



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, APRIL 28, 2022 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATION FROM THE PUBLIC

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 of the Planning and Zoning Commission Regular Meeting held Thursday, April 14, 2022.

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. Consider approving the Partial Preliminary Plat of Avalon at Friendswood Section 3, a private subdivision, being 55.57 acres of land containing 123 Lots and 12 Reserves in 3 Blocks out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.
- B. Consider approving elimination of liaison assignments to various boards and committees.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings (i) Thursday, May 12, 2022 and (ii) Thursday, May 26, 2022.
- B. Receive liaison updates and City Council actions and ordinance updates.

6. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

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 TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



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



Posted by: Leticia Brysch, City Secretary
Posted this 25th day of April, 2022, at 1:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 28, 2022

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, April 14, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

Consideration of approval of the minutes.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 4-14-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 14, 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
APRIL 14, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 14, 2022, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER TOM HINCKLEY, COMMISSIONER CATHERINE KOERNER, AND COMMISSIONER RICHARD CLARK WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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.

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 24, 2022.
- B. Consider approving the Challenge Elite Sports Final Plat.
- C. Consider approving the Final Plat of Georgetown Detention Basin Phase I.

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. REQUEST TO VACATE DRAINAGE EASEMENT AT 1309 FALLING LEAF DRIVE

- i Conduct a public hearing regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

Harbin explained the applicant is requesting to vacate a portion of a drainage easement with a maintenance easement through his property. Harbin said city staff received several phone calls from adjacent neighbors but further explained the portion being vacated was not in use and separate from the easements used by the neighboring properties. She said the Galveston County Consolidated Drainage District issued a letter stating there are no drainage facilities or swale within the easement and that GCCDD did not object to the proposed easement vacation.

Ross Eubanks/applicant said he purchased the property in August 2021 which has a few encumbrances such as a pipeline and a drainage easement. Eubanks stated the previous owner had begun to vacate the easement years ago. He also said he commissioned a topographic survey of the property that confirms the drainage easement does not contain a swale.

William Pope/neighbor said he is concerned about how the electric company will access the power poles between Mr. Eubanks' property and the Wilderness Trails subdivision.

- ii Consider making a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

****Commissioner Marcus Perry moved to approve a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Commissioner Perry said it makes sense to abandon an easement that is not being used. He stated the easement in question was a drainage easement, not a utility easement. Harbin said Texas New Mexico Power Company will need to make arrangements to access the power poles in a different way.

Commissioner Mann understood the neighbors' concerns and said although the electric company has been accessing the power poles this way, the easement is not for utilities. Commissioner Sasson agreed. He said right or wrong, the easement is not granted for access to utilities.

Mr. Eubanks clarified that Texas New Mexico Power Company cuts through his property but not where the drainage easement is located.

Harbin said the City Council will consider the request at the May 2, 2022 meeting.

5. DISCUSSION ITEM

- A. Discussion regarding the idea of eliminating liaison assignments to various boards and committees.

Chairman Matranga discussed the value the Commission receives from attending as liaisons to other committees. He said commissioners meet regularly twice a month, plus subcommittee meetings plus liaison assignments. Perry added that his attendance at CEDC is duplicated by city staff already in attendance. Mann said he saw the value of attending on occasion and the other committees could request a liaison when needed.

Sasson said he would like to gain input from the commissioners that could not attend tonight's meeting before making a decision. Harbin said staff can relay information from the other committees in other ways, as well.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 28, 2022 and (ii) Thursday, May 12, 2022.

Harbin reminded the commission she would be on vacation for the next few meetings.

- B. Receive liaison updates and City Council actions and ordinance updates.

Perry said he tested remote attendance with staff and may need to use that function in the future, depending on his work travel schedule.

Sasson said he attended the City Council meeting and reported the first reading of the Garden Home District amendments passed unanimously plus the second reading of the Planned Unit Development ordinance. Sasson said the City of Friendswood received recognition as being one of the safest cities. He said FDEDC has received the new Downtown District street signs that will be installed after the sidewalk project is complete. Sasson mentioned the traffic signals in Downtown are estimated to be installed in 4-6 weeks, followed by the street lights in June.

Councilwoman Hanks announced the upcoming election information is located on the city's website, including the proposed charter amendments, educational materials, polling locations, and dates.

Aubrey said the March DRC report was sent out in the back up material.

Bennett said the Ordinance Subcommittee was looking to setting a regular meeting date in the future.

7. ADJOURNMENT

This meeting was adjourned at 07:32 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 28, 2022

Subject: Consider approving the Partial Preliminary Plat of Avalon at Friendswood Section 3, a private subdivision, being 55.57 acres of land containing 123 Lots and 12 Reserves in 3 Blocks out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The preliminary plat of Avalon at Friendswood Section 3 will be the final section of the approved Planned Unit Development. This section contains the remaining 123 lots of the total 295 lots and will be north of Friendswood Parkway. It also includes their platted portion of Friendswood Parkway.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to keep progressing.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

ATTACHMENTS

1. Avalon Section 3 Partial Preliminary Plat
2. COD Landscape Plan_Avalon 3
3. Compliance Memo_Avalon Sec 3 Prel Plat

DESCRIPTION OF
55.57 ACRES
(AVALON AT FRIENDSWOOD SECTION 3)
GALVESTON COUNTY, TEXAS

Being 68.51 acres of land located in the Mary Fabreau Survey, Abstract No. 69, Galveston County, Texas, being a portion of that certain called 96.944 acre tract described in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019064239 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.) and a portion of that certain called 4.994 acre tract described in the deed to City of Friendswood by an instrument of record in File Number 2019064237, G.C.O.P.R., said 68.51 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) epoch 2010.00):

Beginning at a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for the most northerly corner of Reserve “H” of Avalon at Friendswood Section 1, a subdivision of record under Film Code Number 2021090827 of the Map Records of said Galveston County, Texas (G.C.M.R.), common to the southwest corner of said 4.994 acre tract, in the southeast line of that certain called 194.21 acre tract described as “Tract A” in the deed to Yellowstone Hill Country Ranching, LLC by an instrument of record in File Number 2010059686, G.C.O.P.R.;

Thence, North 41° 54’ 02” East, along the northwesterly lines of said 4.994 acre tract, and said 96.944 acre tract, common with the southeasterly lines of said 194.21 acre tract, Reserve “A” of Dominion at Friendswood Lakes, a subdivision of record under Plat Record 2011A, Map Number 53–54, G.C.M.R., Reserve “B” of Eagle Lakes Section 6, a subdivision of record under Volume 18, Page 770, G.C.O.P.R., and Reserve “B” of Eagle Lakes Section 5, a subdivision of record under Volume 18, Page 554–555, G.C.O.P.R., 2,541.04 feet to a 5/8–inch iron rod with cap stamped “Wilson Survey Group” found for a northeasterly corner of said Reserve “B” of Eagle Lakes Section 5, same being on a southwesterly line of Falcon Ridge Section 3, a subdivision recorded under Volume 18, Page 282, G.C.O.P.R.,

Thence, South 48° 14’ 25” East, along a northerly line of said 96.944 acre tract, common to said southwesterly line, 60.39 feet to a 5/8–inch iron rod with cap stamped “Wilson Survey Group” found for the most southerly corner of said Falcon Ridge Section 3, common to a westerly corner of West Ranch West Lake Section 2, a subdivision recorded under Plat Record 2012–A, Map Number 56–57, G.C.M.R.;

Thence, South 03° 05’ 47” East, along an easterly line of said 96.944 acre tract, common to the west lines of said West Ranch West Lake Section 2, West Ranch West Lake Section 3, a subdivision of record under Plat Record 2013A, Map Number 97–98, G.C.M.R., passing a 1/2–inch iron rod with cap stamped “Brown & Gay” found for the southeast corner of said West Ranch West Lake Section 3, common to the northwest corner of West Ranch Lakeside Section 2, a subdivision of record under Film Code Number 2014009933, G.C.M.R. at 1,097.69 feet, continuing along the west lines of said West Ranch Lakeside Section 2, Sierra at West Ranch Section 1, a subdivision of record under Plat Record 2014A, Map Number 54–55, G.C.M.R., passing a 1/2–inch iron rod with cap stamped “Brown & Gay” found for the southeast corner of said West Ranch Lakeside Section 2, common to the northwest corner of said Sierra at West Ranch Section 1, at 2,098.69 feet, for a total distance of 2,889.68 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for the northeast corner of the aforementioned Avalon at Friendswood Section 1, same being the northeast corner of said 4.994 acre tract;

Thence, North 65° 45’ 30” West, departing said west line, along the north line of said 4.994 acre tract and said Avalon at Friendswood Section 1, 198.84 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner;

Thence, South 24° 15’ 06” West, departing the north line of said 4.994 acre tract and continuing along the north line of said Avalon at Friendswood Section 1, 100.00 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner on the south line of said 4.994 acre tract;

Thence, North 65° 45’ 30” West, along the south line of said 4.994 acre tract, common to the north line of said Avalon at Friendswood Section 1, 757.75 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner, the beginning of a tangent curve;

Thence, continuing along said common line, 601.18 feet along the arc of a tangent curve to the right, having a radius of 2,100.00 feet, a central angle of 16° 24’ 09”, and a chord which bears North 57° 33’ 26” West, 599.13 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner;

Thence, North 49° 21’ 21” West, continuing along said common line, 631.57 feet to the POINT OF BEGINNING and containing 68.51 acres of land, SAVE AND EXCEPT the following described 12.94 acres of land:

Being 12.94 acres of land located in the Mary Fabreau Survey, Abstract No. 69, Galveston County, Texas, being a portion of that certain called 96.944 acre tract described in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019064239 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.), said 12.94 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) epoch 2010.00):

Commencing for reference at a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for the most northerly corner of Reserve “H” of Avalon at Friendswood Section 1, a subdivision of record under Film Code Number 2021090827 of the Map Records of said Galveston County, Texas, common to the southwest corner of that certain called 4.994 acre tract described in the deed to City of Friendswood by an instrument of record in Document Number 2019064237, G.C.O.P.R., and in the west line of said 96.944 acre tract, common to the east line of that certain called 194.21 acre tract described as “Tract A” in the deed to Yellowstone Hill Country Ranching, LLC by an instrument of record in File Number 2010059686, G.C.O.P.R.;

THENCE South 49° 21’ 21” East, departing said common line and along the north line of said Reserve “H”, common to the south line of said 4.994 acre tract, 631.56 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner;

THENCE North 63° 11’ 32” East, departing said common line, 351.32 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for the POINT OF BEGINNING and southerly southwest corner of the herein described tract;

Thence, North 35° 24’ 56” East, 170.00 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a non–tangent curve;

Thence, 149.32 feet along the arc of a non–tangent curve to the right, having a radius of 1,560.00 feet, a central angle of 05° 29’ 03”, and a chord which bears North 51° 50’ 32” West, 149.26 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, North 49° 06’ 01” West, 104.22 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a tangent curve;

Thence, 158.81 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 90° 59’ 32”, and a chord which bears North 03° 36’ 15” West, 142.64 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, North 41° 53’ 32” East, 735.01 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a non–tangent curve;

Thence, 73.64 feet along the arc of a non–tangent curve to the left, having a radius of 700.00 feet, a central angle of 06° 01’ 40”, and a chord which bears South 58° 32’ 29” East, 73.61 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, South 61° 33’ 19” East, 106.79 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a tangent curve;

Thence, 102.02 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 58° 27’ 02”, and a chord which bears South 32° 19’ 48” East, 97.65 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, South 03° 06’ 17” East, 735.99 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a tangent curve;

Thence, 130.71 feet along the arc of a tangent curve to the right, having a radius of 300.00 feet, a central angle of 24° 57’ 53”, and a chord which bears South 09° 22’ 40” West, 129.68 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, South 21° 51’ 36” West, 54.52 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, North 72° 03’ 43” West, 73.01 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a tangent curve;

Thence, 227.72 feet along the arc of a tangent curve to the right, having a radius of 1,560.00 feet, a central angle of 08° 21’ 50”, and a chord which bears North 67° 52’ 48” West, 227.52 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner;

Thence, South 26° 18’ 07” West, 170.00 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” set for corner, the beginning of a non–tangent curve;

Thence, 275.18 feet along the arc of a non–tangent curve to the right, having a radius of 1,730.00 feet, a central angle of 09° 06’ 49”, and a chord which bears North 59° 08’ 28” West, 274.89 feet to the POINT OF BEGINNING and containing 12.94 acres of land.

Said 68.51 acre tract, save and except said 12.94 acre tract results in a net acreage of 55.57 acres
Corner monuments will be set after construction and before recordation of the associated subdivision plat.

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director	Date
Director	Date

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permits. This preliminary approval shall expire in six (6) months.

GCDD REF ID G220014

GCDD Plat Notes

- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note #3 have been satisfied and the District has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been 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.

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "L.E./P.U.E." INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.
- LOTS BACKING OR SIDING FRIENDSWOOD LAKES BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
- THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, ORDINANCE 2019–11; AMENDMENT NO.1; ORDINANCE 2019–37; AMENDMENT NO.2, ORDINANCE 2021–26.
- FENCES ARE ALLOWED IN THE DRAINAGE EASEMENT AS LONG AS GATES ARE INSTALLED IN THE SIDE FENCED THAT EXTEND ACROSS THE EASEMENT DOWN TO THE WATER.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA AND/OR MUD.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "E/PUE" (NGRESS/EGRESS AND PUBLIC UTILITY EASEMENT).
- "W.L.E." INDICATES WATER LINE EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 2		BLOCK 3	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	9,995	1	10,721	27	9,382	53	10,397	1	16,451
2	10,187	2	9,679	28	9,432	54	9,405	2	15,647
3	10,125	3	9,633	29	8,084	55	9,438	3	16,476
4	10,125	4	9,450	30	8,083	56	9,966	4	19,211
5	10,122	5	9,513	31	8,083	57	12,407	5	18,940
6	10,007	6	10,275	32	8,082	58	15,642	6	15,864
7	9,800	7	11,350	33	8,082	59	10,192	7	15,300
8	9,975	8	10,443	34	8,081	60	9,890	8	15,300
9	10,136	9	15,438	35	8,081	61	9,454	9	15,300
10	9,897	10	14,285	36	8,080	62	9,445	10	15,300
11	9,748	11	10,248	37	8,079	63	9,445	11	15,300
12	9,565	12	11,438	38	8,481	64	9,445	12	15,300
		13	10,508	39	14,553	65	9,445	13	15,300
		14	9,564	40	19,092	66	9,446	14	15,081
		15	9,441	41	9,836	67	9,396	15	16,475
		16	9,441	42	11,865	68	10,071	16	15,367
		17	9,441	43	10,306	69	10,121	17	16,129
		18	9,439	44	12,818	70	10,122	18	18,528
		19	9,439	45	13,653	71	9,943	19	17,325
		20	9,438	46	12,076	72	10,776	20	16,150
		21	9,437	47	10,032	73	12,310	21	16,150
		22	9,437	48	9,195	74	14,710	22	16,150
		23	9,436	49	9,788	75	16,969	23	16,150
		24	9,435	50	9,464	76	9,487	24	15,300
		25	9,435	51	9,043	77	9,682	25	15,300
		26	9,383	52	9,182	78	10,785	26	15,300
								27	17,731
								28	16,729
								29	19,613
								30	13,792
								31	15,304
								32	15,586
								33	16,398

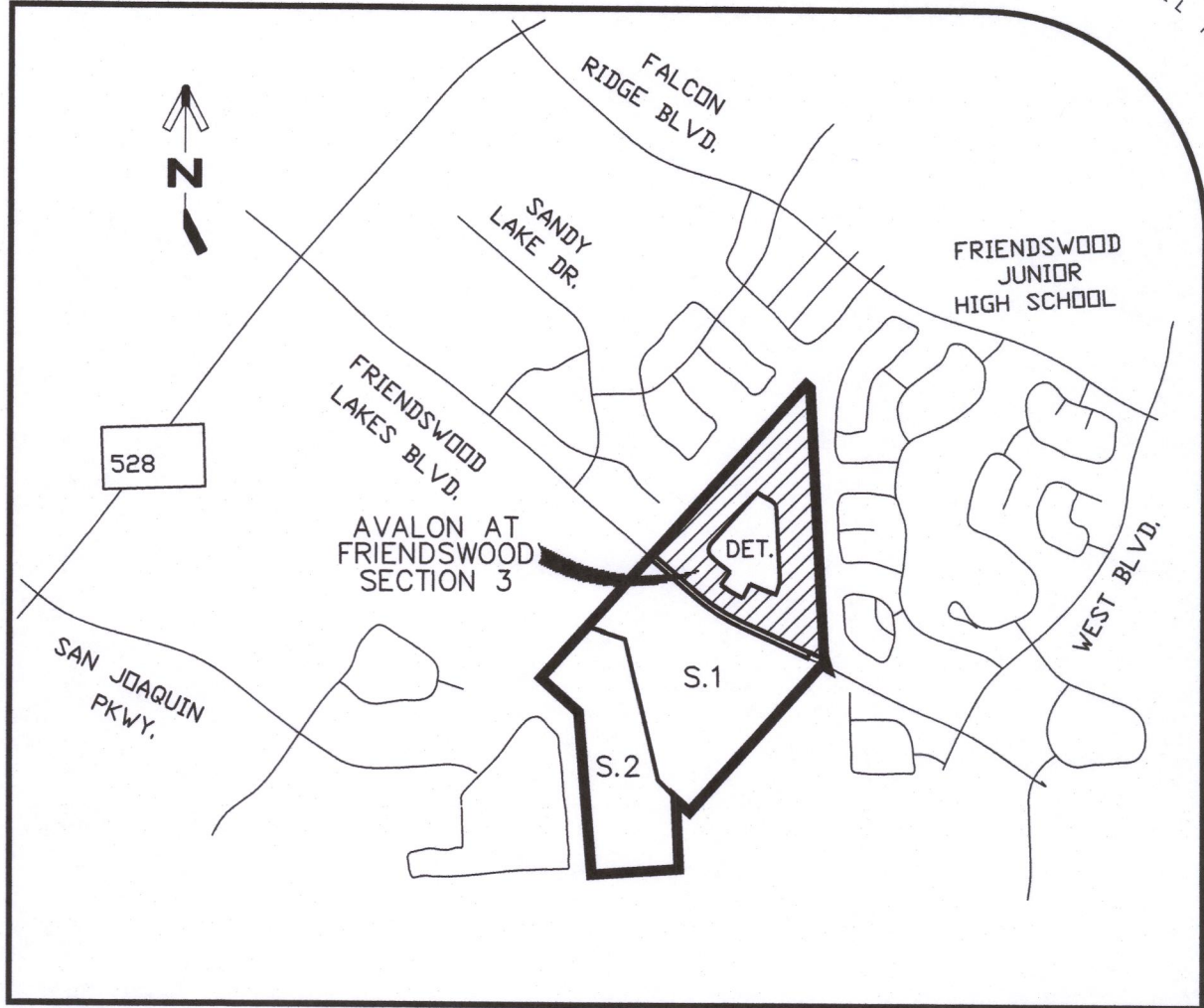
PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	TOTAL LOTS
60'x130'	22 LOTS	10 LOTS	23 LOTS	55 LOTS
70'x130'	61 LOTS	45 LOTS	67 LOTS	173 LOTS
90'x130'	22 LOTS	12 LOTS	33 LOTS	67 LOTS
TOTAL	105 LOTS	67 LOTS	123 LOTS	295 LOTS

AVALON PUD REGULATION MATRIX

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

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



Vicinity Map
SCALE: 1"=2000'

The following coordinates are LJA project surface coordinates based on the Texas Coordinate System NAD83 South Central Zone (4204) and may be brought to grid coordinates by applying the scale factor of 0.9998697934

Project Benchmark

TSARP Monument 010095: A stainless metal rod with 10" sleeve accessed through a 8" logo cap stamped HCOSD 54 1986. The point is located near the south side of the Clear Creek Drainage District parking lot at the southeast corner of the intersection of FM 528 and Whitaker Dr. The point is +/- 87 feet north of the north edge of pavement of Whitaker Dr and +/- 80 south of the south edge of pavement of FM 528.

Elevation = 29.43 Feet (NAVD88 2001 Adj.)
Surface Coordinates N 13750258.374 E
3176668.913
Site TBM–A

TBM–A: A chiseled box in concrete headwall at the south side of Eagle Lakes Dr. The point is located +/- 256 feet east of the intersection of Eagle Lakes Dr and Sandy Lake Dr.

Elevation = 28.44 Feet (NAVD88 2001 Adj.)
Surface Coordinates N 13747333.438 E
3178382.485

A PARTIAL PRELIMINARY PLAT OF

AVALON AT
FRIENDSWOOD
SECTION THREE
A PRIVATE SUBDIVISION

BEING 55.57± ACRES OF LAND
CONTAINING 123 LOTS (60'/70'/90' X 130' TYP) AND
TWELVE RESERVES IN THREE BLOCKS.

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

ENGINEER/SURVEYOR:

LJA ENGINEERING

ATTN: EDDIE RUCKER

1904 W. GRAND PKWY. N., SUITE 100

KATY, TEXAS 77449

OWNER:

TAYLOR MORRISON OF TEXAS, INC.

ATTN: BOBBY SKINNER

LAND PLANNING AND DEVELOPMENT MANAGER

2929 BRIARPARK DR. NORTH, SUITE 400

HOUSTON, TEXAS 77042

PLANNER:

META
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200

KATY, TEXAS 77494

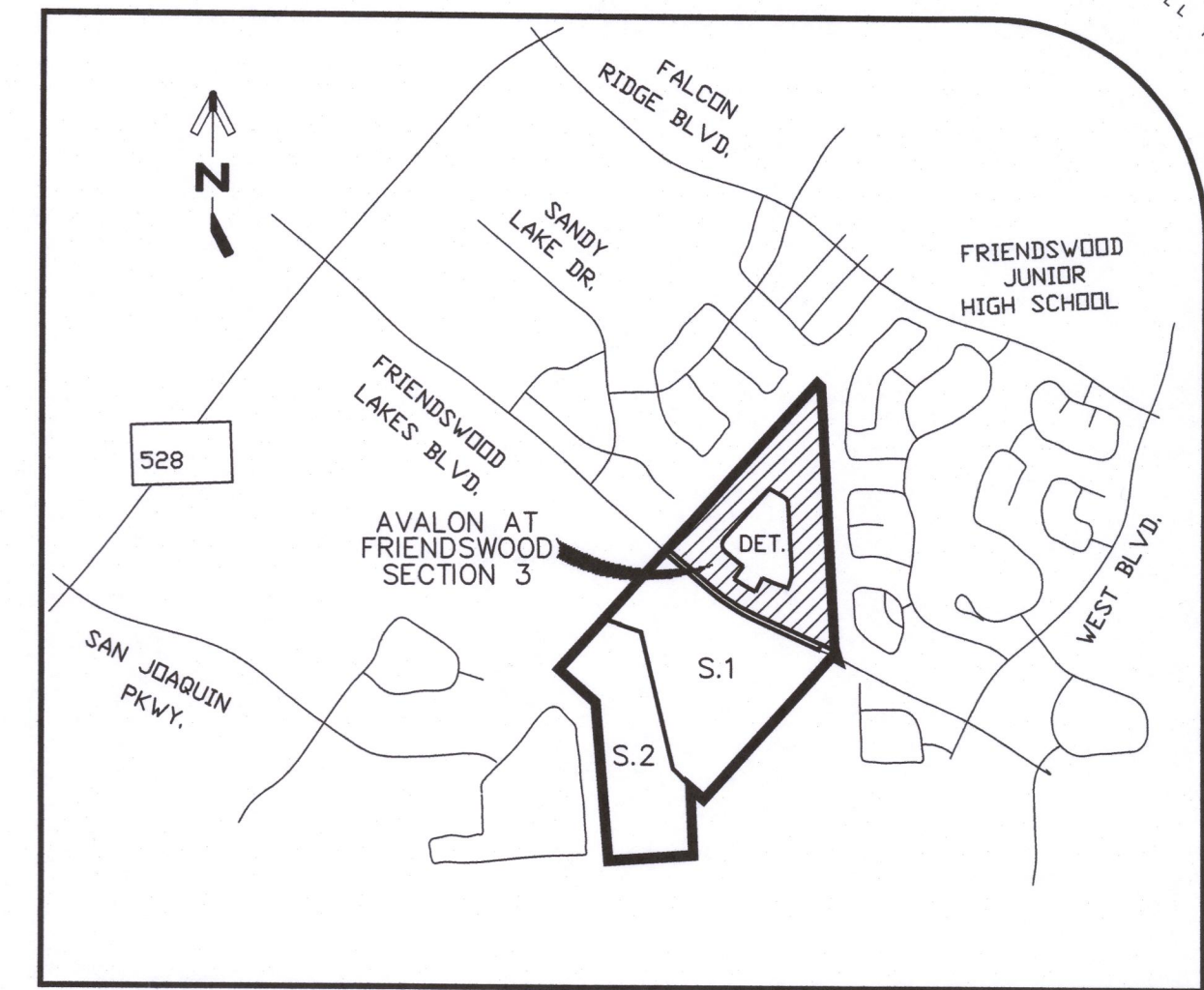
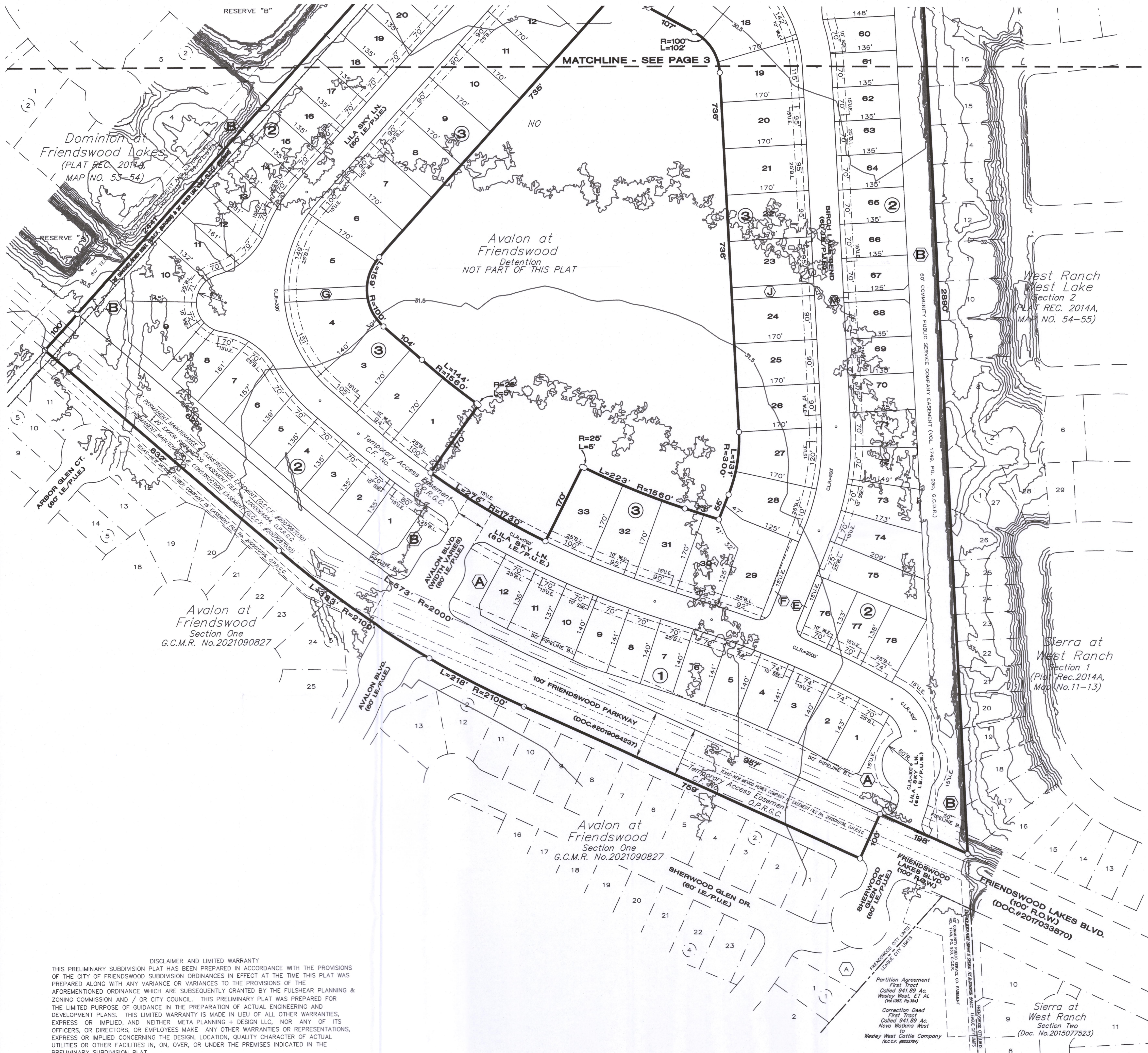
Tel: 281-810-1422

PAGE 1 OF 3

SCALE: 1"=100'

0 50 100 200

MARCH 14, 2022
MTA# 4711A



Vicinity Map
SCALE: 1"=2000'

NOTE:

- | | |
|--|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±1.33 ACRES | G RESTRICTED RESERVE "G"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| B RESTRICTED RESERVE "B"
UTILITIES/OPEN SPACE
±6.22 ACRES | H RESTRICTED RESERVE "H"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.08 ACRE | J RESTRICTED RESERVE "J"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.08 ACRE | K RESTRICTED RESERVE "K"
UTILITIES/OPEN SPACE
±0.04 ACRE |
| E RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.04 ACRE | L RESTRICTED RESERVE "L"
UTILITIES/OPEN SPACE
±0.04 ACRE |
| F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE | M RESTRICTED RESERVE "M"
UTILITIES/OPEN SPACE |

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AVALON AT FRIENDSWOOD
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 A PRIVATE SUBDIVISION
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 CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ENGINEER/SURVEYOR:
LJA ENGINEERING
 ATTN: EDDIE RUCKER
 1904 W. GRAND PKWY. N, SUITE 100
 KATY, TEXAS 77449

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
 ATTN: BOBBY SKINNER
 LAND PLANNING AND DEVELOPMENT MANAGER
 2929 BRIARPARK DR. NORTH, SUITE 400
 HOUSTON, TEXAS 77042

PLANNER:
META
 PLANNING + DESIGN

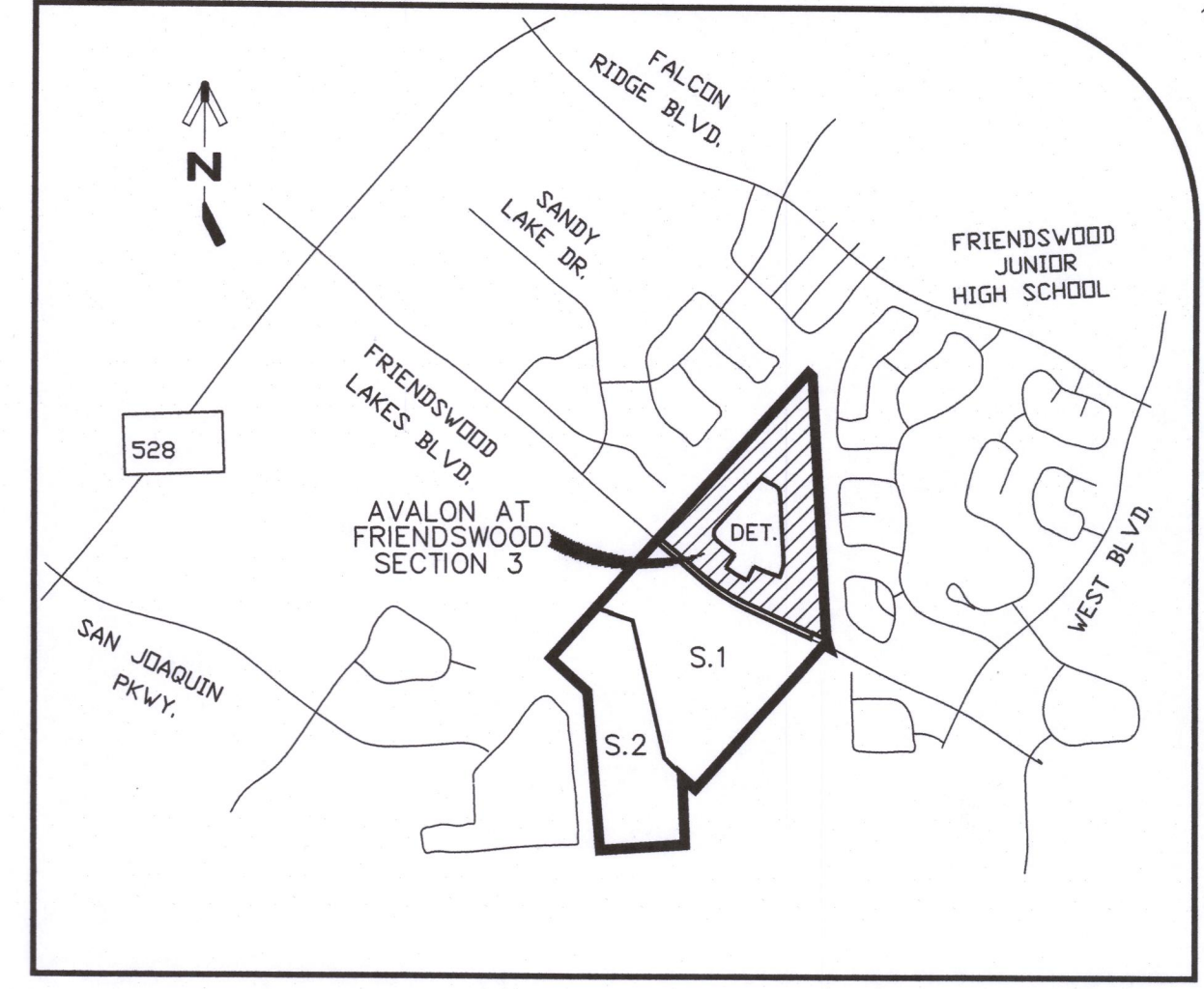
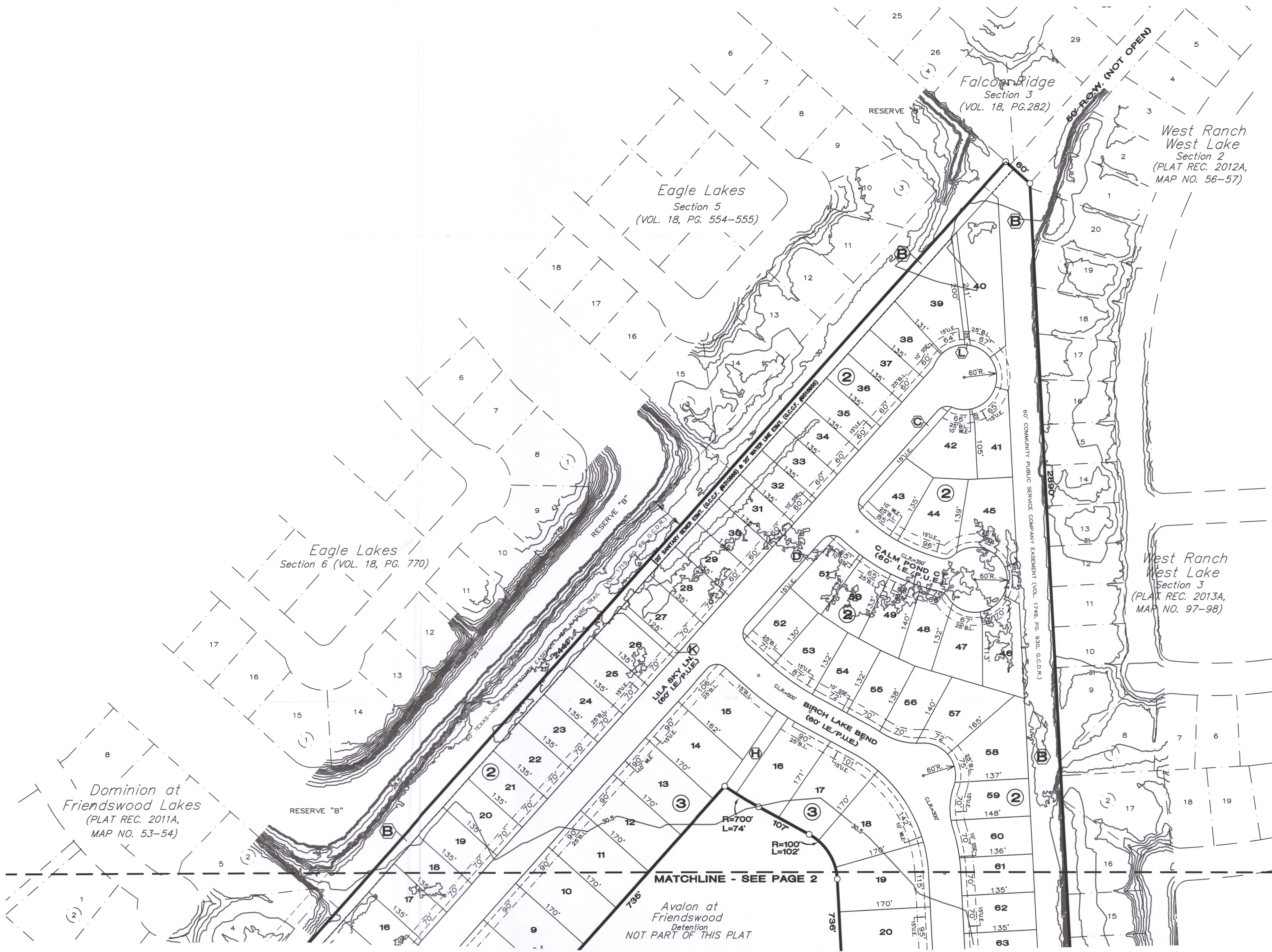
24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422

PAGE 2 OF 3
 SCALE: 1" = 100'
 0 50 100 200

MARCH 14, 2022
 MTA# 4711A

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

Partition Agreement
 First Tract
 Called 941.89 Ac.
 Wesley West, ET AL
 (Vol. 1387, Pg. 384)
 Correction Deed
 First Tract
 Called 941.89 Ac.
 New Wesley West
 to
 Wesley West, Cattle Company
 (E.C.C. #2222)



Vicinity Map
SCALE: 1"=2000'

NOTE:

- | | |
|--|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±1.33 ACRES | G RESTRICTED RESERVE "G"
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| F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE | M RESTRICTED RESERVE "M"
UTILITIES/OPEN SPACE |

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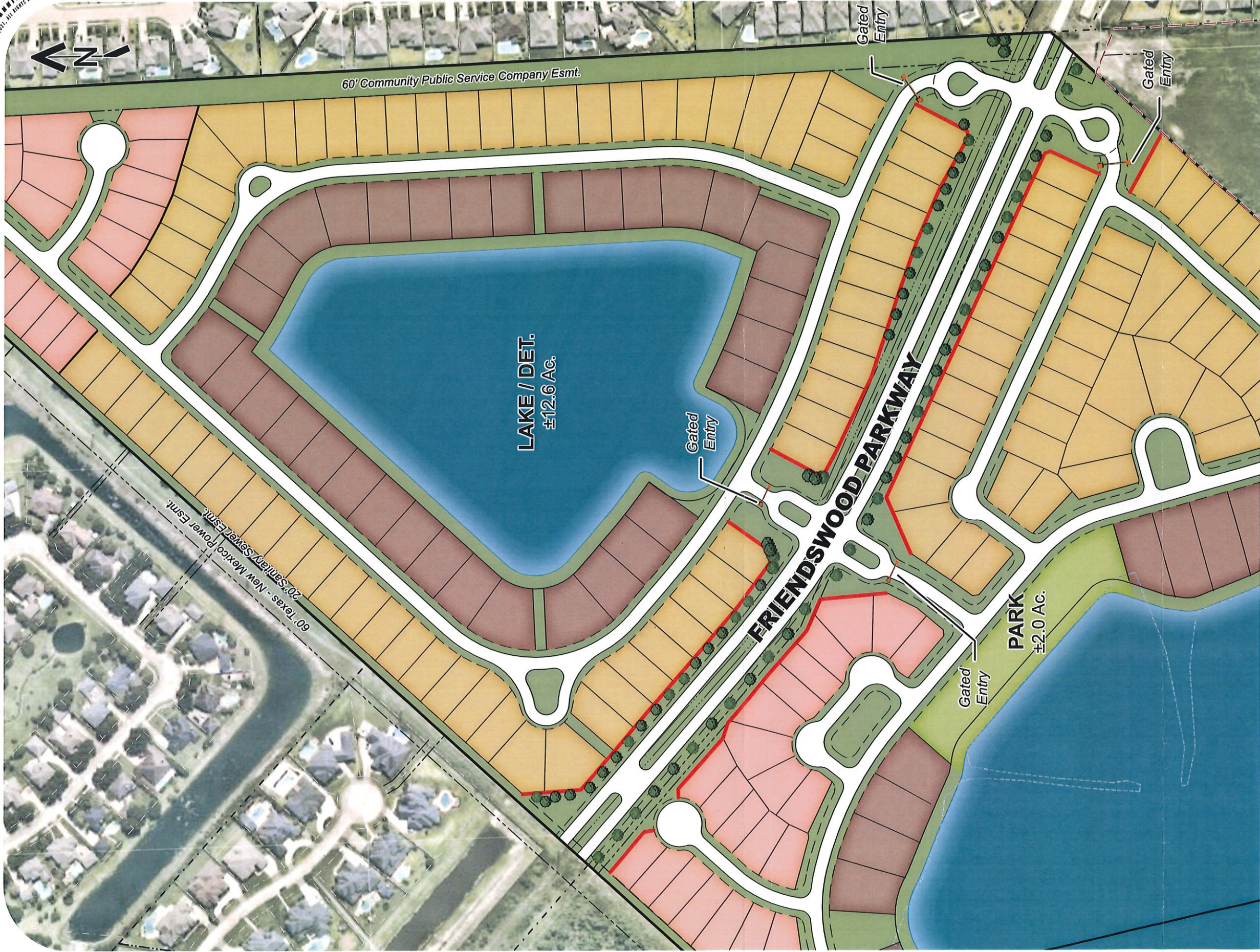
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PLANNING + DESIGN

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LEGEND

— 6' BRICK FENCE



● REQUIRED C.O.D. TREES

Not to Scale. This is a graphic representation only.
Final location of all trees will be determined with final landscaping plans.
A minimum of one (1) tree per twenty-five (25) linear feet of frontage will be provided with the required caliper. Trees may be clustered in accordance with applicable regulations listed in the C.O.D Ordinance.

a community overlay district barrier exhibit for

AVALON AT FRIENDSWOOD SECTION THREE

prepared for
TAYLOR MORRISON

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO, SURVEY DATA, EXISTING UTILITIES, AND OTHER INFORMATION. META PLANNING + DESIGN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

MTA-4711A
APRIL 14, 2021

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: April 19, 2022
Re: Avalon at Friendswood Section 3 Preliminary Plat

Project Description: The preliminary plat of Avalon at Friendswood Section 3 will be the final section of the approved Planned Unit Development. This section contains the remaining 123 lots of the total 295 lots and will be north of Friendswood Parkway.

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 a letter of no objection from Texas New Mexico Power Company.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 28, 2022

Subject: Consider approving elimination of liaison assignments to various boards and committees.

Action:

SUMMARY / ORIGINATING CAUSE

This item is to discuss the benefits and values of attending other committee meetings as a liaison versus the burden. Everyone on the Commission is busy, and it is sometimes difficult to attend other meetings in addition to the regular Planning and Zoning meetings and subcommittee meetings. It is up to the Commission whether or not to continue with the assignments. If the decision is made to eliminate them, they can always be reinstated in the future.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 2021 Liaison Schedule and Subcommittees
2. COF letter of agenda items approved 04-12-2022
3. Liaison Discussion

2021 P&Z Liaison Schedule

Committee/Board Assigned Commissioner	Meeting Date/Time Location Staff Contact
City Council Commissioner: Joe Matranga	1st Monday - monthly - at 5:30 pm Council Chambers at City Hall Contact: Lettie Brysch
Galveston County Consolidated Drainage District (GCCDD) Commissioners: Dick Clark and Travis Mann	2nd & 4th Tuesdays at 8 am 1605 Whitaker Dr. Contact: Joseph Anderson
Construction Board of Adjustment (CBOA) Commissioner: Tom Hinkley	As needed Council Chambers at City Hall Contact: Brian Rouane
Zoning Board of Adjustment (ZBOA) Commissioner: Cathy Koerner	4th Tuesday - as needed - at 7 pm Council Chambers at City Hall Contact: Brian Rouane or Becky Bennett
Community and Economic Development Committee (CEDC) Commissioner: Marcus Perry	1st Wednesday - monthly - at 3:30 pm 2nd Floor Conference Room at City Hall Contact: Steven Rhea or Aubrey Harbin
Friendswood Downtown Economic Development Corporation (FDEDC) Commissioner: Tom Hinkley	2 nd Tuesday - monthly - at 4 pm Council Chambers at City Hall Contact: Steven Rhea or Aubrey Harbin
Alternate For All Liaison Assignments Commissioner: Richard Sasson	As needed

P&Z Planning Subcommittee Meet as Needed; Long Range Planning
Marc Perry - Chair Travis Mann Dick Clark
P&Z Ordinance Subcommittee Meet as Needed; Amendments to Zoning and Subdivision Ordinances
Tom Hinkley – Chair Richard Sasson Cathy Koerner



April 12, 2022

RE: Approved Agenda items from Galveston County Consolidated Drainage District.

The Galveston County Consolidated Drainage District Board of Directors reviewed and approved the following items at the April 12, 2022 Board meeting.

1. The Board approved the Avalon at Friendswood Section 2 – Final Drainage Plan – LJA Engineering.
2. The Board approved the Lot 10 Gardens Subdivision – Final Replat – Boundary One Surveyors, LLC.
3. The Board approved the Avalon at Friendswood Rec Center – Preliminary Drainage Plan – ALJ Lindsey Civil Engineers.
4. The Board approve the Sterling Creek Section 7 – Preliminary Plat – Pro – Surv.
5. The Board approve the Friendswood High School Additions and Renovations – Package 2 Preliminary Drainage Plan – DIG Engineers.
6. The Board approved the Friendswood High School Additions and Renovations – Package 2 Final Drainage Plan – DIG Engineers.

Sincerely,

Joseph Anderson

Operations Manager

Galveston County Consolidated Drainage District

P&Z Liaison Discussion

Committee/Board Assigned Commissioner	Meeting Date/Time Location Staff Contact	Information Source
City Council Commissioner: Joe Matranga	1st Monday - monthly - at 5:30 pm Council Chambers at City Hall Contact: Lettie Brysch	Aubrey & Becky attend meeting
Galveston County Consolidated Drainage District (GCCDD) Commissioners: Dick Clark and Travis Mann	2nd & 4th Tuesdays at 8 am 1605 Whitaker Dr. Contact: Joseph Anderson	General Manager emails agenda report to city staff
Construction Board of Adjustment (CBOA) Commissioner: Tom Hinkley	As needed Council Chambers at City Hall Contact: Brian Rouane	Does not regularly meet (same procedure as ZBOA)
Zoning Board of Adjustment (ZBOA) Commissioner: Cathy Koerner	4th Tuesday - as needed - at 7 pm Council Chambers at City Hall Contact: Brian Rouane or Becky Bennett	Aubrey & Becky attend meeting Email notification of hearing sent to PZ
Community and Economic Development Committee (CEDC) Commissioner: Marcus Perry	1st Wednesday - monthly - at 3:30 pm 2nd Floor Conference Room at City Hall Contact: Steven Rhea or Aubrey Harbin	Aubrey attends meeting
Friendswood Downtown Economic Development Corporation (FDEDC) Commissioner: Tom Hinkley	2 nd Tuesday - monthly - at 4 pm Council Chambers at City Hall Contact: Steven Rhea or Aubrey Harbin	Aubrey attends meeting
Alternate For All Liaison Assignments Commissioner: Richard Sasson	As needed	