



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 10, 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.

A QUORUM OF THE PLANNING AND ZONING COMMISSION WILL BE PHYSICALLY PRESENT IN THE COUNCIL CHAMBER OF CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, ONE OR MORE MEMBERS MAY ATTEND VIA VIDEOCONFERENCE. A RECORDING OF THIS MEETING WILL BE AVAILABLE TO THE PUBLIC ON THE CITY OF FRIENDSWOOD CHANNEL AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UC-ZNPVOGWHTU03IDV09SJ9A](https://www.youtube.com/channel/UC-ZNPVOGWHTU03IDV09SJ9A).

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 24, 2022.
- B. Consider approving the Replat of Lot 10 Friendswood Gardens.
- C. Consider approving the Final Plat of Joyful Park.
- D. Consider approving the Final Plat of the Albritton.

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: RED BALL OXYGEN AT 14200 BEAMER ROAD

Consider approving the site plan for Red Ball Oxygen to be located at 14200 Beamer Road.

B. ZONING ORDINANCE AMENDMENT REGARDING GARDEN HOME DISTRICT (GHD)

- i Conduct a public hearing regarding 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 and site related requirements for garden home developments.
- ii Consider making a recommendation regarding 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 and site related requirements for garden home developments.

C. SUBDIVISION ORDINANCE VARIANCE REQUEST

- i Conduct a public hearing regarding a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.
- ii Consider approving a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

D. PRELIMINARY PLAT - STERLING CREEK SECTION 7

Consider approving the Partial Preliminary Plat of Sterling Creek Section 7, a private subdivision, consisting of 27.1092 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16, and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabrueau Survey, Abstract Number 69, Friendswood, Galveston County, Texas.

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 24, 2022 and (ii) Thursday, April 14, 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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

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 7TH DAY OF MARCH, 2022, AT 6:55 P.M.



LETICIA BRYSCH
CITY SECRETARY

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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, February 24, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes for the regular meeting held Thursday, February 24, 2022.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2-24-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 24, 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 24, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 24, 2022, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER RICHARD CLARK
COMMISSIONER MARCUS PERRY
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
PERMIT TECHNICIAN KRISTINA CUELLAR

COMMISSIONER CATHERINE KOERNER, COUNCIL LIAISON TRISH HANKS, AND DEVELOPMENT COORDINATOR BECKY BENNETT WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

No comments.

3. Consent Agenda

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

Commissioner Sasson motioned to remove Item A from the Consent Agenda. Seconded by Commissioner Hinckley. The vote was approved unanimously.

Commissioner Sasson moved to approve the Consent Agenda. Seconded by Commissioner Hinckley. The vote was approved unanimously.

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

Commissioner Sasson motioned to approve the minutes of the Regular Meeting of the Planning and Zoning Commission held Thursday, February 10, 2022. Seconded by Commissioner Hinckley.

Sasson asked for the minutes to indicate Fire Chief Kozlowski indicated the Fire Department would not object to changing the code to a 30-foot setback for a stabilized crude oil line under similar circumstances.

Commissioner Sasson moved to amend his motion to include his previous statement. Commissioner Hinckley seconded the motion. The motion was approved unanimously.

- 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.

****Vice-Chairman Richard Sasson** moved to approve the site plan amendment for a law office to be located at 17131 Townes Road. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

Harbin explained the proposal is for an existing building to remodel the interior and add a front porch. She said the property includes a shared parking agreement with the two-story building from 2016 but there would be no changes to the parking area. Harbin said the owner will be adding an accessible walkway from the building to the public sidewalk.

Sel Thint/Everest Design Group stated the building was formerly occupied by an insurance company but has been sold to a law office for Steve Gonzalez. Mr. Gonzalez is remodeling the interior, replacing the windows, replacing the asphalt shingle roof with a metal seam roof, updating the entry, and painting the exterior brick.

B. SITE PLAN

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

****Commissioner Richard Clark moved to approve the site plan for Fire Station No. 2 to be located at 2601 W. Parkwood Ave. Seconded by Commissioner Tom Hinckley.**

Commissioner Clark amended his motion to include the relocation of 25 trees to city parks. Seconded by Commissioner Hinckley. The motion was approved unanimously.

Harbin said the property is subject to the Community Overlay District landscaping requirements and the majority of the trees would be in the rear and would interfere with the training exercises. She said the Parks and Recreation Department has some locations that need more trees. She said the Dog Park is in dire need of some shade trees and could be enjoyed by the public, where on the Fire Station site, the trees would be behind a secure gate and not visible from the road.

Chief Kozlowski said he was concerned for the safety of the trees around the training areas. Mann said the proposed tree locations are a good solution for everyone.

Matranga asked where the dumpster would be located. Chief Koz said that the dumpster would be enclosed and within a straight line of the main road.

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.

Harbin said proposed changes to the Planned Unit Development (PUD) ordinance were presented and voted on at the last meeting. She said, since then, a concern over the wording had been brought up. She presented a slide outlining the subcommittee's intentions, followed by a slide with some proposed wording changes. She explained the proposed language would not cover the intent of the subcommittee, which was to account for any regulations not specifically dictated by a PUD. She said her suggestion is Option 4 or Option 5 to address the concern. Harbin said the other concern is restricting density but found language used by the City of Missouri City that seemed to meet the intent of the subcommittee.

Chairman Matranga motioned to approve Option 4 as a recommendation to city council. Seconded by Commissioner Mann.

The commissioners agreed that Option 4 protected the city and met the intent of the changes. Matranga asked if the amount of land use deviation had been discussed further. Harbin answered that senior staff are concerned with making an applicant amend their application if they surpass the 10%. Hinckley said the subcommittee discussed the allowable change in depth and found 25% to be too much and began at 5%. He said 10-15% seemed a fair number and that it would not prohibit a greater change but would require public notice again. Perry said the protection 10% gives Friendswood is not egregious and protects the city's interest. Hinckley said the 10% was submitted as a standard by one developer.

Matranga questioned the language used regarding major employment centers that "may" warrant special design standards and suggested making the criteria more concrete. Mann said he read the sentence differently than Matranga and Harbin agreed changing the word "may" to "is" could be too restrictive.

The motion to approve Option 4 was approved unanimously.

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.

Matranga said he attended the Galveston County Consolidated Drainage District meeting in lieu of Commissioner Clark. He said the board mainly discussed their fiscal reports. He mentioned the board is discussing fencing the Imperial Estates drainage area due to dumping problems.

Councilman Griffon elaborated on the finances of GCCDD and said the district does an enormous amount of work. He added that the Harris County Flood District is allowing GCCDD to make improvements on both sides of the creek now in some areas.

Harbin said the PZ Annual Report is due in March. She mentioned the State of the City is upcoming on March 1st and to reserve a place with the Chamber of Commerce. She also mentioned some training opportunities for commissioners, should they like to attend.

7. ADJOURNMENT

This meeting was adjourned at 07:55 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider approving the Replat of Lot 10 Friendswood Gardens.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to subdivide Lot 10 of Friendswood Gardens subdivision into two residential lots. The property is located at the corner of Garden Drive and FM 2351.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat is an administrative duty of the commission provided the plat meets the minimum requirements of city ordinances.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Friendswood Gardens Lot 10 Replat
2. REPLAT OF LOT 10 FRIENDSWOOD GARDENS_030722

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 7, 2022

Re: Replat of Lot 10 Friendswood Gardens

Project Description: The proposed plat is to subdivide Lot 10 of Friendswood Gardens subdivision into two residential lots. The property is located at the corner of Garden Drive and FM 2351.

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.*

Add the regulation matrix notes to the plat before printing mylars.

- A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- B. Thirty-five feet on thoroughfares.
- C. Twenty-five feet on thoroughfares.

BENCHMARK

HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596); FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCSO 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY. ELEVATION 29.40" (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

SET 60D NAIL IN THE CENTERLINE OF GARDEN ROAD CONCRETE PAVING EXPANSION JOINT. EXACT LOCATION AS SHOWN HEREON. ELEVATION 29.37" (NAVD 1988, 2012 ADJ.)

ABBREVIATIONS:

B.L. BUILDING LINE
(CM) CONTROL MONUMENT
D.E. DRAINAGE EASEMENT
FND FOUND
G.C.C.D.D. GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
G.C.C.F. GALVESTON COUNTY CLERK'S FILE
G.C.D.R. GALVESTON COUNTY DEED RECORDS
G.C.M.R. GALVESTON COUNTY MAP RECORDS
IP IRON PIPE
IR IRON ROD
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
T.B.M. TEMPORARY BENCHMARK
T.B.P.E.L.S. TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING
"SET" SET 5/8" IR W/CAP
U.E. UTILITY EASEMENT

SARAH MCKISSICK LEAGUE, A-151

LOT 1
FRIENDSWOOD GARDENS
PLAT RECORD 6, MAP NO. 80 G.C.M.R.

LOT 2
FRIENDSWOOD GARDENS
PLAT RECORD 6, MAP NO. 80 G.C.M.R.

T.B.M. NO. 1
ELEVATION 29.37"
(NAVD 1988, 2012 ADJ.)

GARDEN RD. (60' R.O.W.)

P.O.B.
FND 5/8" IR(CM)

S 48°17'41" E 137.77'

S 48°17'41" E 137.78'

35' B.L. (VOL. 1328, PG. 529 G.C.D.R.)

LOT 10-A
0.4745 ACRE
(20,665 SQ. FT.)

BL OCK

NEW LOT LINE
S 48°17'41" E 137.77'
N 48°17'41" W 137.77'

LOT 11
FRIENDSWOOD GARDENS
PLAT RECORD 6, MAP NO. 80 G.C.M.R.

LOT 10-B
0.4745 ACRE
(20,665 SQ. FT.)

CALLLED 11,900 SQ. FT.
G.C.C.D.D. D.E.
G.C.C.F. NO. 2011036034

CALLLED 0.9374 ACRE
MICHAEL A. WEAVER, ET AL
G.C.C.F. NO. 2004054371

STATE OF TEXAS
COUNTY OF GALVESTON

I, Gail Sawyer, owner hereinafter referred to as Owners, whether one or more, of the 0.949 acre tract described in the above and foregoing plat of REPLAT OF LOT 10, FRIENDSWOOD GARDENS, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS my hand in the City of Friendswood, Texas, this ____ day of _____, 2022.

Gail Sawyer
Property Owner

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Gail Sawyer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for _____ County, _____.
My Commission Expires: _____

This is to certify that the City Planning and Zoning Commission of Friendswood, Texas has approved this plat and subdivision of REPLAT OF LOT 10, FRIENDSWOOD GARDENS.

In testimony whereof, witness the official signature of the Chairman and Development Coordinator of the City Planning and Zoning Commission of the City of Friendswood, Texas this ____ day of _____, 2022.

By: Becky Bennett
Development Coordinator

By: Joe Matranga
Chairman, Planning and Zoning Commission

I, Jildardo Arias, P.E., C.F.M., City Engineer and Director of Public Works of the City of Friendswood, Texas, hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas, and further it complies with all of the ordinances as adopted by City Council.

Jildardo Arias, P.E., C.F.M.
City Engineer & Director of Engineering

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on this ____ day of _____, 2022, at ____ o'clock ____ m., and duly recorded in Plat Record _____, Map Number _____ of the Galveston County Map Records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

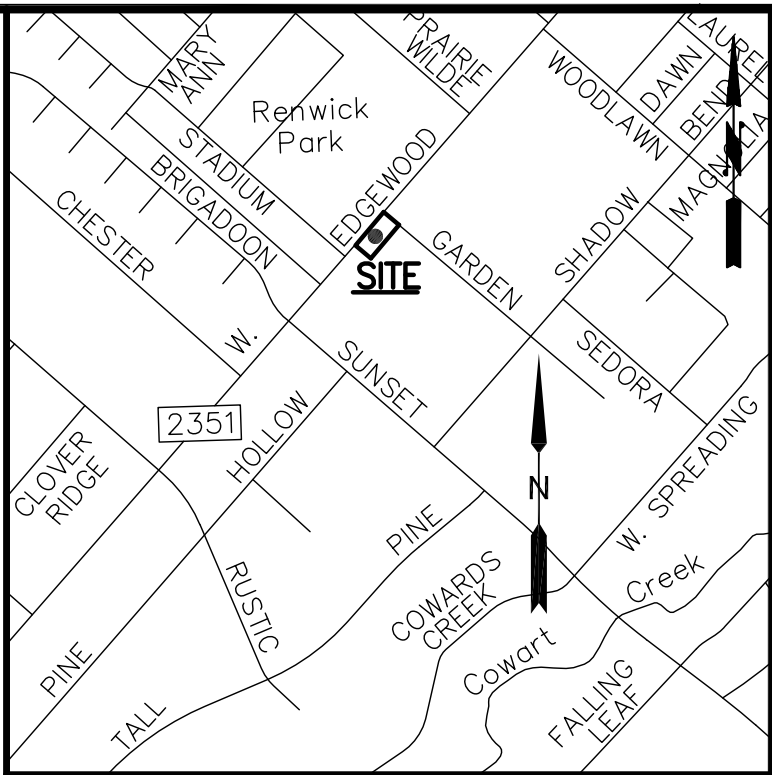
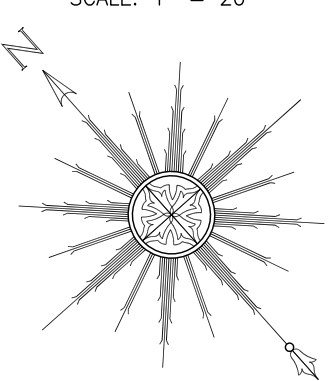
By: _____
Deputy

I, Christian Offenburger, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch and a length of not less than three (3) feet; that the plat boundary corners have been tied to the nearest platted subdivision corner; that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies; and that the survey substantially complies with the Texas Society of Professional Surveyors Standards for a Category 1B, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.

Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489



0' 20' 40' 60'
SCALE: 1" = 20'



VICINITY MAP: 1" = 1/4 MILE
GALVESTON COUNTY KEY MAP PAGE 656-C

METES AND BOUNDS DESCRIPTION
0.949 ACRE (41,330 SQUARE FEET)
SARAH MCKISSICK LEAGUE, A-151
GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 0.949 acre (41,330 square feet) of land situated in the Sarah McKissick League, Abstract Number 151, Galveston County, Texas; being all of that certain tract of land conveyed to Gail Sawyer as described by deed recorded under Galveston County Clerk's File (G.C.C.F.) Number 2021086995; being all of Lot 10, Block 1, FRIENDSWOOD GARDENS, a subdivision plat of record at Plat Record 6, Map Number 80, Galveston County Map Records (G.C.M.R.); said 0.949 acre tract of land being more particularly described as follows (bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

BEGINNING at a 5/8-inch iron found marking the intersection of the southwesterly right-of-way (R.O.W.) line of Garden Road (60 feet wide) with the southeasterly R.O.W. line of F.M. 2351 (W. Edgewood Dr.) (100 feet wide) and for the most northerly corner of said Lot 10 and the herein described tract;

THENCE, South 48°17'41" East, along said southwesterly R.O.W. line of Garden Road, a distance of 137.77 feet to a 5/8-inch iron with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the northeasterly common corner of Lots 10 and 11, FRIENDSWOOD GARDENS and for the most easterly corner of the herein described tract;

THENCE, South 4142°19' West, departing said southwesterly R.O.W. line and along the common line of Lots 10 and 11, FRIENDSWOOD GARDENS, a distance of 300.00 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the southwesterly common corner of said Lots 10 and 11 and for the most southerly corner of the herein described tract;

THENCE, North 48°17'41" West, a distance of 137.77 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the aforesaid southeasterly R.O.W. line of F.M. 2351 and for the most westerly corner of said Lot 10 and the herein described tract;

THENCE, North 4142°19' East, continuing along said southeasterly R.O.W. line, a distance of 300.00 feet to the POINT OF BEGINNING and containing 0.949 acre (41,330 square feet) of land.

General Notes: (City of Friendswood)

- 1.) This tract lies in Zone "X" (unshaded), designated as "Areas of minimal flood hazard outside the 0.2% (500-year) annual chance flood," as per the National Flood Insurance Program FIRM Community Panel Number 485488-0014-0, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The Flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 2.) 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 Friendswood, Texas.
- 3.) 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 have a width of not less than four feet and comply with Federal, State and Local requirements.
- 4.) 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.
- 5.) 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.
- 6.) Bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).
- 7.) This survey substantially complies with Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- 8.) 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 Gail Sawyer 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 streetlights shall be the responsibility of Texas New Mexico Power.
- 9.) 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.
- 10.) Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the property owner Gail Sawyer.
- 11.) This tract subject to the restrictive covenants of record in Vol. 1328, Pg. 529, G.C.C.D.R.

REPLAT OF LOT 10
FRIENDSWOOD
GARDENS

BEING 0.949 ACRE OF LAND
ALL OF THAT CERTAIN TRACT AS DESCRIBED BY DEED
RECORDED UNDER G.C.C.F. NO. 2021086995
ALL OF LOT 10, BLOCK 1, FRIENDSWOOD GARDENS
PLAT RECORD 6, MAP NO. 80 G.C.M.R., SITUATED IN THE
SARAH MCKISSICK LEAGUE, ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK 2 LOTS

OWNER:
GAIL SAWYER
3707 F.M. 517
ALVIN, TX 77511
(281) 229-0754
gail.sawyer@gmail.com

SURVEYOR:
BOUNDARY ONE, L.L.C.
T.B.P.E.L.S. FIRM NO. 10084800
CHRISTIAN OFFENBURGER, R.P.L.S.
150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TEXAS 77546
(281) 648-3131

DATE: MARCH 7, 2022 SCALE: 1" = 20' SHEET 1 OF 1



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider approving the Final Plat of Joyful Park.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create two commercial reserves plus a shared detention reserve.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat meets the requirements of the Zoning Ordinance, Subdivision Ordinance and Future Land Use Map of the City of Friendswood.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. It appears to meet the requirements of the Subdivision Ordinance and is subject to P&Z approval. Full staff memo is attached.

ATTACHMENTS

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

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 2, 2022
Re: Joyful Park Subdivision Final Plat

Project Description: The proposed plat is to create two commercial reserves plus a shared detention reserve.

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.*

- 1) Provide letter of No Objection from Texas New Mexico Power Company.

Page 14 of 111



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider approving the Final Plat of the Albritton.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to combine five lots into one commercial reserve. The property is located at 408 S. Friendswood Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat is an administrative duty of the commission provided the plat meets the minimum requirements of city ordinances.

RECOMMENDATIONS

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

ATTACHMENTS

1. The Albritton Final Plat
2. Compliance Memo_The Albritton final plat

STATE OF TEXAS
COUNTY OF GALVESTON

We, Tannos Land Holdings V, LLC, acting by and through Louis Tannos President being an officer of Tannos Land Holdings V, LLC, hereinafter referred to as Owners, whether one or more, of the 3.3524 acre tract described in the above and foregoing plat of The Albritton, 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 myself, my 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.

EXECUTION OF OWNERS ACKNOWLEDGMENT

WITNESS my hand in the City of Friendswood, Texas, this ____ day of _____ 2022.

By _____
Louis Tannos, President

NOTARY PUBLIC ACKNOWLEDGMENT FOR OWNER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

We, Hometown Bank National Association, owners of holders of a lien against the Property described in the plat known as The Albritton, said lien being evidenced by instrument of record under Clerk's File Nos. 2017073443 and 2018010989 of the Mortgage Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By _____
Leinholder (Print Name & Title)

By _____
Attest (Print Name & Title)

NOTARY PUBLIC ACKNOWLEDGMENT FOR LIENHOLDER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ Leinholder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE FOR SURVEYOR

I, Martin T. Roe, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods 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.



Martin T. Roe, RPLS No. 2106
REKHA ENGINEERING, INC.

LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
FND. I.R.	FOUND IRON ROD
ESMT.	EASEMENT
EX.	EXISTING
FND. I.P.	FOUND IRON PIPE
G.C.C.F. NO.	GALVESTON COUNTY CLERK'S FILE NUMBER
M.R.G.C.T.	MAP RECORDS OF GALVESTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of The 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 _____ 2022.

By _____
Becky Bennett, Development Coordinator

By _____
Joe Motranga, Chairman

CERTIFICATE FOR CITY ENGINEER

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

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

COUNTY CLERK ACKNOWLEDGMENT STATEMENT GALVESTON COUNTY

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON ____ 2022, AT ____ O'CLOCK, ____M, AND DULY RECORDED ON ____ 2022, AT ____ O'CLOCK, ____M, INSTRUMENT # _____ GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

By _____
DEPUTY (SIGNATURE)

APPROVED BY GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note, this does not necessarily mean that all the calculations provided in these 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.

By _____
DIRECTOR

By _____
DIRECTOR

BENCHMARK: PUBLISHED ELEVATION - 26.02

Project benchmark is a NGS Reference Marker being a benchmark dist set in top of concrete post stamped "E 459 1951", 6.05 miles northeast from Alvin, 5.20 miles northeast along Farm Road 528 from the junction of State Highway 35 (Business Route) at Alvin, thence 0.1 mile northeast along a black top road, thence 0.4 mile northwest along a black top road, thence 0.30 mile northeast along a shell road (Briar Meadow Avenue) southwest of the junction of Briar Meadow Avenue and Sunset Drive 456.0 feet northwest of the center line of the Avenue, 185.0 feet southwest of the center line of the drive, 143.0 feet southwest of a power pole with guy-wire, 77.0 feet northwest and across the avenue from a split rail fence, 34.5 feet southwest of a fence corner, 1.8 feet north of a witness post, set in the top of a concrete post projection 0.2 foot above the ground, and about level with the avenue. (NAVD 1988)

TEMPORARY BENCHMARK "A": ELEVATION - 28.45

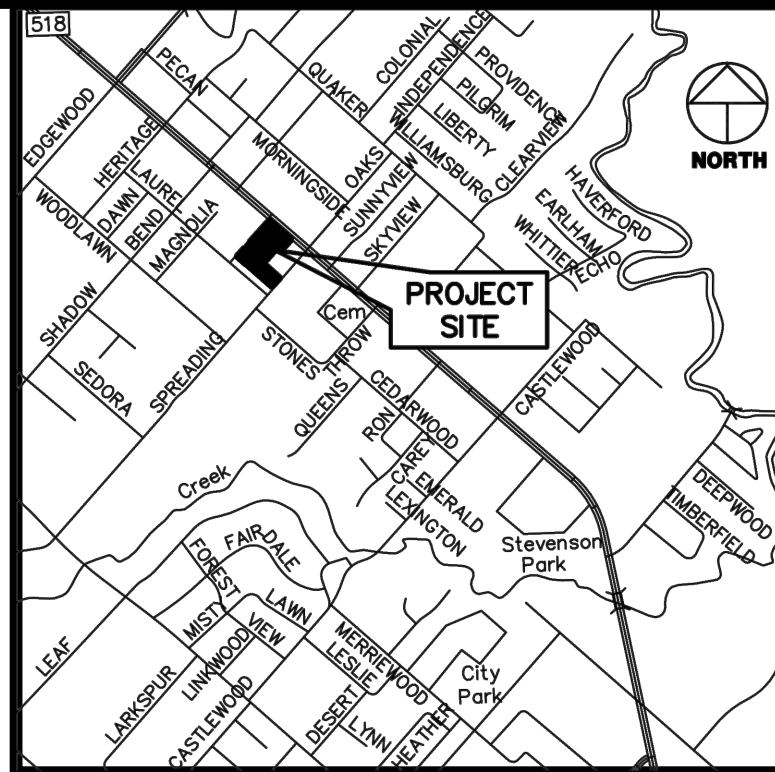
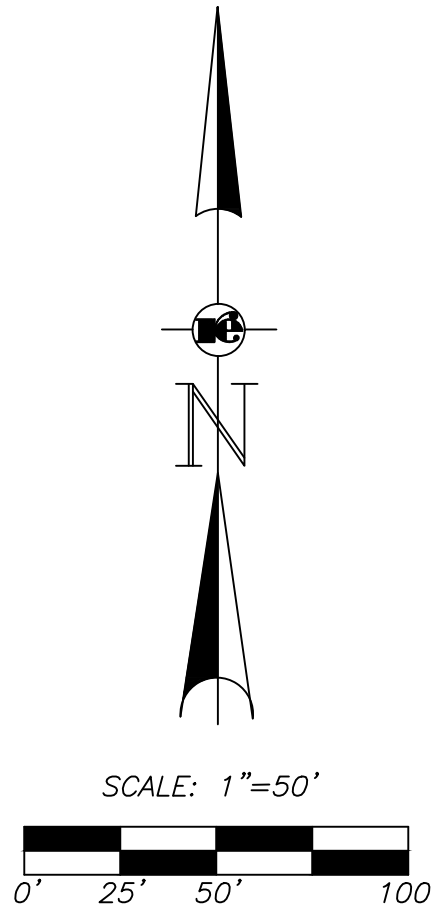
Cut box on bb inlet located on the northwest line of West Willowick Avenue, +/- 30 feet southeast from the intersection of the northwest line of West Willowick Avenue

TEMPORARY BENCHMARK "B": ELEVATION - 27.87

Cut box on bb inlet located on the northeast line of F.M. 518, +/- 150 feet southeast from the intersection of the northeast line of F.M. 518 and the southeast line of Cable Road.

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. Furthermore, no permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within said right-of-ways or drainage easements without the approval of the district.
- 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 Galveston County Consolidated Drainage District.
- Additional drainage easements may be required at the time a drainage plan is submitted to the Galveston County Consolidated Drainage 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.



VICINITY MAP
SCALE: 1"=2000'

CITY OF FRIENDSWOOD STANDARD PLAT NOTES:

- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The Developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of no less than four feet and comply with Federal, State, and Local requirements.
- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of street lights shall be the responsibility of 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.
- There are no existing pipelines or pipeline easements within the limits of this subdivision.
- Plat closes within 1:10,000.

FINAL PLAT OF

THE ALBRITTON

3.3524 ACRES OF LAND BEING OUT OF AND A PART OF LOTS 7, 8, 9, 11, 12, 13 AND 14 OF THE HARVEY & STOUT SUBDIVISION OF LOTS 6, 7 AND 8, IN BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION VOL. 315 PG. 79 G.C.D.R., SITUATED IN THE J. R. WILLIAMS LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

SCALE: 1" = 50' 0 LOTS, 1 BLOCK, 1 RESERVE, DATE: MARCH 1, 2022

OWNER:
TANNOS LAND HOLDINGS V, LLC
LOUIS TANNOS, PRESIDENT
810 S FRIENDSWOOD DRIVE #110
FRIENDSWOOD, TEXAS 77546

SURVEYOR:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 4285
TBPLS No. 10133800
TBPE No. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdg.net

LEGAL DESCRIPTION
3.3524 ACRES (146,030 SQ. FT.)
OF LAND LOCATED IN
THE J. R. WILLIAMS LEAGUE
ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS.

Description of 3.3524 acres of land being out of and a part of Lots 7, 8, 9, 11, 12, 13 and 14 of the Harvey & Stout Subdivision of Lots 6, 7 and 8, in Block 2 of the Friendswood Subdivision, of the J. R. Williams League, Abstract No. 151, Galveston County, Texas, according to the map or plat thereof recorded in Volume 315, Page 79 in the Office of the County Clerk of Galveston County, Texas, said 3.3524 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System, NAD 83, South Central Zone 4204):

Beginning at a 5/8-inch iron rod found marking the intersection of the Southwest right-of-way line of South Friendswood Drive (F.M. 518), based on a varied width, with the Southeast right-of-way line of West Willowick Avenue, based on 40-foot width, said point being located 10-feet Southwest of and 20-feet Southeast of the original North corner of Lot 7, of said Harvey & Stout Subdivision, also marking the North corner of that certain called 69,600 square foot tract described in deed filed for record under Galveston County Clerk's File No. 2017073442, for the North corner and POINT OF BEGINNING for the herein described tract;

Thence, South 48°11'07" East, along the Southwest right-of-way line of said South Friendswood Drive (F.M. 518), and a line running 10-feet Southwest of and parallel to the original Northeast lines of Lots 7 and 8, passing the common line for Lots 8 and 9 at 240.00 feet, also being the East corner of said 69,600 square foot tract and the North corner of that certain called 4,500 square foot tract described in deed filed under Galveston County Clerk's File No. 2017073441 and continuing across Lot 9 and along the Northeast line of said 4,500 square foot tract, for a total distance of 290.00 feet to a 5/8-inch capped iron rod "ROE 2106" set for a West corner of said 4,500 square foot tract and the herein described tract, said point also being the North corner of that certain tract of land out of Lots 9 and 10, described in Deed to the City of Friendswood, filed for record under Galveston County Clerk's File No. 9247600;

Thence, South 41°48'53" West, along the Southeast line of said 4,500 square foot tract and a Northwest line of said City of Friendswood tract, a distance of 90.00 feet to a 1/2-inch iron rod found for the South corner of said 4,500 square foot tract and a South corner of the herein described tract, also being an interior corner of said City of Friendswood tract;

Thence, North 48°11'07" West, along the Southwest line of said 4,500 square foot tract and a Northeast line of said City of Friendswood tract, a distance of 50.00 feet to a 1/2-inch iron rod found in the common line for Lots 8 and 9, also being the Southeast line of the aforesaid 69,600 square foot tract, the West corner of said 4,500 square foot tract and an interior corner of the herein described tract, also being a Westerly corner of said City of Friendswood tract;

Thence, South 41°48'53" West, along the common line for said Lots 8 and 9, the Southeast line of said 69,600 square foot tract and the Northwest line of said City of Friendswood tract, at 200.00 feet, passing the common corners of Lots 8, 9, 12 and 13, also being the South corner of said 69,600 square foot tract, the West corner of said City of Friendswood tract, the North corner of an 85-foot by 230-foot tract out of Lots 11 and 12, described in deed to the City of Friendswood, filed for record under Galveston County

Clerk's File No. 2000036158, also being the East corner of that certain called 25,090 square foot tract out of Lot 13, described as Tract 2 in deed filed under Galveston County Clerk's File No. 2017073440 and continuing along the common line of said Lots 12 and 13, the Northeast line of said 85-foot by 230-foot City of Friendswood tract and the Southwest line of said 25,090 square foot tract, for a total distance of 285.00 feet to a point for the West corner of said 85-foot by 230-foot City of Friendswood tract, the North corner of a certain called 24,840 square foot tract described as Tract 1 in deed filed under Galveston County Clerk's file No. 2017073440, for an interior corner of the herein described tract, from which a found 5/8-inch capped iron rod "FMS" bears North 66° West, a distance of 0.57 feet;

Thence, South 48°11'07" East, along the Southwest line of said 85-foot by 230-foot City of Friendswood tract and the Northeast line of said 24,840 square foot tract, crossing said Lots 11 and 12, for a distance of 230.00 feet to a 5/8-inch capped iron rod "ROE 2106" set in the Northwest right-of-way line of West Spreading Oaks Avenue and the Southeast line of said Lot 11, for the South corner of said 85-foot by 230-foot City of Friendswood tract and the East corner of said 24,840 square foot tract, for a Westerly corner of the herein described tract;

Thence, South 41°48'53" West, along the Northwest right-of-way line of said West Spreading Oaks Avenue, and the Southeast line of said Lot 11 and said 24,840 square foot tract, a distance of 108.00 feet to a 5/8-inch capped iron rod "WINDROSE", found marking the South corner of said 24,840 square foot tract and the herein described tract, said point also being the East corner of a certain called 0.39302 acre tract out of the Southwest 107.00 feet of Lots 11 and 12, described in deed filed under Galveston County Clerk's File No. 8916144;

Thence, North 48°11'07" West, along the Southwest line of said 24,840 square foot tract and the Northeast line of said 0.39302 acre tract, crossing Lots 11 and 12, at 160.00 feet passing the North corner of said 0.39302 acre tract, also being the East corner of a 70-foot by 107-foot tract out of said Lot 12, described in deed filed under Galveston County Clerk's File No. 2002009168 and continuing along the Northeast line of said 70-foot by 107-foot tract, an additional distance of 70.00 feet, to the common line of Lots 12 and 13, for the North corner of said 70-foot by 107-foot tract, the South corner of the aforesaid 25,090 square foot tract, and being the East corner of a certain called 0.160 acre tract described in deed filed under Galveston County Clerk's File No. 2019042431, continuing along the Southwest line of said 25,090 square foot tract and the Northeast line of said 0.160 acre tract an additional distance of 65.00 feet to a point for the North corner of said 0.160 acre tract, also being the East corner of a certain called 65-foot by 107-foot tract out of said Lot 13, described in deed filed under Galveston County Clerk's File No. 2008068070, and continuing along the Northeast line of said 65-foot by 107-foot tract, a total distance of distance of 360.00 feet to a 5/8-inch capped iron rod "WINDROSE" found in the common line for Lots 13 and 14, marking the West corner of said 25,090 square foot tract, the North corner of said 65-foot by 107-foot tract and in the Southwest line of called 0.2525 acre tract described in deed filed under Galveston County Clerk's File No. 2018010988, for an interior corner of the herein described tract;

Thence, South 41°48'53" West, along the common line for said Lots 13 and 14 and the Northwest line of said 65-foot by 107-foot tract and the Southeast line of said 0.2525 acre tract, a distance of 7.00 feet to a 5/8-inch capped iron rod "WINDROSE" found for the South corner of said 0.2525 acre tract and the East corner of a certain 100-foot by 110-foot tract out of the South 100-feet of said Lot 14, described in deed filed under Galveston County Clerk's File No. 2009036541, for a South corner of the herein described tract;

Thence, North 48°11'07" West, crossing said Lot 14 and along the Southwest line of said 0.2525 acre tract and the Northeast line of said 100-foot by 110-foot tract, a distance of 110.00 feet to a 1/2-inch iron rod found in the Southeast right-of-way line of aforesaid West Willowick Avenue, for the North corner of said 100-foot by 110-foot tract and the West corner of said 0.2525 acre tract, for the West corner of the herein described tract, said point being located 20-feet Southeast of the Northwest line of the original Northwest line of said Lot 14;

Thence, North 41°48'53" East, along the Southeast right-of-way line of said West Willowick Avenue and a line running 20-feet Southeast of and parallel to the original Northwest line of said Lot 14 and along the Northwest line of said 0.2525 acre tract, passing at 100.00 feet, a 2-inch iron pipe found marking the North corner of said 0.2525 acre tract, also being the West corner of a called 0.2525 acre tract out of said Lot 14, described in deed filed under Galveston County Clerk's File No. 2021001120, continuing a additional distance of 100.00 feet along the Northwest line of said 0.2525 acre tract to a 5/8-inch iron rod found in the common line for Lots 14 and 7, for the North corner of said 0.2525 acre tract, also being the West corner of the aforesaid 69,600 square foot tract and continuing along the Northwest line of said 69,600 square foot tract and a line running 20-feet Southeast of and parallel to the original Northwest line of said Lot 7, for a total distance of 490.00 feet to the POINT OF BEGINNING and containing 3.3524 acres (146,030 square feet) of land, being the same tracts described in deeds to Tannos Land Holdings V, LLC, filed for record under Galveston County Clerk's File Nos. 2017073440, 2017073441, 2017073442, 2018010988 and 2021001120.

REGULATION MATRIX
APPENDIX C – SECTION Q

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards - Minimum Feet						Height Maximum Feet (b and e)	Landscape Requirements	Exception Notes	Maximum Lot Coverage		
				Front	Rear (a)	Side		Interior						Exterior (Corner Lot)	
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Non-Residential District	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard						
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (maximum 4 stories)	Yes	E, F, G	60%		

FINAL PLAT OF

THE ALBRITTON

3.3524 ACRES OF LAND BEING OUT OF AND A PART OF LOTS 7, 8, 9, 11, 12, 13 AND 14 OF THE HARVEY & STOUT SUBDIVISION OF LOTS 6, 7 AND 8, IN BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION VOL. 315 PG. 79 G.C.D.R., SITUATED IN THE J. R. WILLIAMS LEAGUE, ABSTRACT NO. 151, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

SCALE: 1" = 50' 0 LOTS, 1 BLOCK, 1 RESERVE, DATE: MARCH 1, 2022

OWNER:
TANNOS LAND HOLDINGS V, LLC
LOUIS TANNOS, PRESIDENT
810 S FRIENDSWOOD DRIVE #110
FRIENDSWOOD, TEXAS 77546

SURVEYOR:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 4285
TBPLS No. 10133800
TBPE No. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 7, 2022
Re: The Albritton Short Form Final Plat

Project Description: The proposed plat is to combine five lots into one commercial reserve. The property is located at 408 S. Friendswood Drive.

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

Approval Options:

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

Conditional Approval with the following conditions*

Disapproval due to the following reasons*

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

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

None.

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

Add the regulation matrix notes to the plat before printing mylars.

- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: **SITE PLAN: RED BALL OXYGEN AT 14200 BEAMER ROAD**

Consider approving the site plan for Red Ball Oxygen to be located at 14200 Beamer Road.

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The proposed Red Ball Oxygen facility will be located at 14200 Beamer Road as an industrial gas and welding supplies distributor. The site includes a new 42,732 square foot building which will include office space, warehouse space and cylinder refill space. An additional 9,100 square foot concrete slab will provide for oxygen tank sorting and storage.

In order to develop this tract, the owner extended a 10-inch public water line more than 2,300 feet to provide water to the site. The water line was accepted by City Council on January 10, 2022, as a public water line.

The applicant has requested the 4-foot sidewalk requirement be waived by the commission. Beamer Road right-of-way is outside the city limits of Friendswood. A sidewalk on private property would be difficult due to the open ditch drainage system, the water line location, and the future sewer line location. The Commission has waived the sidewalk requirement for other developments on Beamer Road including the Paintball Zone and Fortiline Plumbing Supply.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This industrial development meets the requirements of the zoning ordinance and will provide a great economic impact to the City of Friendswood.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Red Ball Oxygen
2. Red Ball Oxygen Cover Sheet
3. Red Ball Oxygen Site Plan
4. Red Ball Oxygen Landscape Plan
5. Red Ball Oxygen Building Elevations
6. Red Ball Oxygen Dumpster Enclosure
7. Red Ball Oxygen Photometric

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 3, 2022

Re: Red Ball Oxygen
Commercial Site Plan

Project Description: The proposed Red Ball Oxygen facility will be located at 14200 Beamer Road as an industrial gas and welding supplies distributor. The developer installed a 10" water line more than 2,300 feet to reach the site. The water line was accepted by City Council on January 10, 2022, as a public water line.

The applicant has requested the 4-foot sidewalk requirement be waived by the commission. Beamer Road right-of-way is outside the city limits of Friendswood. A sidewalk on private property would be difficult due to the open ditch drainage system, the water line location, and the future sewer line location.

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.

RED BALL OXYGEN

14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

PROJECT NAME

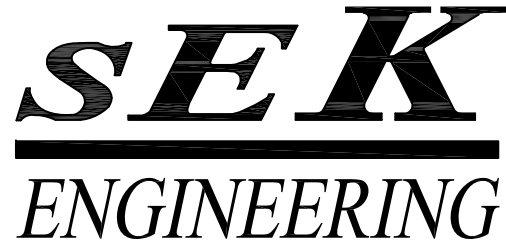
08



MIII Designs
ATTN: Scott McCarthy
12730 Cypress Valley Road
Cypress, Texas 77429
Phone: 713-239-0334
Email: scott@miiidesigns.com



H2B INC.
ATTN: Tod Henning
1225 North Loop West, Suite 800
Houston, Texas 77008
Phone: 713-864-2900
Texas Registered Engineering Firm F-8856



SEK ENGINEERING
701 SHEPHERD DRIVE, SUITE 200A
HOUSTON, TEXAS 77007
Phone: (281) 271-1717
Fax: (281) 271-1718
FIRM NO. F-10411



GRA-Gulf Coast Construction, L.L.C.
ATTN: Geary Jordan
6961 Brookhollow West Drive, Suite 120
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

PROJECT DESIGNER

14

CIVIL ENGINEER

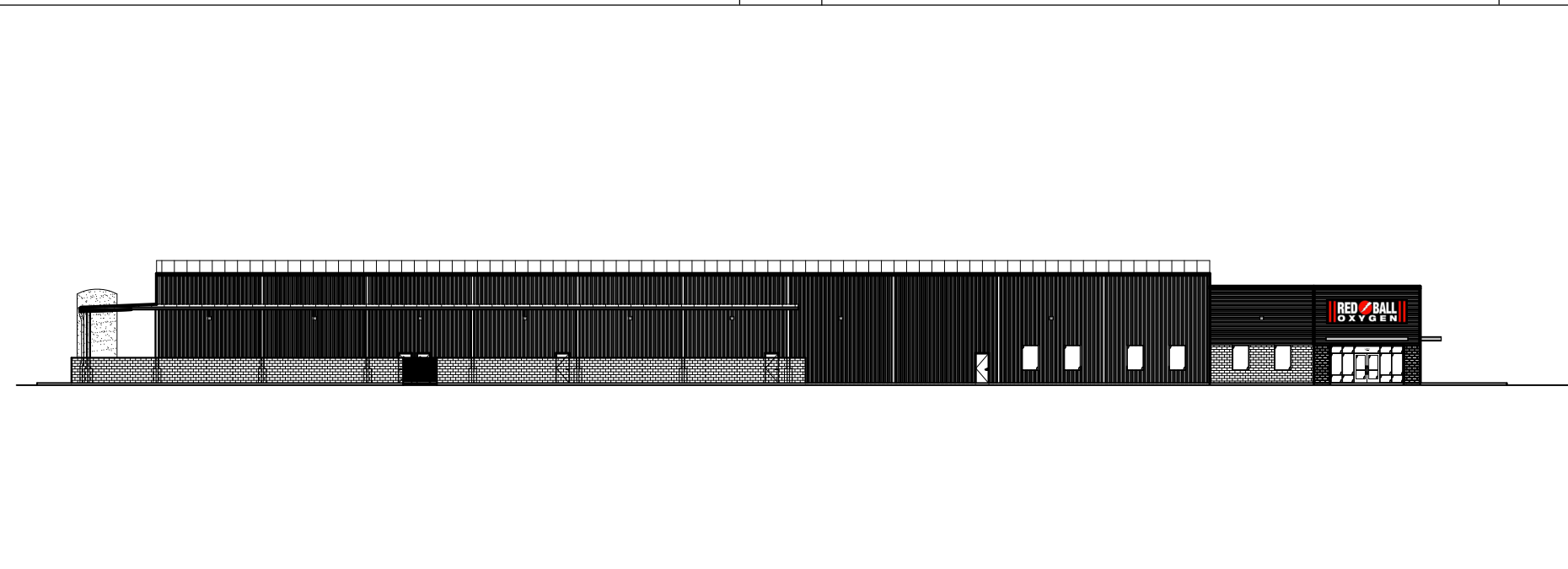
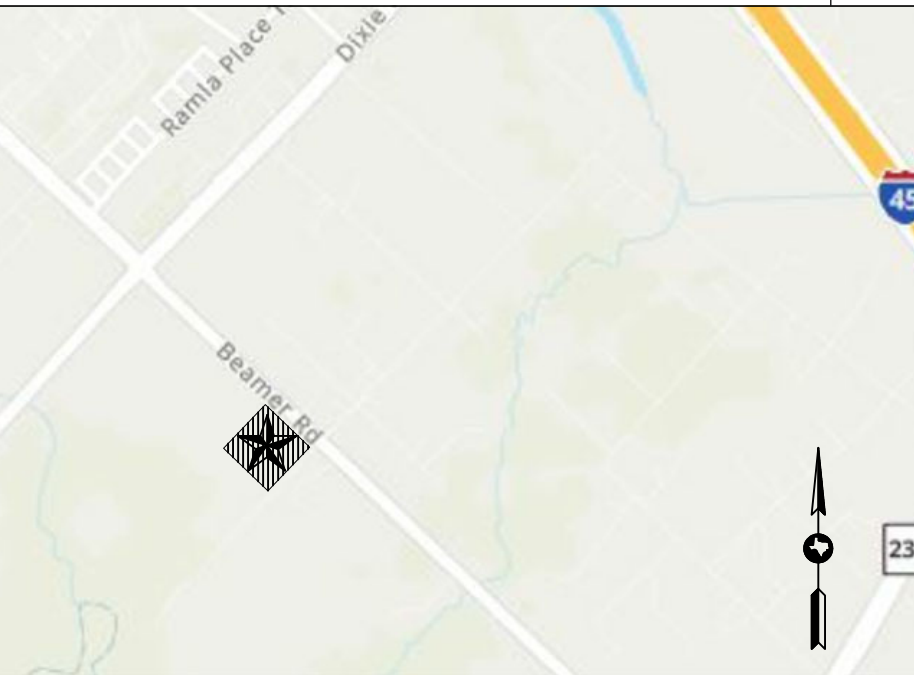
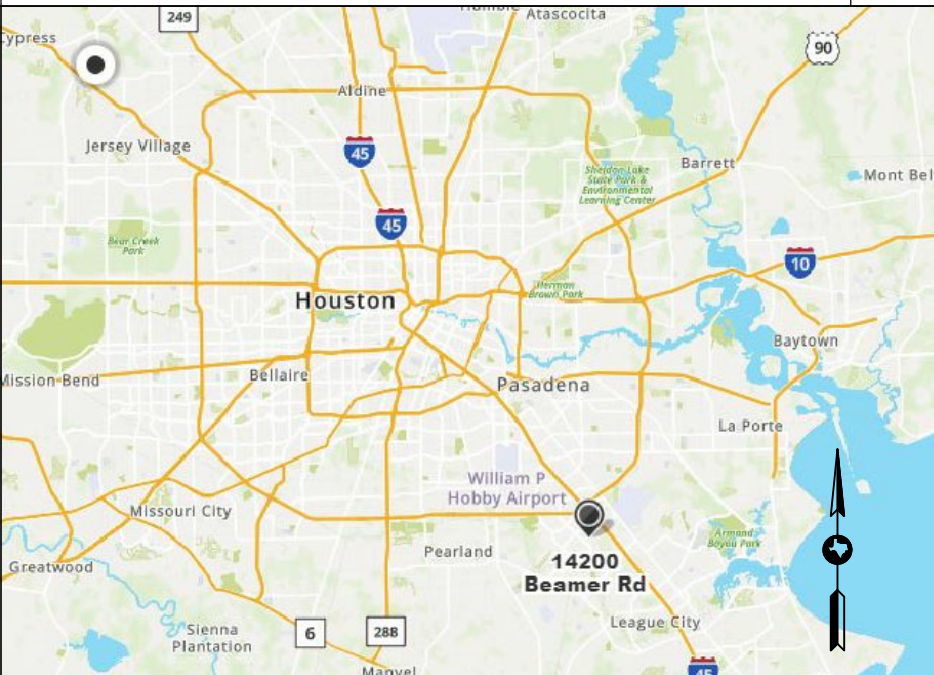
13

STRUCTURAL ENGINEER

09

GENERAL CONTRACTOR

07



CITY OF HOUSTON VICINITY MAP

NTS

LOCAL STREETS VICINITY MAP

1"=2000'-0"

2D ELEVATION

NTS

06



3D RENDERING

NTS

11



3D RENDERING

NTS

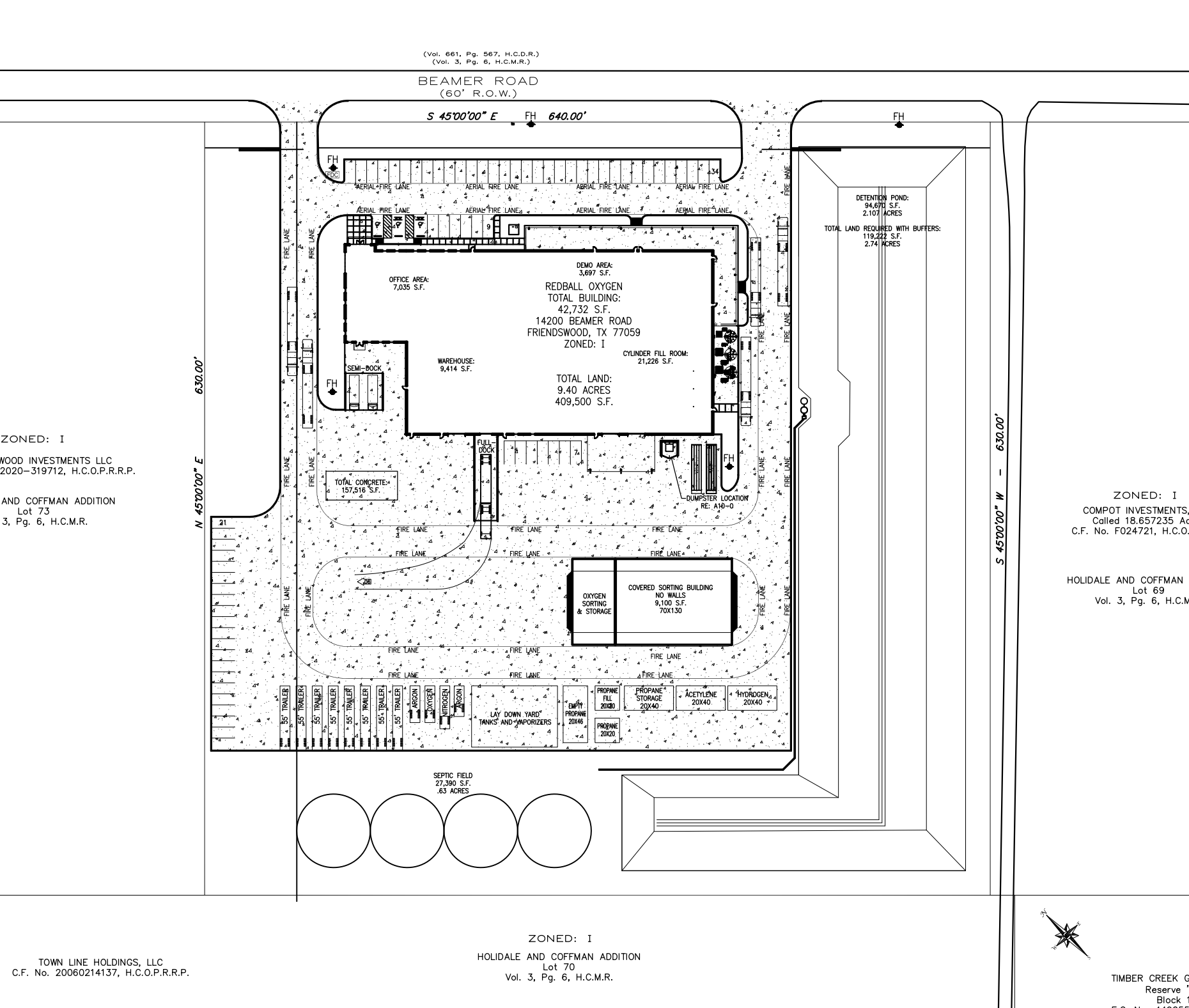
10

SITE PLAN

KEY MAP: 537-H

NTS

05



GENERAL

T1	TITLE / INDEX
SP1	SURVEY
SP2	SITE PLAN
SP3	LANDSCAPE PLAN
	SITE DETAILS
CVIII	
C0.00	CIVIL COVER SHEET & INDEX OF DRAWINGS
C0.01	GENERAL NOTES
C0.02	SURVEY
C0.03	HARRIS COUNTY EXPRESS REVIEW SHEET
C0.04	HCFCO EXPRESS REVIEW SHEET
C0.05	FIRM
C0.06	AREA CONTOURS
C1.00	OVERALL SITE PLAN
C1.01	OVERALL DIMENSIONING PLAN
C1.02	DETAILED DIMENSIONING PLAN
C1.03	FIRE AND LANDSCAPING PLAN
C1.04	GRADING PLAN (1 OF 2)
C1.05	GRADING PLAN (2 OF 2)
C1.06	DRAINAGE AREA MAP
C1.07	DRAINAGE AND DETENTION CALCULATIONS
C1.08	DETENTION POND DESIGN
C1.09	UTILITY PLAN
C1.10	SWPPP
C2.00	PAVING DETAILS
C2.01	DRIVEWAY AND LIFT STATION DETAILS
C2.02	STORM DETAILS
C2.03	UTILITY DETAILS
C2.04	SWPPP DETAILS
C3.00	TRAFFIC CONTROL PLAN

ARCHITECTURAL

A1-0	ACCESSIBLE STANDARDS
A2-0	RAMP DETAILS
A2-1	SHELL PLAN
A3-0	ROOF DETAILS
A3-1	ROOF PLAN
A4-0	EXTERIOR DETAILS
A4-1	EXTERIOR ELEVATIONS
A6-1	EXTERIOR DOOR AND WINDOW SCHEDULES
A7-0	WALL DETAILS
A7-1	FLOOR PLAN
A7-2	MEZZANINE FLOOR PLAN
A7-3	LIFE SAFETY PLAN
A8-1	REFLECTED CEILING PLAN
A9-1	INTERIOR ELEVATIONS
A9-2	INTERIOR ELEVATIONS
A10-0	DUMPSTER ENCLOSURE DETAILS

MEP

M-00	MECHANICAL PLAN- GROUND LEVEL
M-01	MECHANICAL PLAN- GROUND LEVEL
M-02	MECHANICAL PLAN- GROUND LEVEL
M-03	MECHANICAL PLAN- GROUND LEVEL
M-04	MECHANICAL PLAN- GROUND LEVEL
M-05	MECHANICAL PLAN- GROUND LEVEL
M-06	MECHANICAL PLAN- GROUND LEVEL
M-07	MECHANICAL PLAN- GROUND LEVEL
M-08	MECHANICAL PLAN- GROUND LEVEL
EP1.0	ELECTRICAL OFFICE PLAN: POWER
EL1.2	ELECTRICAL OFFICE PLAN: LIGHTING
EP 1.2	ELECTRICAL REPAIR PLAN: POWER
EL-1.3	ELECTRICAL REPAIR PLAN: LIGHTING
EP-1.1	ELECTRICAL WAREHOUSE PLAN: POWER
EL-1.1	ELECTRICAL WAREHOUSE PLAN: LIGHTING
EL-2.0	ELECTRICAL MEZZANINE PLAN: LIGHTING & POWER
EP3.0	ELECTRICAL PANEL SCHEDULES
ES1.0	ELECTRICAL SITE PLAN
P1.0	PLUMBING PLAN - SANITARY
P2.0	PLUMBING PLAN - WATER
P3.0	PLUMBING RISERS

STRUCTURAL

S1.0	FOUNDATION PLAN
S1.1	FOUNDATION PLAN
S2.0	ELEVATIONS
S2.1	ELEVATIONS
S2.2	ELEVATIONS
S2.3	ELEVATIONS
S2.4	ELEVATIONS
S3.0	FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS
S3.2	FOUNDATION DETAILS
S3.3	STAIRS DETAILS
S3.4	STAIRS DETAILS
S3.5	FOUNDATION DETAILS
S3.6	FOUNDATION DETAILS
S4.0	WALL DETAILS

DRAWING INDEX

APPLICABLE BUILDING CODE:

- * 2018 INTERNATIONAL BUILDING CODE
- * TEXAS ACCESSIBILITY STANDARDS (TAS), MARCH 15, 2012
- * AMERICANS WITH DISABILITIES ACT OF 1990 (2012 LEGISLATION)
- * 2018 INTERNATIONAL FIRE CODE
- * 2018 IECC

AREA AND SPACE TYPES:

LAND TOTAL:	409,500 S.F. - 9.40 ACRES
NEW BUILDING TOTAL:	42,732 S.F.
NEW SORTING BUILDING TOTAL:	9,100 S.F.
NEW PAVEMENTS AND DRIVES:	157,516 S.F. PARKING/DRIVES & WALKWAYS
NEW DETENTION:	94,670 S.F.
NEW SEPTIC FIELD:	27,390 S.F.
LAND COVERAGE TOTAL:	331,408 S.F. (81% OF SITE COVERED)

OCCUPANCY TYPE:

OFFICE GROUP "B", FACTORY GROUP "F-1", HIGH-HAZARD "H-2", STORAGE GROUP "S-1" (MIXED, SEPARATED USE)

OCCUPANCY LOAD:

BUILDING OCCUPANCY TOTAL - 72,732 S.F.

BUSINESS (B) = 7,770 SF
@ 150 OCCUPANCY FACTOR = 52

STORAGE (S-1) = 18,750 SF
@ 500 OCCUPANCY FACTOR = 38

INDUSTRIAL (H-2) = 11,250 SF
@ 200 OCCUPANCY FACTOR = 56

INDUSTRIAL (F-1) = 3,750 SF
@ 100 OCCUPANCY FACTOR = 38

TOTAL OCCUPANCY = [184]
(SECONDARY EXITS PROVIDED)
BUILDING 100% SPRINKLERED

CONSTRUCTION TYPE:

TYPE II - B

BUILDING AREA AND HEIGHTS:

TOTAL BUILDING AREA: 42,732 SQUARE FEET
TOTAL BUILDING HEIGHT: 27'-6"

SPRINKLER & FIRE ALARM:

- BUILDING WILL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
(2018 IBC SEC. 903.2.1.3 AND SEC. 907.2.1.1)
- A FIRE ALARM SYSTEM IS REQUIRED (2018 IBC SECTION 907.2.1 AND 907.2.3)
- * (FIRE ALARM PLANS & PERMITS BY OTHERS)
- * (SPRINKLER PLANS & PERMITS BY OTHERS)

PARKING REQUIREMENTS:

CITY OF FRIENDSWOOD PARKING GROUP:
MINING, UTILITIES, CONSTRUCTION, MANUFACTURING, TRANSPORTATION, AND WAREHOUSING

3 SPACES FOR EACH 5 EMPLOYEES ON LARGEST SHIFT: OR 1 SPACE PER 600 SQ. FT. GFA

42,732 S.F. / 600 = 71.22
PARKING REQUIRED: 71 SPACES
PARKING PROVIDED: 71 SPACES

ALLOWABLE AREAS:

- FOR TYPE II-B CONSTRUCTION:
- GROUP B: HEIGHT LIMITATION - 4 , AREA LIMITATION - 23,020 S.F.
- GROUP F-1: HEIGHT LIMITATION - 3 , AREA LIMITATION - 15,520 S.F.
- GROUP S-1: HEIGHT LIMITATION - 4 , AREA LIMITATION - 26,020 S.F.
- GROUP H-2: HEIGHT LIMITATION - 1 , AREA LIMITATION - 14,561 S.F.

AREA INCREASE CALCULATION: H-2 OCCUPANCY

BUILDING CODE ANALYSIS
AREA MODIFICATION CALCULATION
FRONTAGE INCREASE:

$$I = [F/P - 0.25] W/30$$
$$= [309/920 - 0.25]28/30$$
$$= [.085869565]933333333$$
$$= .080144927$$

$$A_p = \{A_1 + [A_1 \times L_1] + [A_1 \times L_2]\}$$
$$= 7000 + [7000 \times .080144927] + [7000 \times 1]$$
$$= 7000 + 561.014489 + 7000$$
$$= 14561$$

TOTAL AREA MODIFICATION - "H-2" OCCUPANCY: 14,561 S.F./STORY

TDLR#: EABPRJ65810796
KEY MAP LOCATION: 578-K

CODE SYNOPSIS

15051-T1.DWG

DATE PLOTTED: Mar 01, 2022 - 9:01pm
COPYRIGHT: MIII DESIGNS 2021

DRAWING TITLE: TITLE SHEET

DRAWING NUMBER:

T1

GOVERNING AUTHORITY APPROVAL STAMP:



PROJECT DESIGNER:
MIII Designs
ATTN: Scott McCarthy (scott@miiidesigns.com)
12730 Cypress Valley Road
Cypress, Texas 77429-2162
Phone: 713-239-0334

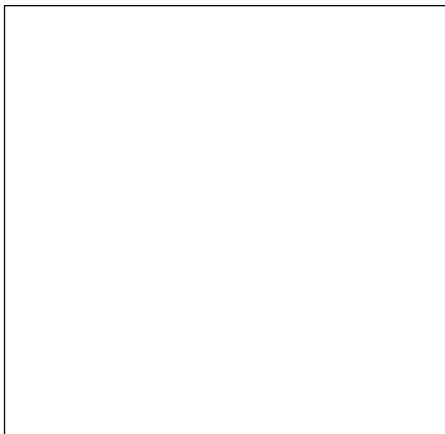


BUILDING CONTRACTOR:
GRA-Gulf Coast Construction, LLC
ATTN: Gerald Andrus (gerald@graco-con.com)
10041 Regal Row, Suite 140
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

RED BALL OXYGEN

14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

PROFESSIONAL SEAL



ISSUED / REVISED

NO.	DATE	DESCRIPTION
5	06/28/2021	FOR PERMIT/CONSTRUCTION
6	09/29/2021	FOR PERMIT/CONSTRUCTION
7	01/19/2022	FOR CONSTRUCTION
8	03/01/2022	FOR CONSTRUCTION

PROJECT LOCATION:
RED BALL OXYGEN
14200 Beamer Road
Friendswood, Texas 77546
Key Map Location: 616-M

BUILDING OWNER:
RED BALL OXYGEN
ATTN: Alex Kennedy (alex.kennedy@RedBallOxygen.com)
6200 South Loop East
Houston, Texas 77087
Phone: 713-645-3443 Fax: 713-645-6869

DRAWN BY: Scott McCarthy
CHECKED BY: SM
JOB NO: 15051
PLOTTED SCALE: 1"=50'-0"
CAD FILENAME: 15051-T1.DWG
DATE PLOTTED: Mar 01, 2022 - 9:01pm
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DRAWING TITLE: TITLE SHEET

DRAWING NUMBER:

T1

NOTES & LEGEND

GENERAL SITE NOTES

- 1) EACH REQUIRED LOADING SPACE MUST BE AT LEAST 12 FEET WIDE AND 35 FEET IN LENGTH .
- 2) ALL REQUIRED LOADING SPACES MUST BE DESIGNATED BY SIGNS AS LOADING SPACES .
- 3) ACCESS, MANEUVERING AREA, RAMPS AND OTHER AREAS TO SERVE A LOADING SPACE MAY NOT BE LOCATED AS TO MAKE USE OF THE STREET FOR MANEUVERING.
- 4) REFUSE CONTAINERS MUST BE ENCLOSED BY A WOOD OR VINYL COVERED CHAIN LINK FENCE NOT LESS THAN 6" IN HEIGHT.
- 5) EXTERIOR GROUND OR BUILDING-MOUNTED EQUIPMENT MUST BE SCREENED.
- 6) ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM VIEW.
- 7) THE ZONING DESIGNATION FOR THIS PROJECT IS: BUSINESS GROUP B AND STORAGE S-1.
- 8) THE BUILDING HEIGHT IS ONE STORY.
- 9) REFER TO SP3 FOR PAVING NOTES AND DETAILS.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GOVERNMENTAL ASSESSED FEES REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME GENERALLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO ISSUANCE OF BIDS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL COORDINATE ALL WORK OR PLANNING WITH GOVERNMENTAL AGENCIES AND UTILITY PROVIDERS.
4. CONFIRM WITH DESIGNER EXISTING TREES TO REMAIN IF ANY.
5. SITE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL NOT BID OR CONSTRUCT ANY PART OF THIS PROJECT THAT APPEARS

TO BE NON-COMPLIANT WITH TYPICAL CODES OR RESTRICTIONS WITHOUT PRIOR NOTIFICATION OF THE DESIGNER, OWNER AND BANK.

7. DURING ALL PHASES OF WORK, CONTRACTOR SHALL PROVIDE AN UNOBSTRUCTED MEANS TO ENTER AND EXIT THE PROPERTY FROM PAVED SURFACES.
8. ALL HANDICAP SYMBOLS SHALL BE PAINTED IN "INTERNATIONAL BLUE" WHILE ALL OTHER SITE STRIPING AND CURB PAINT SHALL BE "SAFETY YELLOW".

9. PROVIDE CONDUIT FOR TELEPHONE LINES AS REQUIRED.
10. CONTRACTOR SHALL VERIFY AND DEMARK ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. REFER TO CIVIL DRAWINGS FOR PAVING, GRADING, AND DRAINAGE INFORMATION.
12. CONTRACTOR TO COORDINATE LANDSCAPE PLANTER DEVELOPMENT WITH LANDSCAPE

KEYED NOTES

- ① 2-4" PVC IRRIGATION SLEEVES.
- ② PROJECT SIGN WITH BUILDING ADDRESS.
- ③ TELEPHONE SERVICE TO ENTER BUILDING IN THIS AREA.
- ④ TELEPHONE LINE CONDUIT
- ⑤ CURB RAMP, RE: 01/SP3.
- ⑥ SIDEWALK EXPANSION JOINT, RE: 12B/SP3.
- ⑦ SIDEWALK CONTROL JOINT, RE: 12A/SP3.
- ⑧ SIDEWALK SLOPE NOT TO EXCEED ACCESSIBLE STANDARDS. 5" WIDE.
- ⑨ ELECTRICAL SERVICE TO ENTER BUILDING
- ⑩ ELECTRICAL CONDUIT FOR FUTURE SIGN.
- ⑪ CONCRETE TIRE STOP.
- ⑫ ADA PARKING SPACE. RE: 01/SP3
- ⑬ LANDSCAPE AREA. RE: SP2
- ⑭ 4' X 8' PLYWOOD PHONE BOARD LOCATION
- ⑮ LOCATION OF SANITARY TO ENTER BUILDING
- ⑯ FDC WITH 5-INCH STORZ CONNECTION
- ⑰ NEW 5' WIDE SIDEWALK
- ⑱ EXISTING CURB INLET
- ⑲ PAD MOUNTED TRANSFORMER
- ⑳ PARKING FOR TRAILER LOCATION
- ㉑ PROPANE TANKS
- ㉒ 6" IRON FENCE
- ㉓ ROLLING IRON GATE
- ㉔ 6" CHAIN-LINK FENCE

ELECTRICAL LEGEND

- ⓂⓅ METER POLE
- ⓅⓅ POWER POLE
- 100W, 277V METAL HALIDE RECESSED DOWN LAMP FOR WET SERVICE APPLICATIONS.
 - LITHONIA MODEL GOTHAM 9" AH 100M 9AR 277, OR EQUIVALENT.
 - 250W, 277V METAL HALIDE WALL PACK TIED TO REMOTE PHOTO-CELL LITHONIA MODEL TWH, OR EQUIVALENT.
- Ⓕ OUTLET LOCATION FOR IRRIGATION SYSTEM.

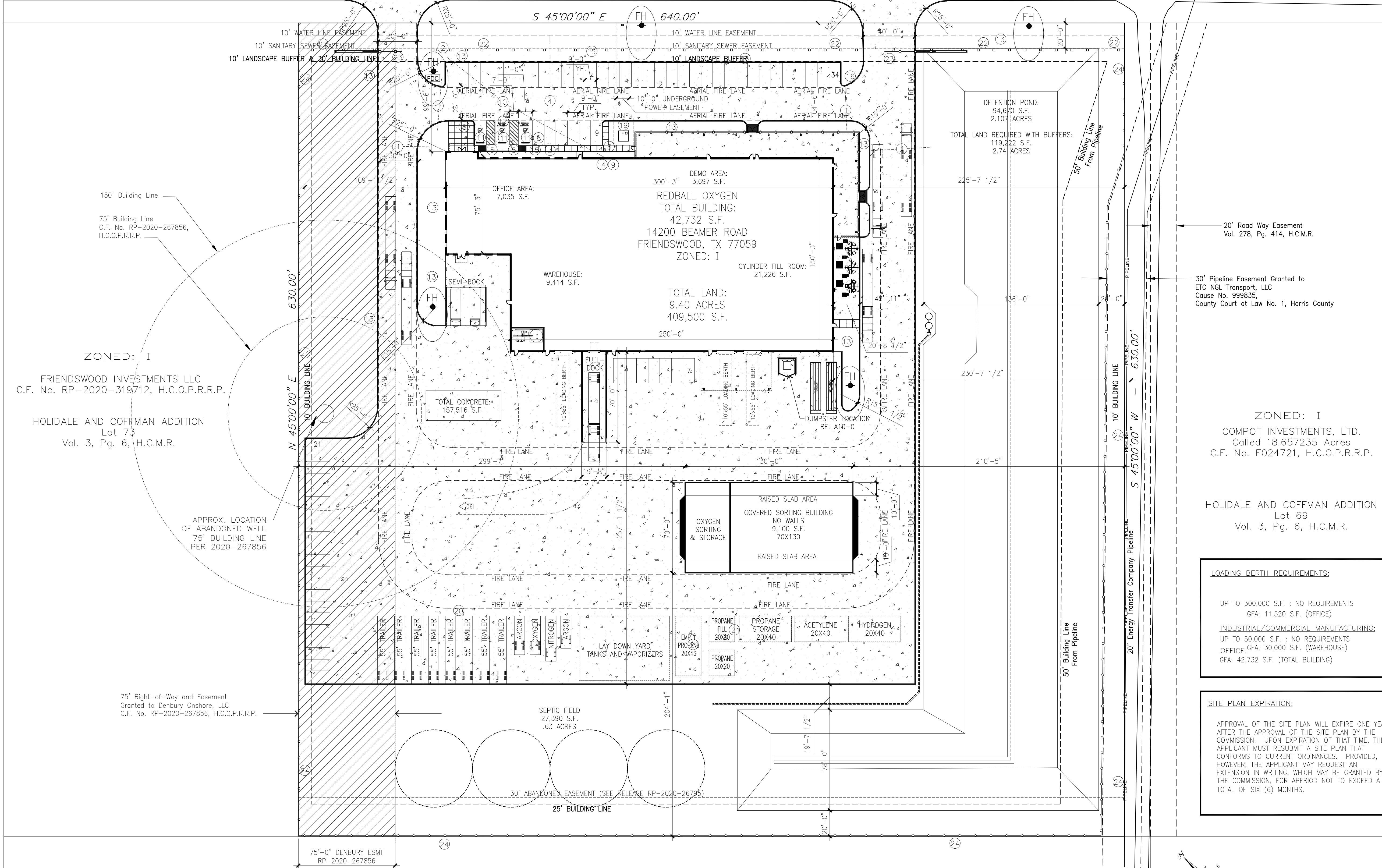
PLUMBING LEGEND

- Ⓜ NON-FREEZE HOSE BIBB
- Ⓞ CLEAN OUT

BEAMER BREILING REVOCABLE TRUST U/D/O JULY 15, 2009
Called 99.19 Acres
C.F. No. 20090431144, H.C.O.P.R.R.P.

(Vol. 661, Pg. 567, H.C.D.R.)
(Vol. 3, Pg. 6, H.C.M.R.)

BEAMER ROAD
(60' R.O.W.)



ZONED: I
FRIENDSWOOD INVESTMENTS LLC
C.F. No. RP-2020-319712, H.C.O.P.R.R.P.

HOLIDALE AND COFFMAN ADDITION
Lot 73
Vol. 3, Pg. 6, H.C.M.R.

APPROX. LOCATION
OF ABANDONED WELL
75' BUILDING LINE
PER 2020-267856

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

AREA AND SPACE TYPES:		
LAND TOTAL:	409,500 S.F. - 9.40 ACRES	
NEW BUILDING TOTAL:	42,732 S.F.	11%
NEW SORTING BUILDING TOTAL:	9,100 S.F.	2%
LAND COVERAGE TOTAL:	51,832 S.F.	(13% OF SITE COVERED)

ZONED: I
HOLIDALE AND COFFMAN ADDITION
Lot 70
Vol. 3, Pg. 6, H.C.M.R.

PARKING REQUIREMENTS:

CITY OF FRIENDSWOOD PARKING GROUP:
MINING, UTILITIES, CONSTRUCTION, MANUFACTURING,
TRANSPORTATION, AND WAREHOUSING

3 SPACES FOR EACH 5 EMPLOYEES ON LARGEST
SHIFT: OR 1 SPACE PER 600 SQ. FT. GFA

42,732 S.F. / 600 = 71.22
PARKING REQUIRED: 71 SPACES
PARKING PROVIDED: 71 SPACES

LOADING BERTH REQUIREMENTS:

UP TO 300,000 S.F. : NO REQUIREMENTS
GFA: 11,520 S.F. (OFFICE)

INDUSTRIAL/COMMERCIAL MANUFACTURING:

UP TO 50,000 S.F. : NO REQUIREMENTS
OFFICE GFA: 30,000 S.F. (WAREHOUSE)
GFA: 42,732 S.F. (TOTAL BUILDING)

SITE PLAN EXPIRATION:

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR
AFTER THE APPROVAL OF THE SITE PLAN BY THE
COMMISSION. UPON EXPIRATION OF THAT TIME, THE
APPLICANT MUST RESUBMIT A SITE PLAN THAT
CONFORMS TO CURRENT ORDINANCES. PROVIDED,
HOWEVER, THE APPLICANT MAY REQUEST AN
EXTENSION IN WRITING, WHICH MAY BE GRANTED BY
THE COMMISSION, FOR APERIOD NOT TO EXCEED A
TOTAL OF SIX (6) MONTHS.

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

GOVERNING AUTHORITY APPROVAL STAMP:



PROJECT DESIGNER:
MIII Designs
ATTN: Scott McCarthy (scott@miiidesigns.com)
12730 Cypress Valley Road
Cypress, Texas 77429-2162
Phone: 713-934-9334



BUILDING CONTRACTOR:
GRA-Gulf Coast Construction, LLC
ATTN: Gerald Andrews (gerald@graco.com)
10041 Regal Row, Suite 140
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

RED BALL OXYGEN
14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

PROFESSIONAL SEAL

ISSUED / REVISED

NO.	DATE	DESCRIPTION
5	06/28/2021	FOR PERMIT/CONSTRUCTION
6	09/29/2021	FOR PERMIT/CONSTRUCTION
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PROJECT LOCATION:
RED BALL OXYGEN
14200 Beamer Road
Friendswood, Texas 77546
Key Map Location: 616-M

BUILDING OWNER:
RED BALL OXYGEN
ATTN: Alex Kennedy (alex.kennedy@redballoxygen.com)
6200 South Loop East
Houston, Texas 77087
Phone: 713-645-3443 Fax: 713-645-6869

DRAWN BY: Scott McCarthy
CHECKED BY: SM
JOB NO: 15051
PLOTTED SCALE: 1"=40'-0"
CAD FILENAME: 15051-SP.DWG
DATE PLOTTED: Mar 02, 2022 - 9:40am
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DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
SP1

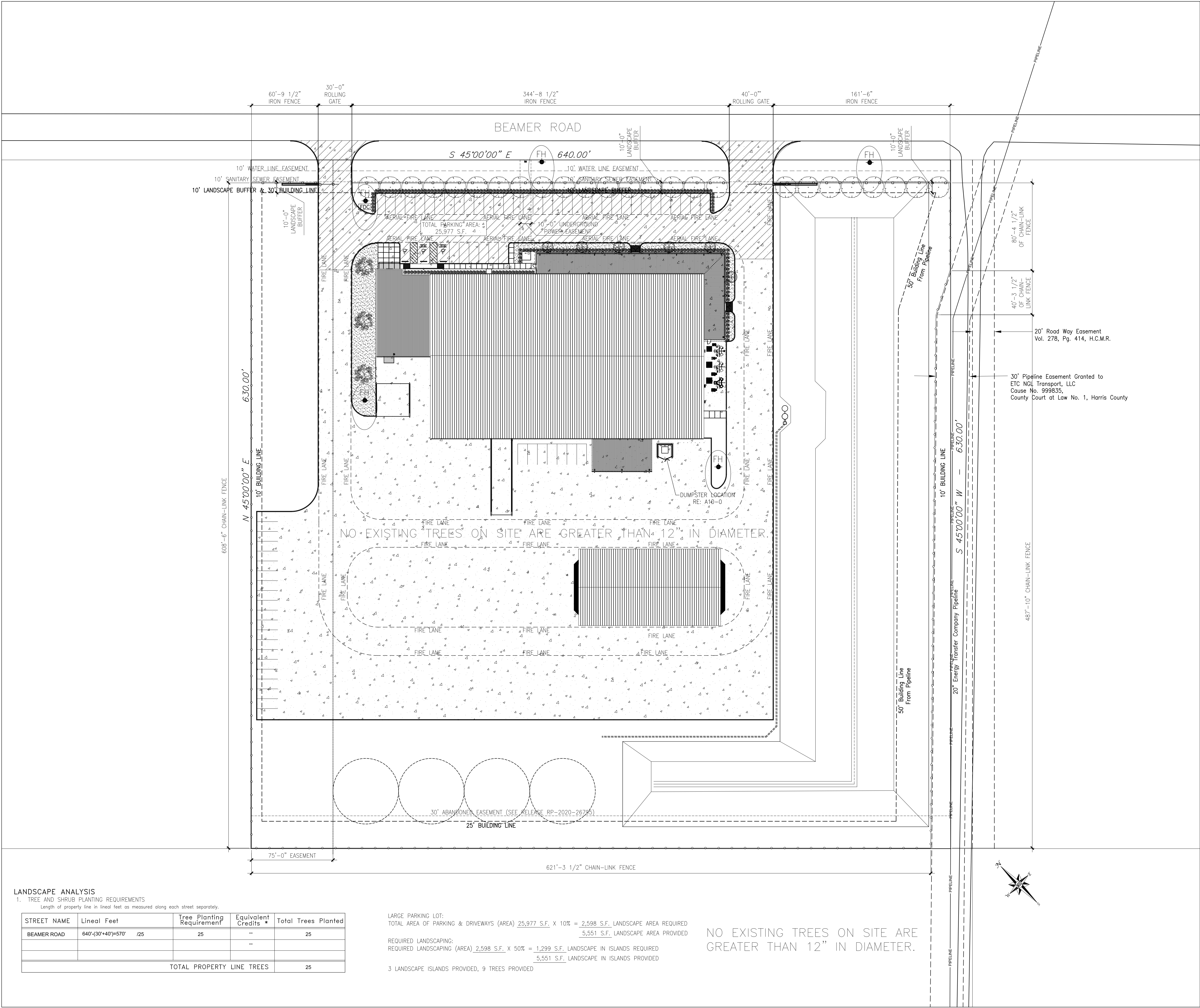
NOTES & LEGEND

LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM WILL BE PROVIDED THAT REACHES AROUND ENTIRE BUILDING AND OUT TO STREET.
2. REQUIRED TREES TO BE 8' TALL AND 2" CALIPER MINIMUM AT PLANTING.
3. NO TREES LARGER THAN SIZE 3 MAY BE PLANTED WITHIN 10 LATERAL FEET OF ANY OVERHEAD UTILITY OR OVER OR WITHIN 5' OF ANY UNDERGROUND LINE.
4. THE DUMPSTER SCREEN IS TO BE MADE OF CMU BLOCK, PAINTED THE BASE COLOR OF THE BUILDING AND BE A MINIMUM OF SIX FEET IN HEIGHT WITH WOODEN SCREEN DOORS.

LEGEND

-  GREEN ASH
-25 TREES TOTAL
-  CATALPA
-3 TREES TOTAL
-  WAX MYRTLE
-6 TREES TOTAL
-  LIGUSTRUMS SHRUBS
-251 SHRUBS TOTAL



LANDSCAPE ANALYSIS

1. TREE AND SHRUB PLANTING REQUIREMENTS
Length of property line in lineal feet as measured along each street separately.

STREET NAME	Lineal Feet	Tree Planting Requirement	Equivalent Credits *	Total Trees Planted
BEAMER ROAD	640'-(30'+40')=570'	/25	-	25
			-	
TOTAL PROPERTY LINE TREES				25

LARGE PARKING LOT:
TOTAL AREA OF PARKING & DRIVEWAYS (AREA) 25,977 S.F. X 10% = 2,598 S.F. LANDSCAPE AREA REQUIRED
5,551 S.F. LANDSCAPE AREA PROVIDED

REQUIRED LANDSCAPING:
REQUIRED LANDSCAPING (AREA) 2,598 S.F. X 50% = 1,299 S.F. LANDSCAPE IN ISLANDS REQUIRED
5,551 S.F. LANDSCAPE IN ISLANDS PROVIDED

3 LANDSCAPE ISLANDS PROVIDED, 9 TREES PROVIDED

NO EXISTING TREES ON SITE ARE
GREATER THAN 12" IN DIAMETER.

GOVERNING AUTHORITY APPROVAL STAMP:



PROJECT DESIGNER:
MIII Designs
ATTN: Scott McCarthy (scott@miiidesigns.com)
12730 Cypress Valley Road
Cypress, Texas 77429-2162
Phone: 713-934-9334



BUILDING CONTRACTOR:
GRA-Gulf Coast Construction, LLC
ATTN: Gerald Andress (gerald@gra-gcc.com)
10041 Regal Row, Suite 140
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

RED BALL OXYGEN

14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

PROFESSIONAL SEAL

ISSUED / REVISED

NO.	DATE	DESCRIPTION
5	06/28/2021	FOR PERMIT/CONSTRUCTION
6	09/29/2021	FOR PERMIT/CONSTRUCTION
7	01/19/2022	FOR CONSTRUCTION
8	03/01/2022	FOR CONSTRUCTION

PROJECT LOCATION:
RED BALL OXYGEN
14200 Beamer Road
Friendswood, Texas 77546
Key Map Location: 616-M

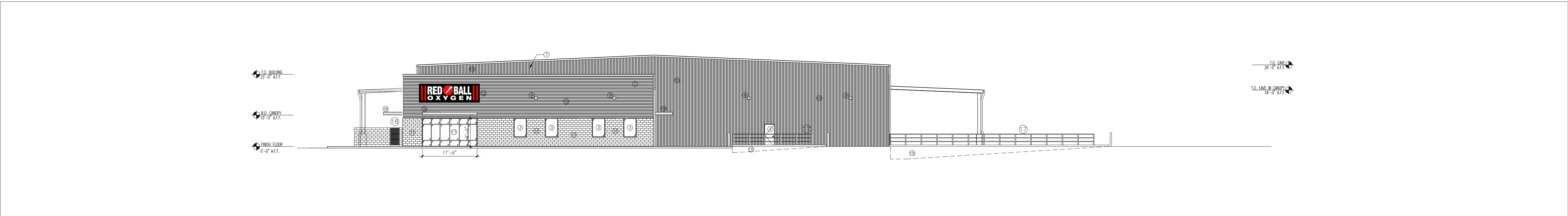
BUILDING OWNER:
RED BALL OXYGEN
ATTN: Alex Kennedy (Alex.Kennedy@RedBallOxygen.com)
6200 South Loop East
Houston, Texas 77087
Phone: 713-645-3443 Fax: 713-645-6869

DRAWN BY: Scott McCarthy
CHECKED BY: SM
JOB NO: 15051
PLOTTED SCALE: 1"=40'-0"
CAD FILENAME: 15051-SP.DWG
DATE PLOTTED: Mar 01, 2022 - 9:08pm
COPYRIGHT: MIII DESIGNS 2021

DRAWING TITLE:
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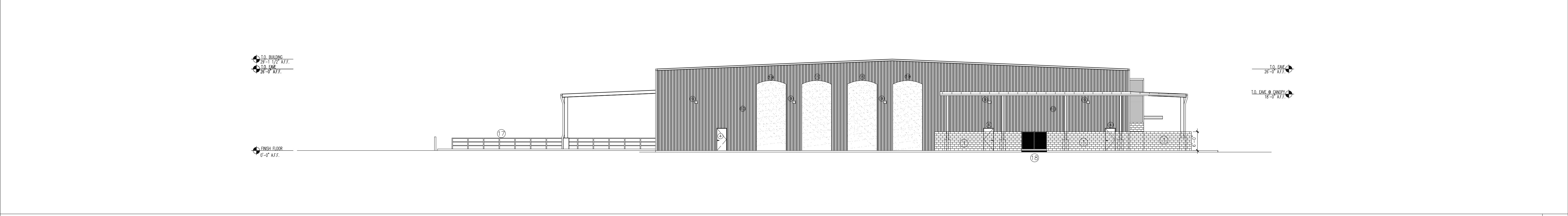
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SP2



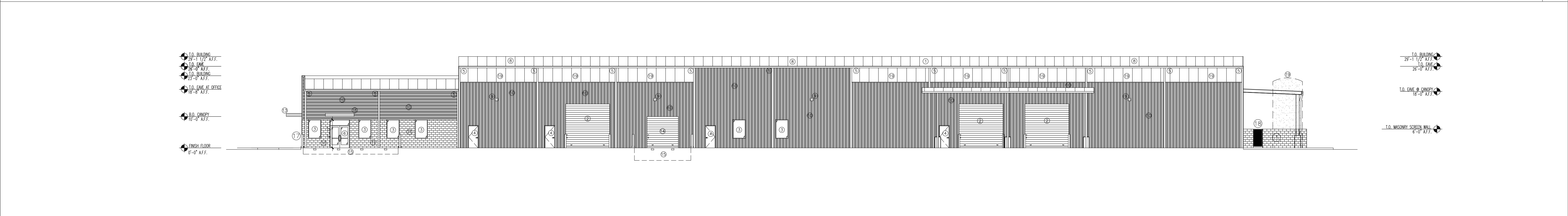
WEST ELEVATION

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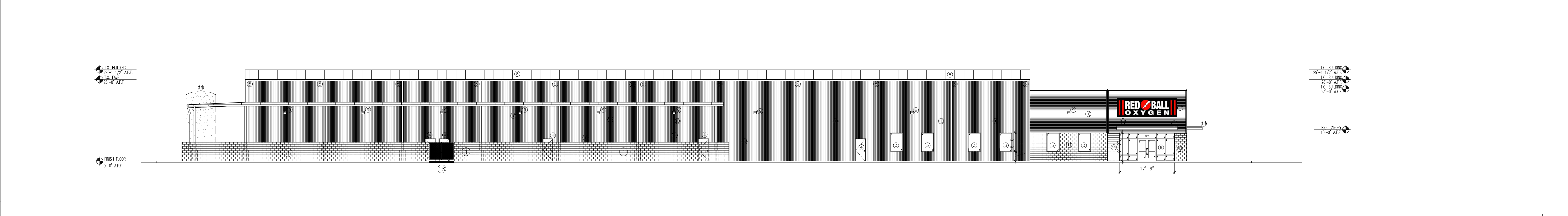
EAST ELEVATION

1/16'-0" 03



SOUTH ELEVATION

1/16"=1'-0" 02



NORTH ELEVATION

1/16'-0" 01

NOTES & LEGEND

KEYED NOTES

- ① 6" TALL SPLIT FACE CMU WALL SYSTEM AROUND COVERED STORAGE AREA.

② 14'-0" x 14'-0" STEEL ROLL-UP DOOR

③ 4'-0" x 6'-0" WINDOW

④ 3' x 7" HOLLOW METAL DOOR AND FRAME

⑤ METAL GUTTER AND DOWNSPOUT SYSTEM.

⑥ 17'-6 x 9'-0" STOREFRONT WINDOW SYSTEM - BRUSHED ALUMINUM FINISH.

⑦ ROOF LINE BEYOND

⑧ PREFINISHED METAL, STANDING-SEAM ROOF

⑨ LED WALL-PACK FIXTURE

⑩ METAL BUILDING WALL PANEL
- ⑪ SPLIT FACE CONCRETE BLOCK.

⑫ WALL SIGN BY OTHERS.
* CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION FOR SIGN (BY OTHERS).

⑬ CANOPY BY OTHERS; 20' LENGTH, 5' DEEP

⑭ 10'-0" x 10'-0" STEEL ROLL-UP DOOR

⑮ LOCATION OF TRUCKWELL

⑯ CANOPY - BY OTHERS

⑰ METAL RAILING SYSTEM AROUND TRUCK WELLS.

⑱ METAL GATE SYSTEM FOR ACCESS TO COVERED STORAGE

⑲ 3' x 5' WALL LIGHT PANEL

GOVERNING AUTHORITY APPROVAL STAMP:

PROJECT DESIGNER:
MHI Designs
ATTN: Scott McCarthy (scott@mhi-designs.com)
12730 Cypress Valley Road
Cypress, Texas 77429-2162
Phone: 713-339-0334

GRA-GULF COAST CONSTRUCTION, LLC

BUILDING CONTRACTOR:
GRA-Gulf Coast Construction, LLC
ATTN: Gerald Andriano (gerald@gra-gcc.com)
10041 Regal Row, Suite 140
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

RED BALL OXYGEN

14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

PROFESSIONAL SEAL

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
3	01/04/2021	FOR PERMIT/CONSTRUCTION
4	04/26/2021	FOR PERMIT/CONSTRUCTION
5	06/28/2021	FOR PERMIT/CONSTRUCTION
6	09/29/2021	FOR PERMIT/CONSTRUCTION

PROJECT LOCATION:
RED BALL OXYGEN
14200 Beamer Road
Friendswood, Texas 77546
Key Map Location: 616-M

BUILDING OWNER:
RED BALL OXYGEN
ATTN: Alex Kennedy (Alex.Kennedy@RedBallOxygen.com)
6200 South Loop East
Houston, Texas 77087
Phone: 713-645-3443 Fax: 713-645-6869

DRAWN BY: Scott McCarthy

CHECKED BY: SM

JOB NO: 15051

PLOTTED SCALE: 1/16"=1'-0"

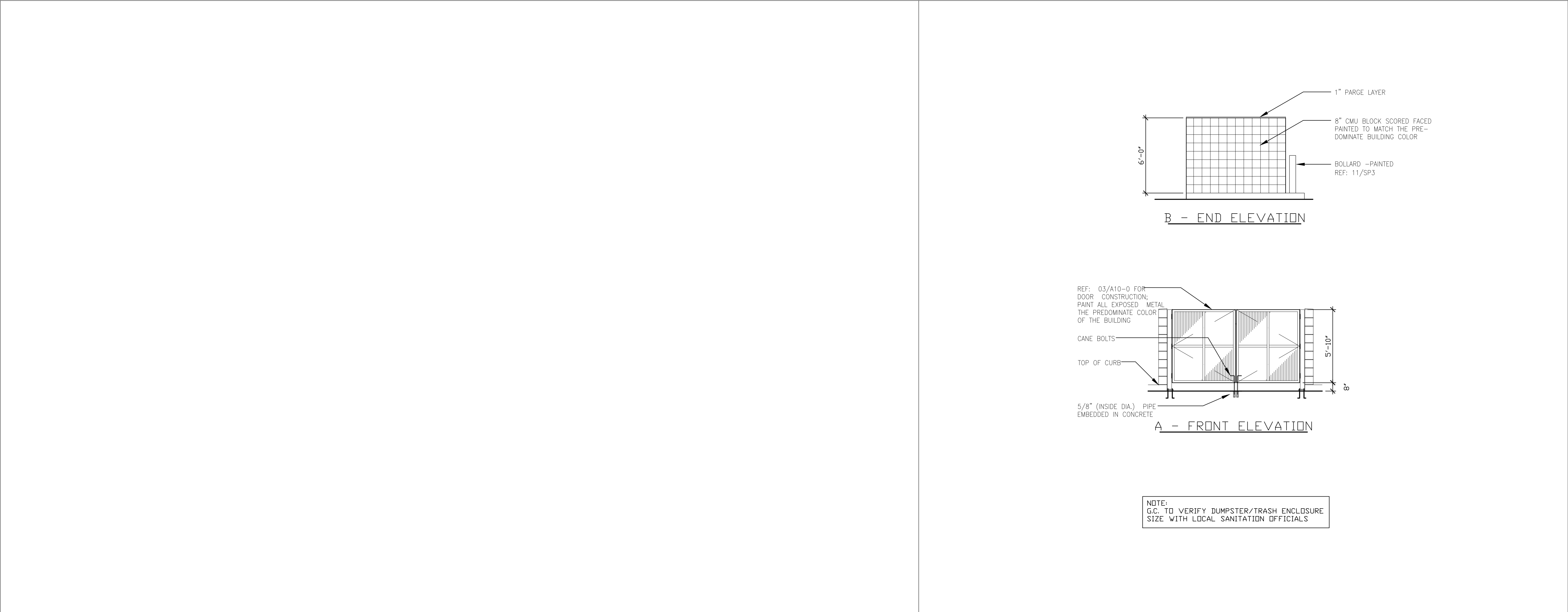
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DATE PLOTTED: Dec 08, 2021 - 1:04pm

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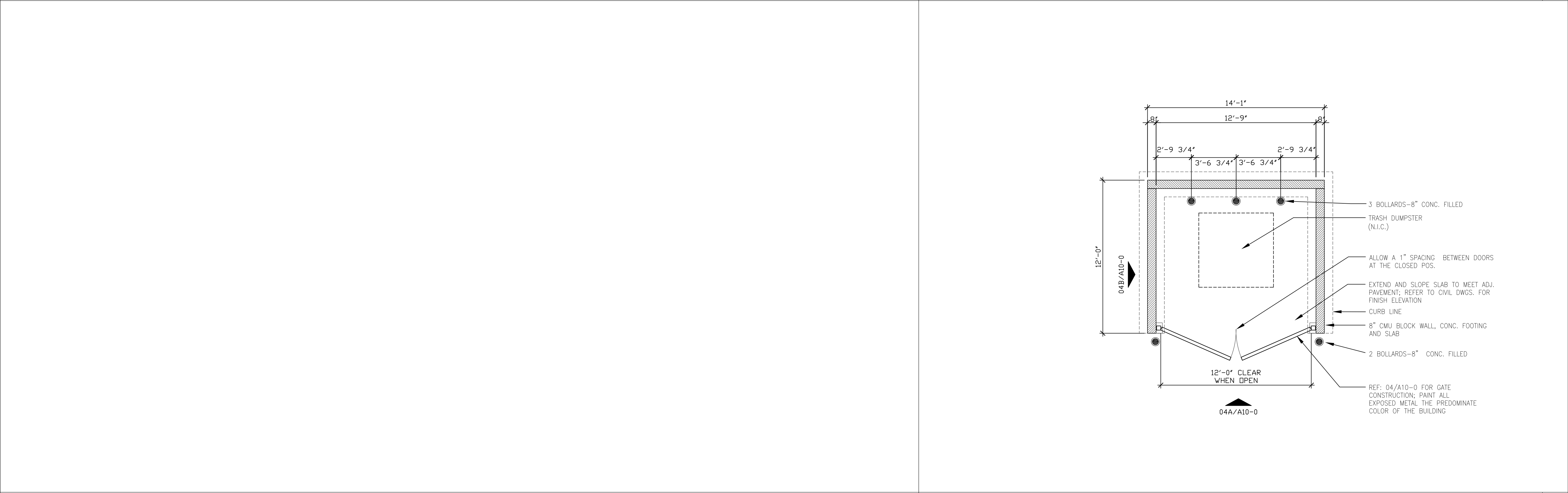
DRAWING NUMBER:
A4-1



ELEVATIONS AT DUMPSTER ENCLOSURE

1/4"=1'-0"

02



PLAN AT DUMPSTER ENCLOSURE

1/4"=1'-0"

01

GOVERNING AUTHORITY APPROVAL STAMP:



PROJECT DESIGNER:
MHI Designs
ATTN: Scott McCarthy (scott@mhi-designs.com)
12730 Cypress Valley Road
Cypress, Texas 77429-2162
Phone: 713-934-6334

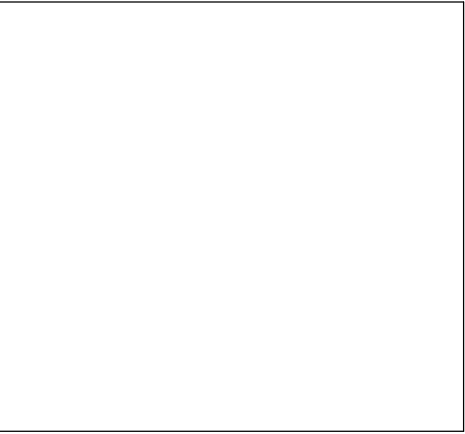


BUILDING CONTRACTOR:
GRA-Gulf Coast Construction, LLC
ATTN: Gerald Andries (gerald@grc-gcc.com)
10041 Regal Row, Suite 140
Houston, Texas 77040
Phone: 713-934-7797 Fax: 713-934-9977

RED BALL OXYGEN

14200 BEAMER ROAD
FRIENDSWOOD, TEXAS 77546

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14200 Beamer Road
Friendswood, Texas 77546
Key Map Location: 616-M

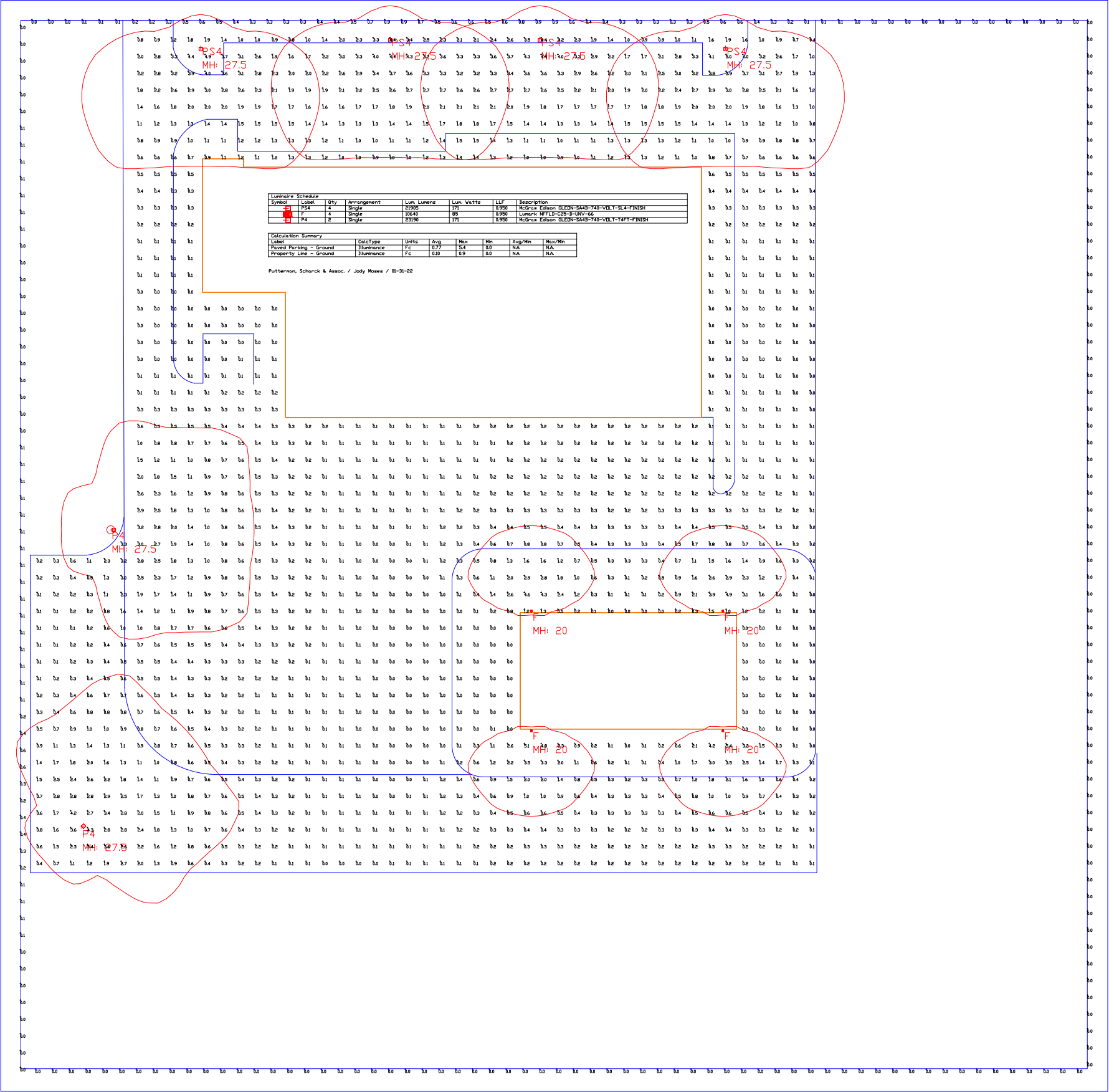
BUILDING OWNER:
RED BALL OXYGEN
ATTN: Alex Kennedy (Alex.Kennedy@RedBallOxygen.com)
6200 South Loop East
Houston, Texas 77087
Phone: 713-645-3443 Fax: 713-645-6869

DRAWN BY: Scott McCarthy
CHECKED BY: SM
JOB NO: 15051
PLOTTED SCALE: 1/4"=1'-0"
CAD FILENAME: 15051-A10-0.DWG
DATE PLOTTED: Mar 01, 2022 - 8:16pm
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DRAWING TITLE:
**DUMPSTER
DETAILS**

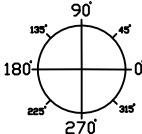
DRAWING NUMBER:

A10-0



Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS



Puttermen, Scharck, & Associates, Inc.

10855 Tanner Rd.
Houston, TX 77041
applications@pslighting.com

XXX
XXX

Red Ball
Oxygen

01-31-22

SR



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Conduct a public hearing regarding 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 and site related requirements for garden home developments.

Action:

SUMMARY / ORIGINATING CAUSE

As one of the items on the annual To Do List for the Commission, the Ordinance Subcommittee reviewed the Garden Home District portion of the Zoning Ordinance and the full commission discussed the recommended changes. One of the main concerns has been that GHD was classified as a multi-family development regarding classification and screening, when in reality, garden home communities are detached single-family homes with some unique characteristics. The density of 6 units per acre is comparable to the Low Density Multi-Family zoning district (MFR-L) and when the zoning district was originally created, only multi-family districts could rezone to GHD. As detailed below, the ordinance was amended multiple times back in the 1990's and staff feels that some of the characteristics of the garden home development.

The general purpose of any garden home community is to provide for less maintenance of property and home, but more freedom than typical multi-family housing by utilizing one side of the house as the "fence" between properties, which allows more contiguous green space by creating a U-shape or inset for outdoor living. The purpose of the amendments is to clarify the architectural requirements for garden home communities in the future. Currently, there are no undeveloped properties that are zoned MFR-GHD.

The MFR-GHD zoning district was created in 1992, followed by the amendments detailed below:
1993 Amendment: 1) Only multi-family districts may rezone to GHD; 2) Reduce front yard setback; 3) Allow private streets in GHD; and 4) Reduce interior side yard setback
1995 Amendment: 1) Increase lot width from 45' to 60'
1995 Amendment: 1) Specify private streets to be minimum 50'
1997 Amendment: 1) Reduce interior side setbacks; 2) Measure side-yard from ROW or easement
1999 Amendment: 1) Remove zero lot lines

The proposed changes to the ordinance include the following:

- 1) Remove "multi-family" references from the Zoning Ordinance.
- 2) Remove the intent being geographical limitations and flooding. Flooding is not related to the zoning district but the design of the development. Clustering homes is allowed.
- 3) Add design criteria (borrowed from City of Deer Park) to allow for long term maintenance of this unique type of housing.
 - Roof overhang maximum 8-inches.
 - Gutters required if the roof slopes towards adjacent property.
 - No windows, doors, grills, vents, ducts allowed on the zero-lot line wall.

- Access and maintenance easement required along a zero-lot line.
- 4) Updated definition to be detached from neighboring structures.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The purpose of the amendments is to clarify the architectural requirements for garden home communities in the future. Currently, there are no undeveloped properties that are zoned MFR-GHD.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Zoning Ord Amendment re GHD - Redline Version
2. Existing GHD Subdivisions
3. GHD history

Appendix C ZONING¹

Section 1. Short title.

This appendix shall be known and may be cited as the "City of Friendswood Zoning Ordinance."

Section 2. Establishment of districts.

The city is hereby divided into the following districts:

	District		Description	Density (units per acre)
	Old	New		
A.	R-1	SFR	Single-Family Residential Dwelling District	2.7
A.1.		SFR-E	Single-Family Residential Dwelling Estate District	0.5
B.	R-2 and R-3	MFR-L	Multiple-Family Residential Dwelling District—Low	6.0
C.	R-4	MFR-M	Multiple-Family Residential Dwelling District—Medium	9.0
C.1.		MFR- GHD	Garden Home Residential District	6.0
D.	R-5	MFR-H	Multiple-Family Residential Dwelling District—Highest	12.0
E.	R-6	MHR	Mobile Home Residential Dwelling District	10.0
F.	C-1	CSC	Community Shopping Center District	
G.	C-2	NC	Neighborhood Commercial District	
G.1	G-1	LNC	Local Neighborhood Commercial District	
H.	C-3	OPD	Office Park District	
I.	C-1	DD	Downtown District	
J.		PUD	Planned Unit District	

Commented [BB1]: 1993 only multi-family could rezone to GHD.

¹Editor's note(s)—Printed herein are the zoning regulations, as adopted by Ord. No. 84-15 on Nov. 19, 1984, and effective on Nov. 19, 1984. Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance.

Federal law references—Preservation of local zoning authority concerning wireless telecommunications facilities, 47 USC 322(c)(7); limited Federal preemption of state and local zoning laws affecting amateur radio facilities, Memorandum Opinion and Order, PRB-1, 101 FCC 2d 952 (1985) and 47 CFR 97.15(b); Religious Land Use and Institutionalized Persons Act, 42 USC 2000cc et seq.

State law reference(s)—Municipal zoning authority, V.T.C.A., Local Government Code § 211.001 et seq.; zoning commission, V.T.C.A., Local Government Code § 211.007; comprehensive plan, V.T.C.A., Local Government Code § 213.002; board of adjustment, V.T.C.A., Local Government Code §§ 211.008—211.013; zoning districts, V.T.C.A., Local Government Code § 211.005; regulation of signs by home rule municipality, V.T.C.A., Local Government Code § 216.901; regulation of political signs by municipality, V.T.C.A., Local Government Code § 216.903; municipality may regulate parking on private property, V.T.C.A., Local Government Code § 601.001.

K.		RSC	Regional Shopping Center District	
L.	A-1	A-1	Agricultural District	
M.	M-1	LI	Light Industrial District	
N.		I	Industrial District	
O.		BP	Business Park District	

(Ord. No. 96-14, § 1, 7-1-1996; Ord. No. 2007-18, § 1, 10-15-2007)

Section 3. Provision for official zoning map.

A. *Official zoning map.*

- (1) The boundaries of the zoning districts of the city are shown on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this appendix.

- (2) This official zoning map shall be identified by the signature of the mayor, attested by the city secretary and bearing the seal of the city under the following words:

"This is to certify that this is the official zoning map referred to in Section 3 of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance";

Together with the date of the adoption of the ordinance from which this appendix is derived.

- (3) If, in accordance with the provisions of this appendix and chapter 283, Acts of the 40th Legislature, Regular Session, 1927, as amended, changes are made in zoning district boundaries or other matters portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council, with an entry on the official zoning map as follows:

"On (date), by official action of the city council, the following changes were made in the official zoning map: (brief description of nature of changes)";

Which entry shall be signed by the mayor and attested by the city secretary. No amendment to this appendix which involves matters portrayed on the official zoning map shall become effective until after such change and entry have been made on said map.

- (4) No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this appendix. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this appendix. Regardless of the existence of purported copies of the official zoning map which may be made or published from time to time, the official zoning map shall be located in the office of the city secretary and it shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.

B. *Replacement of official zoning map.*

- (1) In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the city council may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map shall be identified by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words:

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(Supp. No. 3)

"This is to certify that this Official Zoning Map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance."

- (2) Unless the prior official zoning map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 4. Rules for interpretation of district boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as parallel to or extensions of features indicated in subsections A and B of this section shall be thus construed. Distances not specifically shown on the official zoning map shall be determined by the scale of the map.
- E. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through D of this section, the board of adjustment shall interpret the district boundaries.
- F. Whenever any street or alley is vacated by official action of the city council, the district adjoining each side of said street or alley shall be automatically extended to the centerline of property thus vacated and all area included in the vacation shall then and henceforth be subject to all regulations of the extended zoning district or districts.
- G. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.

Section 5. Application of district regulations.

The regulations set by this appendix within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure on land, and particularly, except as herein provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered to accommodate or house a greater number of families, to occupy a greater percentage of lot area, or to have narrower or smaller front yards, side yards, rear yards, or other open spaces, in any manner contrary to the provisions of this appendix.
- C. No part of a lot area, yard or other open space, or off-street parking or loading space required about or in connection with any building or structure for the purpose of complying with this appendix, shall be included as part of a lot area, yard, open space, or off-street parking or loading space similarly required for any other building or structure.

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-
- D. No lot or yard existing at the time of passage of the ordinance from which this appendix is derived shall be reduced in dimension or area below the minimum requirements set forth herein. Lots or yards created after the effective date of the ordinance from which this appendix is derived shall meet at least the minimum requirements established herein.

Section 6. Nonconforming uses, structures, and lots.

- A. *Types of nonconformity.* There are three types of nonconformity as follows:
1. *Nonconforming use.* Any use of land or buildings which does not conform to the current use regulations prescribed in the city's zoning ordinance or amendments thereto.
 2. *Nonconforming structure.* Any structure that does not conform to zoning ordinance provisions regulating structures, including, but not limited to, the following requirements: lot coverage area, required minimum lot dimensions, front yard, side yard, rear yard, height, parking, landscaping, buffer yards, screening, architectural design, exterior construction materials or other structural regulations of the district in which it is located.
 3. *Nonconforming lot.* Any lot that fails to meet the requirements for area, width, or depth that are applicable to the zoning district in which the lot is located.
- B. *Nonconforming uses.*
1. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.
 2. It is the intent of this appendix to permit those nonconforming uses to continue until they are removed, but not to encourage their survival.
 3. A nonconforming use or a lawful use that has become nonconforming by the future adoption or amendment of a zoning ordinance, or a nonconforming use that exists by virtue of annexation to the city, shall be permitted to exist, subject to the following:
 - a. *Enlargement.* No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of the ordinance from which this appendix is derived.
 - b. *Abandonment.* A nonconforming use shall terminate if the nonconforming use or premises is abandoned or discontinued for 12 months or more. The commission may determine that a use or premises which has remained vacant or unused for 12 months or more has not been discontinued under the intent of this section if the owner can state unusual circumstances of any nature that prevented or precluded use of the property during that period, in which case the property may be reoccupied and the nonconforming use reinstituted in compliance with the other provisions of this section.
 - c. *Change.* Whenever a nonconforming use has been changed to a conforming use, such nonconforming use shall be deemed to be permanently abandoned and shall not be reinstituted on the property.
 - d. *Annexation.* After annexing an area, a person may continue to use land in that area in the manner in which the land was being used on the date the annexation proceedings were instituted, except where inconsistent with V.T.C.A., Local Government Code § 43.002.
 4. To avoid undue hardship, nothing in this appendix shall be deemed to require a change in the plans, construction, or designated use of any building on which an active process was lawfully begun prior to the effective date of adoption or amendment of the ordinance from which this appendix is derived and

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(Supp. No. 3)

upon which an active process has been carried on diligently. The phrase "active process" is hereby defined as follows:

- a. For land zoned single-family residential (SFR), single-family residential estate (SFR-E), or ~~multiple-family~~ garden home district (~~MFR~~-GHD), a development proposal must be in conjunction with a previously approved preliminary plat;
- b. For land zoned NC (neighborhood commercial), CSC (community shopping center), DD (downtown district), LNC (local neighborhood commercial), OPD (office park district), LI (light industrial), I (industrial), BP (business park) or A-1 (agricultural), when the land is subject to a valid existing preliminary site plan in accordance with section 9; or
- c. For land zoned MFR-H (multiple-family residential—high density), MFR-M (multiple-family residential—medium density), MFR-L (multiple-family residential—low density) or PUD (planned unit district), when a proposed specific use permit (SUP) has been heard at ~~a joint~~ public hearings of the city council and the planning and zoning commission.

C. *Nonconforming lots.*

1. *Development.* Development shall be permitted on any single nonconforming lot of record. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply if the lot is nonconforming only because it fails to meet the requirements for size (area, width, or depth) that are generally applicable in such district. Yard dimensions and requirements, other than those applying to area, width, or depth, any or all, of the lot shall conform to the regulations of applicable zoning district. Variance of yard requirements shall be obtained only through action of the board of adjustment. Development may still be restricted by limitations imposed by other provisions of this appendix.
2. *Subdivision.* Nonconforming lots may not be further subdivided.
3. *Combination.* Nonconforming lots may be combined and treated as a single lot for development, without platting or replatting, even if the resulting nonconforming lot is nonconforming.

D. *Nonconforming structures.*

1. It is the intent of this appendix to permit nonconforming structures to remain but to prohibit any nonconforming structure from being enlarged or altered in a manner which increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.
2. Where a nonconforming structure exists, or where a lawful structure becomes nonconforming by the future adoption or amendment of an ordinance, such structure may continue to exist as long as it remains otherwise lawful, subject to the following provisions:
 - a. *Enlargement.* No such nonconforming structure shall be enlarged or altered in a manner that increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.
 - b. *Abandonment.*
 - (1) When a nonconforming structure becomes vacant or is abandoned for 12 months or more, the structure shall be brought up to the current structural regulations of the district in which it is located. An abandoned or vacant structure shall not thereafter be occupied until

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the structure conforms to the current structural regulations of the district in which it is located.

- (2) Abandonment of a nonconforming structure shall be determined by relevant evidence of nonuse of the structure, including, but not limited to, termination or nonuse of utilities, termination of leasehold, and evidence of lack of occupancy of the structure.
- (3) The commission may determine that a structure which has been abandoned under the intent of this section may continue to exist if the owner can show unusual circumstances which prevented or precluded use of the structure during that period, in which case the structure may be reoccupied.

c. *Destruction or damage.*

- (1) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by less than 50 percent of the current replacement cost of the structure by accidental means, including, but not limited to, accidental fire, windstorm, flood, civil disorder, or act of war, the structure may be restored to its preexisting nonconforming state. Such restored structure shall meet all other applicable city codes, and nothing herein shall be construed as constituting a waiver of requirements other than those governed by the zoning ordinance. If plans to restore or repair the structure are not submitted for issuance of a building permit within 12 months from the date of the destruction or damage, the structure must be replaced or restored in full conformity with current structural regulations for the district in which it is located. The commission may grant, upon written application by the property owner showing cause, a one-time extension to seek a building permit for a period not to exceed six months.
- (2) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by 50 percent or more of the current replacement cost of the structure by accidental means, the structure must be restored in full conformity with current structural regulations for the district in which it is located.
- (3) Multifamily. Notwithstanding the foregoing, existing nonconforming multifamily dwelling developments may be rebuilt in districts MFR-H, MFR-M and MFR-L, in the event of any such damage or destruction, at the same unit per acre density that existed prior to such damage or destruction, and with no increase in the nonconformity and meeting all current codes.

d. *Relocation of structure.* Should any such nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the structural regulations for the district in which it is located after it is moved.

e. *Repairs and maintenance.*

- (1) On any nonconforming structure or portion of a nonconforming structure, work may be done in any period of 36 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 50 percent of the current replacement cost of the nonconforming structure or portion of the structure, as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.
- (2) A property owner may apply to the commission for an increase in the time period or the percentage limits contained herein to enable repairs necessary for the protection of the public health, safety, and welfare.

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(Ord. No. 96-14, § 2, 7-1-1996; Ord. No. 99-2, §§ 1—3, 1-18-1999; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-29, § 1, 11-3-2008; Ord. No. 2014-18, § 2, 8-4-2014)

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.

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-medium~~ density, ~~detached, single-family~~ dwellings ~~units~~ having open space between units which exceed ~~existing normal~~ multi-family 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) The district may be~~ 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.

1. Dwellings in the GHD utilize a zero-foot setback along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure.

2. Building walls which are located adjacent to the zero side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings. This requirement precludes exterior walls forming enclosures for courts, patios, or similar indentations to the zero wall.

Commented [BB2]: Removed. Flooding not related to garden home districts. May cluster the lots to develop near flood prone areas.

3. The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero side. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

4. A roof overhang equipped with a gutter may extend a maximum of eight (8) inches into a neighboring property along the zero lot line side. No other roof overhangs or extensions from a wall may extend into a neighboring lot.

5. The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.

6. 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.

Commented [BB3]: Borrowed criteria 2-5 from City of Deer Park.

Commented [BB4]: Specified the zero lot line side per JMatranga 2/10/2022.

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

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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.
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.

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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.
 - 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

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nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the Planning and Zoning Commission and City Council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the Planning and Zoning Commission shall forward the plan with its recommendation to the city council for consideration. The Planning and Zoning Commission and/or City Council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;

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- (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 - 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
 - (c) Statement indicating proposed phasing of development and the projected timing of each;
 - (d) Data describing all processes and activities involved with the proposed use;
 - (e) Regulation matrix designating what zoning district the development will follow;
 - (f) Data describing any variation from the typical development requirements.
 - (3) Modification of standards proposed within a PUD.
 - (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
 - (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

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.

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

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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

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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	LC	OPD	DD	A-1	L1	I	BP
Single-Family Residence	P		P												
Multi-Family Residence— Garden Home Residence		P													
Multiple-Family Residence—Low Density			P	P	P										
Multiple-Family Residence—Medium Density				P	P										
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	MHR	CSC	NC	LC	OPD	DD	A-1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery and floriculture production										O	O	P	S	S	O
112	Animal production							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, hunting and trapping										O	O	P			

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115	Support activities for agriculture and forestry							O	O		O	O	P		O	
21	<i>Mining</i>															
211	Oil and gas extraction										O	O	S	S	S	
212	Mining, except oil and gas										O	O	S	S	S	
213	Support activities for mining										O	O	S	S	S	
22	<i>Utilities</i>															
221	Utilities										O	O		S	P	O
23	<i>Construction</i>															
236	Construction of buildings							O	O		O	O		P	P	P
237	Heavy and civil engineering construction							O	O		O	O		P	P	S
238	Specialty trade contractors							O	O		O	O		P	P	P
31—33	<i>Manufacturing</i>															
311	Food manufacturing							O			O	O		S	S	S
311811	Retail bakeries							P	P			P				
312	Beverage and tobacco product manufacturing							O			O	O		S	S	S
313	Textile mills							O			O	O		S	S	S
314	Textile product mills							O			O	O		S	S	S
315	Apparel manufacturing							O			O	O		S	S	S
316	Leather and allied product manufacturing							O			O	O		S	P	S
3161	Leather and hide tanning and finishing							O			O	O		O	S	O
321	Wood product manufacturing							O			O	O		S	P	S
322	Paper manufacturing							O			O	O		O	S	O
323	Printing and related support activities							S			O	S		P	P	P
323113	Commercial screen printing							P	S		O	P		P	P	P
324	Petroleum and coal products manufacturing							O			O	O		S	S	S
325	Chemical manufacturing							O			O	O		S	S	S

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325412	Pharmaceutical preparation manufacturing							O			O	O		P	P	P
326	Plastics and rubber products manufacturing							O			O	O		S	P	S
3262	Rubber product manufacturing							O			O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O		O	P	O
331	Primary metal manufacturing							O			O	O		O	S	O
332	Fabricated metal product manufacturing							O			O	O		S	P	S
333	Machinery manufacturing							O			O	O		S	P	S
334	Computer and electronic product manufacturing							O			O	O		P	P	P
335	Electrical equipment, appliance and component manufacturing							O			O	O		P	P	P
33591	Battery manufacturing							O			O	O		O	S	O
336	Transportation equipment manufacturing							O			O	O		S	P	S
337	Furniture and related products manufacturing							O			O	O		S	P	S
339	Miscellaneous manufacturing							O			O	O		P	P	S
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							O			O	O		P	P	P

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

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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
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						P	P			P	P		P		P

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

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

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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
7212	RV (recreational vehicle) parks and recreational camps											O			S	S
7213	Roominghouses and boardinghouses							S				O	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
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)							S				O	O		S	P
8114	Personal and household goods repair and maintenance							S				O	O		S	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

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

(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.

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- (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

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must include a minimum of eight of the following architectural elements or other architectural features approved by the planning and zoning commission:

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

Q. *District area and height regulations.*

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

REGULATION MATRIX - COMMERCIAL DISTRICTS

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

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b, e and k)	Landscape Requirements	Exception Notes		
				Front	Rear (a)	Side								
						Interior		Exterior						
						When Abutting Property in a Residential District or Garden	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard					

						Home District						
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes	
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C

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

REGULATION MATRIX—RESIDENTIAL DISTRICTS

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

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	Exterior (Corner Lot)					
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard				
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR-E Single-Family— Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20%
MFR-L Multifamily— Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50%
MFR-M Multifamily— Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MFR-H Multifamily— Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	K	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25 B	20	K	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	K	No	10%
MFR -GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, J	5 B, H	4 C, H	40	K	Yes D	50%

A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

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- B. 35 feet on thoroughfares.
 - C. 25 feet on thoroughfares.
 - D. Zero setback on side only, minimum five-foot separation between buildings.
 - E. Ten-foot minimum separation between buildings.
 - F. Lots currently in existence with less than 90 feet of width 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.
 - H. Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the drainage utility/access easement (if streets are private), whichever is greater.
 - I. 25 feet when abutting land zoned single-family residential (SFR) district.
 - J. Ten feet when abutting land zoned anything other than ~~MFR~~-GHD (garden home district).
 - K. Parking is required in accordance with the parking group table in the design criteria manual.
3. *Area and height exceptions.*
- a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when the building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet.
 - b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:
 - 1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and
 - 2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - c. Exceptions for the downtown district (DD):
 - 1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and
 - 2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.
 - d. Communications towers height criteria:
 - 1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet, unless otherwise approved by city council.

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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.

(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.

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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)

Section 8. Supplementary district regulations.

- A. *Visibility at intersections in residential districts.* On a corner lot in any residential district, hedges and vegetation shall not be planted or allowed to grow in such a manner to materially impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines on such corner lots and a line joining points along said street lines 25 feet from the point of the intersection.
- B. *Fences and walls.* Except as provided below, fences and walls are permitted in or along the edge of any required yard. However, no fence or wall shall be constructed on any exterior side yard so as to constitute a hazardous visual obstruction to traffic in any direction, and the same must conform to subsection A of this section. Additionally, fences and walls may only be constructed in front yards on lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528 or on lots greater than two acres, provided that no hazardous visual obstruction is created. On residential lots, decorative, transparent fences may be constructed in front yards on lots greater than two acres or that have a minimum lot width of 150 feet at the street. Chain-link and barbed wire fences are prohibited in the front yards in residential districts. Additionally, all fences must be installed with the finished side facing outward. Exception: any size lot may construct a fence when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard.
- C. *Accessory buildings.* Except as specifically permitted by this appendix, no accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five feet of any other buildings.
- D. *Erection of more than one principal structure on a lot.* In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard, street frontage, and other requirements of this appendix shall be met for each structure as though it were on an individual lot.
- E. *Structures to have access.* Every building hereafter erected shall be on a lot adjacent to a public street, an approved private street, or provide written documentation for shared access agreements, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, shared parking and/or off-street parking.
- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
 - 1. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.

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2. The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
 3. Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.

G. *Reserved.*

H. *Reserved.*

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").
2. *Perimeter landscaping and screening.*
 - a. *Adjacent property, buffer maintenance and installation.*
 - (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.
 - (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.
 - (3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested

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by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

- (4) The commission may consider alternate screening plans for uses interior to a common development.
- a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.
- b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.
- b-1. *Landscape trees.* All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. *Off-street parking landscaping.*
 - (1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.
 - (2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.
 - (3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
 - (4) All planted islands shall have curbs of sufficient height and width to contain the planted island.
 - (5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

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- (6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
 - (7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
 - (8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
 - (9) All plants shall receive proper irrigation to encourage deep root growth and survivability.
- d. *Existing plant material.*
- (1) Where healthy planting exists on a site, the building official shall credit the property owner for existing plants that are retained and used when calculating vegetation requirements under this section. When healthy trees exist on a site, and when they are equivalent in size and species to those required by this subsection, the building official shall credit the property owner for existing trees that are retained and used when calculating requirements under this subsection.
 - (2) Existing landscape areas to be retained shall be protected from vehicular encroachment and damage during and after the construction phase by appropriate barriers. Parking or storing of vehicles, equipment, or materials is not allowed within the protective root zone.
 - (3) Protective barricades are to be installed around all protected trees prior to any construction activities on a development site. Barricades are to be installed a minimum of ten-feet from a protected tree or at the designated protective root zone.
 - (4) Protective barricades may be removed only to prepare the development site for final landscaping activities.
- e. *Maintenance and care of trees.*
- (1) *Maintenance period for trees.* For any tree installed in fulfillment of the requirements of this appendix, or any previously existing tree used in fulfillment of the requirements of this appendix, it shall be the responsibility of the then property owner to maintain such tree in a healthy condition. In the event of serious damage, disease or death of the tree, or if the tree should otherwise fail to survive, the then property owner shall, at his sole cost and expense, replace it with a tree that meets the requirements of this appendix, within 120 days from the date of notification by the city.
 - (2) *Pruning of trees.* It shall be unlawful as a normal practice for any person, firm or city department to top any tree on public property. Topping is hereby defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from the requirements of this appendix at the determination of the building official.
 - (3) *Maintenance of trees over rights-of-way.*
 - (a) Any entity pruning trees located in public rights-of-way or in excavating in rights-of-way or in easements shall be required to notify the city building official and to prepare such plans or outline such programs as the official deems necessary. The building official's permission must be secured before such work

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may begin. A developer shall have the responsibility to verify that such approval has been granted prior to the installation of utilities within easements on the developer's property.

- (b) Every owner of any tree overhanging an [on any] street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right, with 14 days advance notice to the owner or agent, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with the visibility of any traffic control device or sign.
 - (c) It is prohibited to cut trees or clear vegetation on public rights-of-way to provide better view of off-premise signs.
 - (4) *Removal of hazardous trees.* The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property or harbor insects or disease which constitute a potential threat to other trees within the city. The city will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owners' property tax notice.
- f. *Preserving trees; historical significance.*
- (1) *Findings.* The founders of the city chose to locate the community in its present location because of the inspiring, tranquil beauty of the huge oaks which occupied the creek banks and surrounding terrain. The name given the new town, Friendswood, was chosen because of its apt description of the settlers members of the Friends Church, and the topographical character of the land, and the woods found in abundance along the four creeks. The city council hereby finds and determines that the preservation of the naturally wooded topography is of historical significance to the city.
 - (2) *Purpose.* It is the intent of this subsection to encourage the preservation of existing trees within the city, and the historical significance thereof, and to prohibit their unwarranted destruction.
 - (3) *Tree survey required.*
 - (a) A tree survey showing thereon the location of all living trees that have a caliper of 12 inches or greater, measured at a point 4½ feet above the natural ground level, shall be required for:
 - (i) All proposed development on land located in districts zoned as neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park district (OPD), light industrial (LI), industrial (I), agricultural (A-1), business park (BP), planned unit development—mixed use (PUD-Mixed Use), or multifamily residential, low density (MFR-L), multifamily residential, medium density (MFR-M), and multifamily residential, high density (MFR-H);

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- (ii) All proposed development on land for which a specific use permit is required by sections 7.P and 9.G; and
 - (iii) For residential developments on land located in districts zoned as single-family residential (SFR), planned unit development cluster home (PUC—Cluster Home), or ~~multifamily~~ residential-garden home district (~~MFR-~~GHD), provided, however, the tree survey required by this subsection shall be required only for the common areas located within those developments, such as community parks, where residents of the developments would have common access.
- (b) If the property contains no trees fitting the description in subsection (a) of this section, no tree survey shall be required if a signed statement verifying that no such trees exist is filed with the community development office of the city (hereinafter "community development").
 - (c) The developer or owner of the property to be developed shall sign the tree survey certifying that it is, to the best of their knowledge, true and correct.
 - (d) The tree survey shall be submitted to community development concurrently with or as a part of the site plan, development permit or plat. Community development shall be authorized to review the data on-site for verification. The tree survey shall be accepted by community development or community development shall provide a notice, in writing, of its reasons for any action other than an acceptance thereof.
- (4) *Site plan to include trees.*
- (a) Every site plan submitted shall include all living trees identified on the tree survey as required by subsection I.f(3) of this section. Each such tree identified on the site plan shall bear a notation indicating the tree's status as either "protected" or "to be removed." A tree identified as "protected" indicates a tree that is not scheduled for removal during construction. A tree identified as "to be removed" indicates a tree that is scheduled for removal during construction. Each tree removed during construction shall be mitigated as required in subsection I.f(6) of this section.
 - (b) Trees identified with the notation "protected" shall also be physically marked at the development site so as to be readily distinguishable from trees that are identified on the site plan as "to be removed."
- (5) *Review and acceptance of site plan.* Community development shall review the tree survey portion of site plans to ensure compliance with the provisions of this subsection.
- (6) *Mitigation and incentives.*
- (a) Every development requiring the issuance of a development permit or the approval of a site plan or plat shall maintain a minimum of one tree from the qualified tree list for each 30 linear feet of street frontage, with such trees having a minimum caliper of two inches measured at a point 18 inches above the natural ground level.
 - (b) Class 1 or Class 2 trees, 12 inches in diameter or greater, measured at a point 4½ feet above the natural ground level, shall be counted, on a one-for-one basis, toward the minimum number of trees required by this subsection I. Trees

located within a buffer zone shall not be counted unless identified as "protected."

- (c) Mitigation shall be required, on a one-for-one basis, for every tree with a caliper of 12 inches or greater, measured at a point 4½ feet above the natural ground level, that is removed from the development site. For each such tree removed, mitigation shall be accomplished by planting one Class 1 or Class 2 tree from the qualified tree list.
- (d) New trees used for mitigation purposes or for landscaping shall have a caliper of at least three inches, measured at a point 18 inches above the natural ground level.
- (e) The landscaping plan shall clearly indicate which trees are being planted to replace trees identified as "to be removed" during development.
- (f) If, due to the nature of a proposed development and unique characteristics of land, trees cannot be planted in a sufficient number to meet the requirements hereof, a developer may elect to provide for a compensating tree to be planted elsewhere within the city. Compensating trees shall be placed on public property, as near as reasonably practicable to the development site, and may be accomplished by donating a tree in kind, or by payment to the city of such amounts as may be established from time to time by city council, based on the city's actual costs of acquisition. Compensating trees shall be planted within the time periods required for replacement trees.
- (g) To encourage maintenance of the suburban wooded character of the community, the city council may from time to time establish incentives to developments which retain more Class 1 or Class 2 category trees than is required by this subsection.

- (7) *Tree protection.* Property owners shall be required to ensure that each of the trees identified as "protected" on the site plan survives. If a tree identified as "protected" fails to survive, the property owner shall replace such tree, at its sole cost and expense, within 120 days from the date of notification by the city, with a Class 1 or Class 2 tree from the qualified tree list, which has a minimum caliper of three inches, measured 18 inches above natural ground level.

- g. One tree required for each lot developed for single-family residential use. Each lot developed for single-family residential use shall have one of the qualified trees located in the required front yard, before a certificate of occupancy may be issued. An exception may be made by the building official for substantially wooded lots, in instances where the building official determines there is not sufficient space in the front yard for proper growth, or where the planting of the tree would constitute a hazard to persons or property.
- h. Exception for lots used for single-family residential dwelling purposes. Notwithstanding any other provision of this subsection I to the contrary, nothing contained herein shall be deemed to prohibit the owner or occupant of a single-family residential dwelling from trimming, pruning, or removing any tree located on a lot owned or occupied by such person as a private residence, provided that at least one tree is retained in the front yard, per section 8.I.g.

J. *Performance standards.*

- 1. *Compliance required.* Except as otherwise provided herein, no land, building or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, or other form of air

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pollution; heat, cold, dampness, electrical or other substance, condition or dangerous element in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises. Permitted uses as set forth in this appendix shall be undertaken and maintained only if they conform to the regulations of the section.

2. *Performance standard regulations.* The following standards shall apply in the various zoning districts as indicated:

- a. *Exterior noise.* Noise standards shall apply to all property owners within the city and shall be in accordance with chapter 54, Offenses and Miscellaneous Provisions, article IV, Noise, of the Code of Ordinances.
- b. *Vibration.* No vibration from any use within any zoning district shall be permitted which is perceptible without instruments at any residential property line within any residential zoning district.
- c. *Lighting and glare.*
 - (i) *Prohibited.* It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any lighting, including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, in excess of the standards described below, directly or indirectly upon any lot, tract, or parcel of land, other than that upon which such lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.
 - (ii) *Permitted.* All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:
 1. One footcandle where the adjacent development is zoned for nonresidential uses.
 2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
 - (iii) *Shielding required.* All exterior light sources visible to pedestrian or vehicular off-premises traffic are required to be shielded, except as provided below, so that the light source is not visible to said pedestrian or vehicular traffic. Lights elevated on standards, for example in parking areas, shall be side-shielded on pedestrian or off-premises vehicular travel sides. Lighting mounted on low standards (such as bollard lights) is the preferred method for illuminating smaller parking areas and walkways.
 - (iv) *Exceptions.*
 - (1) Unshielded lighting facing pedestrian or off-premises vehicular sides of the property shall be permitted, provided the light source is not in excess of 1,700 lumens.
 - (2) Historical-style or architectural lighting visible to pedestrian or vehicular off-premises traffic shall be permitted, provided that the fixture or fixtures does not cause or permit any illumination in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:

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- a. One footcandle where the adjacent development is zoned for nonresidential uses.
 - b. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
 - (3) *Common developments.* The maximum footcandle allowed at an interior lot line shall not exceed five footcandles. Each phase of development must comply with lighting requirements applicable to exterior lot lines.
 - (v) *Compliance required.* This appendix shall apply for all new facilities upon adoption and publication as required by law. All existing facilities with lighting in place on the date of adoption shall comply with the requirements herein within 24 months after the effective date of the ordinance from which this appendix is derived by installing shielding, redirecting lights, or other steps necessary for compliance. The commission may grant a one-time extension of up to an additional 24 months if the property owner or agent can demonstrate hardship, including undue expense related to the time requirement for facilities replacement. Further, existing publicly owned facilities shall be required to comply with the requirements herein at such time as the facilities undergo renovation to the exterior or where overall renovation exceed 50 percent of the costs of construction of the existing facilities. Welding, new construction and repairs of facilities shall be exempt from these regulations, provided, however, that no requirements will be imposed in derogation of federal or state safety and health regulations.
 - d. *Particulate air contaminants.* No emissions, dust, fumes, vapors, gases, or other forms of air pollution shall be permitted in violation of the rules and regulations of the state air control board and the environmental protection agency.
 - 3. *Exceptions from performance standards.* The owner or operator of any building, structure, operation or use which violates any performance standard may file an application for a variance from the provisions thereof wherein the applicant shall set forth all actions taken to comply with said provisions and the reasons why immediate compliance cannot be achieved. The board of adjustment may grant exceptions with respect to time of compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum feasible compliance with the provisions of this section. In its determinations, the board of adjustment shall consider the following:
 - a. The magnitude of the nuisance caused by the violation.
 - b. The uses of property within the area of impingement by the violation.
 - c. The time factors related to study, design, financing and construction of remedial work.
 - d. The economic factors relating to age and useful life of the equipment.
 - e. The general public interest, welfare and safety.
 - K. *Sign regulations.* The sign regulations are printed in Appendix A to this Code.
 - L. *Screening for dumpsters and recycling storage containers.*
 - 1. Dumpsters and recycling collection areas.
 - a. Dumpsters and recycling collection areas shall be located to minimize their visibility from public streets.
 - b. Dumpsters and recycling receptacles shall be screened to a height sufficient to screen the refuse from public view.

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- c. Dumpsters and recycling collection enclosures shall contain permanent walls on three sides with the service opening not directly abutting a public sidewalk. The fourth side shall incorporate enclosure doors.
 - d. The opening for removal of the dumpster or recycling receptacle for collection is a minimum of 12 feet to allow for proper access when it is serviced. For every dumpster added, an additional ten feet in width is required.

M. *Commercial activities and outdoor sales.*

1. *Commercial activities.*

- (a) *Permanent structure required.* Except as herein provided, every business within the city must be operated out of a permanent, stationary, site-built building.
- (b) *Temporary construction structures.* Temporary buildings and building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official for a period not exceeding the period of construction. Upon completion or abandonment of construction, such field offices and buildings shall be removed at the owner's expense. Such uses shall be located on a platted lot, and may not be placed on-site until improvements are accepted by the council, or in the case of developed sites where improvements exist, until a permit is issued.
- (c) *Temporary sales structures.* Temporary buildings for temporary sales offices, and temporary off-street parking areas, may be permitted in conjunction with new home sales. Such uses shall be located on a platted lot, may not be placed on-site until improvements are accepted by the council, or in the case of developed sites where improvements exist, until a permit is issued. Such structures and parking areas shall be removed when the subdivision is sold out. One temporary sales office is permitted per builder in a subdivision.
- (d) *Businesses creating nuisance.* Any business operating within a temporary structure as authorized above that constitutes a public nuisance to the surrounding neighbors or endangers public health, safety or welfare shall be cited for nuisance violations under this Code and shall be required to cease operations as directed by the building official, or other designee.
- (e) *Portable buildings or structures.* Portable buildings or structures, including, but not limited to, cargo boxes or tractor-trailers, are not permitted for use as commercial or business operations, provided, however, that such may be used as accessory structures for storage for a main business. The number and location of such structures are subject to a site plan review and approval by the city community development department. Mobile homes or RVs are not permitted to be used as accessory buildings.
- (f) *Restroom facilities.* Every business within the city must provide permanent restroom facilities on-site available for use by the customers of that particular business. These facilities may be located within the same building as the business, or may be provided in an adjacent business with evidence of a perpetual agreement for such with the owner of the adjacent business. Restroom facilities shall be in compliance with all applicable state, county and city building and health code provisions, including restroom facilities for handicapped individuals, for the size and type of business to be conducted at that location.
- (g) *Exceptions.* In the event of a natural disaster (e.g., flood, hurricane), or other catastrophic loss (e.g., fire), the city council may suspend the application of this appendix for such period of time as may be determined to be necessary for reconstruction of permanent structures.

- 2. *Outdoor sales.* For the purposes of this section, outdoor sales are defined as the display outside of a permanent structure, for the purpose of purchase by consumers, whether immediately or by placing of

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orders, of any merchandise, services, products, or goods irrespective of whether payment for such is made outdoors or in a permanent structure. Outdoor sales for commercial or business purposes shall be allowed only under the following conditions and procedures:

- (a) *Permit required.* No person shall conduct outdoor sales either in the open or under a tent or other temporary cover for commercial or business purposes within the city limits without first obtaining a permit under this section.
- (b) *Application for permit.* Any person desiring to conduct outdoor sales shall apply to the building office for a permit. The application shall state the name of the person conducting the activity; the proposed location; the name of the owner of the property where the sales are to be located; the nature of the intended activity; and the proposed dates of use; and other pertinent information on the form. Proof of insurance for the activity, in a minimum amount of coverage as determined by city council, or required by law, and a copy of the activity's sales tax certificate shall also be submitted prior to issuance of a permit. A site plan shall also be submitted to city staff containing all information required by the zoning ordinance for administrative review. The city reserves the right to require additional information or verifications, such as health permits, depending upon the type of business and regulatory oversight by other entities.
- (c) *Fee.* The building department shall charge and collect a fee before issuance of a permit, in an amount set by the city council. If the activity ceases, closes, or is terminated for any reason prior to the expiration of the permit, there shall be no refund of the above fee.
- (d) *Zoning compliance required.* Outdoor sales will be allowed for commercial or business purposes only at locations which are properly zoned for the nature of commercial or business activity to be conducted at that location. Further, all outdoor sales activities must comply with the setback requirements, parking requirements and other standards in city ordinances.
- (e) *Number of permits.* There shall not be more than three permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods. Permits shall be issued a minimum of 30 days apart.
- (f) *Hours of operation.* A permit for outdoor sales shall be for a period not to exceed 15 consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m., and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan or it is an outdoor sales activity related to the primary business activity on the site and adequate lighting is provided on-site. The permittee must remove all items, tents and materials used for the conduct of the outdoor sales from the location not later than 5:00 p.m. of the day after the final date of the permit. However, any such permit issued for an activity commencing on the Friday, Saturday or Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.
- (g) *Compliance with all codes.* All tents or other coverings and materials used for commercial and business purposes must otherwise comply with all applicable fire, safety and other codes in effect during the dates of the permitted activity.
- (h) *Posting.* A copy of the permit shall be conspicuously posted at or upon the entrance to the outdoor sales activity at all hours during the approved dates of the activity.
- (i) *Operating without a permit; false information.* Any person or entity conducting outdoor sales for commercial or business purposes without complying with this section, or who gives false, misleading or incomplete information on an application, shall within one day of notice of violation obtain the required permit for a fee in an amount which shall be triple the normal fee,

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or immediately cease and desist from all activity covered by this article, and remove the outdoor sales activity from the premises before midnight of that day.

- (j) *Existing outdoor sales.* Any person conducting outdoor sales as defined above, on the effective date of the ordinance from which this appendix is derived, must either apply for and receive a permit, or cease the use and remove the activity no later than 5:00 p.m. on the seventh calendar day after the effective date of the ordinance from which this section is derived.
 - (k) *Farmers markets.*
 - i. For the purposes of this section, farmers markets are defined as an organized entity/operation, certified by the state department of agriculture, that allows a group of food growers/manufacturers to market and sell their farm produce and products in a specific location. The products would include herbs and spices in their natural or dried state, vegetables, fruits, nuts, berries, grains, honey, watermelons and other melons, and cantaloupes in their natural state as well as farm produce, shelled peas or legumes, yard eggs and packaged foods processed or manufactured by a vendor in a licensed food establishment and packaged and labeled according to law.
 - ii. No resale or craft items are allowed to be sold at farmers markets.
 - iii. These markets must comply with subsections m.2(a) through (d) and (g) through (i) of this section, as well as the following.
 - iv. In addition to the application and supporting documents listed in subsection (b) of this section, the applicant must also provide:
 - 1) Security agreement with peace officers;
 - 2) Traffic control plan;
 - 3) County health district vendor's permit;
 - 4) Janitorial/clean up service agreement and/or plan.
 - v. Hours of operation. Farmers markets may be permitted for one weekend a month (Saturday and Sunday only) for up to six months, from 8:00 a.m. to 6:00 p.m. At the close of the market on Sunday, all market items must be removed from the site, including display tables, tents, equipment, etc.
3. *Exemptions.*
- (a) *Charitable or nonprofit events.* The conducting of outdoor sales or commercial activity by a governmental entity, public utility, or tax exempt not-for-profit organization formed for education, philanthropic, scientific or religious purposes, where any proceeds and profits are designed to be contributed to such entity conducting the activity, or where the activity occurs on property owned by a governmental entity. However, such entities and organizations shall comply with all other ordinances and laws applicable to their activity, and no such activities shall be allowed on the public rights-of-way.
 - (b) *Outdoor displays of merchandise.* Outdoor displays of merchandise by retail businesses shall be allowed if the display involves items for sale by a commercial retailer located within a permanent structure. Such displays may not cover more than half of the width of the pedestrian walkway between the storefront and the curb, unless other accommodations for pedestrian travel satisfactory to the building official are made. A permit shall be required for the placement of outdoor sales activities or items within any parking lot, and a permit shall not be granted if the proposed area eliminates required parking areas, provided, however, that special events shall be exempt from this latter provision, where emergency access and parking is approved by the

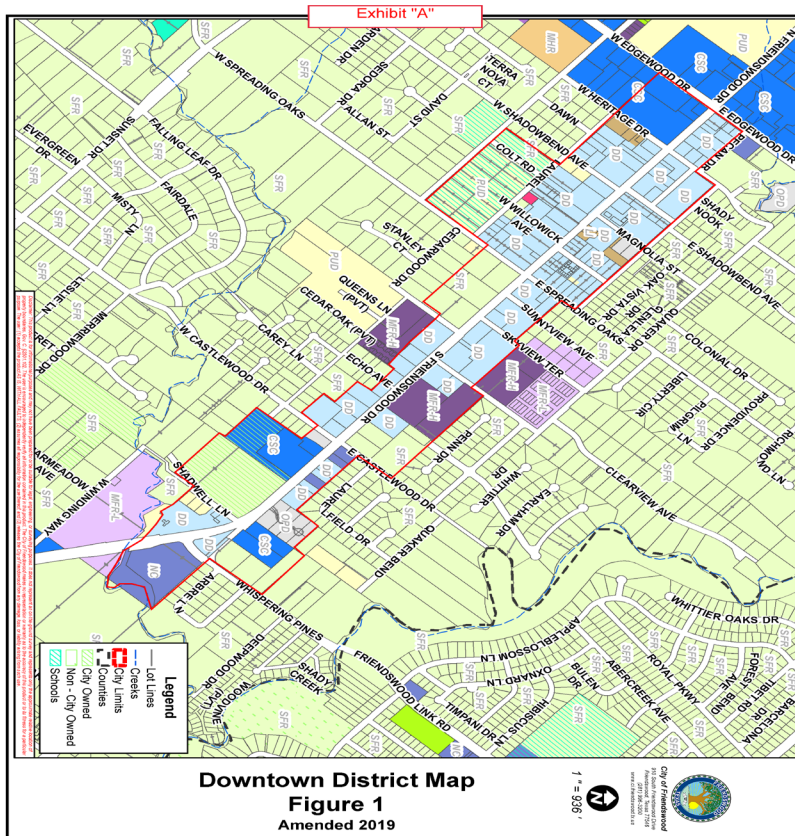
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building official in advance of the event. For the purposes of this section, "special event" is defined as a temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city and which runs not longer than four days. Special event includes, but are not limited to, art shows, sidewalk sales, pumpkin and holiday sales, festivals, craft shows and church bazaars.

- (c) *Suspension in the event of disaster or loss.* In the event of a natural disaster (e.g., flood, hurricane), or other catastrophic loss (e.g., fire), the city council may suspend the application of this appendix for such period of time as may be determined to be necessary for reconstruction of permanent structures.

N. *Downtown District supplemental requirements.* These supplemental requirements shall apply only to new developments within the Downtown District or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by Zoning Ordinance Section 6.

- 1. *Geographic limits.* The geographic limits of the Downtown District are as shown on the Downtown District map (Figure 1). All properties within these geographic limits may rezone to Downtown District (DD). Those properties outside the geographic limits may not rezone to Downtown District (DD).



2. **General purpose and description.** The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.
3. **Parking.** To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
 - a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.
 - b. Shared parking areas shall be allowed.
 - c. Shared access agreements shall be required between adjacent developments.

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- d. On street, head-in parking may be allowed in the Downtown District (DD) with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.
 - e. Development plans shall indicate how freight and goods will be delivered.
 - f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.
 - g. All such required documentation shall be presented before a development plan is approved.
 - h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
 - i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
 - j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
 - k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
 - l. All trees required in subsection 8.1.2.c(2) shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
 - m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
 - n. All plants shall receive proper irrigation to encourage deep root growth and survivability.
4. *Architectural standards.*
- a. 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.
 - b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
 - c. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in

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(Supp. No. 4, Update 2)

fenestration calculations. Fenestration along front or other facades visible to the public are encouraged to be as follows:

- (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades.
- d. Awnings and canopies are allowed upon approval of the Planning and Zoning Commission.
 - e. Fenestration calculations. Preferred fenestration minimum:
 - (1) Area of ground floor primary wall facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor x 25 percent = minimum fenestration.
 - f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.
5. *Screening.*
- a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.
 - b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. are encouraged to be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.
 - c. See Section 8.L. for additional dumpster screening requirements.
6. *Sidewalks.*
- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
 - b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
 - c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.
7. *Parkways and landscaping.*
- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities,

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such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.

- (1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)
 - (2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.
 - b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
 - c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.
 - d. See Section 8.I. for additional information on maintenance and preservation of trees.
8. *Adjacent property, buffer maintenance and installation.*
- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
 - b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
 - c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to

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those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

- d. Conversely, when a single-family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

- 9. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

(Ord. No. 86-10, § 1, 8-18-1986; Ord. No. 96-6, § 1, 5-20-1996; Ord. No. 97-14, §§ 1—11, 11-3-1997; Ord. No. 98-1, §§ 6, 7, 4-20-1998; Ord. No. 98-14, § 4, 8-17-1998; Ord. No. 99-6, §§ 8—12, 1-18-1999; Ord. No. 99-1, § 1, 1-18-1999; Ord. No. 2000-24, §§ 2—4, 8-7-2000; Ord. No. 2000-21, § 1, 9-11-2000; Ord. No. 2000-33, § 1, 10-16-2000; Ord. No. 2001-22, § 3, 10-15-2001; Ord. No. 2001-23, § 1, 11-19-2001; Ord. No. 2004-11, § 4, 8-2-2004; Ord. No. 2004-12, § 4, 8-2-2004; Ord. No. 2005-09, § 1, 2-21-2005; Ord. No. 2005-19, §§ 1—10, 9-12-2005; Ord. No. 2006-11, § 1, 6-26-2006; Ord. No. 2006-16, § 1, 7-24-2006; Ord. No. 2006-17, § 1, 8-7-2006; Ord. No. 2006-23, § 1, 10-16-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, §§ 4, 5, 2-18-2008; Ord. No. 2008-08, § 1, 4-21-2008; ; Ord. No. 2008-08, § 1, 5-19-2008; Ord. No. 2008-12, § 1, 6-2-2008; Ord. No. 2008-29, § 2, 11-3-2008; Ord. No. 2009-10, § 2, 6-15-2009; Ord. No. 2009-19, § 1, 9-14-2009; Ord. No. 2010-39, § 1, 1-10-2011; Ord. No. 2010-42, § 1, 1-10-2011; Ord. No. 2011-12, § 1, 4-18-2011; Ord. No. 2011-35, § 3, 12-5-2011; Ord. No. 2012-32, § 2, 12-3-2012; Ord. No. 2013-11, § 2, 5-6-2013; Ord. No. 2013-36, § 2, 11-4-2013; Ord. No. 2014-19, § 2, 8-4-2014; Ord. No. 2015-07, § 2, 3-2-2015; Ord. No. 2017-23, § 2, 9-11-2017; Ord. No. 2019-05, §§ 2, 3, 3-4-2019; Ord. No. 2019-16, § 2, 6-3-2019; Ord. No. 2019-17, §§ 2, 3, 6-3-2019; Ord. No. 2019-18, § 3, 6-3-2019; Ord. No. 2019-19, §§ 2—4, 6-3-2019; Ord. No. 2020-04, § 4, 2-3-2020; Ord. No. 2021-28, §§ 3, 4, 10-4-2021)

Section 20. Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

Dwelling, garden home, means a detached dwelling unit which utilizes smaller lots than traditional single-family houses and where the building is built along a "zero" side lot line is structurally attached to another dwelling unit but which does not share a common wall.

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

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

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

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

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

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

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

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

Height.

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

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which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.

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

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

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

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

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

Lot measurements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Garden Home Districts Located in Friendswood

SUBDIVISION	ACREAGE	LOTS	DRAINAGE/LANDSCAPE	% OPEN SPACE
Friends Knoll	9.6212	33	1.4836	15.42%
Autumn Creek	130.33	324	32.504	24.94%
Friendswood Cove	8.015	13	1.8845	23.51%
Parkwood Village	14.3491	81	0.12	0.84%
Briar Bend	9.454	24	4.5678	48.32%
Friendswood Lakes Garden Homes	10.61	40	1.6082	15.16%
Sterling Creek Sec 5 and 6	21.842	40	7.2419	33.16%
Sterling Creek Section 7 - in review				

Some lots are built compliant

Lots are built compliant

DATE	DOCUMENT TYPE	DESCRIPTION	NOTES
8/20/1992	PZ Minutes	Consideration and possible recommendation to create new zoning category – Garden Home District.	Matrix & definition
9/3/1992	Memo	Draft ordinance for Garden Home District	
9/18/1992	Recommendation	PZ to Council recommends adoption of Garden Home District ordinance	
10/19/1992	Ordinance	92-16 approved ordinance for GHD	
2/16/1993	Letter	Draft ordinance amendments for GHD: 1) only multi-family districts can rezone to GHD 2) reduce 15' front yard to 0' front yard 3) allow private streets in GHD	Diagram attached for 0' side yard; diagram did not account for definition of garden home
2/22/1993	PZ Agenda	Consideration and possible recommendation for changes to Garden Home District in zoning & subdivision ordinance	
3/19/1993	AI Memo	Proposed amendments discussed by PZ (2-22-93) 1) Reduce 15' front yard to 5' front yard 2) Reduce 5' interior side yard to 0' interior side yard (with 5' separation) 3) allow private streets in GHD	
3/24/1993	Memo	Draft ordinances for GHD as proposed (3-19-93)	
4/19/1993	Ordinance	93-5 and 93-6 approved ordinances for GHD	Need to clean up wording
4/7/1994	PZ Minutes	Consideration and possible recommendation for changes to GHD: specify the front yard setback shall be measured from edge of ROW or edge of easement(private), whichever is farthest from street	

8/4/1994	PZ Minutes	Zone change request for Forestwood Subdivision SFR to MFR-GHD Discussion regarding amendments to GHD: 1) increase lot width from 45' to 60'	Unclear on the details. Discussed after Parkwood Village was approved. Need to research Parkwood Village.
8/23/1994	Recommendation	PZ recommendation to Council - zone change failed. Opposition based on a Commissioner's dissatisfaction with the ordinance as written, not the specific request for zone change.	
5/15/1995	Ordinance	95-12 approved ordinance amending: 1) lot size increase from 4500 sq ft to 6000 sq ft 2) lot width increase from 45' to 60'	
11/6/1995	Ordinance	95-25 approved ordinance amending GHD to specify private streets be a minimum 50'	
4/3/1997	PZ Minutes	Consideration and possible recommendation to Council to amend GHD setbacks	No details
5/19/1997	Ordinance	97-9 approved ordinance amending GHD side setbacks: 1) reduce 25' interior side backing up to a side yard to 5' 2) reduce 20' interior side backing up to a rear yard to 4' 3) amend note H to include side yards be measured from edge or ROW/easement	
10/18/1999	Ordinance	99-23 approved ordinance amending GHD to not allow zero lot lines; amend notes I and J	



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider making a recommendation regarding 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 and site related requirements for garden home developments.

Action:

SUMMARY / ORIGINATING CAUSE

As one of the items on the annual To Do List for the Commission, the Ordinance Subcommittee reviewed the Garden Home District portion of the Zoning Ordinance and the full commission discussed the recommended changes. One of the main concerns has been that GHD was classified as a multi-family development regarding classification and screening, when in reality, garden home communities are detached single-family homes with some unique characteristics. The density of 6 units per acre is comparable to the Low Density Multi-Family zoning district (MFR-L) and when the zoning district was originally created, only multi-family districts could rezone to GHD. As detailed below, the ordinance was amended multiple times back in the 1990's and staff feels that some of the characteristics of the garden home development

The general purpose of any garden home community is to provide for less maintenance of property and home, but more freedom than typical multi-family housing by utilizing one side of the house as the "fence" between properties, which allows more contiguous green space by creating a U-shape or inset for outdoor living. The purpose of the amendments is to clarify the architectural requirements for garden home communities in the future. Currently, there are no undeveloped properties that are zoned MFR-GHD.

The MFR-GHD zoning district was created in 1992, followed by the amendments detailed below:
1993 Amendment: 1) Only multi-family districts may rezone to GHD; 2) Reduce front yard setback; 3) Allow private streets in GHD; and 4) Reduce interior side yard setback
1995 Amendment: 1) Increase lot width from 45' to 60'
1995 Amendment: 1) Specify private streets to be minimum 50'
1997 Amendment: 1) Reduce interior side setbacks; 2) Measure side-yard from ROW or easement
1999 Amendment: 1) Remove zero lot lines

The proposed changes to the ordinance include the following:

- 1) Remove "multi-family" references from the Zoning Ordinance.
- 2) Remove the intent being geographical limitations and flooding. Flooding is not related to the zoning district but the design of the development. Clustering homes is allowed.
- 3) Add design criteria (borrowed from City of Deer Park) to allow for long term maintenance of this unique type of housing.
 - Roof overhang maximum 8-inches.
 - Gutters required if the roof slopes towards adjacent property.
 - No windows, doors, grills, vents, ducts allowed on the zero-lot line wall.

- Access and maintenance easement required along a zero-lot line.
- 4) Updated definition to be detached from neighboring structures.

All attachments are under the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The purpose of the amendments is to clarify the architectural requirements for garden home communities in the future. Currently, there are no undeveloped properties that are zoned MFR-GHD.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Conduct a public hearing regarding a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The developer is requesting to reduce the required minimum block length for Sterling Creek Section 7 from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing. The stub streets entering the subdivision from Friendswood Parkway have already been constructed. The developer amended the design to minimize the number of short streets within the development.

Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

The subject property is zoned Garden Home District (GHD) and abutted by GHD to the northwest, Single Family Residential (SFR) to the south, and Planned Unit Development (PUD) to the east. There is a small strip of land, specifically a 60-foot electric easement, that remains zoned SFR between the subject tract and the PUD. The right-of-way for the new Friendswood Parkway is shown to be zoned Single Family Residential; however, once Friendswood Parkway is platted, the zoning color for SFR will be removed from the right-of-way.

The developer is requesting approval of the preliminary plat for Sterling Creek Section 7 pending the variance request.

A newspaper notice was published, property owner notices were mailed, and a sign was posted on the property to notice the public hearing.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This residential development is self-contained. The granting of the reduced minimum block length would not have an affect on the community as a whole.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application_Sterling Creek 7 Variance
2. Metes and Bounds_Sterling Creek 7
3. Sterling Creek 7 Lot Layout 2
4. Aerial Map_Sterling Creek 7
5. Location Map_Sterling Creek 7
6. Zoning Map_Sterling Creek 7
7. Staff Memo_Sterling Creek 7 variance request



FRIENDSWOOD PLANNING & ZONING COMMISSION
SUBDIVISION VARIANCE APPLICATION
\$100 Application Fee

Property Address: _____

Legal Description of Property (attach certified metes & bounds): 21.3128 acres of land out of a called 194.21
acre tract of land known as tract a and being recorded in clerk's file no. 2010059686, being out of and a part of Lots 1-3, 13-16 and 19-20 of the David
Fahey subdivision as recorded in volume 118, page 417 and also being out of and part of Lot 4 of the Burgess subdivision as recorded in volume 119, page
14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the
May Fabreau Survey, Abstract Number 69, Galveston County, Texas. County: Galveston

Property Owner Information:

Yellowstone Hill Country Ranch
Printed Name
adam@sterling-builders.com
Email

Phone
[Signature] 2-7-22
Signature Date

Agent Information: (if applicable)

John Adam Hill
Printed Name
adam@sterling-builders.com
Email
281 482-3057
Phone
[Signature] 2-7-22
Signature Date

VARIANCE: From what ordinance (number and section) is the variance being requested?
(Subdivision Ordinance, Appendix B, Ordinance 2021-33)

Ordinance No. 2021-33. Section VI. K. Blocks. 2.a.: Minimum block length shall not be
less than 300 feet, except for cul-de-sac which shall have no minimum.

Please state the grounds for the variance you are seeking:

Where as the developer would like to have two blocks that are less than 300 feet in
width due to the fact that the street ties are already placed along Friendswood Parkway.
This variance will also allow all the lots to be better used by the end user (all lots would
have a depth of 120 feet vs some having a depth of 100').

Feb 7, 2022
Date & Time Received

Becky Bennett
City Official

METES AND BOUNDS DESCRIPTION:

21.3128 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A", AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686, OF THE GALVESTON COUNTY DEED RECORDS, SAID 194.21 ACRES BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION, AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4, OF THE BURGESS SUBDIVISION, AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS; SAID 21.3128 ACRE TRACT BEING FULLY OUT OF AND A PART OF SAID LOTS 19 AND 20 OF THE DAVID FAHEY SUBDIVISION AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF STERLING CREEK, SECTION 3, AS RECORDED IN CLERK'S FILE NUMBER 2017055886, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST LINE OF SAN JOAQUIN ESTATES, SECTION 3, AS RECORDED IN VOLUME 17, PAGE 63, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°13'59" EAST, ALONG THE COMMON LINE OF SAID STERLING CREEK, SECTION 3 AND SAN JOAQUIN ESTATES, SECTION 3, PASSING AT A DISTANCE OF 823.27 FEET, A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID STERLING CREEK SECTION THREE AND BEING THE NORTHWEST CORNER OF STERLING CREEK SECTION 4, AS RECORDED IN CLERK'S FILE NUMBER 2020054669 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND PASSING AT A DISTANCE OF 1,183.27 FEET, A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF AMENDED PLAT STERLING CREEK SECTIONS 5 AND 6, AS RECORDED IN CLERK'S FILE NUMBER 2021037877 AND CONTINUING FOR A TOTAL DISTANCE OF 1,762.90 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECTIONS 5 AND 6 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°46'01" EAST, ALONG THE SOUTHERLY LINE OF SAID AMENDED STERLING CREEK SECTIONS 5 AND 6, A DISTANCE OF 30.00 FEET, TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 05°47'03" EAST, CONTINUING ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID SECTIONS 5 & 6, A DISTANCE OF 124.36 FEET, TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN SAID COMMON LINE;

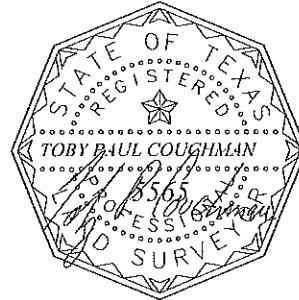
THENCE NORTH 41°54'22" EAST, CONTINUING ALONG AND COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 1,532.84 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SECTIONS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING

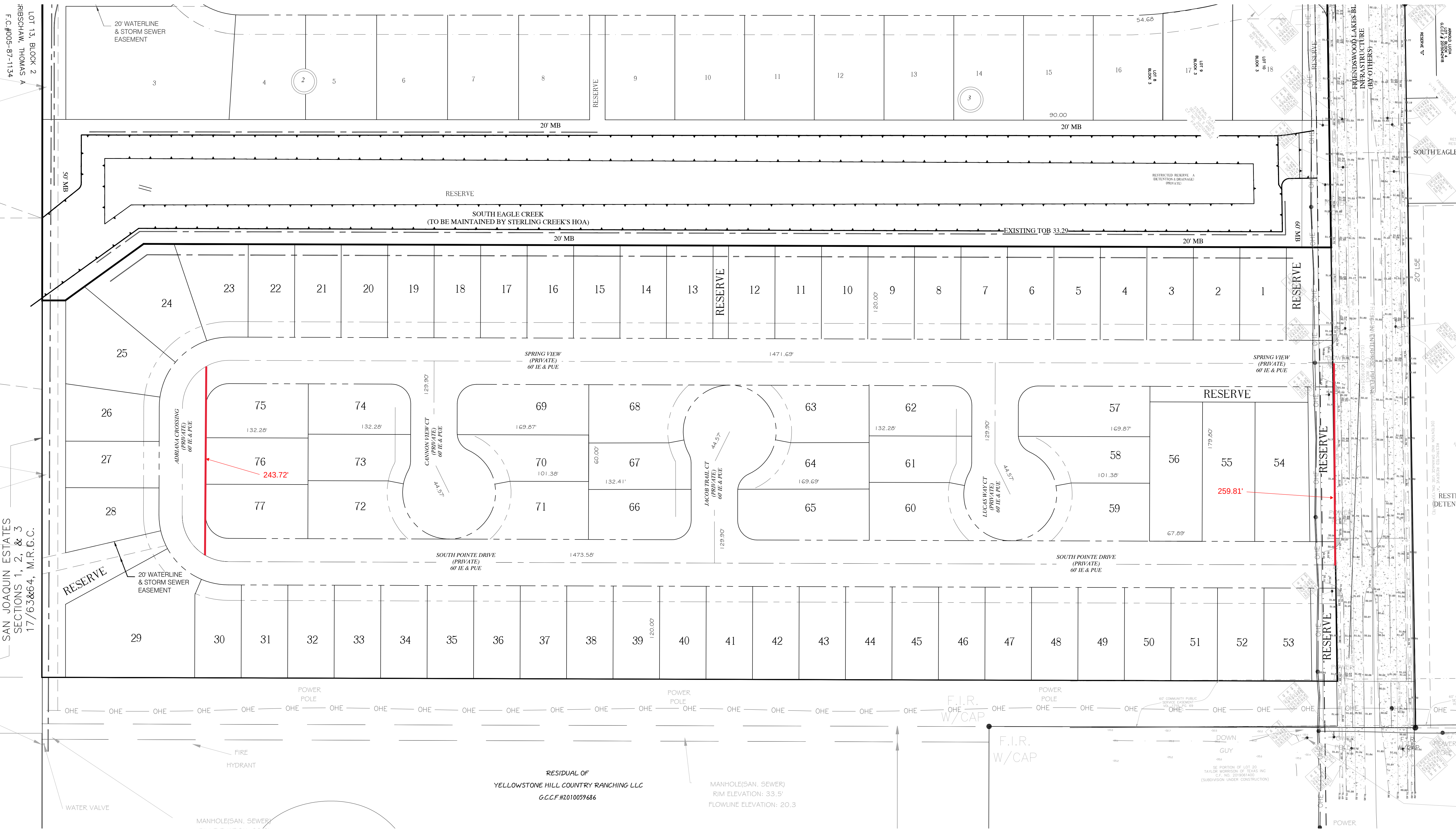
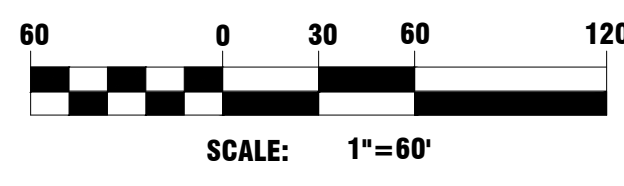
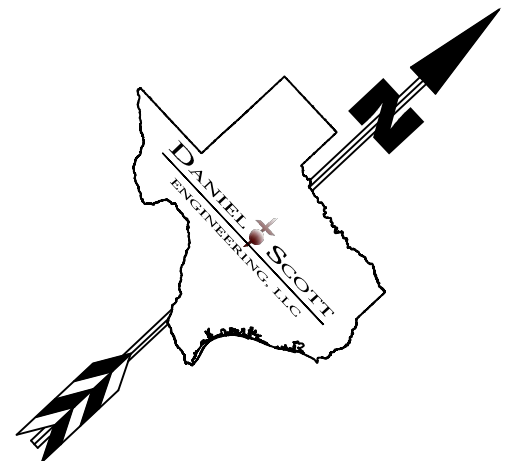
LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD EXTENSION,
AS RECORDED IN CLERK'S FILE NUMBER 2019025140;

THENCE SOUTH 49°09'28" EAST, ALONG AND COINCIDENT WITH SAID SOUTHWEST RIGHT-OF-WAY LINE,
A DISTANCE OF 560.23 FEET, TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF
THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE NORTHEAST CORNER OF A 60.00 FOOT
WIDE COMMUNITY PUBLIC SERVICE EASEMENT, AS RECORDED IN VOLUME 1715, PAGE 69, OF THE
DEED RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 41°54'26" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID
COMMUNITY PUBLIC SERVICE EASEMENT TRACT, A DISTANCE OF 1,672.51 FEET, TO A 5/8 INCH CAPPED
IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING
ALSO THE NORTHWEST CORNER OF SAID COMMUNITY PUBLIC SERVICE EASEMENT TRACT AND BEING
LOCATED ON THE NORTHEAST LINE OF SAID SAN JOAQUIN ESTATES;

THENCE NORTH 48°13'59" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAN
JOAQUIN ESTATES, A DISTANCE OF 486.72 FEET, RETURNING TO THE POINT OF BEGINNING AND
CONTAINING WITHIN THESE CALLS 21.3128 ACRES (928,385 SQUARE FEET) OF LAND.





LOT 13, BLOCK 2
RIBSCHAUM, THOMAS A
F.C.#005-87-1134

SAN JOAQUIN ESTATES
SECTIONS 1, 2, & 3
17/63&64, M.R.G.C.

INTERIM REVIEW ONLY
SCOTT R. SHERIDAN
P.E. 108881
NOT FOR CONSTRUCTION

JANUARY 26, 2022

THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF DANIEL SCOTT ENGINEERING, LLC. THIS DOCUMENT IS NOT TO BE SOLD, COPIED, OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF DANIEL SCOTT ENGINEERING, LLC.

DANIEL SCOTT
ENGINEERING, LLC

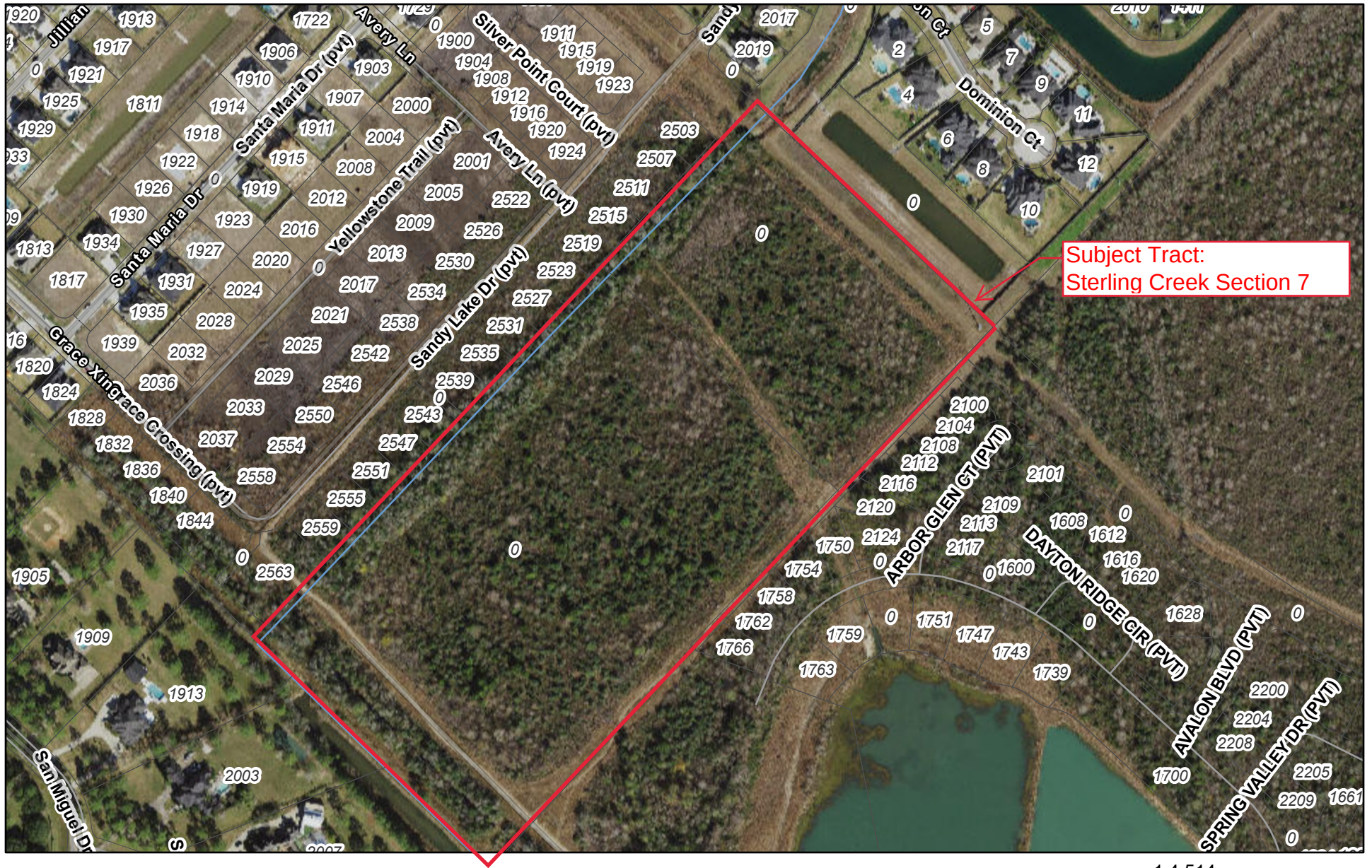
TYPE F-8827 (281) 519-8530
P.O. BOX 15449, ALVIN, TX 77512 scott@danielscotteengineering.com

STERLING CREEK SECTION 7
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

LOT LAYOUT

DRAWING SCALE	Project No.
HORIZ: 1"=60' VERT: NA	D5E21-035
SHEET No.	Drawing No.
1 OF 1	D5E21035-602

ArcGIS Web Map

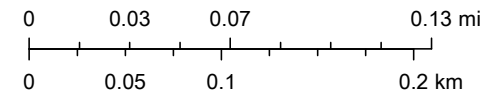


2/7/2022, 4:41:06 PM

 City Limits Parcels

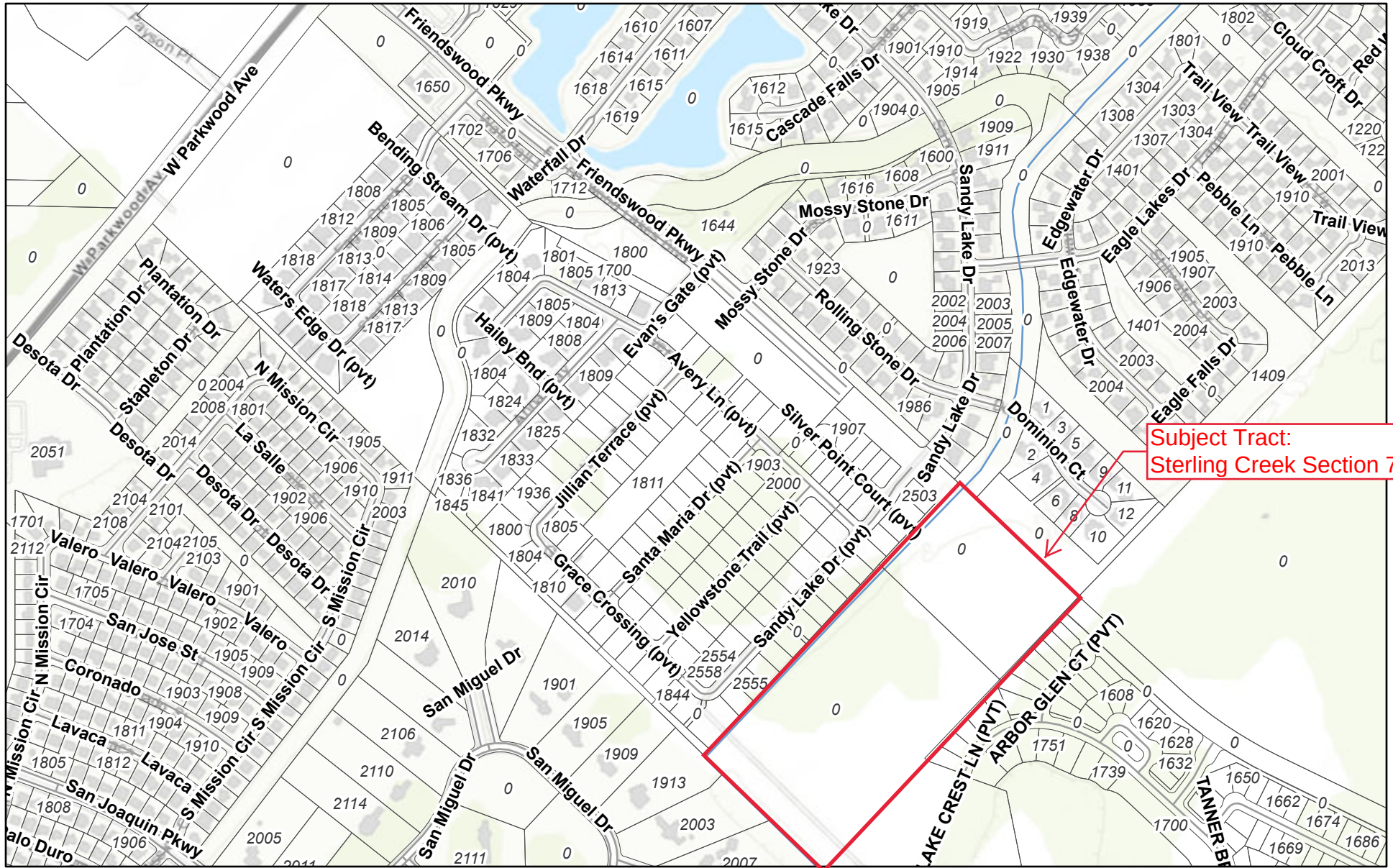
Streets All Linear Water Features

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

ArcGIS Web Map



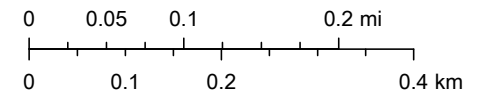
Subject Tract:
Sterling Creek Section 7

2/7/2022, 4:37:09 PM

City Limits Parcels

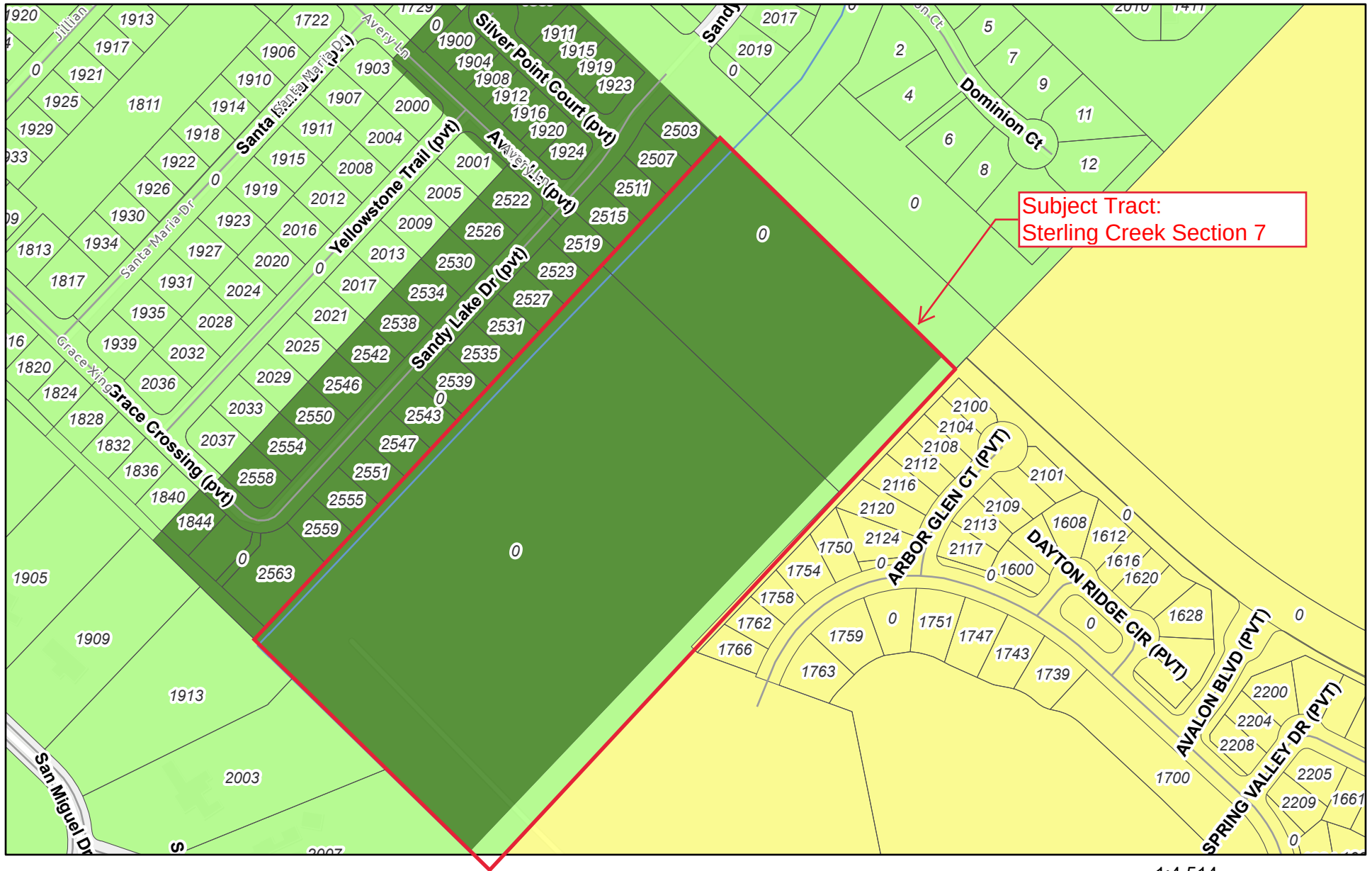
Streets All Linear Water Features

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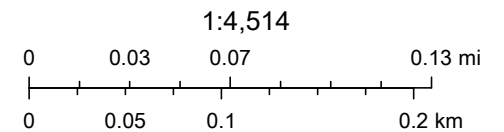
Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin,

ArcGIS Web Map



2/7/2022, 4:43:21 PM

- City Limits
- All Linear Water Features
- PUD
- Streets
- Zoning of Parcels
- SFR
- Parcels
- MFR-GHD



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

Memo

To: Planning and Zoning Commission

From: Aubrey Harbin, Director of CDD/Planner
Becky Bennett, Development Coordinator

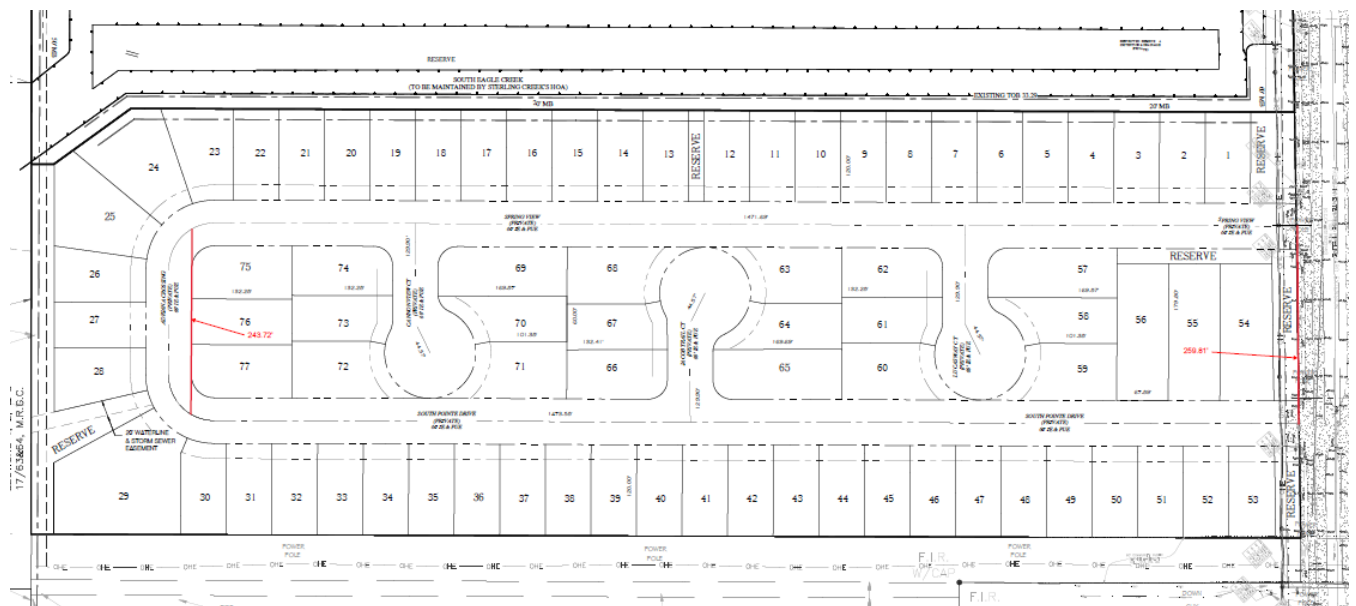
Date: March 3, 2022

Subject: Sterling Creek Section 7

The applicant is requesting the following:

To reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

The developer is requesting a reduction in the required minimum block length for the proposed Sterling Creek Section 7. The stub streets entering the subdivision from Friendswood Parkway have already been constructed. The developer did amend the design to minimize the number of short streets within the development.



Proposed Lot Layout

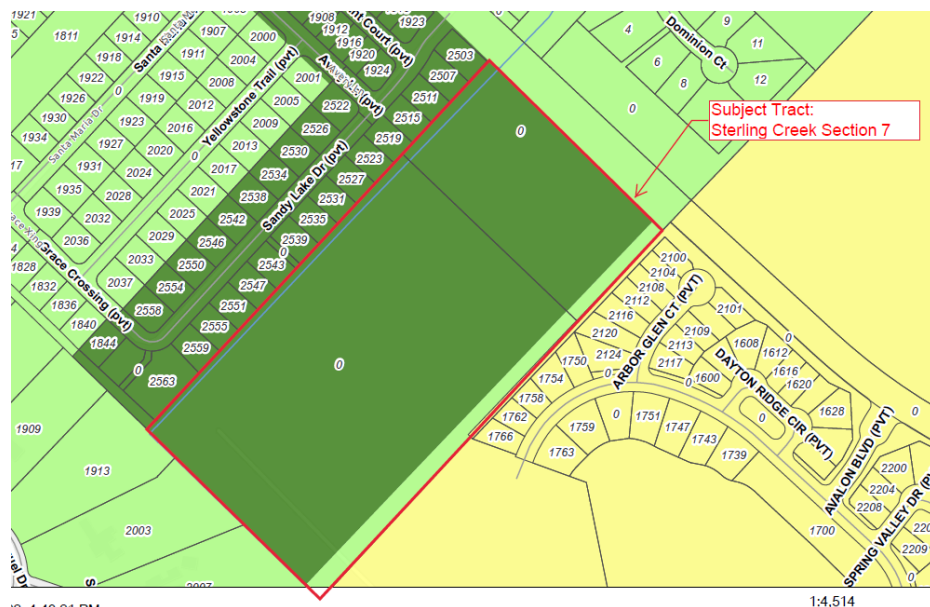
Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

The subject property is zoned Garden Home District (GHD) and abutted by GHD to the northwest, Single Family Residential (SFR) to the south, and Planned Unit Development (PUD) to the east. There is small strip of land, specifically a 60-foot electric easement, that remains zoned SFR between the subject tract and the PUD. The right-of-way for the new Friendswood Parkway is showing to be zoned Single Family Residential; however, once Friendswood Parkway is platted, the zoning color for SFR will be removed from the right-of-way.

The developer is requesting approval of the preliminary plat for Sterling Creek Section 7 pending the variance request.



Friendswood GIS Zoning Map

Attachments:

- Maps: Location, Aerial and Zoning Map
- Variance Application
- Lot Layout
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Consider approving a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

The developer is requesting to reduce the required minimum block length for Sterling Creek Section 7 from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing. The stub streets entering the subdivision from Friendswood Parkway have already been constructed. The developer amended the design to minimize the number of short streets within the development.

Current City of Friendswood subdivision regulations require:

K. Blocks

1. The lengths, widths and shape of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Requirements as to lot sizes and dimensions.
 - c. Need for convenient access, circulation, control and safety of street traffic.
 - d. Limitations and opportunities of topography.
2. Block lengths (measured along the block-face from intersection to intersection between the two nearest streets, or from center of the cul-de-sac radius to the nearest street intersection).
 - a. Minimum block length shall be not less than 300 feet, except for cul-de-sac which shall have no minimum length.
 - b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).
 - c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the commission.

The subject property is zoned Garden Home District (GHD) and abutted by GHD to the northwest, Single Family Residential (SFR) to the south, and Planned Unit Development (PUD) to the east. There is a small strip of land, specifically a 60-foot electric easement, that remains zoned SFR between the subject tract and the PUD. The right-of-way for the new Friendswood Parkway is shown to be zoned Single Family Residential; however, once Friendswood Parkway is platted, the zoning color for SFR will be removed from the right-of-way.

The developer is requesting approval of the preliminary plat for Sterling Creek Section 7 pending the variance request.

A newspaper notice was published, property owner notices were mailed, and a sign was posted on the property to notice the public hearing.

All attachments for this item are under the public hearing.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This residential development is self-contained. The granting of the reduced minimum block length would not have an affect on the community as a whole.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Findings_Sterling Creek 7

PLANNING AND ZONING COMMISSION
Findings of Fact for Subdivision Ordinance Variance

Applicant's Name: Yellowstone Hill Country Ranching, LLC (Adam Hill) **Phone:** 281-482-3034
Property Address: Sterling Creek Section 7, Friendswood, Texas 77546
Variance Request: To reduce the required minimum block length of 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, both within the proposed subdivision of Sterling Creek Section 7.

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



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: **PRELIMINARY PLAT - STERLING CREEK SECTION 7**

Consider approving the Partial Preliminary Plat of Sterling Creek Section 7, a private subdivision, consisting of 27.1092 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16, and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabureau Survey, Abstract Number 69, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Provided that the variance request for the reduced block length is approved, the commission can consider approval of the preliminary plat. The proposed plat is the completion of the Sterling Creek Subdivision consisting of 77 lots with 5 blocks. The subdivision is subject to the Community Overlay District (COD), which requires a 6-foot barrier along Friendswood Parkway adjacent to a 10-foot landscape buffer containing one tree for every 25 linear feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat meets the zoning requirements and future land use plan for the City of Friendswood.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal and Police Department. There are some remaining items that will be addressed at the time of Final Plat.

ATTACHMENTS

1. Compliance Memo_Sterling Creek Section 7 PP
2. Sterling Creek Prelim Plat Pg 1 with notes
3. Sterling Creek Prelim Plat Pg 2

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 1, 2022
Re: Sterling Creek Section 7 Preliminary Plat

Project Description: The proposed plat is the completion of the Sterling Creek Subdivision consisting of 77 lots within 5 blocks. The subdivision is subject to the Community Overlay District which requires a 6-foot barrier along Friendswood Parkway adjacent to a 10-foot landscape buffer containing one tree for every 25-lineal foot.

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. Comments may be addressed during final plat review.

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

- 1) Redraw the easement within Reserve A.
- 2) Renumber the lots consecutively within each block; update the lot table accordingly.
- 3) Provide Community Overlay District landscape plan and graphic.
- 4) Provide draft of covenants to incorporate Section 7.
- 5) Correctly identify easements and label all lines within Friendswood Parkway.
- 6) Confirm whether or not 16-foot TNMP easement should extend through subdivision.

METES AND BOUNDS DESCRIPTION:

23.6172 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT "A" AS CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING LLC IN CLERK'S FILE NUMBER 2010059686 OF THE GALVESTON COUNTY DEED RECORDS, SAID 194.21 ACRES BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION AS RECORDED IN VOLUME 118, PAGE 417 AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS; SAID 23.6172 ACRE TRACT BEING FULLY OUT OF AND PART OF SAID LOTS 19 AND 20 OF THE DAVID FAHEY SUBDIVISION AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF STERLING CREEK, SECTION 3, RECORDED IN CLERK'S FILE NUMBER 2017055886 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHEAST LINE OF SAN JOAQUIN ESTATES, SECTION 3, AS RECORDED IN VOLUME 17, PAGE 63, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 48°13'59" EAST, ALONG THE COMMON LINE OF SAID STERLING CREEK, SECTION 3 AND SAN JOAQUIN ESTATES, SECTION 3, PASSING AT A DISTANCE OF 823.27 FEET A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID STERLING CREEK SECTION THREE AND BEING THE NORTHWEST CORNER OF STERLING CREEK SECTION 4, AS RECORDED IN CLERK'S FILE NUMBER 2020054669 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND PASSING AT A DISTANCE OF 1,183.27 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF AMENDED PLAT OF STERLING CREEK SECTIONS 5 AND 6 AS RECORDED IN CLERK'S FILE NUMBER 2021037877 AND CONTINUING FOR A TOTAL DISTANCE OF 1,762.90 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SECTIONS 5 AN 6 AND BEING POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41°46'01" EAST, ALONG THE SOUTHERLY LINE OF SAID AMENDED STERLING CREEK SECTIONS 5 AND 6, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 41°54'22" EAST, CONTINUING ALONG AND WITH THE COMMON LINE OF SAID SECTIONS 5 & 6, A DISTANCE OF 1,532.04 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SECTIONS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD EXTENSION, AS RECORDED IN CLERK'S FILE NUMBER 2019025140;

THENCE SOUTH 49°06'11" EAST, ALONG AND WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 620.23 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE NORTHEAST CORNER OF A CALLED 59.521 ACRE TRACT AS CONVEYED TO TAYLOR MORRISON OF TEXAS INC IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2019061400;

THENCE SOUTH 41°54'26" WEST, ALONG AND WITH THE COMMON LINE WITH SAID TAYLOR MORRISON TRACT, A DISTANCE OF 1,672.70 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID TAYLOR MORRISON TRACT AND THE SOUTHEAST CORNER OF SAID SAN JOAQUIN ESTATES;

THENCE NORTH 48°13'59" WEST, ALONG AND WITH THE COMMON LINE WITH SAN JOAQUIN ESTATES, A DISTANCE OF 579.63 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 23.6172 ACRES OF LAND, MORE OR LESS.

TRACT 2

A TRACT OF LAND CONTAINING 152,109.88 SQUARE FEET (3.492 ACRES) OF LAND, MORE OR LESS, BEING THE EXTENSION OF FRIENDSWOOD LAKES BOULEVARD, A 100 FOOT RIGHT-OF-WAY, BEING OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT A AND BEING CONVEYED TO YELLOWSTONE HILL COUNTRY RANCHING, LLC, RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2010059686, COMPRISED OF A PORTION OF LOT 14 AND ALL OF LOTS 15 AND 16 OF THE DAVID FAHEY SUBDIVISION RECORDED IN VOLUME 118, PAGE 417 AND BEING SITUATED IN THE MARY FABREAU SURVEY, A-69, SAID 3.492 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE FINAL PLAT OF THE DOMINION AT FRIENDSWOOD LAKES, AS RECORDED IN PLAT RECORDS 2011A, PAGES 53 & 54 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, SAID POINT BEING IN THE NORTHWEST LINE OF A 96.932 ACRE TRACT CONVEYED TO CYPRESS CREEK HOLDINGS LTD., RECORDED IN CLERK'S FILE NUMBER 2011019071;

THENCE SOUTH 41°53'44" WEST, ALONG SAID NORTHWEST LINE, A DISTANCE OF 100.02 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 49°06'11" WEST, A DISTANCE OF 812.22 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 49°09'28" WEST, AT A DISTANCE OF 632.06 FEET PASSING A 5/8 INCH IRON ROD FOUND AT THE SOUTH EAST CORNER OF RESTRICTED RESERVE "A" OF STERLING CREEK SECTION 3 AS RECORDED IN CLERK'S FILE NUMBER 2017055886 OF THE GALVESTON COUNTY MAP RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 690.95 FEET TO A 1/2 INCH IRON ROD SET IN A NORTHWEST LINE OF SAID 194.21 ACRE TRACT;

THENCE, NORTH 40°49'37" EAST, ALONG SAID NORTHWEST LINE OF THE 194.21 ACRE TRACT, A DISTANCE OF 100.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF RESTRICTED RESERVE "F" OF FRIENDSWOOD LAKES, SECTION 2, AS RECORDED IN PLAT RECORD 18, PAGE 1366 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

THENCE SOUTH 49°08'03" EAST, ALONG SAID SOUTHWEST LINE OF RESTRICTED RESERVE "F", A DISTANCE OF 460.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING NORTH 85°42'26" EAST FOR AN ARC DISTANCE OF 39.23 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT FOR CORNER IN THE NORTH RIGHT OF WAY LINE OF SANDY LAKES DRIVE, BASED ON A WIDTH OF 60.00 FEET;

THENCE, SOUTH 49°08'34" EAST, CROSSING SAID SANDY LAKES DRIVE, A DISTANCE OF 59.91 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING SOUTH 04°18'22" EAST FOR AN ARC DISTANCE OF 39.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49°08'23" EAST, A DISTANCE OF 260.89 FEET TO A 1/2 INCH IRON ROD SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49°06'11" EAST, A DISTANCE OF 673.72 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 152,109.88 SQUARE FEET (3.492 ACRES) OF LAND MORE OR LESS.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S 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.

REQUIRED CITY OF FRIENDSWOOD GENERAL PLAT NOTES AND STATEMENTS

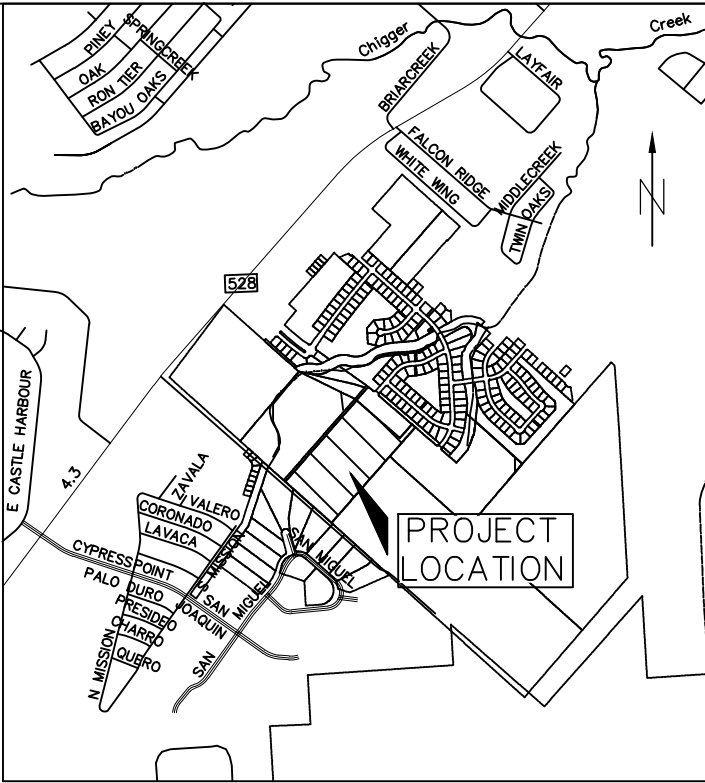
- ROW indicates Rights-Of-Way.
- IE&PUE indicates Ingress/Egress and Public Utility Easement.
- SSE indicates Sanitary Sewer Easement.
- BL indicates Building Line.
- UE indicates Utility Easement.
- T.N.M.P.E. indicates Texas/New Mexico Power Easement.
- L.E. indicates Landscape Easement.
- STM SWR ESMT indicates Storm Sewer Easement.
- GCMR indicates Galveston County Map Records.
- GCDR indicates Galveston County Deed Records.
- GCCF indicates Galveston County Clerk File.
- DE indicates Drainage Easement.
- WLE indicates Waterline Easement.
- POC indicates Point of Commencement .
- POB indicates Point of Beginning.
- PT indicates Point of Tangency
- PC indicates Point of Curvature
- Fire Hydrants cannot be more than 500 feet apart.
- Addresses must be visible from the street or main parking lot.
- There are no existing pipelines or pipeline easements located within the Plat boundary.
- For areas located in the 100 year floodplain, the finished floor elevation of all structures shall be located above base flood elevation (established by FEMA), and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.
- All water and wastewater lines shall be located in the PUE unless agreed to and/or specified by the City.
- 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 acceptance of the subdivision infrastructure. When sidewalks are required they shall be a width of not 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.
- No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution pipelines as defined in Chapter 26 of the Friendswood City Code.
- 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 the private easements; the H.O.A. 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 H.O.A.
- 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.
- Any and all right-of-way islands located within the boundaries of this plat, even if not shown on the face of this plat, shall be maintained by the H.O.A.
- No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# _____

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT
CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING
OF ANY CONSTRUCTION OR BUILDING PERMIT. THIS
PRELIMINARY APPROVAL SHALL EXPIRE IN 6 MONTHS.



VICINITY MAP

SCALE: 1" = 2000'

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 48167C0202G DATED AUGUST 15, 2019.

BENCHMARK

EL 32.39

USGS BENCH MARK DISK (PID-AW1000), 3.3 MILES NE ALONG FM 528 FROM THE INTERSECTION OF STATE HIGHWAY 35 IN ALVIN TO THE MARK ON THE LEFT AT THE NE CORNER OF A CHAIN LINK FENCE AROUND A PHILLIPS PETROLEUM COMPANY VALVE STATION WITH HIGH PRESSURE GAS LINE, 278 FEET NE OF THE CENTER LINE OF WINDSONG STREET. THE MARK IS 2 FEET EAST FROM A WITNESS POST AND ABOUT 1 FOOT LOWER THAN THE ROAD (NGVD1929, 1978 ADJUSTED).

TEMPORARY BENCHMARK (TBM)

EL 31.63

BOX CUT IN CURB INLET, LOCATED IN EAGLE CREEK DRIVE ROW AND AS SHOWN ON PLANS. NGVD 1929, 1978 ADJUSTED. TO CONVERT ELEVATIONS TO NAVD 88 DATUM BASED ON NGS MONUMENT E-459, PUBLISHED ELEVATION 25.99 FEET, ADD 1.02 FEET.

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL.
- STERLING CREEK SECTION 7 WILL BE A PRIVATE SUBDIVISION.
- NO TREES GREATER THAN 12" IN DIAMETER EXIST IN THE COMMON AREAS OR DETENTION AREAS.

PARTIAL PRELIMINARY PLAT

STERLING CREEK SECTION 7
27.1092 ACRES

27.1092 ACRES OF LAND OUT OF A CALLED 194.21 ACRE TRACT OF LAND KNOWN AS TRACT A AND BEING RECORDED IN CLERK'S FILE NO. 2010059686, BEING OUT OF AND A PART OF LOTS 1-3, 13-16 AND 19-20 OF THE DAVID FAHEY SUBDIVISION, AS RECORDED IN VOLUME 118, PAGE 417, AND ALSO BEING OUT OF AND A PART OF LOT 4 OF THE BURGESS SUBDIVISION, AS RECORDED IN VOLUME 119, PAGE 14, BOTH SUBDIVISIONS BEING SITUATED IN THE GEO PATTERSON SURVEY, ABSTRACT NUMBER 645 AND THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS,

77 LOTS 5 BLOCKS 6 RESERVES
& RIGHT-OF-WAY

DATE SUBMITTED: FEBRUARY 28 2022

OWNER: YELLOWSTONE HILL COUNTRY RANCHING, LLC CHARLES GREGORY EVANS, MANAGER 770 SOUTH POST OAK LN HOUSTON, TEXAS 77056 281-482-3034 ENGINEER: DANIEL SCOTT ENGINEERING SCOTT SHERIDAN, PE, R.P.L.S. P.O. Box 1549 ALVIN, TX 77512 PHONE: (281) 686-7458 DEVELOPER: YELLOWSTONE HILL COUNTRY RANCHING, LLC CHARLES GREGORY EVANS 770 SOUTH POST OAK LN HOUSTON, TEXAS 77056	STERLING CREEK SECTION 7 (PRIVATE SUBDIVISION) PRO-SURV SURVEYING & MAPPING SERVICES P.O. BOX 1366 FRIENDSWOOD, TX 77549 PHONE: (281) 996-1113 FAX: (281) 996-0112 T.B.P.E.L.S. FIRM NO. 10119300	Sheet 2 of 2
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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 10, 2022

Subject: Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

Action:

SUMMARY / ORIGINATING CAUSE

DRC report for February 2022 is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. February 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: March 3, 2022
 Re: DRC Report

The following DRC Meetings were held in February 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1506 S Friendswood Dr. New location for Frost Bank	CSC	No	Eligible for Certificate of Platting Exemption; site plan approval required; subject to CSC and COD zoning requirements; water and sewer services are available; 5-foot sidewalk required; on-site detention required; no high hazard flood zones; TxDOT permits required for any work within the ROW of FM 518	

1780 and 1788 S Friendswood Dr. Townhomes, garden homes or offices	CSC	Yes	Certificate of platting exemption issued; zone change required to develop the property as low density residential; property is approximately 1 acre, which might allow 6 units; site plan approval required; encouraged owner to reach out to Hunters Creek HOA; water and sewer services are available; detention accounted for in Hunters Creek detention pond; no high hazard flood zones	
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