



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 13, 2022 - 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

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 approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, September 22, 2022.
- B. Consider approving the Final Plat of Mandale Estate.

4. DISCUSSION ITEMS

- A. Receive and discuss an update regarding the City of Friendswood Comprehensive Plan.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, October 27, 2022 and (ii) Thursday, November 10, 2022.
- B. Receive updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions. No DRC Meetings were held in September 2022.

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 7th day of October, 2022, at 1:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 13, 2022

Subject: Consider approval of the minutes of the regular meeting held Thursday, September 22, 2022

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 9-22-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 22, 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
SEPTEMBER 22, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 22, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER BRIAN BOUNDS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONERS TRAVIS MANN, CATHY KOERNER, AND MARCUS RIVES AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

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

NONE.

3. Consent Agenda

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 Tom Hinckley moved to approve the Consent Agenda. Seconded by Vice-Chairman Richard Sasson. Commissioner Bounds noted a grammar correction. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, August 11, 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 a one-time, six-month extension for Avalon Section 3 Preliminary Plat.

****Vice-Chairman Richard Sasson moved to approve a one-time, six-month extension for Avalon Section 3 Preliminary Plat. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin explained the developer is still working through the construction plans and it is not uncommon for developers to need a plat extension. Dan Valdez/META Planning said the construction plans and final plat are almost ready but it would not be before the preliminary plat expiration date.

Commissioner Bounds asked if the extension would be impacted by any code changes. Bennett explained the plat is grandfathered under the codes in place at the time of submittal. She said if the plat expired and the developer needed to resubmit, they would then need to comply with current codes. Bennett added that the city has not adopted any new codes since this plat and would be unaffected either way.

- B. Consider approving the site plan for Frost Bank to be located at 1506 S. Friendswood Drive.

****Vice-Chairman Richard Sasson moved to approve the site plan for Frost Bank to be located at 1506 S. Friendswood Drive. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Harbin stated the site plan was for a new bank in the Community Shopping Center (CSC) zoning district. She said the site is subject to the Community Overlay District (COD) enhanced landscaping. Sasson mentioned he visited the Frost Bank site in Webster and asked if the building would look the same. Matt White/MG Architects said the building would be similar but using the latest version that includes limestone, etc.

Sasson said he noticed the bank would not have access to FM 518. Nathan Billett/Pape Dawson Engineers said the bank would be using two driveway entrances from the adjacent shared access easement. Bennett told the Commission that city staff had a copy of the easement document on file. Sasson also commented on an open space behind the building. Billett explained there was underground detention under the green space and building. Sasson said the removal of some of the

existing trees was disappointing. Bennett stated that city staff had a copy of the tree survey and all of the trees would be mitigated. She said the previous owner removed most of the trees before selling the land.

Hinckley said the access easement seemed narrow. White responded that it would destroy the neighbor's trees to widen the existing drive. Hinckley suggested adding "no parking" signs along the access drive.

Matranga asked if the dumpster screening was compliant with city code because it was not included in the back up material. Bennett stated the details were included in the full set of plans but not provided in the Commission's materials. She said city staff reviewed the dumpster details. Matranga asked if the bank would be replacing the neighbor's fencing or adding new fencing. White said the neighbor's fence would remain and a mow strip would be left around the Southwestern Bell Telephone facility.

5. Communications

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, October 13, 2022 and (ii) Thursday, October 27, 2022.
- B. Receive the August 2022 DRC Report, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Hinckley said he attended the Galveston County Consolidated Drainage District meeting via Zoom but had a hard time hearing the conversations. Matranga said he attended the GCCDD meeting in person but did not currently have his notes.

Matranga said a resident approached him regarding a parking issue and he wanted to verify that parking violations did not fall within the purview of the commission. Harbin nodded. Parking violations would fall to either the Police Department or Code Enforcement, depending on the situation.

- C. Discussion regarding scheduling a date for the Planning and Zoning Annual Retreat proposed for Tuesday, November 29, 2022 at 6:00 P.M.

Harbin proposed a tentative date for the annual retreat to be held, Tuesday, November 29th, at 6:00pm.

6. ADJOURNMENT

This meeting was adjourned at 07:20 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 13, 2022

Subject: Final Plat of Mandale Estate

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat will create one single residential tract. Part of the tract lies within Brazoria County, Alvin extra territorial jurisdiction (ETJ) and that portion will be platted through Alvin. The owner will also dedicate 10 feet of right-of-way to achieve the ultimate 60-foot right-of-way needed for a public street, Mandale Road.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Platting is a ministerial duty of the Commission. The plat meets the minimum requirements of the subdivision ordinance.

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. Compliance Memo_Mandale Estate
2. Mandale Estates Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: September 30, 2022
Re: Mandale Estates Short Form Final Plat

Project Description: The proposed plat will create one single residential tract. Part of the tract lies within Brazoria County, Alvin extra-territorial jurisdiction (ETJ) and that portion will be platted through Alvin. The owner will also dedicate 10-feet of right-of-way to achieve the ultimate 60-foot right-of-way needed for Mandale Road.

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.*

None.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, SPENCER JAMES FRINK, SR., EUNICE CHING FRINK, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 5.7425 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT MANDALE ESTATE, 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 OUR HAND THIS _____ DAY OF _____, 2022

BY: _____ BY: _____
SPENCER JAMES FRINK, SR, OWNER EUNICE CHING FRINK, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPENCER JAMES FRINK, SR. AND EUNICE CHING FRINK, 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 ____ OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TEXAS FIRST BANK, HOLDING A LIEN UPON THE FINAL PLAT OF MANDALE ESTATE BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT TEXAS FIRST BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NOS, 2021072455, AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
JOHN CHANDLER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GLAVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN CHANDLER, VICE PRESIDENT, ON BEHALF OF TEXAS FIRST BANK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED .

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF MANDALE ESTATE, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS

THIS _____ DAY OF _____, 2022.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MATRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO 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

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

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., IN INSTRUMENT

NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

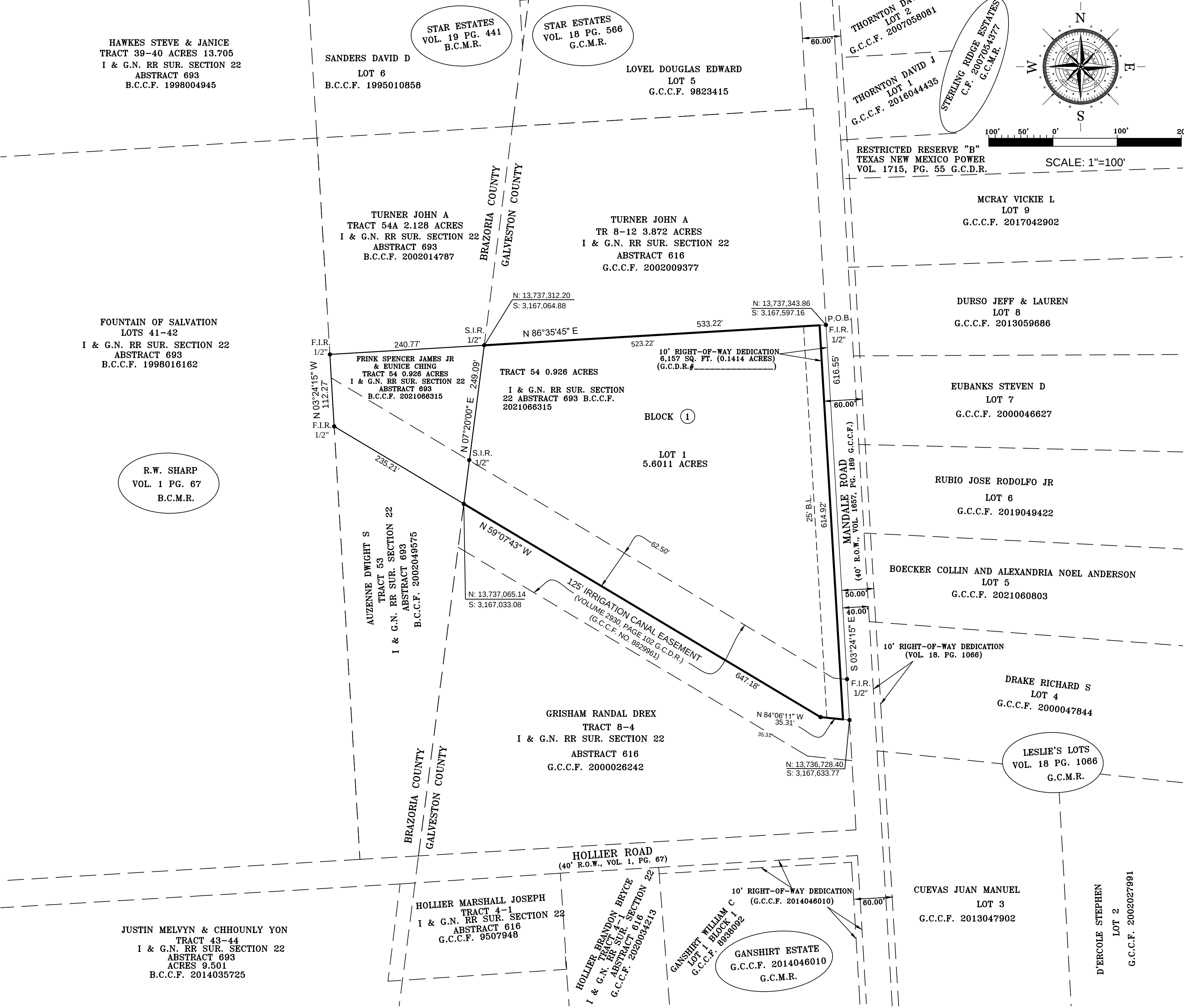
BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G220029

DIRECTOR DATE

DIRECTOR DATE

THIS IS TO CERTIFY 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 THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.



GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

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

FLOOD STATEMENT:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0205C, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONES "X", "X"(SHADED) AND "AO" (DEPTH 2).

BENCHMARK NGS E459 EL 26.00 NAVD 88
BRASS DISC SET IN CONCRETE ON THE WEST SIDE OF BRIARMEADOW DRIVE APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF BRIARMEADOW DRIVE AND APPROXIMATELY 190 FEET SOUTH OF THE CENTERLINE OF SUNSET DRIVE.

METES AND BOUNDS DESCRIPTION:

BEING A 5.7425 ACRE TRACT OF LAND OUT OF A CALLED 6.669 ACRE TRACT, SITUATED IN SECTION 22, OF THE I. & G. N. SURVEY, ABSTRACT 616, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO ARTHUR H. ELSNER AND CHERIE L. ELSNER, BY DEED, AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 9647961, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 20.0003 ACRE TRACT OF LAND, BEING LOTS 53 AND LOT 54, OF THE R. W. SHARP SUBDIVISION, OF SAID SECTION 22, I. & G. N. SURVEY, ABSTRACT 616, AS RECORDED IN VOLUME 1657, PAGE 189, IN THE COUNTY CLERK'S OFFICE OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FOLLOWING:

BEGINNING AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 5.7525 ACRE TRACT, AND BEING SITUATED IN THE EAST LINE OF SAID 20.003 ACRE TRACT, SAID POINT BEING SOUTH 03°24'15" EAST A DISTANCE OF 337.67 FEET, FROM THE NORTHEAST CORNER OF SAID 20.0003 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF MANDALE ROAD (BASED ON A RIGHT-OF-WAY WIDTH OF 40.00 FEET);

THENCE SOUTH 03°24'15" EAST, ALONG AND COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID MANDALE ROAD, AT 533.22 FEET, PASSING A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF A CALLED 125.00 FEET WIDE IRRIGATION CANAL EASEMENT, AS RECORDED IN VOLUME 2930, PAGE 102, OF THE GALVESTON COUNTY DEED RECORDS AND UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 8829961, AND CONTINUING FOR A TOTAL DISTANCE OF 616.55 FEET, TO A POINT FOR CORNER IN THE CENTERLINE OF SAID CANAL EASEMENT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84°06'11" WEST, ALONG AND COINCIDENT WITH THE CENTERLINE OF THE SAID CANAL EASEMENT, A DISTANCE OF 45.44 FEET, TO AN ANGLE POINT FOR CORNER;

THENCE NORTH 59°07'43" WEST, ALONG AND COINCIDENT WITH THE CENTERLINE OF SAID CANAL EASEMENT, A DISTANCE OF 647.18 FEET, TO A POINT FOR CORNER BEING THE INTERSECTION OF SAID CENTERLINE WITH THE GALVESTON / BRAZORIA COUNTY LINE, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 07°20'00" EAST, ALONG AND COINCIDENT WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE GALVESTON / BRAZORIA COUNTY LINE, PASSING AT 68.17 FEET A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE NORTHERLY LINE OF SAID IRRIGATION CANAL EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 249.09 FEET, TO 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF A 3.872 ACRE TRACT CONVEYED TO JOHN A. TURNER BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2002009377;

THENCE NORTH 86°35'45" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SAID 3.872 ACRE TRACT, A DISTANCE OF 533.22 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 5.7425 ACRES OF LAND.

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	15,600
LOT WIDTH MINIMUM FEET	120 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR THOROUGHFARES

F. LOTS CURRENTLY IN EXISTENCE WITH LESS THAN 90 FEET OF WIDTH THAT HAVE STRUCTURES ALREADY BUILT UPON THEM MAY CONTINUE WITH THE SAME EXISTING SETBACK FOR ADDITIONS PROVIDED THEY ARE NOT LESS THAN A MINIMUM OF FIVE FEET.

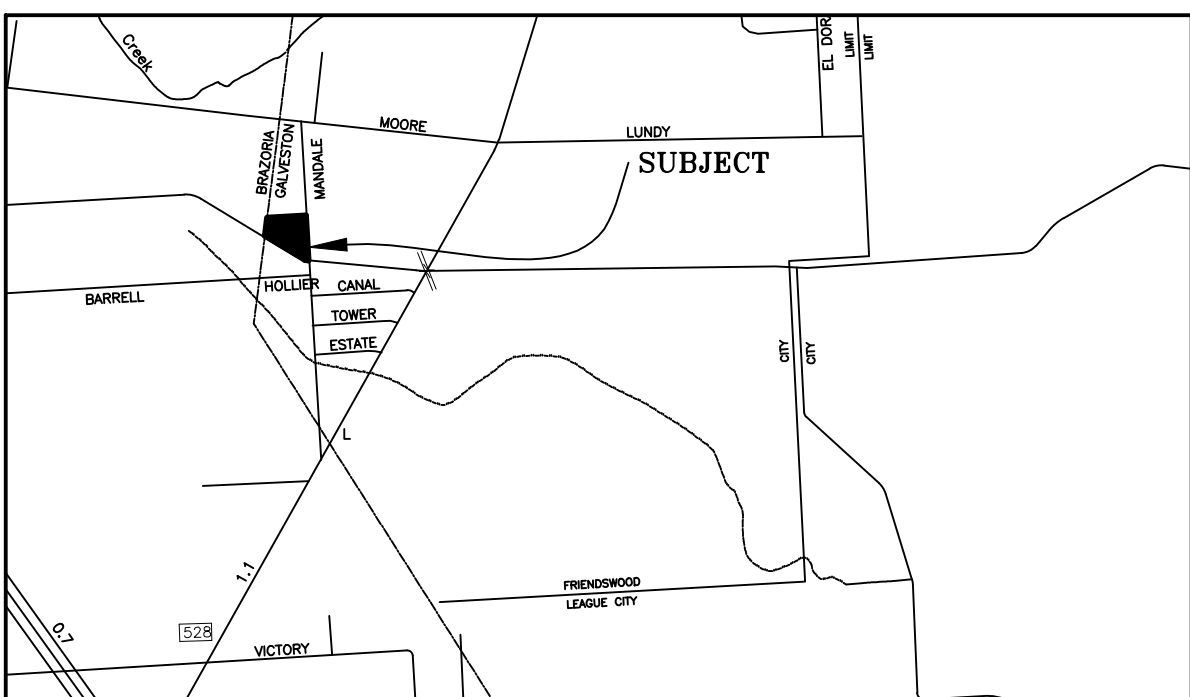
SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 09/28/2022

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

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



VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT) KEY MAP 565

GENERAL PLAT NOTES:

1. ● INDICATES MONUMENT
2. ○ INDICATES CONTROL MONUMENT.
3. / INDICATES NOT TO SCALE
4. B.L. INDICATES BUILDING LINE.
5. F.I.R. INDICATES FOUND IRON ROD.
6. F.I.P. INDICATES FOUND IRON PIPE.
7. U.E. INDICATES UTILITY EASEMENT.
8. R.O.W. INDICATES RIGHTS-OF-WAY.
9. VOL./PG. INDICATES VOLUME/PAGE.
10. P.O.B. INDICATES POINT OF BEGINNING
11. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
12. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
13. G.C.D.R. GALVESTON COUNTY DEED RECORDS.
14. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
15. THE FINISHED FLOOR ELEVATIONS 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.
16. 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.
17. 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.
18. 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.
19. 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 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 COMPANY (TNMP).
20. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
21. 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.
22. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791022-01787, EFFECTIVE DATE JULY 07, 2022.
23. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
24. THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000
25. SUBJECT TO RESTRICTIONS SET FORTH IN GALVESTON COUNTY CLERK FILE NO.S 9627845, 9647961 AND BRAZORIA COUNTY CLERK FILE NO.S 96-017852, 96-071284.

FINAL PLAT
MANDALE ESTATE

A SUBDIVISION OF A 5.7425 ACRE TRACT OF LAND OUT OF A CALLED 6.669 ACRE TRACT, SITUATED IN SECTION 22, OF THE I. & G. N. SURVEY, ABSTRACT 616, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO ARTHUR H. ELSNER AND CHERIE L. ELSNER BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 9647961, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 20.0003 ACRE TRACT OF LAND BEING LOTS 53 AND LOT 54, OF THE R. W. SHARP SUBDIVISION, OF SAID SECTION 22, I. & G. N. SURVEY, ABSTRACT 616, AS RECORDED IN VOLUME 1657, PAGE 189 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

1 LOT 1 BLOCK

SEPTEMBER 28 2022

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS
SPENCER JAMES FRINK, SR.
EUNICE CHING FRINK
6407 BLACK HILLS TRAIL
LEAGUE CITY, TX 77573
PHONE: 210-442-7651



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 13, 2022

Subject: Receive and discuss an update regarding the City of Friendswood Comprehensive Plan.

Action:

SUMMARY / ORIGINATING CAUSE

The Planning and Zoning Commission and staff have been tasked with updating the Comprehensive Plan. There are several basic components of the plan including land use, transportation and public facilities. The Future Land Use Plan was updated in 2021, and this year, we continue to update the remainder of the plan. The release of the 2020 Census data allows us to collect updated information regarding population, education attainment, age distribution, labor force and housing. This data can be used to help determine goals for future development of the City.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Six purposes of a Comprehensive Plan include 1) improve the physical environment of the community as a setting for human activities – to make it more functional, beautiful, decent, healthy, interesting and efficient; 2) Promote public interest, the interest of the community at large, rather than the interests of individuals or special groups within the community; 3) Facilitate the democratic determination and implementation of community policies on physical development; 4) Effect political and technical coordination of community development; 5) Inject long range considerations into the determination of short-range actions; and 6) Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Comprehensive Plan Update 10-2022

CITY OF FRIENDSWOOD

Comprehensive Plan Update



Update Plan

In-House Updates

- Baseline Analysis of Existing Conditions
- Major Thoroughfare Plan (transportation)
- Community Facilities Plan
- Utility Plan
- Land Use Plan

Plans being managed by other departments:

- Parks Plan
- Drainage Plan

Outside Consultant

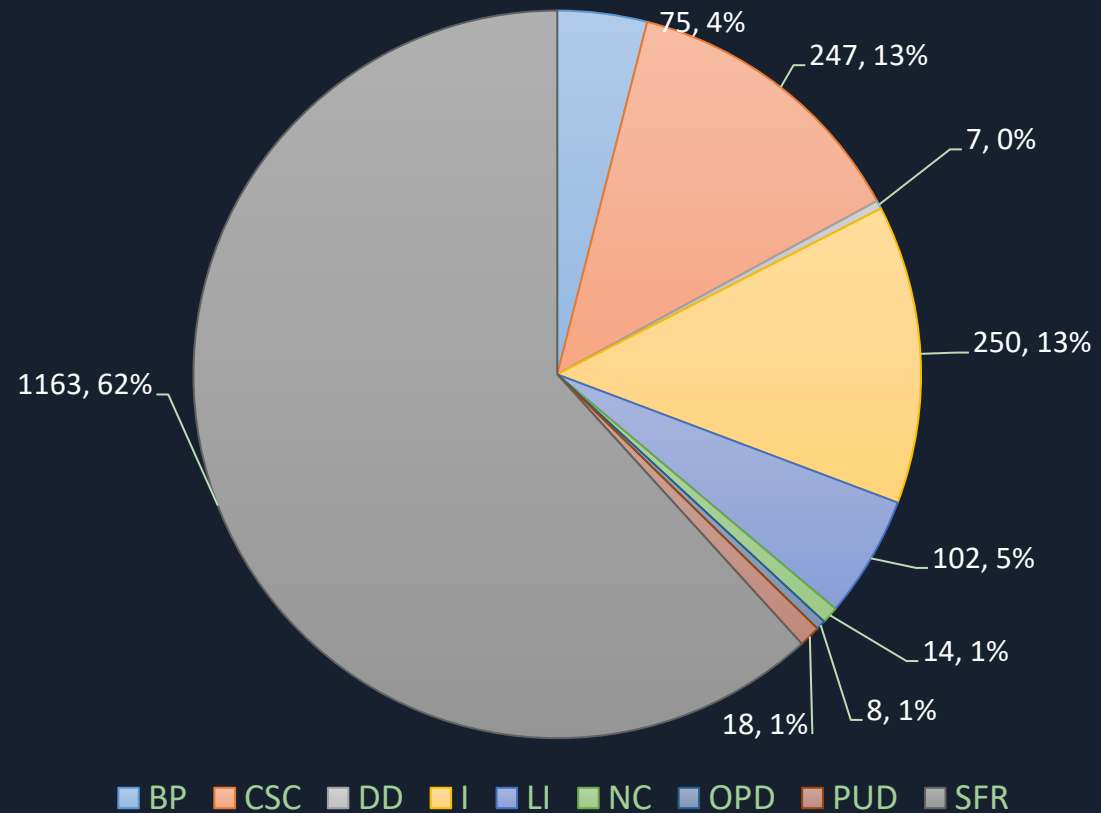
- Any additional Goals & Objectives
- Vision/Goals for future
- Sustainability Plan
- Any other sections



Comprehensive Plan – Land Use

Undeveloped Land

1884 acres
(12/2021)



Comprehensive Plan – Population

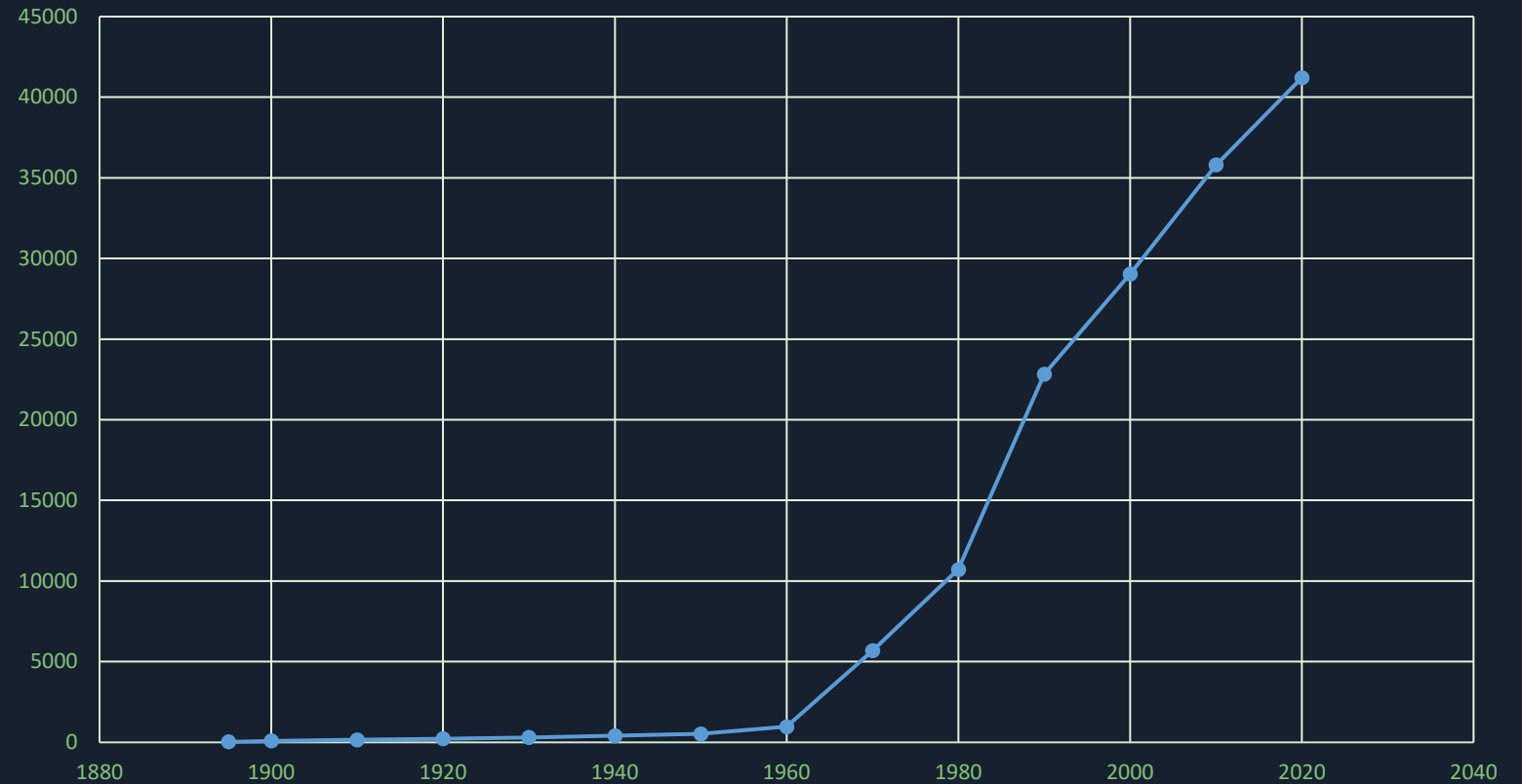
Population
15% increase

Comparable to State and
counties; Pearland and
League City - 38% and
37% respectively

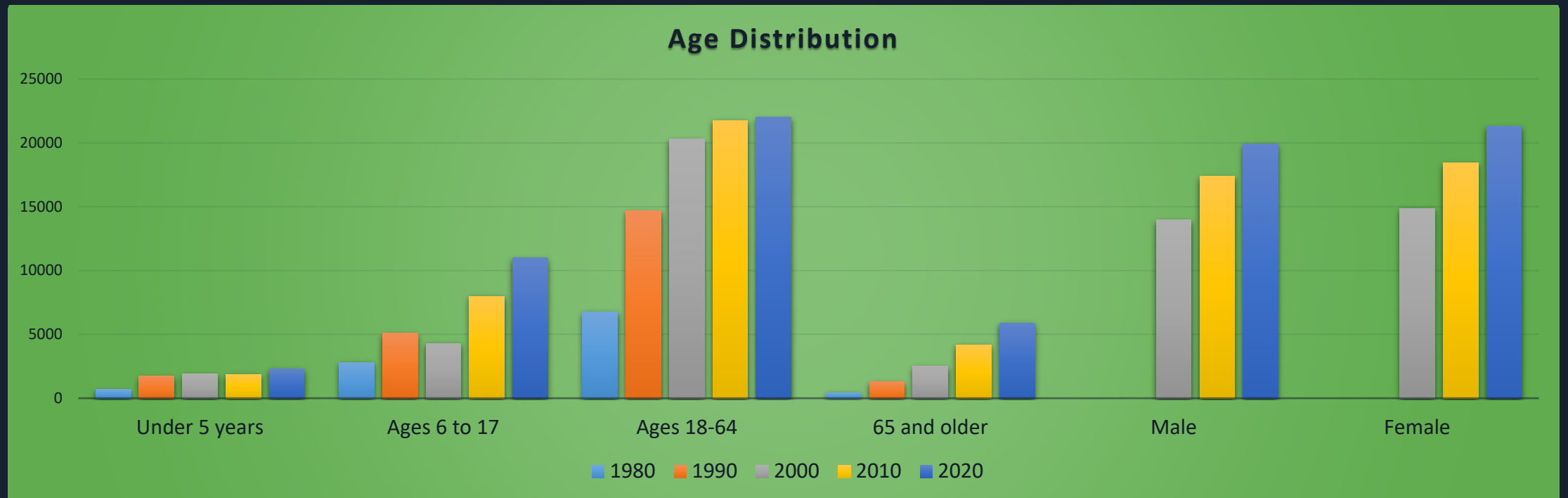
Lowest increase since
1900



City of Friendswood Population
2020 – 41,213



Comprehensive Plan – Age Distribution



Comprehensive Plan – Age & Population

Over 65
population
continues to
increase

Median Age History

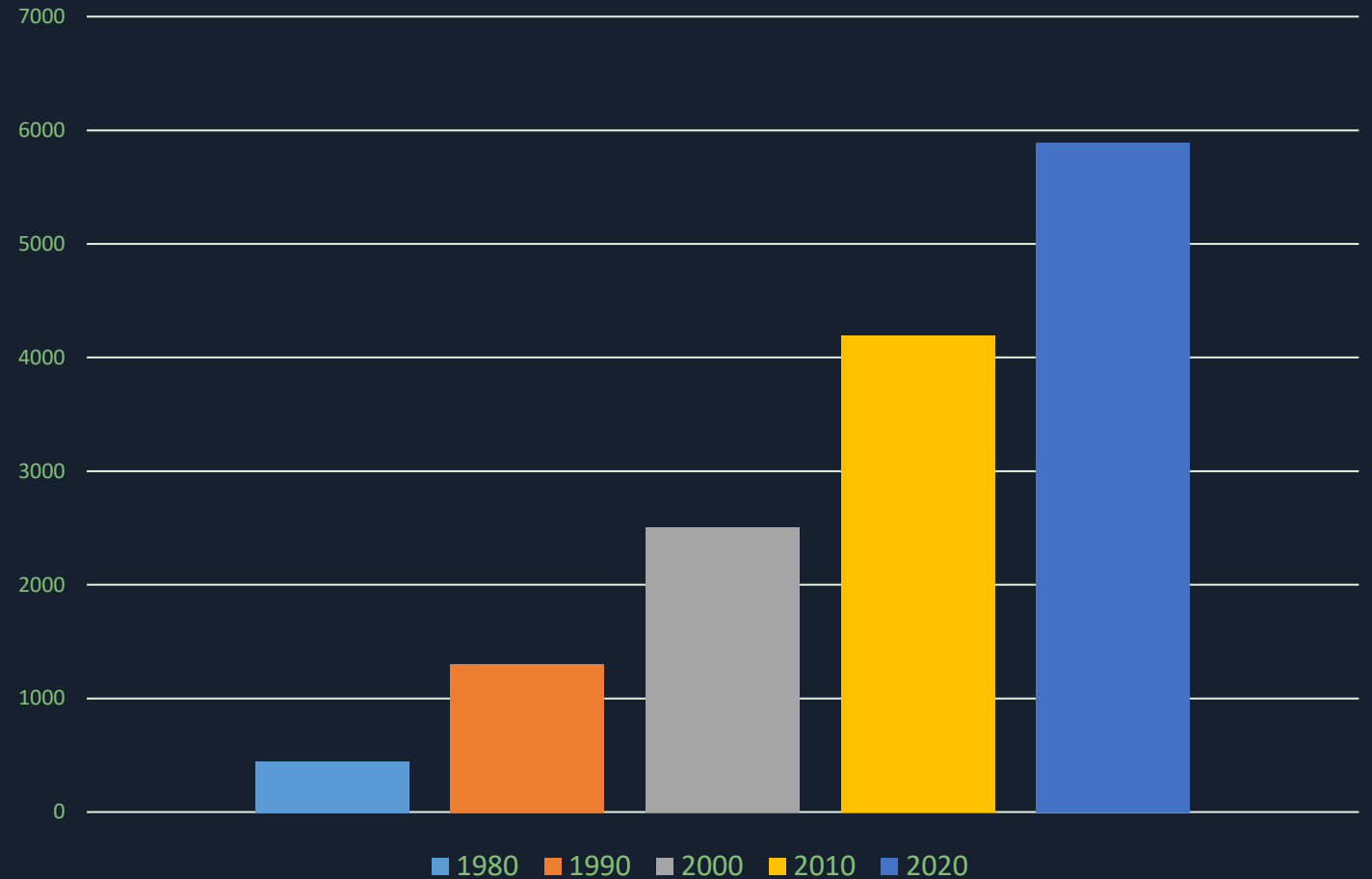
1990 - 32.9

2000 – 37.2

2010 - 40.2

2020 – 41.4

65 and Over Population



Comprehensive Plan – Income

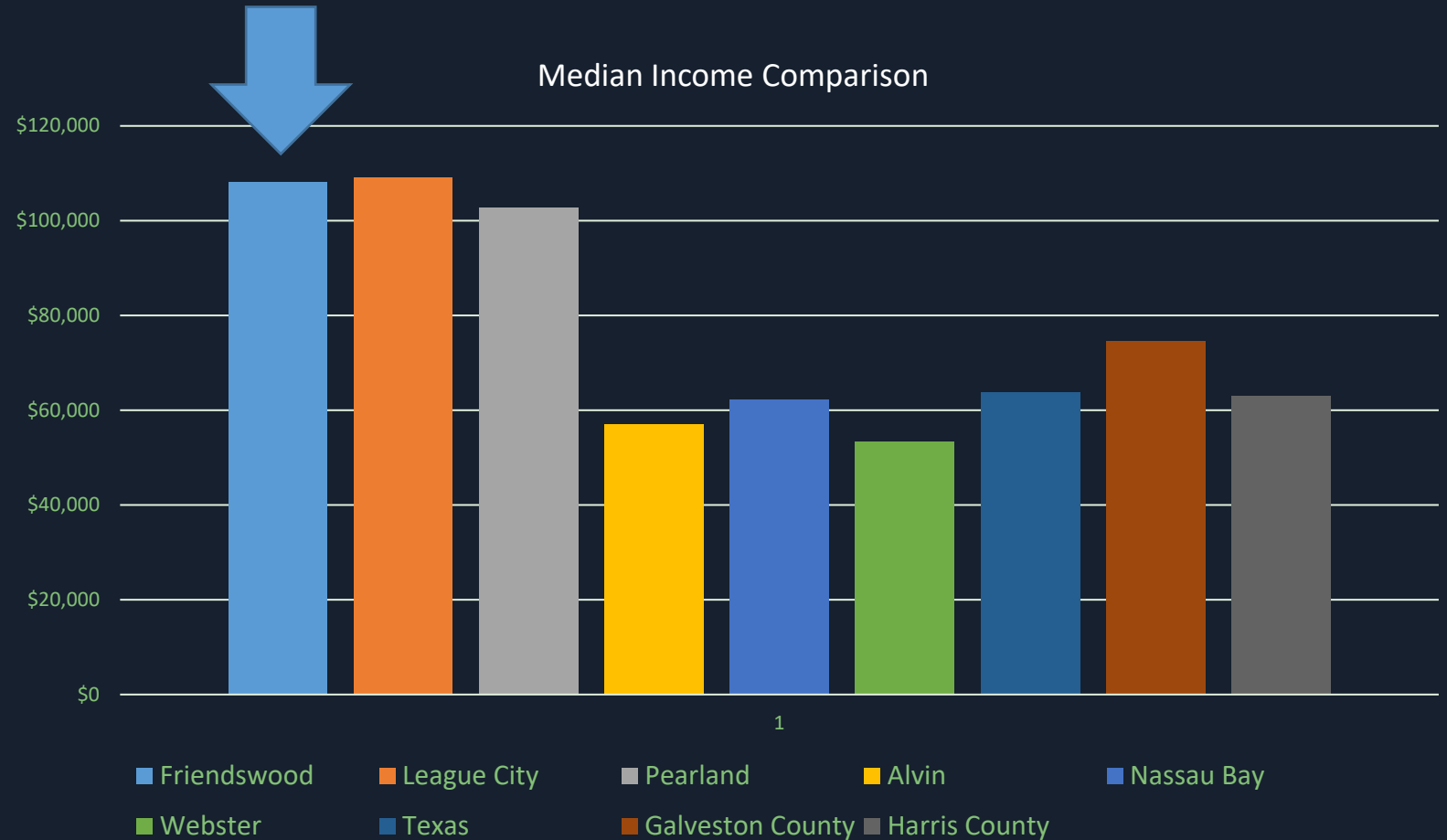
Prior Years

1989 - \$50,492

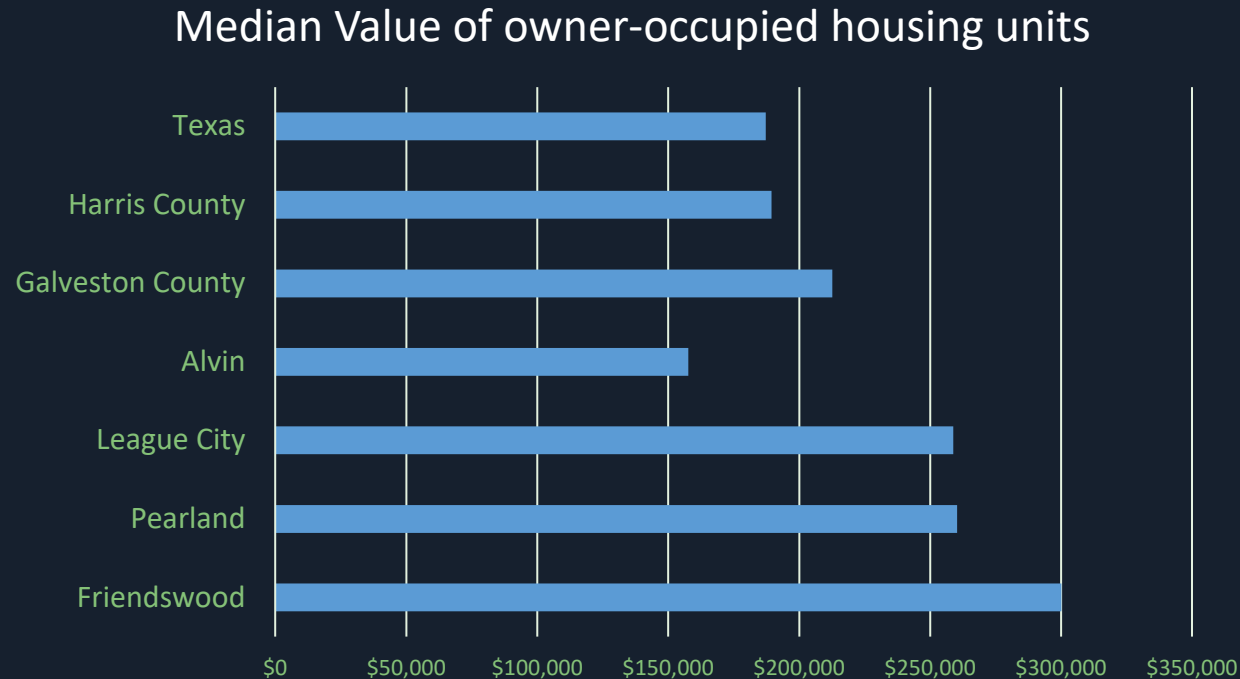
2000 - \$77,293

2010 - \$99,780

2020 - \$108,135



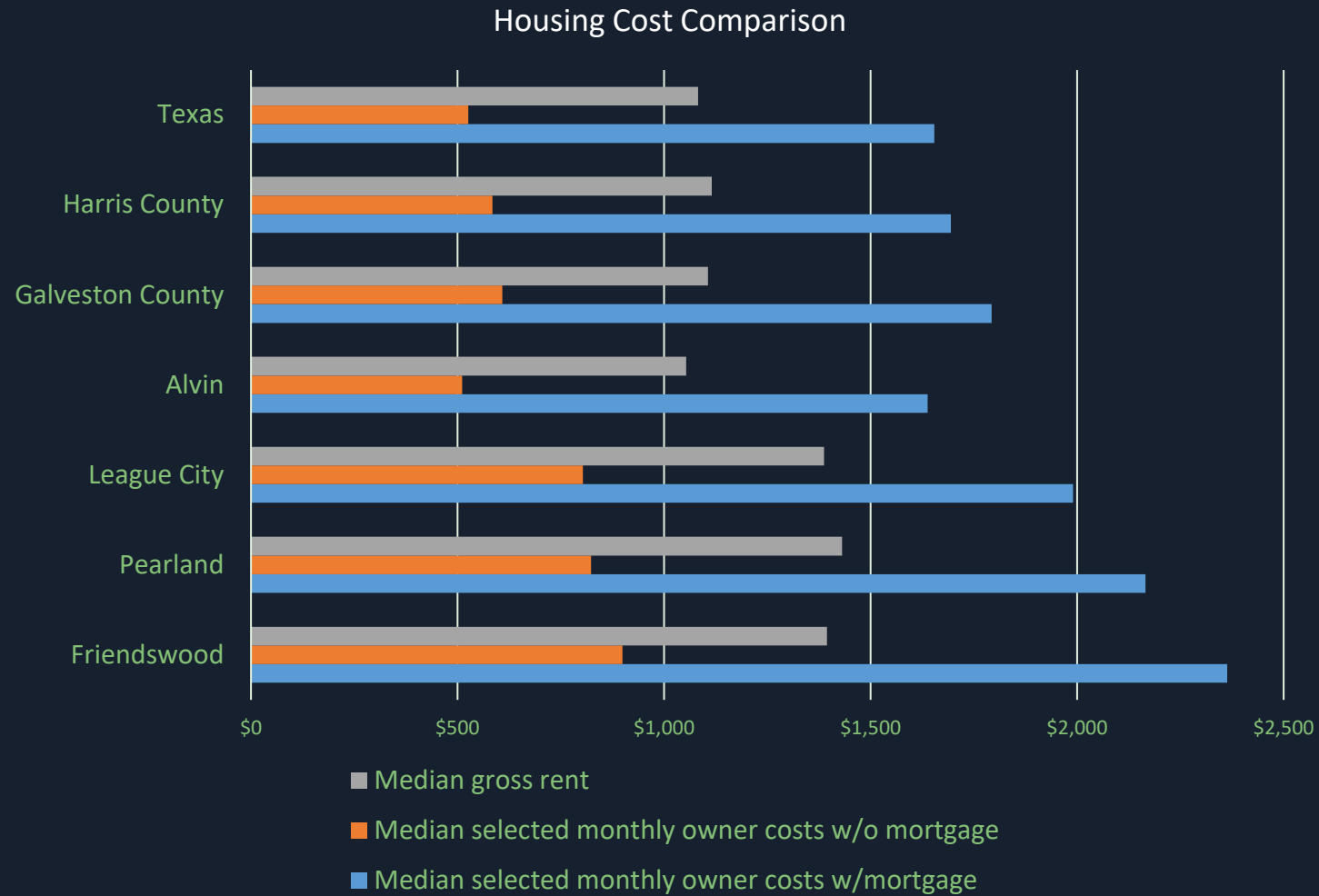
Comprehensive Plan – Housing



New Census Category: Households with a computer and internet service.
Friendswood 97.7 % of households have a computer and 96.1 percent have a broadband internet subscription compared to the State of Texas 92.7% and 85.1% have broadband internet.

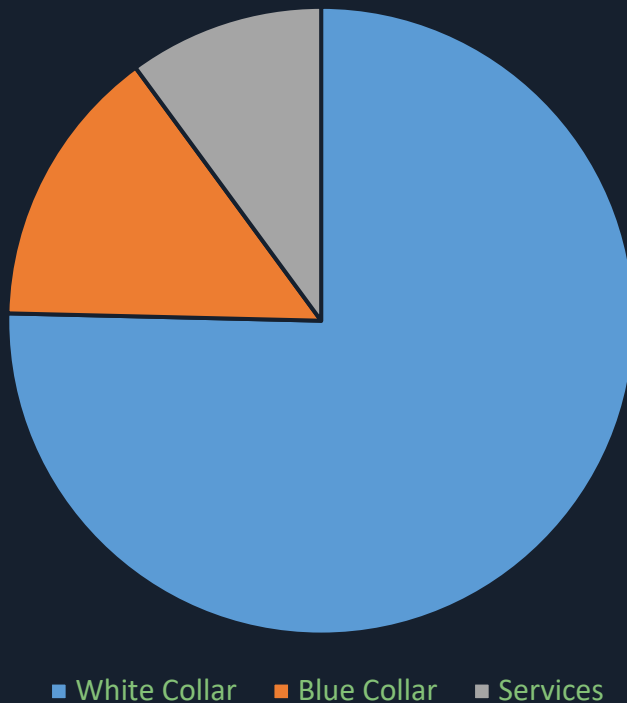


Comprehensive Plan – Housing



Comprehensive Plan – Labor Force

Total Work Force - 20,499
2022 Forecast by Esri



White collar – Management, Business/Financial, Computer/Mathematical, Architecture/Engineering, Life/Physical, Social Sciences, Community/Social Service, Legal, Education/Training/Library, Arts/Design/Entertainment, Healthcare Provider, Sales and Sales Related, Office/Administrative Support

Blue collar - Farming/Fishing/Forestry, Construction/Extraction, Installation/Maintenance/Repair, Production, Transportation/Material Moving

Services – Healthcare Support, Protective Service, Food Preparation/Serving, Building Maintenance, Personal Care/Service

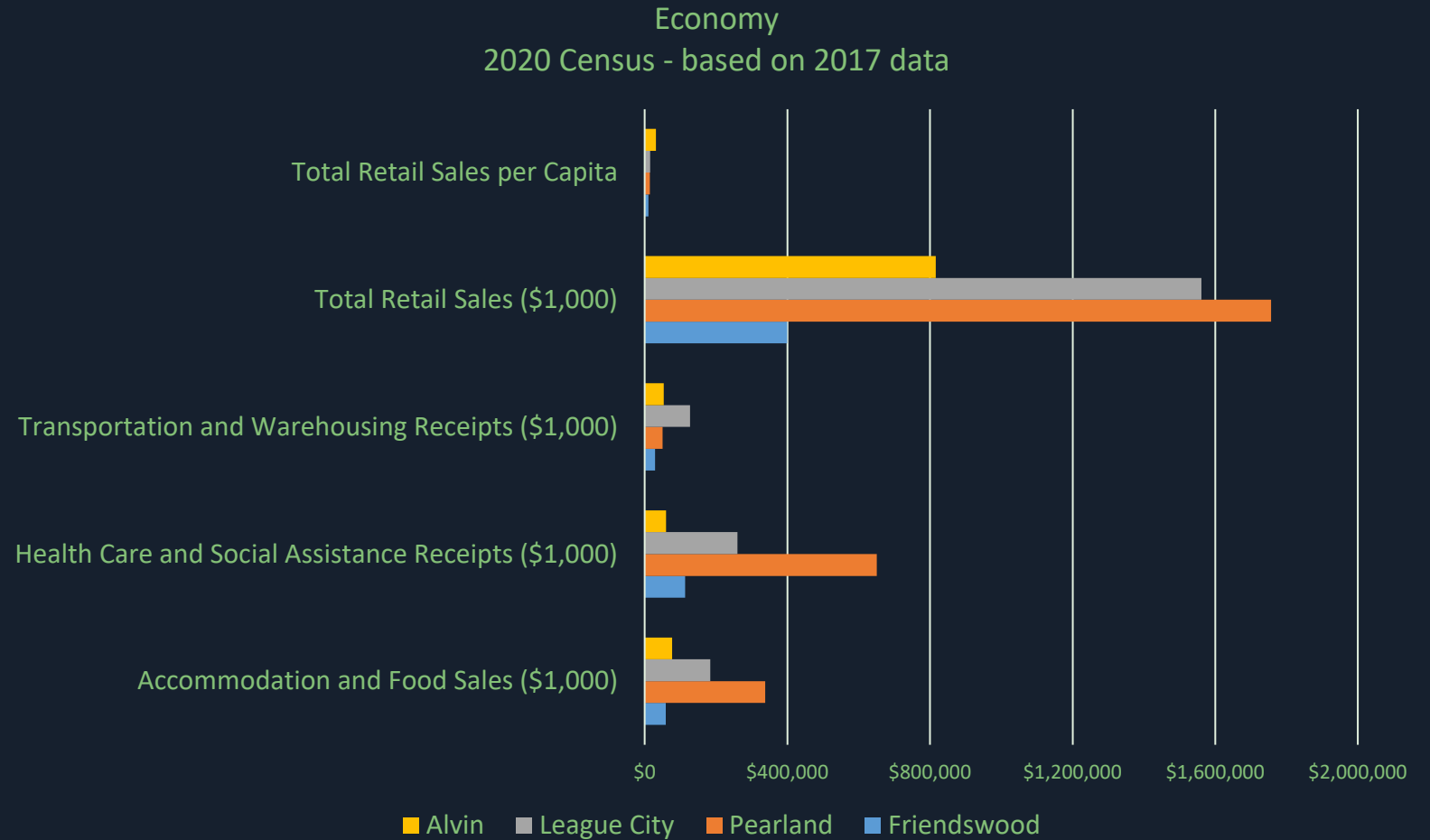
Unemployment

2022 – 2070 people; 2010 – 764 people; 1990 – 474 people



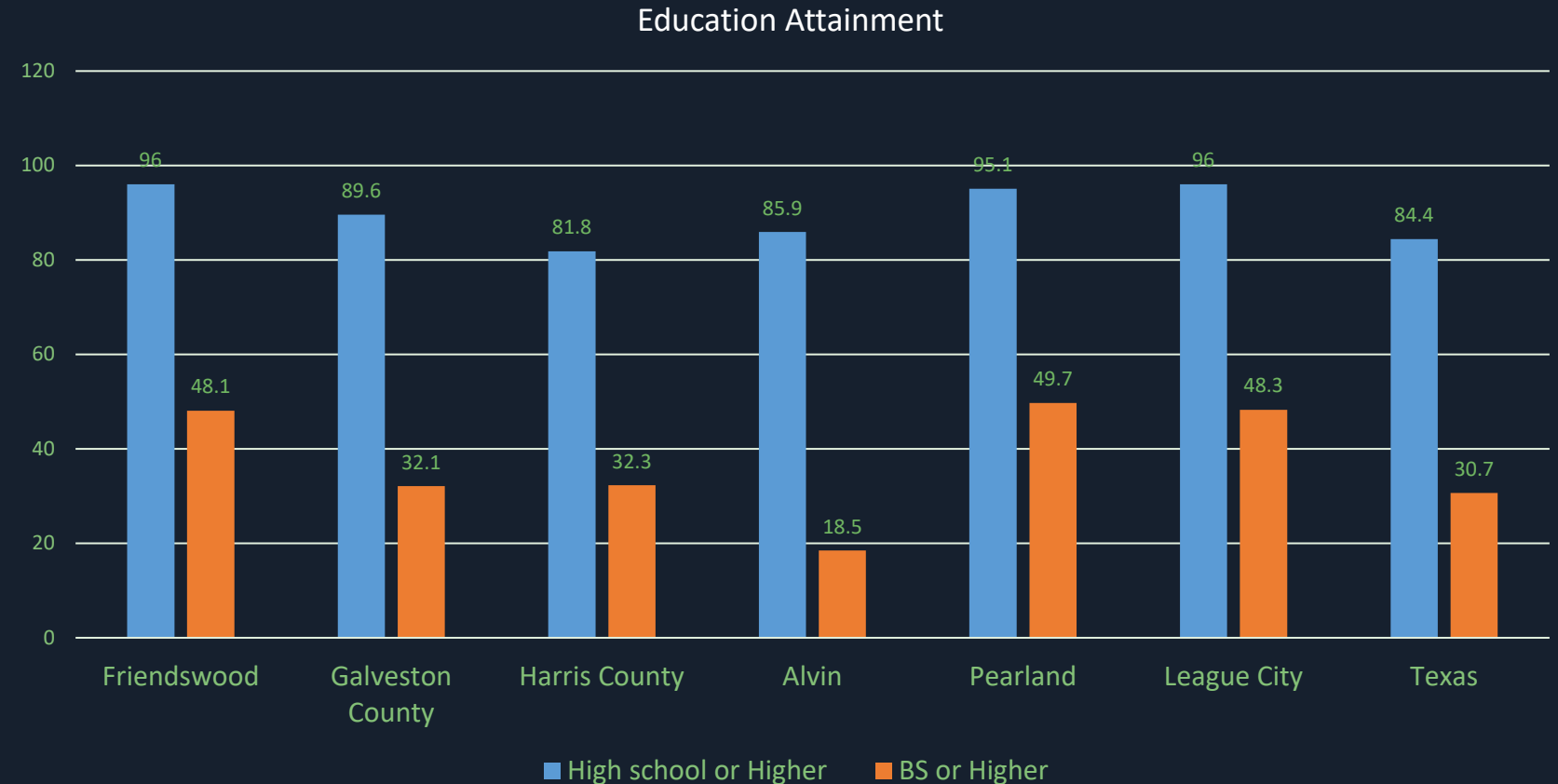
Comprehensive Plan – Economy

Friendswood is the lowest in all categories except Health Care and Social Assistance



Comprehensive Plan - Education

Most comparable to
League City and
Pearland



Comprehensive Plan – Comparison

Comparison of other Texas cities with Similar Population

	Hurst, Tx	Schertz, Tx	Friendswood, Tx	Coppell, Tx
Population (2020)	40,413	42,002	41,213	42,983
Persons 65 years and over, percent	16.9%	13.4%	14.3%	8.9%
Median value of owner-occupied housing units	\$ 209,000.00	\$ 223,400.00	\$ 300,100.00	\$ 414,000.00
Households	14,340	14,853	13,540	15,231
High school graduate or higher, percent of persons 25 years and older	89.4%	94.8%	96.0%	97.6%
Bachelor's degree or higher, percent of persons 25 years and older	32.5%	37.2%	48.1%	69.5%
Total accommodation and food services sales, 2017	\$ 167,613.00	\$ 80,480.00	\$ 58,828.00	\$ 114,545.00
Total retail sales (2017)	\$ 1,350,011.00	\$ 426,737.00	\$ 399,427.00	\$ 1,821,560.00
Median household income	\$ 64,441.00	\$ 84,527.00	\$ 108,135.00	\$ 128,476.00



Community Facilities

Facility	SQFT	Year Built	# Employees
City Hall	22,320	1994	46
Activity Building*	6,300	1983	3
Public Safety Building	26,108	2008	101
Animal Control	6,695	2013	4
Blackhawk	36,890	1992	61
Library	15,520	1979	22



Community Facilities

Current Projects

Blackhawk facility

Public Safety Building – Phase 2

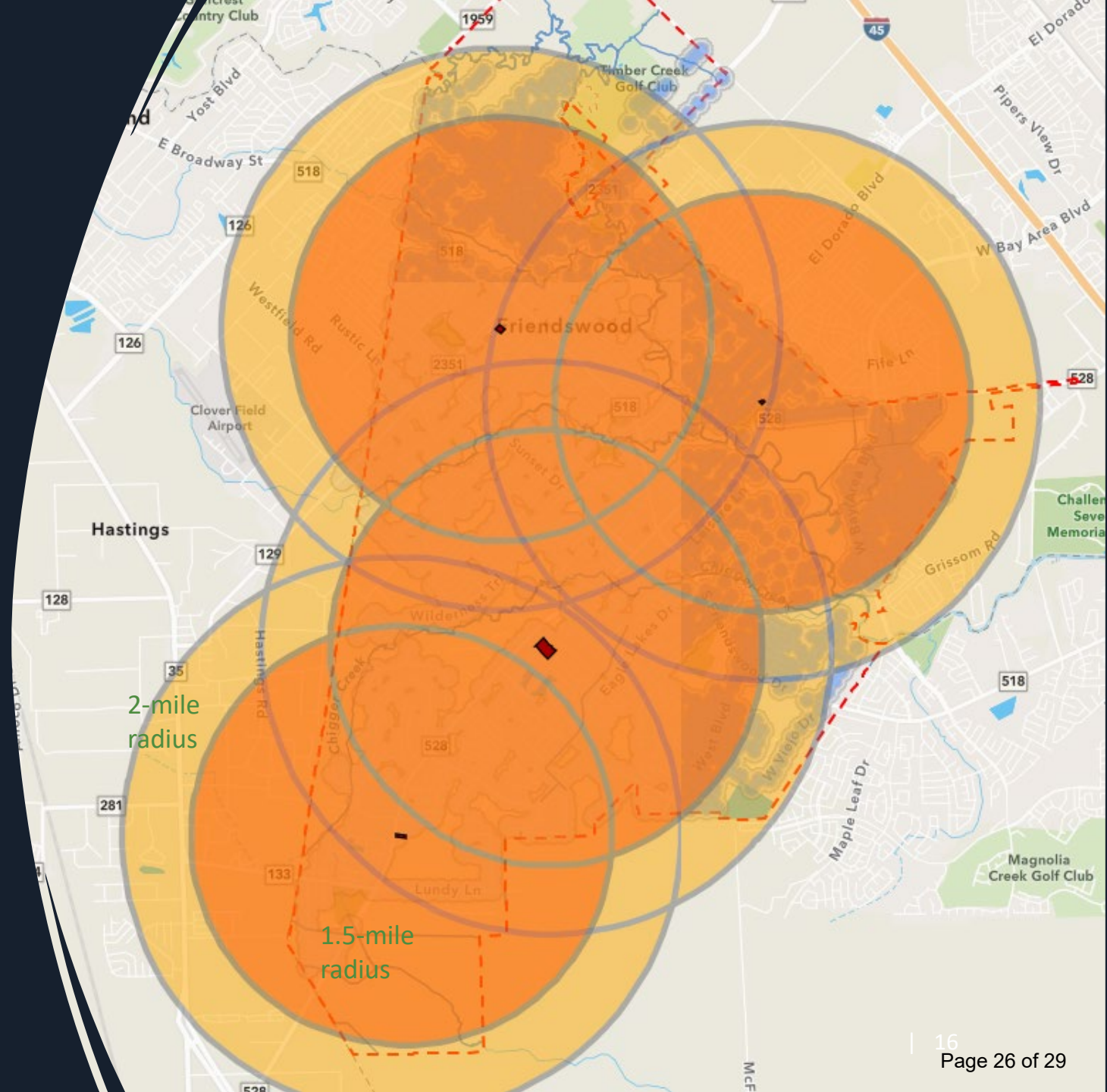
Fire Station #2 - rebuild



Community Facilities – Public Safety

4 Fire Stations

1610 Whitaker Drive
2601 W Parkwood Ave
4402 Laura Leigh
111 Woodlawn



Community Facilities – Vacant Property

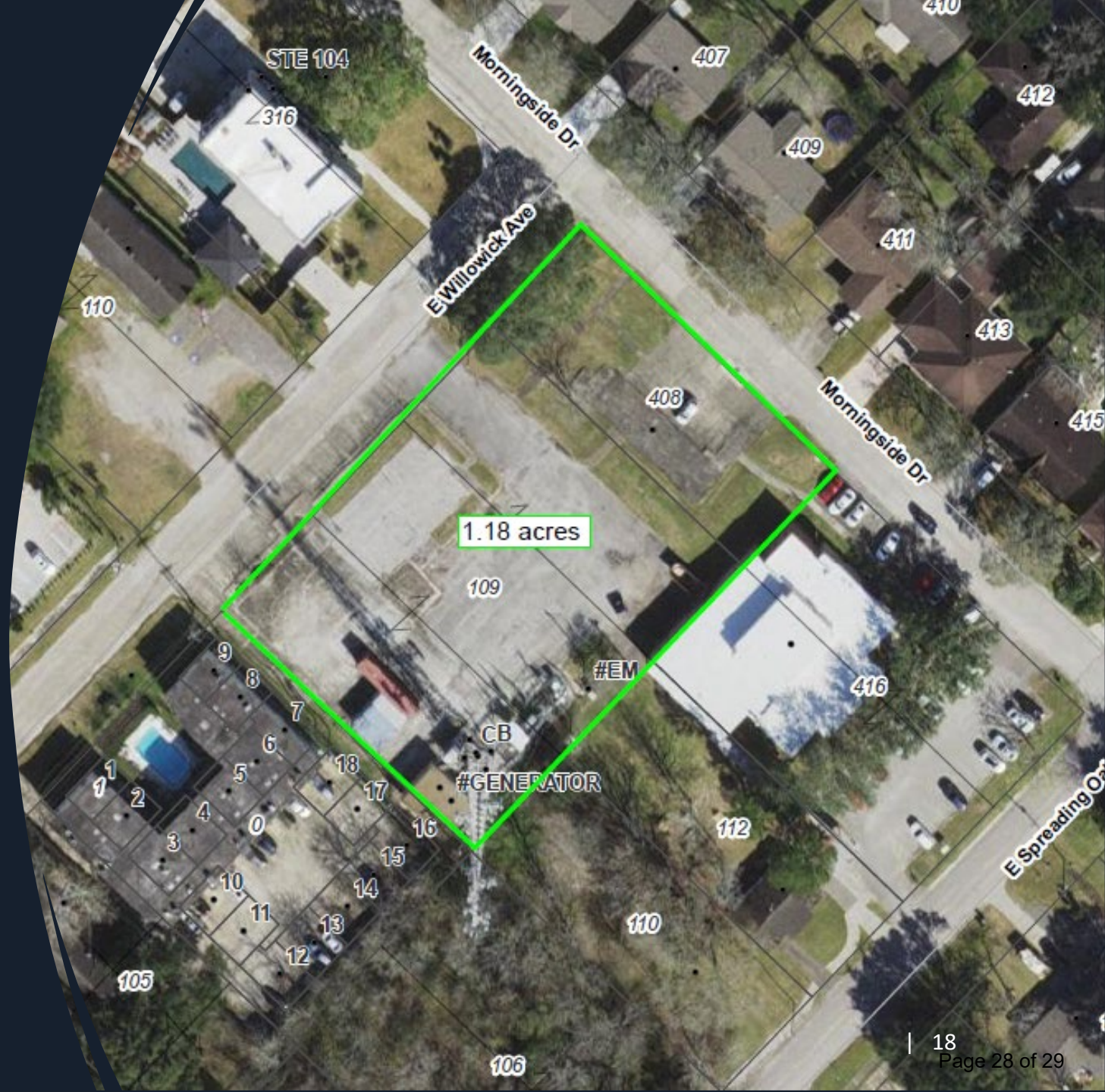
W Parkwood Ave/FM 528

24.69 acres



Community Facilities – Vacant Property

109 E Willowick
408 Morningside Drive
1.18 acres



Comprehensive Plan - Next

Incorporate the following...

- ❖ Parks Master Plan
- ❖ Drainage Master Plan
- ❖ Utility Master Plan

