



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, MARCH 9, 2023 - 6:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. OATH OF OFFICE

- A. Administer the oath of office to Ms. Marsha Conrad as Planning and Zoning Commissioner.

3. 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.

4. 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 Commission Regular Meeting held Thursday, February 9, 2023.
- B. Consider approving the Final Plat of Georgetown Detention Basin Phase I, being 43.447 acres of land located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Texas.

5. ACTION ITEMS

- A. Consider appointments to and assignments of the Ordinance Subcommittee and the Planning Subcommittee.

6. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, March 23, 2023 and (ii) Thursday, April 13, 2023.
- B. Receive the February 2023 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

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



Becky Bennett
Development Coordinator



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 6th day of March, 2022, at 2:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 9, 2023

Subject: Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, February 9, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commissioner to review and approve the minutes of the Thursday, February 9, 2023, Planning and Zoning Commission Regular Meeting. The minutes are attached to this item for your review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 02-09-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 9, 2023 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
FEBRUARY 9, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 9, 2023, AT 6:00PM, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TOM HINCKLEY
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

2. ELECTION OF CHAIRPERSON

A. Consider electing the Chairperson of the Planning and Zoning Commission.

Vice-Chairman Sasson asked for Chairman nominees to which Bounds nominated Sasson. Koerner seconded the nomination but Sasson declined the role due to health concerns.

Rives nominated Hinckley for Chairman. Seconded by Sasson. The motion was approved unanimously. Chairman Hinckley continued directing the meeting.

3. 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)

Randy Hale said the City's Major Thoroughfare Plan was possibly being changed and asked the Commission to hear the citizens' input before making any changes. Hale suggested public meetings for resident input.

Joe Matranga, former Chairman of the Planning and Zoning Commission, thanked the commissioners for all their support throughout his five years of service.

Mayor Mike Foreman commended Matranga on his service and thanked each of the commissioners, individually, for their unique contributions, as well. He also mentioned the reason Matranga stepped down from the Commission is to run for a City Council position.

4. 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 Catherine Koerner moved to approve the consent agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, January 12, 2023.
- B. Consider approving the Final Plat of Hagewood Estates, being 13.5075 acres of land, out of the George Van Pelt's Subdivision, Galveston County, Texas.

5. ACTION ITEMS

- A. Consider approving a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat.

****Vice-Chairman Richard Sasson moved to approve a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said the engineers need more time on the development of long range utility plans. Sasson asked if the project has made any progress or is stagnant. Harbin replied the developer has approval to begin on the detention pond and lift station and will be mobilizing soon.

- B. Consider approving the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas.

****Commissioner Marcus Rives moved to approve the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said this project was several years in the making and would consist of a four-story building with retail, restaurant, and offices on the first floor plus apartments on the top three floors. She said the building would also include a pool on the second floor plus a dog park near the entrance to Spreading Oaks. Harbin stated the developer would remove the concrete wall adjacent to the library to open up the green space. Harbin said the developer is proposing a hybrid form of tree mitigation, being subject to the old regulations but trying to incorporate some of the intent of the new ordinance. She explained the trees being planted in the landscape parkway along FM 518 will be larger than normally required.

Rives asked if the 10-foot landscape buffer would still be achievable on the Willowick side of the property because of the on-street, head-in parking. Bennett showed the buffer installed between the parking and the building. She explained the trees would be located within landscape areas as opposed to a landscape strip.

Sasson asked the developer, Louis Tannos, to explain what Class-A apartments are. Tannos said that the class includes higher end finishes and appliances to attract a younger demographic. Sasson questioned the overhead line that is currently in front of the property. Tannos said that there is an AT&T line that will be buried under FM 518. Blair Korndorfer/architect said the main electrical power would feed from the backside of the property. Sasson asked what would happen to the historical marker at the front of the property. Tannos answered that the historical marker will be removed and stored during construction. He said the marker will be reinstalled when the project is complete.

Bounds asked if a fence would be installed against the adjacent Heritage Gardeners property. Korndorfer replied that the tree line would remain and a fence would not be installed. Koerner asked what buffer would be installed to screen the residential neighbors. Bennett said there is only one residentially zoned neighbor and a ten-foot landscape buffer with trees and a fence are required. Bennett explained the other adjacent properties look like residential houses but are actually zoned Downtown District.

Mann asked how many units would be in the building, to which Tannos responded 111 units. Mann said he appreciated the effort put into the project. Hinckley said he thought the developer went over and beyond with this project.

C. Consider approving the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports.

****Commissioner Catherine Koerner moved to approve the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin stated this project would consist of a 28,000 square foot building for indoor volleyball plus 12 outdoor sand volleyball courts. She said the property is zoned Industrial, requiring a ten-foot landscape buffer along Beamer Road but no sidewalk since the right-of-way is outside the city limits. She also mentioned that onsite detention is required.

Mann commented that this seemed like a good use for this area of town. Sasson asked if the facility

would be purely volleyball or if it would include other activities like pickleball. David Mai/owner said pickleball could be played in the mornings when classes were not scheduled.

Rives asked if the onsite pond was a wet or dry pond. Bennett said it would be a dry detention pond. Rives also questioned the fire lanes. Bennett answered the Fire Marshal had reviewed and approved the fire lane plans. He also asked for background on the Design Modification Form approved for the parking plan. Harbin said that city staff researched other volleyball facilities capacity versus the city's standard parking ratio for sports fields and found a compromise the City Engineer approved.

Hinckley commented that one entrance onto Beamer Road could create traffic issues when practices or games let out. Mr. Mai said the practices will be staggered at different times.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission Regular Meetings for (i) Thursday, February 23, 2023 and (ii) Thursday, March 9, 2023.
- B. Recognize Mr. Joe Matranga for his service to the Planning and Zoning Commission from July 2017 through January 2023.

The Commissioners and staff thanked Joe Matranga for his service on the Planning and Zoning Commission. Harbin presented Matranga with a plaque to show appreciation.

- C. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Hanks reported that City Council approved the zone change for the Jeter Funeral Home residential tract. She said the past council meeting had many residents attend and speak regarding the proposed pathway for Friendswood Parkway. Hanks mentioned that Keep Friendswood Beautiful presented a design plan for renovations to the old Fire Station No. 1 site. She explained the city does not have funds for the redevelopment but that a plan is necessary to seek grants and alternate funding. She also mentioned that KFB presented their favorite plan but that two more have been designed and could be considered, as well.

Sasson said the city is required to update the Impact Fee Study every five years, so the Commission should be seeing that update soon.

7. ADJOURNMENT

This meeting was adjourned at 06:53 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 9, 2023

Subject: Consider approving the Final Plat of Georgetown Detention Basin Phase I, being 43.447 acres of land located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat accounts for the land required for on-site detention to construction Georgetown Subdivision Section 1. Temporary access will be provided via a dedicated access easement that is shown on the plat. The preliminary plat was approved November 10, 2022.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The plat was reviewed by the Planning, Engineering, and Public Works Departments for compliance.

ATTACHMENTS

1. Compliance Memo_Georgetown Detention Basin Ph I FP
2. Final Plat_Georgetown Detention Basin Phase I

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: February 27, 2023
Re: Georgetown Detention Basin Phase I Final Plat

Project Description: This plat accounts for the land required for on-site detention to construction Georgetown Subdivision Section 1. Temporary access will be provided via a dedicated access easement that is shown on the plat. The preliminary plat was approved November 10, 2022.

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.*

None.

Date: Feb. 24, 2023, 8:43am User ID: nvaldivia File: C:\Users\lvaldivia\Temp\lvaldivia-15248\230113 PL-4099716 Final.dwg

STATE OF TEXAS
COUNTY OF GALVESTON
WE, **D.R. HORTON – TEXAS, LTD.**, ACTING BY AND THROUGH _____ BEING OFFICERS OF **D.R. HORTON – TEXAS, LTD.**, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **43.447 ACRE** TRACT DESCRIBED IN THE ABOVE, AND FOREGOING MAP OF **GEORGETOWN DETENTION BASIN PHASE I**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, THE _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, **2023**.

BY: _____
**NAME OF SIGNED
TITLE**

ATTEST: _____
**NAME OF SIGNED
TITLE**

STATE OF _____
COUNTY OF GALVESTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED _____, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, **2023**.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DATE: 09/01/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD**, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF **GEORGETOWN DETENTION BASIN PHASE I** 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 _____, 2023.

BY: _____
BECKY BENNETT, DEVELOPMENT COORDINATOR

BY: _____
TOM HINCKLEY, CHAIRMAN

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

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, **2023**, AT _____ O'CLOCK, _____ M, AND DULY RECORDED ON _____, **2023**, 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

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
REFERENCE NO. G220021

METES AND BOUNDS DESCRIPTION
FOR

A 43.447 acre, or 1,892,549 square feet more or less, tract of land being all of a 32.662 acre tract of land described as "Parcel 2" and conveyed to D.R. HORTON – TEXAS, LTD., in a deed recorded in Galveston County Clerk's File No. 2021029986, and same deed filed in Brazoria County Clerk's File No. 2021027288, a portion of the remainder of a called 177.58 acre tract of land described as "Tract 1" and conveyed to Dr. Christopher Angelo, Trustee and GAB, Inc., in a deed recorded in Clerk's File No. 9523753 of the Official Public Records of Real Property of Galveston County, Texas, and same deed filed in Clerk's File No. 95–020415, of the Official Public Records of Brazoria County, Texas, with the undivided interest owned by GAB, Inc. subsequently conveyed to the Estate of George A. Bofysil, Jr., Deceased, as described in Special Warranty Easement deed recorded in Clerk's File No. 2012042830 of the Official Public Records of Real Property of Galveston County, Texas, a portion of a called 251.85 acre tract of land, conveyed to George A. Bofysil, Jr., individually, and described in a deed recorded in Clerk's File No. 9863937 Official Public Records of Real Property of Galveston County, Texas, and a portion of a called 573.4733 acre tract of land conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 8612643 of the Official Public Records of Real Property of Galveston County, Texas, situated in Block 1, Section 23 of the I&GN RR Co. Survey, Abstract No. 624, Galveston County, Texas. Said 43.447 acre tract and being more fully described as follows, with bearings based on the Texas Coordinate System of 1983, established for the South Central Zone, from the North American Datum of 1983 (NA2011), epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod with a cap marked "Pape-Dawson" found on the south line of a called 106.089 acre tract of land conveyed to George A. Bofysil, Jr., Trustee and described in a deed recorded in Clerk's File No. 9612253 of the Official Public Records of Real Property of Galveston County, Texas, the northwest corner of said 32.662 acre tract;

THENCE: N 87°03'17" E, along and with the south line of said 106.089 acre tract, the north line of said 32.662 acre tract, at a distance of 24.03 feet passing a 5/8 inch iron rod with a cap marked "Pape-Dawson" found for the northeast corner of said 32.662 acre tract, and continuing with the north line of said 177.58 acre tract and a north line of said 573.4733 acre tract an additional 394.22 feet, for a total distance of 418.25 feet to a 5/8 inch iron rod with a cap marked "Pape-Dawson" set for an angle point of this tract, an interior corner of said 573.4733 acre tract of land bears N 87°03'17" E, a distance of 2227.96 feet;

THENCE: Departing the south line of said 106.089 acre tract and the north line of said 573.4733 acre tract, over and across said 573.4733 acre tract, said 251.85 acre tract, and said 177.58 acre tract, the following courses and distances;

S 56°21'23" E, a distance of 471.19 feet to a point, for a point of curvature, Southeastly, along a tangent curve to the left, having a radius of 1365.00 feet, a central angle of 101°9'03", a chord bearing and distance of S 61°30'45" E, 245.47 feet, for an arc length of 245.80 feet to a point, for a point of reverse curvature,

Southeasterly, along a tangent curve to the right, having a radius of 1835.00 feet, a central angle of 23°09'06", a chord bearing and distance of S 55°05'43" E, 736.44 feet, for an arc length of 741.47 feet to a point for a point of compound curvature,

Southeasterly, along a tangent curve to the right, having a radius of 385.00 feet, a central angle of 44°00'53", a chord bearing and distance of S 21°30'43" E, 288.54 feet, for an arc length of 295.76 feet to a point, for a point of reverse curvature,

Southeasterly, along a tangent curve to the left, having a radius of 200.00 feet, a central angle of 39°29'58", a chord bearing and distance of S 19°15'16" E, 135.16 feet, for an arc length of 137.88 feet to a point, for a point of tangency,

S 39°00'15" E, a distance of 71.93 feet to a point, for a non-tangent point of curvature,

Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 01°41'08" W, a radius of 1460.00 feet, a central angle of 04°34'28", a chord bearing and distance of N 89°23'54" W, 116.54 feet, for an arc length of 116.57 feet to a point, for a point of tangency,

N 87°06'40" W, a distance of 369.37 feet to a point, for a point of curvature,

Southwesterly, along a tangent curve to the left, having a radius of 1740.00 feet, a central angle of 26°02'59", a chord bearing and distance of S 79°51'50" W, 784.30 feet, for an arc length of 791.10 feet to a point, for a point of tangency,

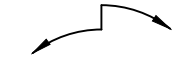
S 66°50'21" W, a distance of 296.34 feet to a point, for a point of curvature,

Southwesterly, along a tangent curve to the right, having a radius of 960.00 feet, a central angle of 27°57'45", a chord bearing and distance of S 80°49'13" W, 463.88 feet, for an arc length of 468.52 feet to a point, for a point of compound curvature,

Northwesterly, along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 131°33", a chord bearing and distance of N 78°35'08" W, 5.76 feet, for an arc length of 5.77 feet to a point, and

N 06°14'37" E, a distance of 1546.78 feet to the POINT OF BEGINNING, and containing 43.447 acres in Galveston County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 49187–20 by Pape–Dawson Engineers, Inc.

NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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 PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE, GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999866150.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
-  INDICATES STREET NAME CHANGE SYMBOL
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES QUARANTY COMPANY, EFFECTIVE DATE 12/13/2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP 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 ERCTED 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, 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 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 ~~TEXAS NEW MEXICO POWER COMPANY~~.
- 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 500-YEAR 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 HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERCTED 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 ACCEPT 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.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT VARIANCE NOTES:

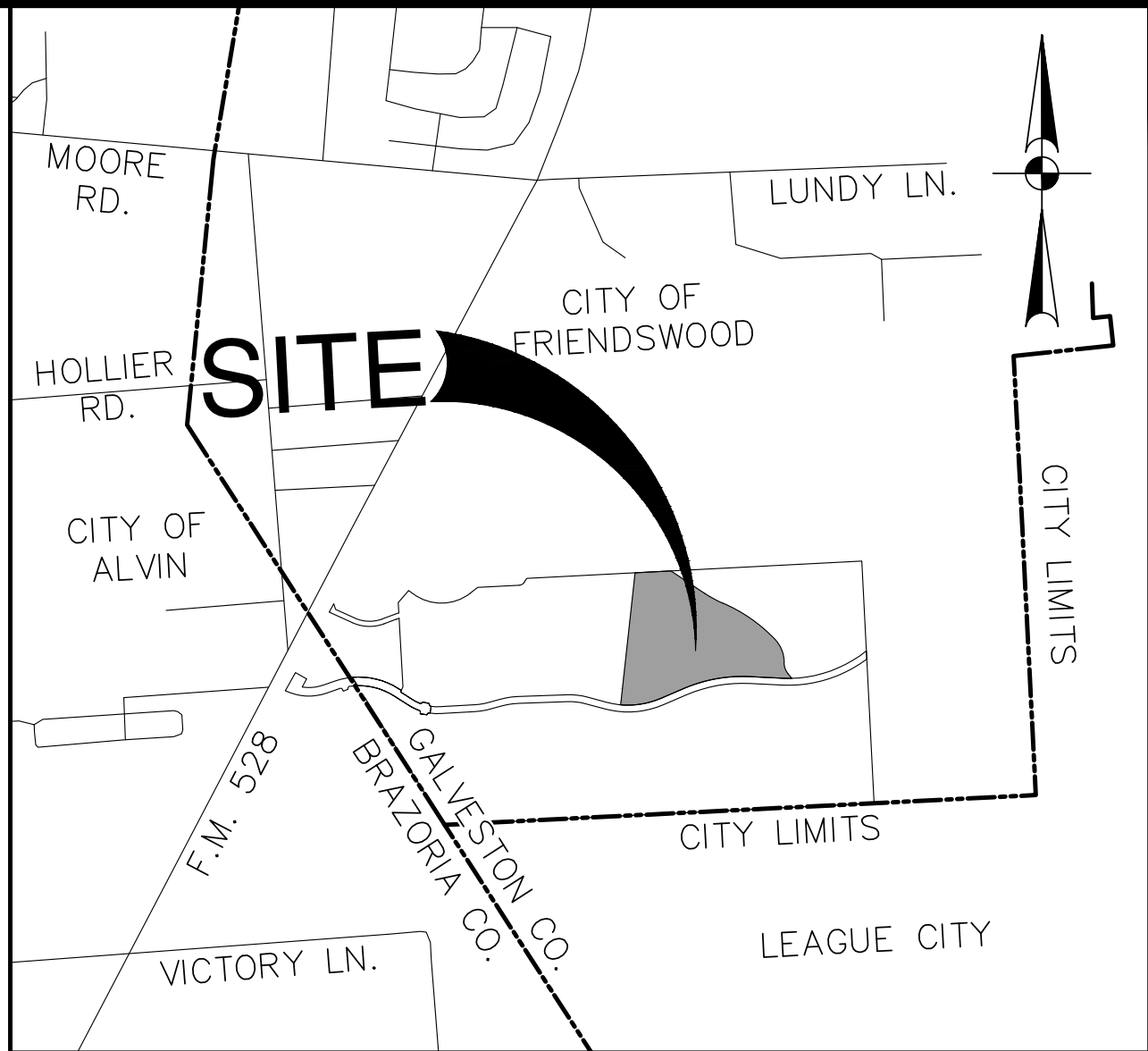
- THE DEVELOPMENT CAN HAVE A SHARED 45' WIDE MINIMUM MAINTENANCE BERM WITH DICKINSON BAYOU.
- A FULL 30' OF THE MAINTENANCE BERM MUST BE PROVIDED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S RIGHT-OF-WAY.
- THE DEVELOPMENT MUST PROVIDE A MINIMUM OF 15' MAINTENANCE BERM ALONG GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S 30' MAINTENANCE BERM.
- THE BACKSLOPE SWALE FOR THE POND AND DICKINSON BAYOU MUST BE COMBINED. THE CENTERLINE OF THE SWALE AND INLET/DROP STRUCTURES MUST BE WITHIN THE DEVELOPMENT'S 15' MAINTENANCE BERM, AND IT MUST OUTFALL TO THE DETENTION POND.
- THIS VARIANCE WAS APPROVED ON 09/28/2021.

BENCHMARK:

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PREVIOUSLY PUBLISHED ELEVATION FOR THE FOLLOWING NGS MONUMENT:
AW0997 = 37.50' NAVD83, JUNE 1991 ADJ.
BEING A DISK STAMPED "Q 1144 1999" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN.

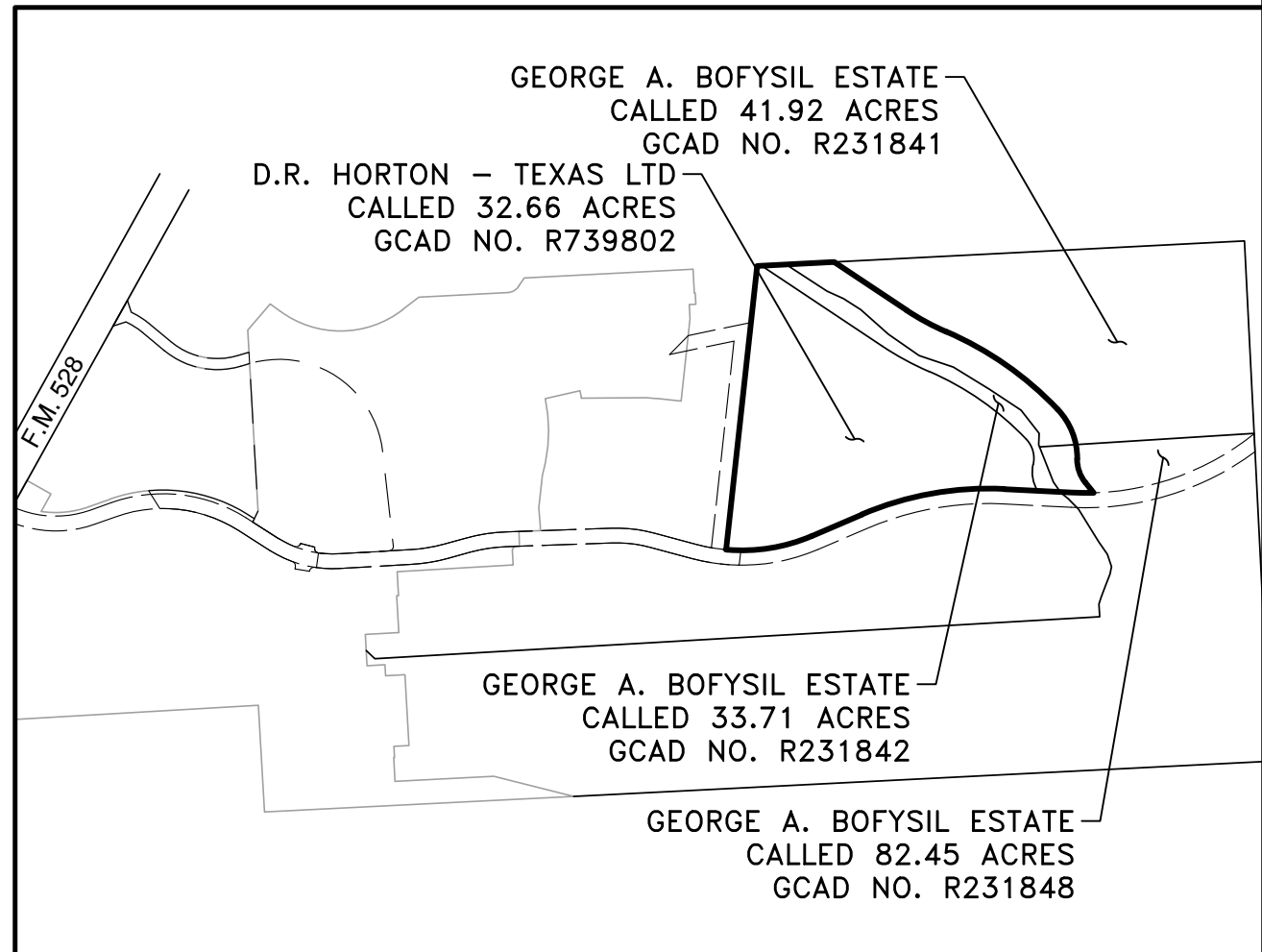
TBM 110 = 37.03'
BEING A MAGNAIL WITH WASHER STAMPED "PAPE-DAWSON" IN ASPHALT DRIVE IN THE EAST ROW OF FM 528, APPROXIMATELY 20' WESTERLY OF 132.008 ACRE TRACT SW CORNER.

TBM 111 = 36.93'
BEING A 5/8" IRON ROD WITH RED CAP MARKED "PAPE-DAWSON TRAVERSE" APPROXIMATELY 12' OFF THE EDGE OF PAVEMENT IN THE EAST ROW OF FM 528, AND ABOUT 450' NE OF EAST OF THE 132.008 ACRE TRACT NW CORNER AT THE BOX CULVERT CROSSING.



VICINITY MAP

SCALE 1"=2000'
MAP REF: KEY MAP #696 B



PARTIAL PLAT LOCATION

SCALE 1"=1000'

FINAL PLAT

GEORGETOWN DETENTION BASIN PHASE I

A SUBDIVISION OF 43.447 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

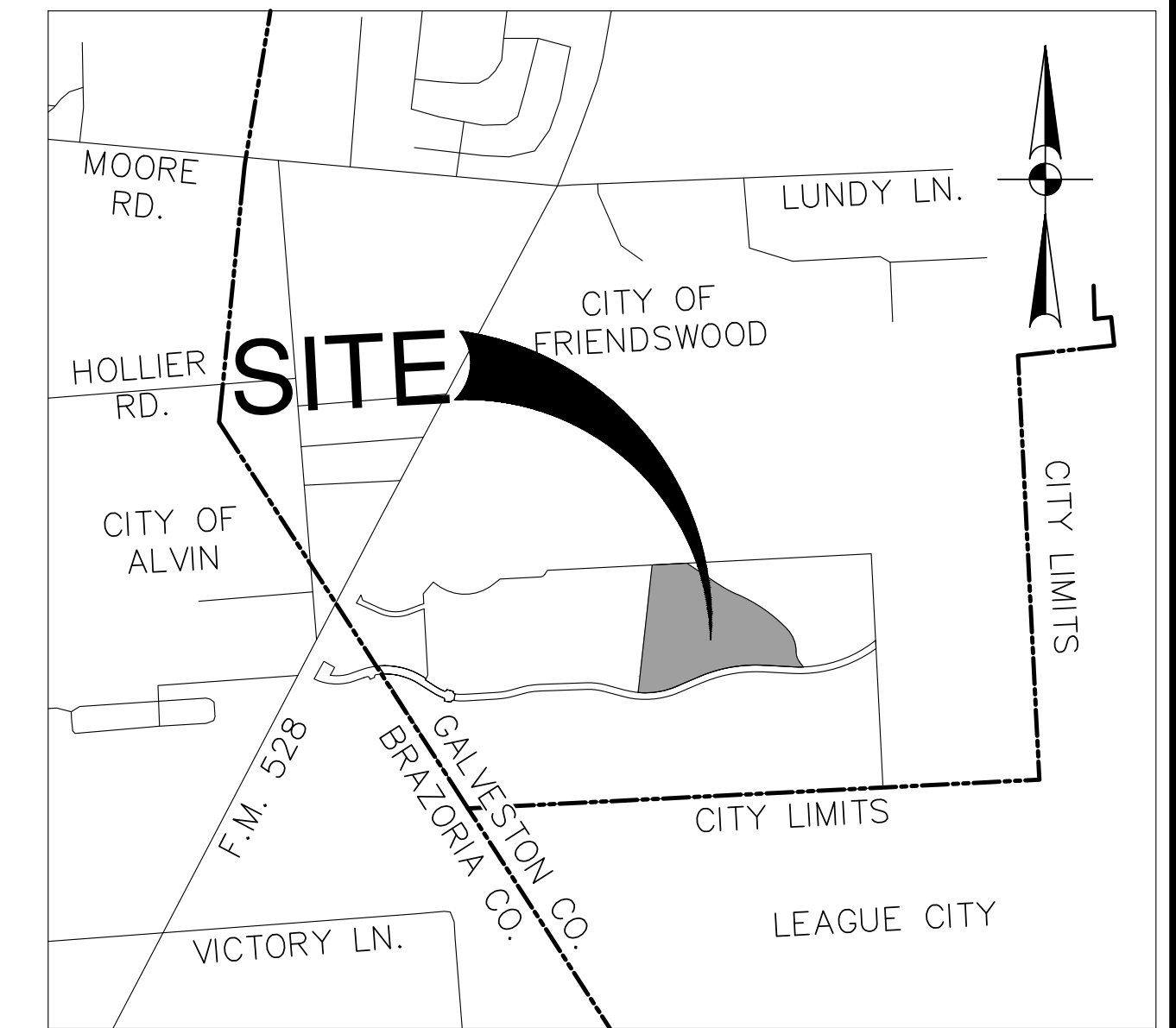
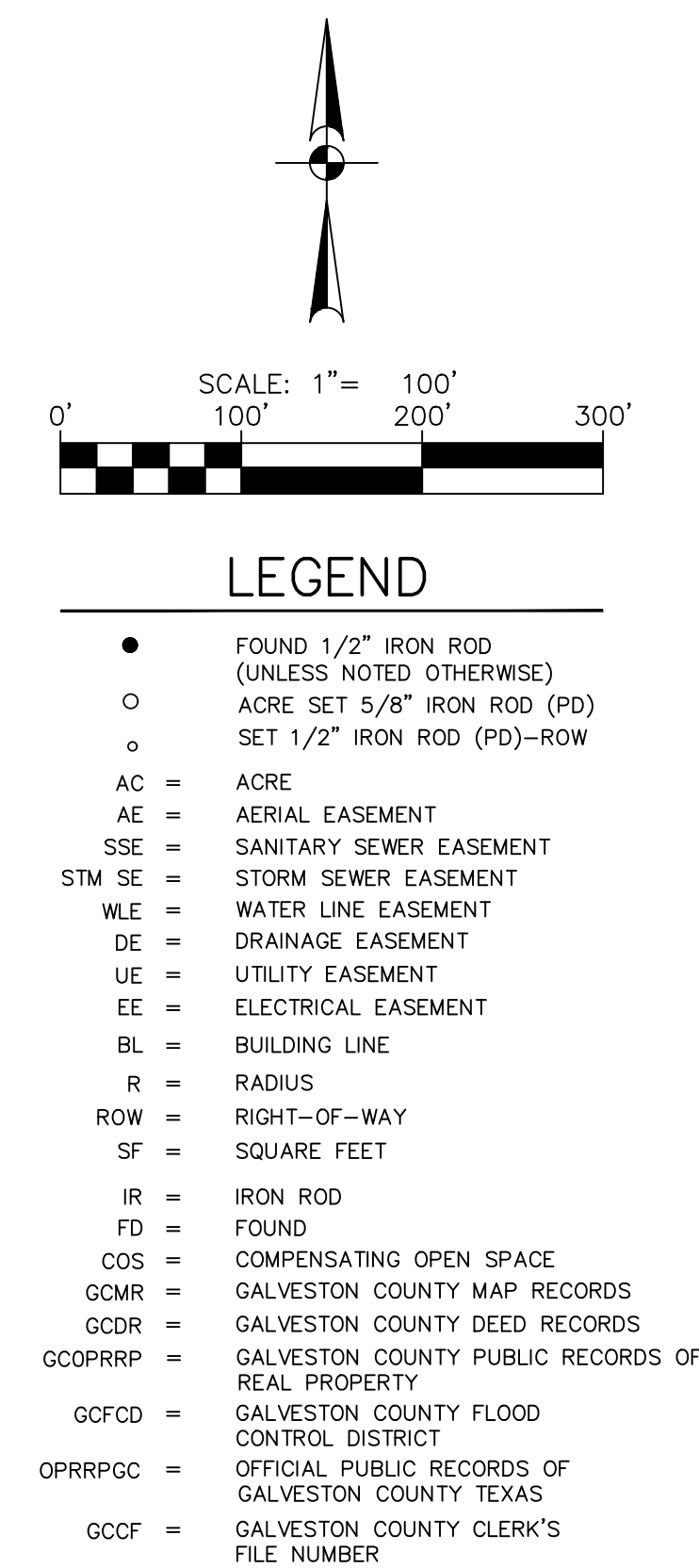
0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 100' FEBRUARY 24, 2023

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100
JONATHAN WOODRUFF – ASSISTANT VICE PRESIDENT

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10193974



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #656 B,C

RESERVES

RESTRICTED RESERVE "A"
(RESTRICTED TO DRAINAGE OR
DETENTION, LANDSCAPE,
INCIDENTAL UTILITIES, AND
OPEN SPACE PURPOSES ONLY)
32.016 AC 1,394,606 SQ FT

FINAL PLAT

GEORGETOWN

DETENTION BASIN

PHASE I

A SUBDIVISION OF 43.447 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
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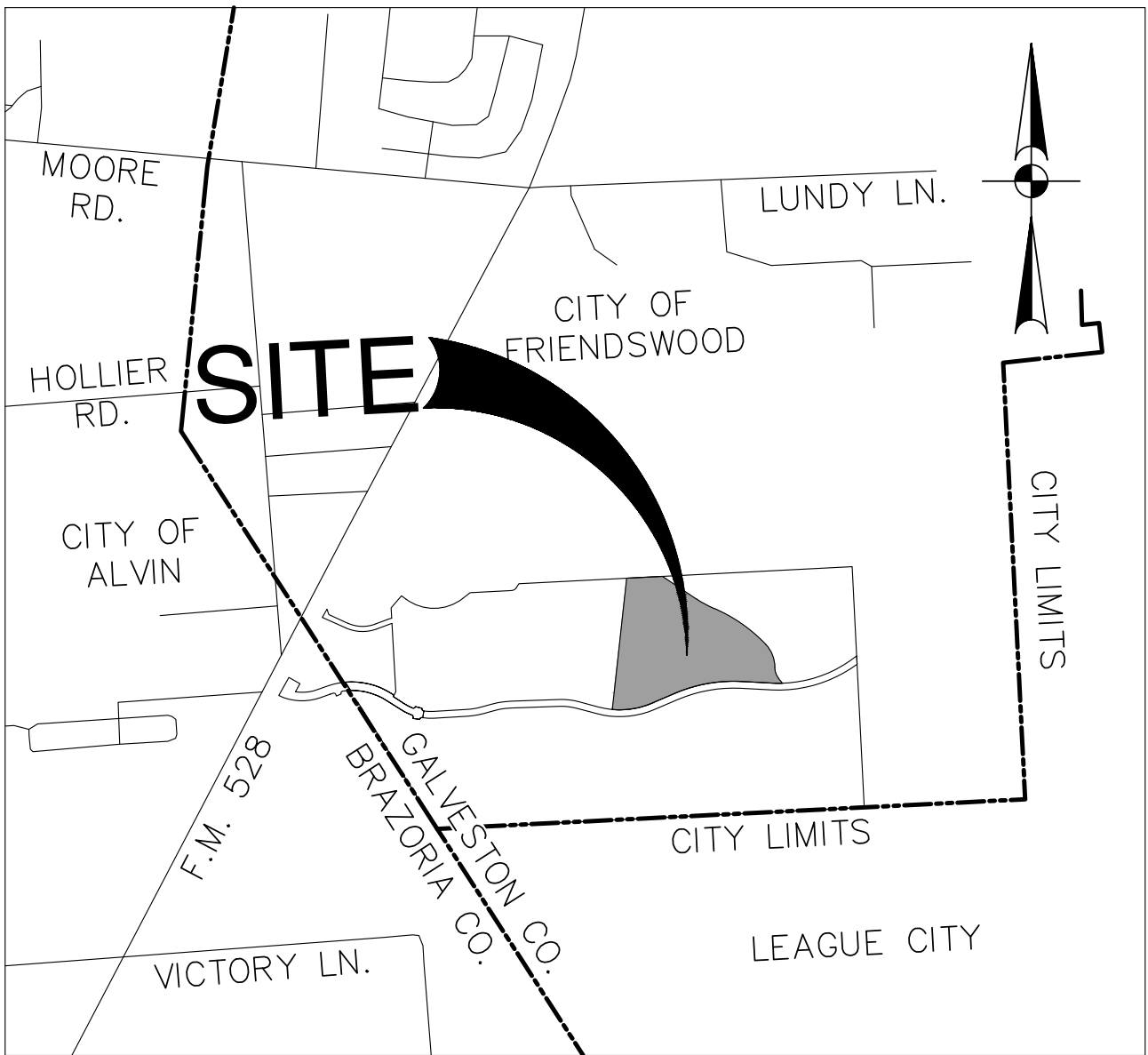
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10333 RICHMOND AVE, STE 900 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

MATCHLINE "B" - SEE SHEET 2 OF 3

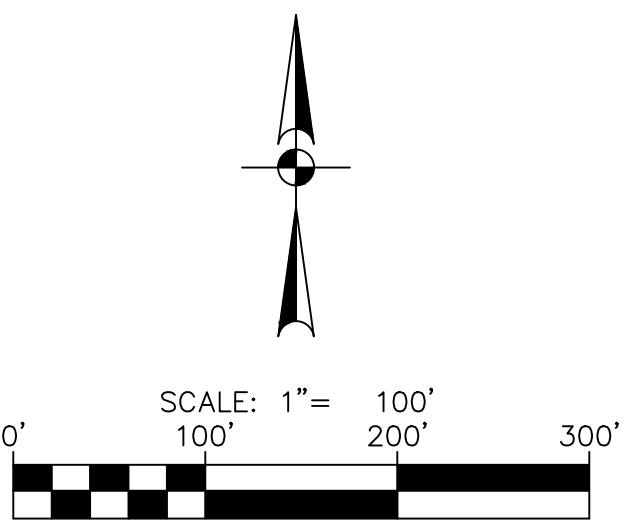
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N39°00'15"W	71.93'
L2	N6°14'37"E	0.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1365.00'	10°19'03"	S61°30'45"E	245.47'	245.80'
C2	1835.00'	23°09'06"	N55°05'43"W	736.44'	741.47'
C3	385.00'	44°00'53"	N21°30'43"W	288.54'	295.76'
C4	200.00'	39°29'58"	S19°15'16"E	135.16'	137.88'
C5	1460.00'	4°34'28"	S89°23'54"E	116.54'	116.57'
C6	1740.00'	26°02'59"	S79°51'50"W	784.30'	791.10'
C7	960.00'	27°57'45"	N80°49'13"E	463.88'	468.52'
C8	25.00'	13°13'33"	S78°35'08"E	5.76'	5.77'
C9	450.00'	22°49'34"	S10°55'04"E	178.09'	179.28'
C10	135.00'	44°00'53"	N21°30'43"W	101.18'	103.71'
C11	1585.00'	23°09'06"	N55°05'43"W	636.11'	640.46'
C12	1615.00'	10°19'03"	S61°30'45"E	290.43'	290.82'

- LEGEND
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - ACRE SET 5/8" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - EE = ELECTRICAL EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - IR = IRON ROD
 - FD = FOUND
 - COS = COMPENSATING OPEN SPACE
 - GCMR = GALVESTON COUNTY MAP RECORDS
 - GCDCR = GALVESTON COUNTY DEED RECORDS
 - GCOPRRP = GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
 - GCFCDD = GALVESTON COUNTY FLOOD CONTROL DISTRICT
 - OPRRPGC = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
 - GCCF = GALVESTON COUNTY CLERK'S FILE NUMBER



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #656 B,C



RESERVES

RESTRICTED RESERVE "A"
(RESTRICTED TO DRAINAGE OR
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32.016 AC 1,394,606 SQ FT

FINAL PLAT
**GEORGETOWN
DETENTION BASIN
PHASE I**

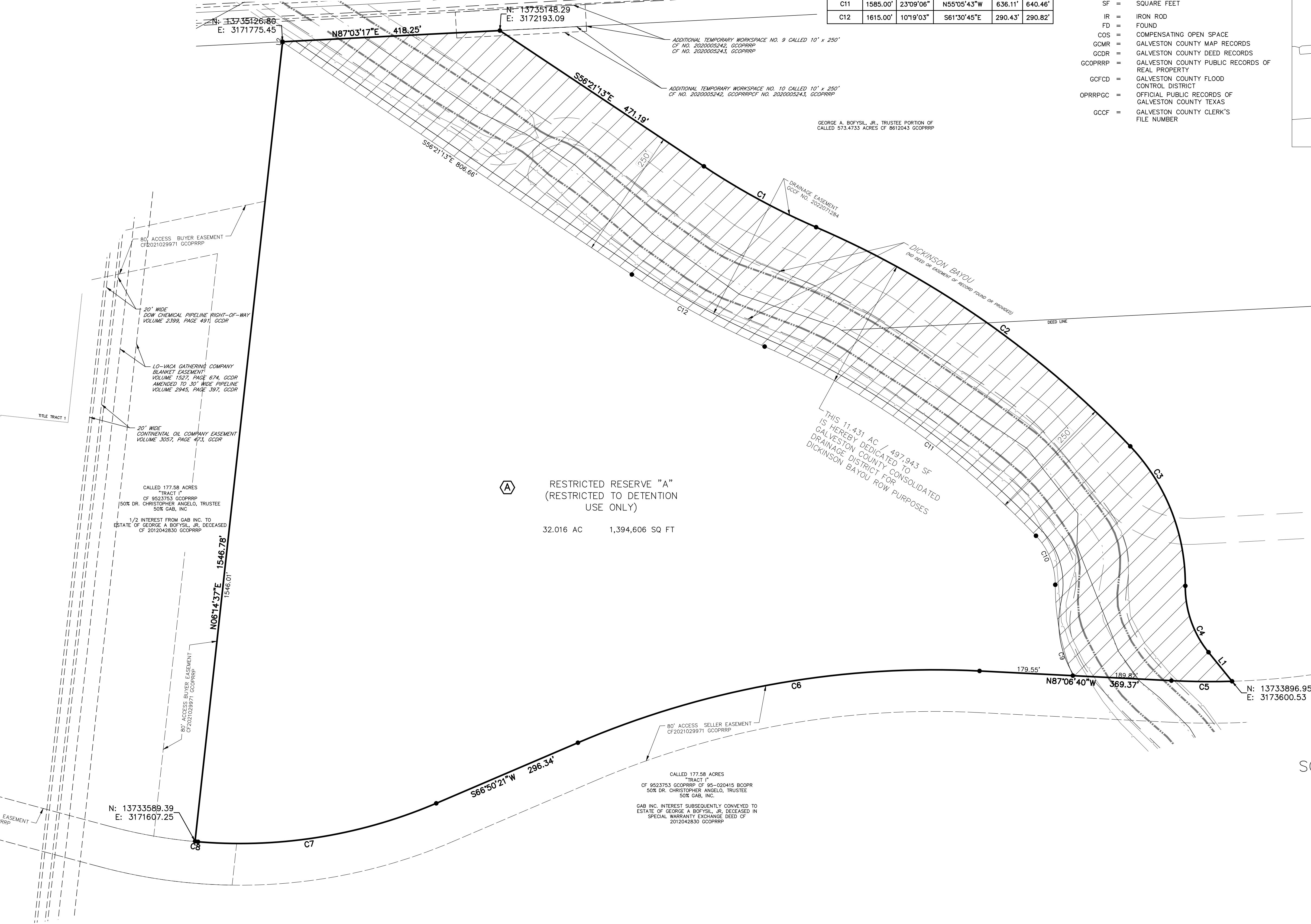
A SUBDIVISION OF 43.447 ACRES
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0 LOTS 1 RESERVE 1 BLOCK
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TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10193974



RESTRICTED RESERVE "A"
(RESTRICTED TO DETENTION
USE ONLY)
32.016 AC 1,394,606 SQ FT

CALLD 177.58 ACRES
"TRACT 1"
OF 9523753 GCOPRRP OF 95-020415 BCOPR
50% DR. CHRISTOPHER ANGELO, TRUSTEE
50% GAB, INC.
GAB INC. INTEREST SUBSEQUENTLY CONVEYED TO
ESTATE OF GEORGE A. BOFYSIL, JR. DECEASED IN
SPECIAL WARRANTY EXCHANGE DEED OF
2012042830 GCOPRRP

THIS 11.431 AC / 497,943 SF
IS HEREBY DEDICATED TO
GALVESTON COUNTY CONSOLIDATED
DRAINAGE DISTRICT FOR
DICKINSON BAYOU ROW PURPOSES

ADDITIONAL TEMPORARY WORKSPACE NO. 9 CALLED 10' x 250'
OF NO. 2020005242, GCOPRRP
OF NO. 2020005243, GCOPRRP

ADDITIONAL TEMPORARY WORKSPACE NO. 10 CALLED 10' x 250'
OF NO. 2020005242, GCOPRRP
OF NO. 2020005243, GCOPRRP

GEORGE A. BOFYSIL, JR., TRUSTEE PORTION OF
CALLED 573.4733 ACRES OF 8612043 GCOPRRP

80' ACCESS BUYER EASEMENT
OF 2021029971 GCOPRRP
20' WIDE
DOW CHEMICAL PIPELINE RIGHT-OF-WAY
VOLUME 2399, PAGE 491, GCDCR
LO-VACA GATHERING COMPANY
BLANKET EASEMENT
VOLUME 1527, PAGE 674, GCDCR
AMENDED TO 30' WIDE PIPELINE
VOLUME 2945, PAGE 397, GCDCR
20' WIDE
CONTINENTAL OIL COMPANY EASEMENT
VOLUME 3057, PAGE 473, GCDCR

CALLD 177.58 ACRES
"TRACT 1"
OF 9523753 GCOPRRP OF 95-020415 BCOPR
50% DR. CHRISTOPHER ANGELO, TRUSTEE
50% GAB, INC.
1/2 INTEREST FROM GAB INC. TO
ESTATE OF GEORGE A. BOFYSIL, JR. DECEASED
OF 2012042830 GCOPRRP

N: 13733589.39
E: 3171607.25

80' ACCESS BUYER EASEMENT
OF 2021029971 GCOPRRP

80' ACCESS SELLER EASEMENT
OF 2021029971 GCOPRRP



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 9, 2023

Subject: Consider appointments to and assignments of the Ordinance Subcommittee and the Planning Subcommittee.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commissioners to consider appointments to and assignments of the Ordinance Subcommittee and the Planning Subcommittee.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Subcommittee Assignments 2023

2023 Planning and Zoning Commission Subcommittees

Planning Subcommittee – standing committee to consider and study long-term plans such as the Future Land Use Map, Comprehensive Plan, Official Zoning Map, etc.

Travis Mann

Vacant

Vacant

Staff Liaison: Aubrey Harbin, Director of Community Development/Planner

Ordinance Subcommittee – standing subcommittee to consider and study proposed changes to the Subdivision Ordinance, Zoning Ordinance and any other ordinance topics as requested by City Council.

Richard Sasson

Cathy Koerner

Vacant

Staff Liaison: Becky Bennett, Development Coordinator

Planning and Zoning Commission Rules of Procedure

Adopted January 12, 2023

8. CREATION OF AD HOC SUBCOMMITTEES

8.1 Commission Subcommittees. The Commission may, as the need arises, authorize the appointment of the "ad hoc" subcommittees composed of members of the Commission. Any subcommittee so created shall be created by a majority vote of Commission and shall cease to exist upon the accomplishment of the special purpose for which it was created or when abolished by a majority vote of the Commission.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 9, 2023

Subject: Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, March 23, 2023 and (ii) Thursday, April 13, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Staff to announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, March 23, 2023 and (ii) Thursday, April 13, 2023.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 9, 2023

Subject: Receive the February 2023 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commissioners to receive the February 2023 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. February 2023 DRC Report

Memo

To: Planning & Zoning Commission
 From: Becky Bennett, Development Coordinator
 Date: March 3, 2023
 Re: DRC Report

The following DRC Meetings were held in February 2023.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
110 Hunters Ln (behind Masa Sushi) Proposed commercial development – 20,000 square feet of commercial space for possible Montessori school and retail	CSC	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required (to subdivide) ☒ Eligible for Certificate of Platting Exemption - issued ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Existing detention in Hunters Creek Estates pond	

209 W Castlewood Drive Single Family Residential lot looking to subdivide into two lots	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required (to subdivide) ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ Eligible for regional detention; make request to GCCDD ☒ High hazard flood zone(s) – AE and Shaded X ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: 10-foot right-of-way required on W Castlewood Dr. Suggest verifying or acquiring access easement on Emerald Cir (private drive) to formalize existing access to the garage.	
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