recreation Director and staff expressed a need for trees at the dog park and identified locations for the trees (see Tree Exhibit).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The construction of a new fire station and training facility was part of the 2017 bond program.

RECOMMENDATIONS

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

ATTACHMENTS

1. 2601 W Parkwood Compliance Memo
2. 2601 W Parkwood Cover Sheet
3. 2601 W Parkwood Site Plan
4. 2601 W Parkwood Landscape Plan
5. 2601 W Parkwood Landscape Plan alternate
6. 2601 W Parkwood Tree Exhibit
7. 2601 W Parkwood Front and Rear Building Elevations
8. 2601 W Parkwood Side building elevations
9. 2601 W Parkwood Colored Rendering

10. 2601 W Parkwood Photometric Plan

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: February 17, 2022

Re: Friendswood Fire Station No 2
Commercial Site Plan

Project Description: Fire Station No 2 Reconstruction and Training Field Upgrades is an approved bond project to be constructed at 2601 W. Parkwood Ave. The proposed building is 7800 sq ft and includes three apparatus bays.

The Friendswood Volunteer Fire Department and the City of Friendswood Parks and Recreation Department request 25 trees be planted within city parks as opposed to on site at the fire station. Exhibit attached.

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

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



FIRE STATION No.2 RECONSTRUCTION & TRAINING FIELD UPGRADES

2605 W. PARKWOOD DR. FRIENDSWOOD, TEXAS 77546

ARCHITECT



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

RECORD DOCUMENT
THIS DOCUMENT IS
RELEASED FOR RECORD
DOCUMENT UNDER THE
AUTOMATIC ENGINEER
***choose from list in Family Types
NOT FOR REGULATORY
APPROVAL, BIDDING, PERMIT,
OR CONSTRUCTION PURPOSES.

STRUCTURAL

HENDERSON ROGERS
2603 AGUSTA, SUITE 800
HOUSTON, TEXAS 77057
[T] 713.430.5800
[F] 713.430.5888

LANDSCAPE

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

CIVIL

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

MEP

INFRASTRUCTURE ASSOCIATES
6117 RICHMOND AVE.
SUITE 200
HOUSTON, TX 77057
[T] 713 622 1020

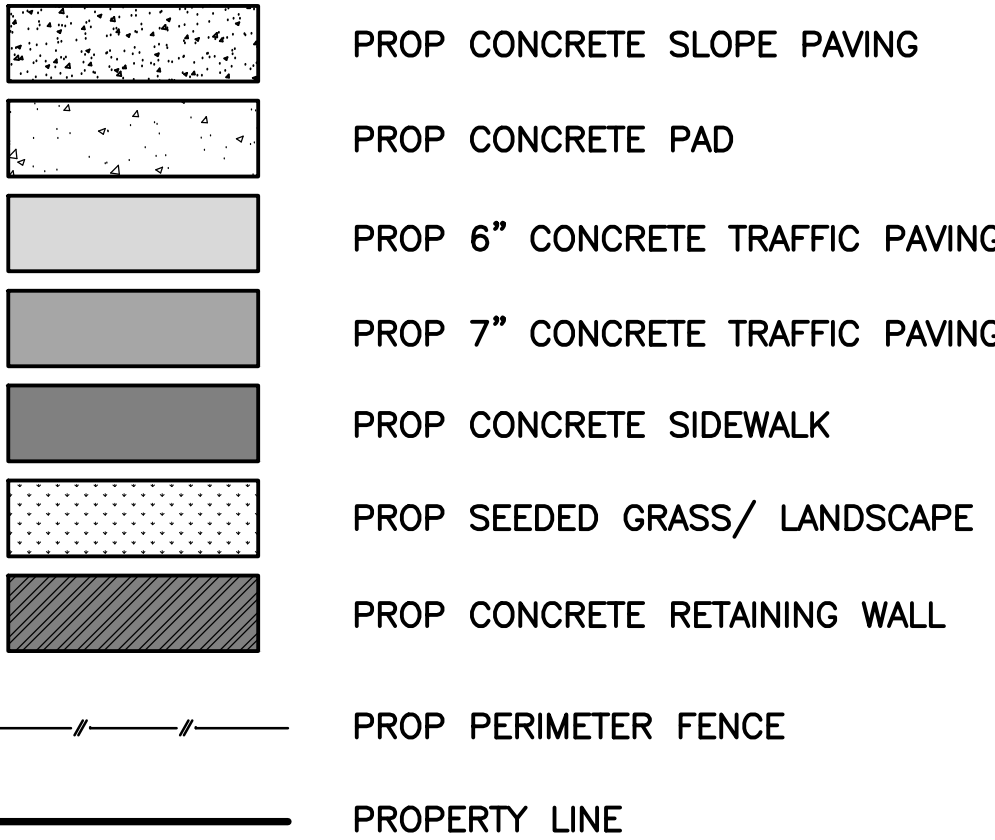
50% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

PROJECT No. 1005508

JULY 21, 2021

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO TOPOGRAPHIC SURVEY PREPARED BY C.L. DAVIS & CO., DATED 11/10/2021 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENTS BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
4. REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES.
5. REFER TO PROJECT SPECIFICATIONS FOR ALL MINIMUM AND ADDITIONAL REQUIREMENTS.

GENERAL NOTES



LEGEND

VERTICAL CONTROL BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO.
010095 BEING AN ALUMINUM ROD IN METAL SLEEVE
STAMPED "HGCSO 54 1986" LOCATED ON THE SOUTHERLY
SIDE OF F.M. 528 APPROXIMATELY 115' NORTHEAST OF
THE INTERSECTION OF WHITAKER DRIVE AND F.M. 528 AND
37' SOUTHEAST FROM EDGE OF PAVEMENT.
ELEVATION = 29.43 (NAD 88, 2001 ADJ.)

T.B.M. "FD-1":
BEING A TxDOT MONUMENT IN CONCRETE LOCATED ON THE
EAST SIDE OF F.M. 528 LOCATED APPROXIMATELY 13'
SOUTH OF THE SOUTHWEST CORNER OF CONCRETE
PARKING LOT. (EXACT LOCATION SHOWN ON SURVEY)
ELEVATION = 35.10 (NAVD 88, 2001 ADJ.)



CITY OF FRIENDSWOOD

910 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
[T] (281) 996-3200
[F]

ARCHITECT

PGAL

3131 BRIARPARK DRIVE
SUITE 200
HOUSTON, TX 77042
[T] 713 622 1444
[F] 713 968 9333
www.pgal.com
PGAL TBPE REG. NO: F-2742

CONSULTANT

REGISTRATION
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D. Kantan
02-10-2022

DRAWING HISTORY		
No.	DATE	DESCRIPTION
	09/29/2021	ISSUE FOR TxDOT PERMIT
	10/20/2021	100% CONSTRUCTION DOCUMENTS
	10/29/2021	ISSUE FOR GCCDD PERMIT
	11/11/2021	GCCDD PERMIT-PRELIMINARY
	11/11/2021	GCCDD PERMIT-FINAL
	01/28/2022	ISSUE FOR TxDOT PERMIT
1	11/18/2021	ADDENDUM NO. 1
2	12/28/2021	ADDENDUM NO. 2
3	02/10/2022	PR. NO. 1

PROJECT NAME

FIRE STATION NO. 2 RECONSTRUCTION & TRAINING FIELD UPGRADES

PROJECT LOCATION

2601 W. PARKWOOD DR.
FRIENDSWOOD, TX 77546

PROJECT NUMBER

1005508

PROJECT STATUS

GCCDD PERMIT SET
FINALDATE OF ISSUE

11/11/2021

SHEET TITLE

SITE PLAN

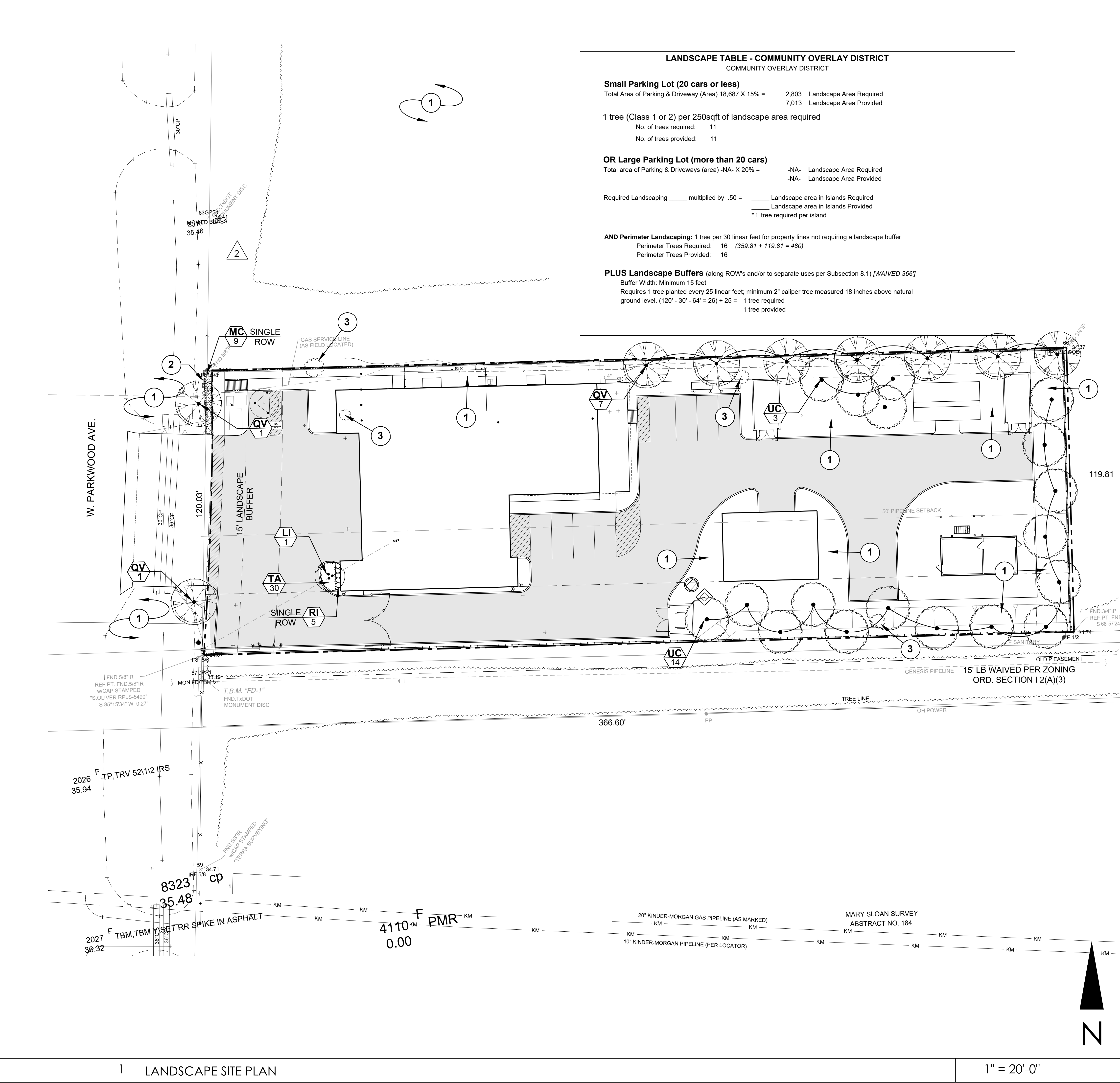
SHEET NUMBER

C2.10

EFFECTIVE DATE: APRIL 3RD, 2019

SITE PLAN

1"=20'



- PLAN NOTES:**
- 1 SOLID SOD.
 - 2 METAL EDGING, SEE DETAIL #6 , SHEET L-400
 - 3 EXISTING TREE TO BE REMOVED
 - 4 NO TREES 12" OR GREATER EXIST WITHIN PROJECT AREA

PLAN NOTES

- GENERAL NOTES:**
- CONTRACTOR TO LAYOUT ALL PLANTING BED LIMITS AND LOCATIONS OF ALL PROPOSED TREES IN THE FIELD FOR APPROVAL OF LANDSCAPE ARCHITECT.
 - TREES SHALL BE PLANTED NO CLOSER THAN 5'-0" (AS MEASURED FROM CENTER OF TRUNK) FROM ANY WALKWAY, FENCE, BUILDING, OR OTHER HARDSCAPE ITEM.
 - CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS.
 - 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.
 - 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.
 - CONTRACTOR TO PROVIDE METAL PLANTING BED EDGING FOR ALL AREAS WHERE TURF AREAS ADJOIN PLANTING BEDS.
 - SEE SHEET L-200 FOR PLANTING DETAILS AND NOTES.
 - CONTRACTOR SHALL TAG ALL EXISTING TREES & PLANTINGS TO REMAIN & GET OWNER APPROVAL BEFORE CLEARING THE SITE.
 - CONTRACTOR TO FULLY COMPLY WITH BENDERS LANDING COMMERCIAL DESIGN GUIDELINES.

GENERAL NOTES

TYPE	ABR.	COMMON NAME
TREES		
	QV	CATHEDRAL LIVE OAK
	UC	CEDAR ELM
	LI	CREPE MYRTLE
SHRUBS / GROUND COVER		
	RI	INDIAN HAWTHORNE
	MC	WAX MYRTLE
	TA	ASIAN JASMINE
GRASSES / MISC.		
	SOD	COMMON BERMUDA
	SOD	COMMON BERMUDA

*SEE PLANTING DETAILS SHEET FOR ADDITIONAL PLANT MATERIAL SPECIFICATION.



CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DF
FRIENDSWOOD, TX 77546
T 281.996.3200

ARCHITECT



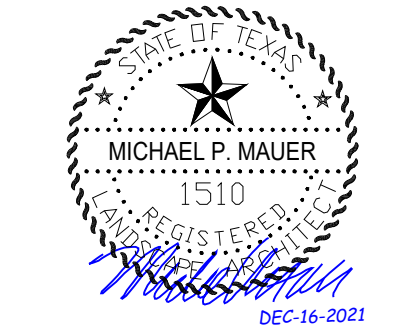
PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

CONSULTANT



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

REGISTRATION
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DRAWING HISTORY		
NO.	DATE	DESCRIPTION
1	11/18/2021	ADDENDUM 1
2	12/28/2021	ADDENDUM 2
3	02/10/2022	PR. NO. 1

PROJECT NAME
FIRE STATION
No.2
RECONSTRUCT & TRAINING FIELD UPGRADES

PROJECT LOCATION
2605 W. PARKWOOD
DRIVE
FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER
1005508

PROJECT STATUS
100% CONSTRUCTION
DOCUMENTS
DATE OF ISSUE
2021.10.20

SHEET TITLE
Landscape Plan
SHEET NUMBER
L-300

3 REPLACE ENTIRE SHEET

LEGEND

1 LANDSCAPE SITE PLAN

1" = 20'-0"

Proposed Locations for new Trees to be provided by Fire Station No. 2 Project; locations determined by Parks & Recreation Director

4 Red Oak trees

4 Red Maple trees

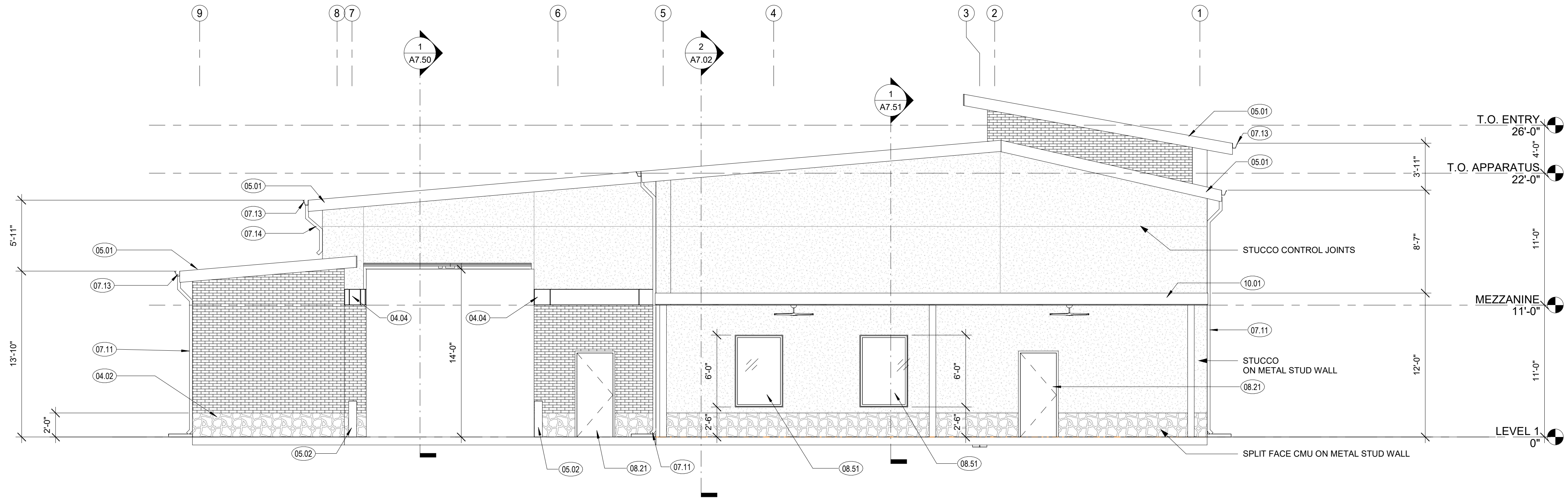
10 Red Oak trees



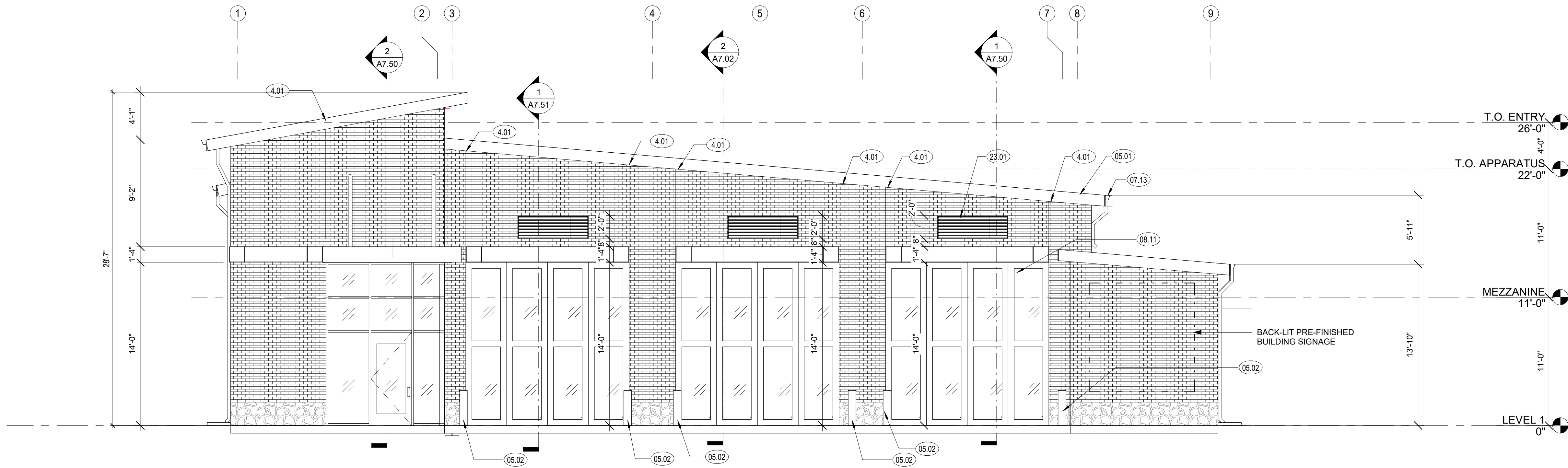


4 Red Oak trees

3 Red Maple trees



EAST ELEVATION $\frac{3}{16}'' = 1'-0''$ **2**

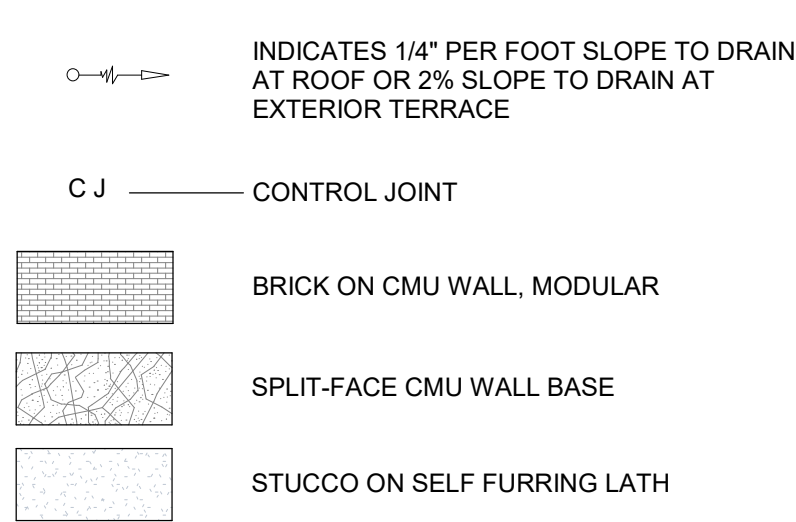


WEST ELEVATION $3/16" = 1'-0"$ **1**

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 SLOTTING 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. SLOTTING FOR ARCHITECTURAL JOINTS (CU) SHOWN FOR ARCHITECTURAL PURPOSES. PROVIDE ADDITIONAL CONCRETE 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 INCLUDING: WHEN ALL ELEVATIONS OF ARCHITECTURAL FEATURES ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS.

EXT. ELEV. GRAPHICS LEGEND



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

KEYNOTES

NUMBER	DESCRIPTION
4.01	SEALANT & BACKER ROD CONTROL JOINT TO MATCH GROUT COLOR
04.02	SPLIT-FACE CMU WALL BASE, TYPICAL
04.04	CAST STONE HEADER
05.01	PRE-FINISHED ALUMINUM FASCIA PANEL
05.02	PAINTED STEEL CONCRETE FILLED BOLLARD RE: CIVIL
07.11	PRE-FINISHED METAL DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
07.13	PRE-FINISHED METAL GUTTER AND FASCIA
07.14	PRE-FINISHED METAL DOWNSPOUT
08.11	OVERHEAD FOLDING DOOR
08.21	SCHEDULED DOOR & FRAME
08.51	SCHEDULED WINDOW
10.01	PRE-ENGINEERED ALUMINUM CANOPY SYSTEM
23.01	PRE-FINISHED ALUMINUM LOUVER RE: MECHANICAL DRAWINGS



CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DR
FRIENDSWOOD, TX 77546
T 281.996.3200

ARCHITECT



PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

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DRAWING HISTORY

Nr.	DATE	DESCRIPTION
1	05.18.2021	50% DESIGN DEVELOPMENT
2	06.11.2021	100% DESIGN DEVELOPMENT
3	07.21.2021	50% CONSTRUCTION DOCUMENTS

PROJECT NAME

FIRE STATION No.2 RECONSTRUCTION & TRAINING FIELD UPGRADES

PROJECT LOCATION

2605 W. PARKWOOD
DR. FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER

1005508

PROJECT STATUS
50%
CONSTRUCTION
DOCUMENTS
DATE OF ISSUE

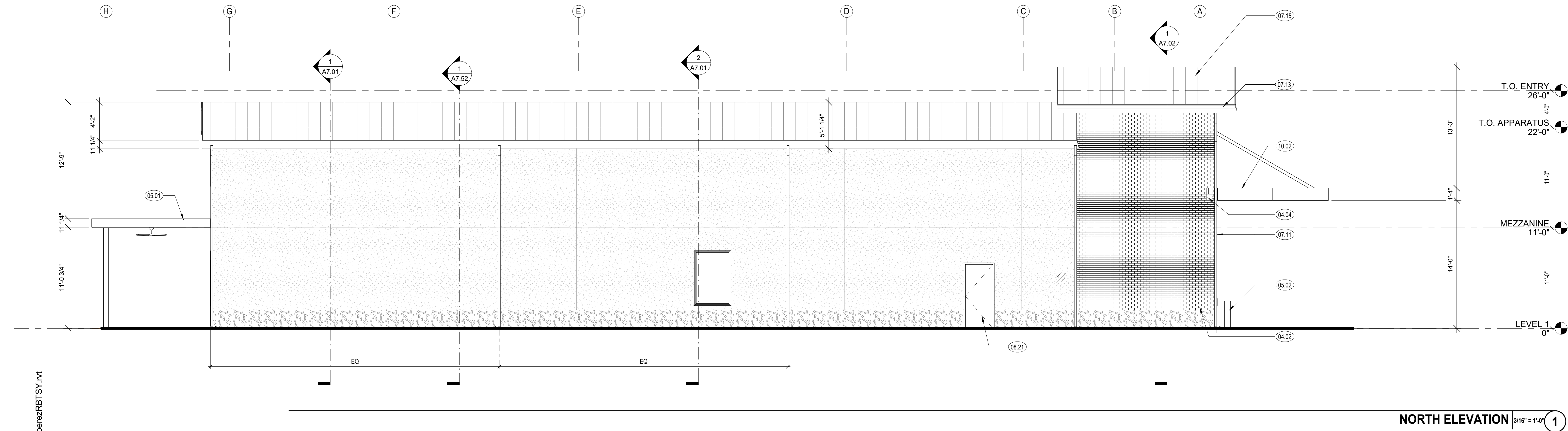
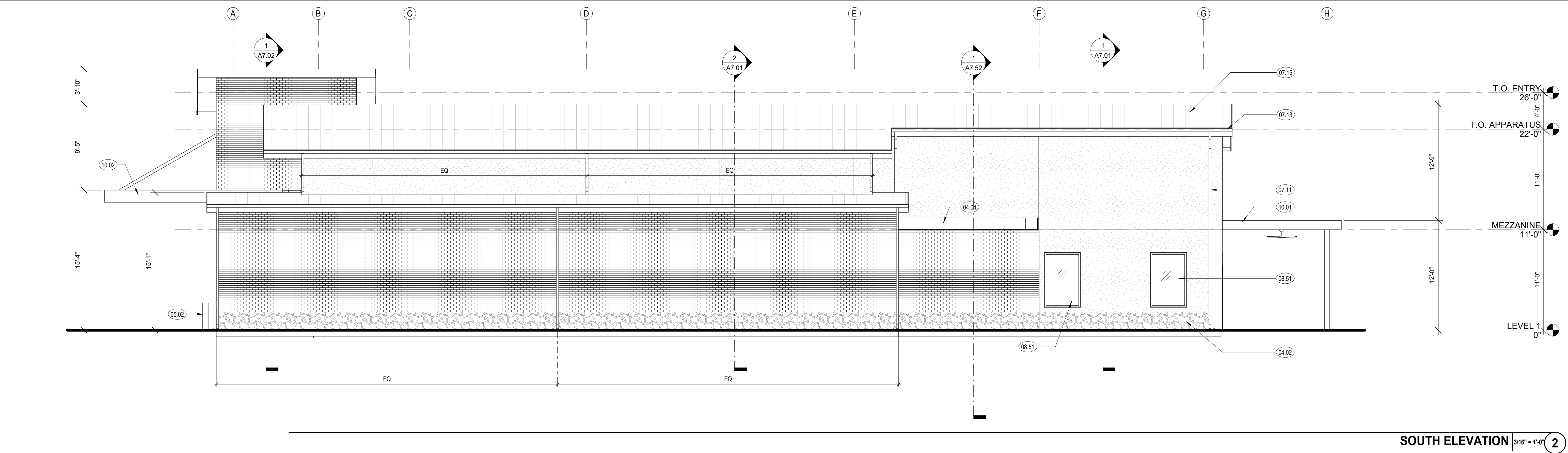
2021.07.21

SHEET TITLE
EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER

A6.01

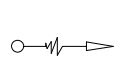
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NAME: DATE STAMP: 7/19/2021 11:29:30 AM



GENERAL EXT. ELEV. NOTES

- 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).
- 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.).
- ALL SHAFTS PENETRATING SLAB SHALL BE RATED 2HR.
- ALL ROOF SLOPES SHALL BE 1/4" PER FOOT U.N.O.
- VERIFY ALL EXTERIOR PAINT COLORS WITH OWNER PRIOR TO PURCHASE.
- 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.
- 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.

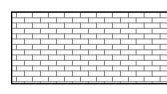
EXT. ELEV. GRAPHICS LEGEND



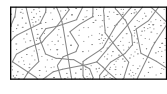
INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF OR 2% SLOPE TO DRAIN AT EXTERIOR TERRACE

C J

CONTROL JOINT



BRICK ON CMU WALL, MODULAR



SPLIT-FACE CMU WALL BASE



STUCCO ON SELF FURRING LATH

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KEYNOTES

NUMBER	DESCRIPTION
04.02	SPLIT-FACE CMU WALL BASE, TYPICAL
04.04	CAST STONE HEADER
05.01	PRE-FINISHED ALUMINUM FASCIA PANEL
05.02	PAINTED STEEL, CONCRETE FILLED BOLLARD RE: CIVIL
07.11	PRE-FINISHED METAL DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
07.13	PRE-FINISHED METAL GUTTER AND FASCIA
07.15	PRE-FINISHED STANDING SEAM METAL ROOF ON RIGID BOARD INSULATION, OVER 5/8" SHEATHING AND METAL DECKING, TYPICAL
08.21	SCHEDULED DOOR & FRAME
08.51	SCHEDULED WINDOW
10.01	PRE-ENGINEERED ALUMINUM CANOPY SYSTEM
10.02	ENTRY CANOPY: TPO ROOF MEMBRANE OVER RIGID INSULATION, SLOPED TOWARD ROOF DRAINS, AND OVER METAL DECKING AND STEEL FRAMING. RE: STRUCTURE

CLIENT



CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
T 281.996.3200

ARCHITECT



PGAL, Inc.
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2	06.11.2021	100% DESIGN DEVELOPMENT
3	07.21.2021	50% CONSTRUCTION DOCUMENTS

PROJECT NAME

**FIRE STATION
No.2
RECONSTRUCTION
& TRAINING FIELD
UPGRADES**

PROJECT LOCATION

2605 W. PARKWOOD
DR. FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER

1005508

PROJECT STATUS

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CONSTRUCTION
DOCUMENTS
DATE OF ISSUE
2021.07.21

SHEET TITLE

EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER

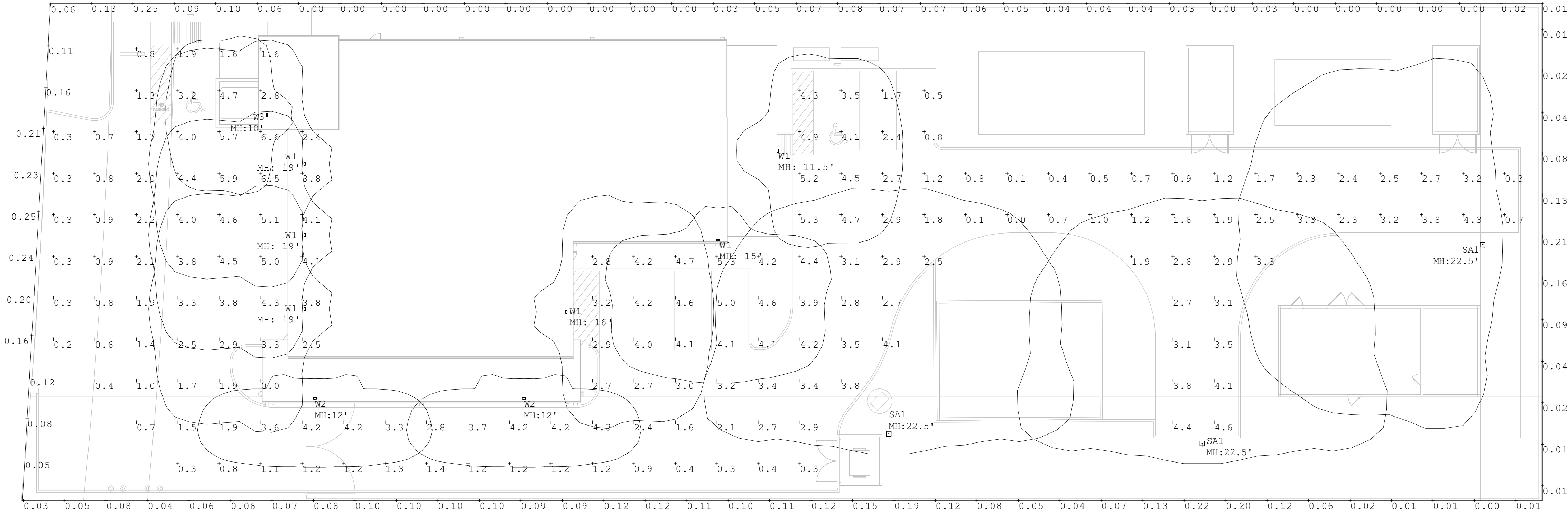
A6.02



**CITY OF FRIENDSWOOD
FIRE STATION
2**

FILE NAME: C:\Users\Mariont\Documents\FNDSWD_FS2_CENTRAL_MEP_R21_m11@iahouston.com.rvt
DATE STAMP: 7/19/2021 12:19:27 PM

1 SITE PLAN - PHOTOMETRIC
1/16" = 1'-0"



Luminaire Schedule					
Symbol	Label	Arrangement	Total Lamp Lumens	LLF	Description
	SA1	SINGLE	N.A.	0.900	VP-L-80L-180-4K7-4-BC
	W1	SINGLE	N.A.	0.800	WDS-D-24L-60-4K7-4F
	W2	SINGLE	N.A.	0.900	WDS-D-24L-30-4K7-2
	W3	SINGLE	N.A.	0.800	WDS-D-24L-30-4K7-4F

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.07	0.25	0.00	N.A.	N.A.
SITE_Planar_1	Illuminance	Fc	2.62	6.6	0.0	N.A.	N.A.

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T 281.996.3200

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PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

CONSULTANT



INFRASTRUCTURE ASSOCIATES, INC.
6117 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77057-6267
(713) 622-0120 PH (713) 622-0557 FAX
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WWW.IAHOUSTON.COM

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Date: 07-21-2021

DRAWING HISTORY

NO.	DATE	DESCRIPTION

PROJECT NAME

FIRE STATION
No.2
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& TRAINING
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UPGRADES
PROJECT LOCATION
2605 W. PARKWOOD
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PROJECT STATUS

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2021.07.21

SHEET TITLE

SITE PLAN -
PHOTOMETRIC

SHEET NUMBER

MEP1.02



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 24, 2022

Subject: ZONING ORDINANCE AMENDMENT REGARDING PLANNED UNIT DEVELOPMENTS (PUD)
Consider making a recommendation to City Council regarding proposed 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 percentage of allowable change in land use, add an expiration of two years, and add standards for revocation.

Action:

SUMMARY / ORIGINATING CAUSE

This item was on the P&Z agenda on February 10 and the Commission voted to make a final recommendation to Council; however city attorney and city planner had some concerns about one paragraph. We would like to discuss options for this particular paragraph. See attachment for details.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Redline - Section_7.____PUD 1-18-2022
2. Options
3. Lot Size Comparison

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 and/or retention 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 retention based on feedback from PZ 1-13-2022

Commented [BB7]: Added based on comment from PZ 12-9-2021

Commented [BB8]: Decrease allowable change in land use from 25% to 10%.

Commented [BB9]: 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 a new application, fee, and development plan must be submitted in accordance this section. The new submittal must be 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.

Commented [BB10]: Specified new application and fee required.

Section 7. Schedule of district regulations.

Intentions for change:

- 1) To ensure that any details, such as landscaping or parking, that are not detailed in a PUD are subject to established City ordinances. To date, this has not been an issue.

Example 1: Avalon, Friendswood Trails and West Ranch do not include minimum landscaping or parking requirements for single-family residential uses. The City's requirement of 1 tree per lot and 2-4 parking spaces apply.

Example 2: Clear Creek Community Church requested that their monument signs be allowed 75 square feet rather than the standard 50 square feet, but otherwise the signs would comply with City regulations.

- 2) To ensure that single-family residential PUD's do not exceed the density allowed by the SFR zoning district. To date, this has not been an issue.
Each PUD application is subjective. We have conducted comparisons on recent single-family residential PUDs and compared them to other single-family home developments and all of them have been below the 2.7 units per acre allowed in the SFR zoning district.

See Lot Comparison Table.

Example: Friends Height PUD – a single family residential PUD; previous zoning MFR-L 6 units per acre

Option 1 (Current):

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.

Option 2 (voted on at last meeting):

~~(c-b)~~ In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards of the previous zoning district shall apply ~~to all land development within a PUD district~~. The density for any residential use within a PUD shall not exceed the maximum density allowed in the base zoning district. This would not work for future multi-family applications.

Commented [BB1]: Any design element not called out in the PUD reverts to the previous zoning district.

Another idea, but this would not have allowed Friends Heights PUD, which is a single family residential PUD with previous zoning MFR-L and we allowed them 6 units per acre.

PUDs that include only single-family residential use cannot exceed the density allowed for Single Family Residential (SFR) zoning.

Option 3 (revised):

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 for a similar use or zoning district shall apply ~~to all land development within a PUD district~~.

LOT SIZE COMPARISON

Lot Size	West Ranch	Friendswood Trails	Avalon	Friendswood Lakes	Sterling Creek
55'	12%	13%			
60'		17%	21%		
65'	27%	13%			
70'		25%	58%		
75'	17%				
80'	35%	21%	14%		
85'	4%				
90'		10%	7%	100%	100%
120'	5%				
Total Lots	1497	424	206	232	141
Total Acres	691	264	114	156	88
Green Space	25%	30%	36%	32%	23%
Lots per Acre	2.1	1.6	1.8	1.5	1.6
Features	• (2) rec centers w/pools • (2) amenity ponds • 54 acre park • Trail system	• (2) small parks • (4) amenity ponds • (15) pocket parks • Trail system (21,000LF)	• (1.5) amenity ponds	• Community pool • (4) amenity ponds • Tennis court	