



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, APRIL 13, 2023 - 6:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

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.

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, March 9, 2023.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 801 W PARKWOOD AVE

- i** Conduct a public hearing regarding a request for a zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.
- ii** Consider a recommendation to City Council for the requested zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

B. ZONE CHANGE REQUEST: 502 S FRIENDSWOOD DRIVE AND 107 W SPREADING OAKS

- i Conduct a public hearing regarding a request for a zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.
 - ii Consider a recommendation to City Council for the requested zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.
- C. Consider approving a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas.
- D. Consider approving the Preliminary Plat of Nixon Estates located on Lundy Lane, being the west 270 feet of Lot 4 of Van Pelt's Subdivision, Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, April 27, 2023 and (ii) Thursday, May 11, 2023.
- B. Receive the March 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.

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 in compliance with the Texas Open Meetings
Act this 10th day of April, 2022, at 11:00 A.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

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

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to review and approve the minutes of the Planning and Zoning Commission Regular Meeting held on March 9, 2023. The minutes are attached for your review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 03-09-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 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
MARCH 9, 2023

1. CALL TO ORDER

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

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

2. OATH OF OFFICE

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

Director Harbin swore in Marsha Conrad as a 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)

No public comments.

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.

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

- 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.

****Vice-Chairman Richard Sasson moved to discuss appointments to and assignments of the Ordinance Subcommittee and the Planning Subcommittee. Seconded by Commissioner Marcus Rives.**

Chairman Hinckley suggested filling the Ordinance Subcommittee vacancy with Marsha Conrad and the two Planning Subcommittee vacancies with Brian Bounds and Marcus Rives. Harbin explained the roles of the two subcommittees. Sasson said subcommittee meetings allow smaller groups and topics can be discussed more informally. Mann explained the Planning Subcommittee works on long-term planning documents.

****Vice-Chairman Richard Sasson moved to approve appointments to and assignments of the Ordinance Subcommittee and the Planning Subcommittee as assigned by Chairman Hinckley. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

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.

The Commissioners all welcomed Marsha Conrad as the new appointment. Councilmember Hanks asked Conrad to introduce her family members in the audience. Hanks reported the last City Council meeting was eventful celebrating the second graders of Wedgewood Elementary. She also said Chairman Hinckley did a great job presenting the Planning and Zoning Commission annual report.

7. ADJOURNMENT

This meeting was adjourned at 06:16 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Conduct a public hearing regarding a request for a zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of this tract from Single Family Residential (SFR) to Community Shopping Center (CSC). Currently there are no plans for development of the tract. Changing the zoning would allow the owner to market and sell the property for commercial development, which is in compliance with the Future Land Use Map. While there are no guarantees, the most likely location of the on-site detention pond for the tract would be towards the back of the property, which would provide an additional buffer area for the adjacent residential zoned properties. The required landscaping for a commercial tract abutting a residential tract and also located within the Community Overlay District (COD) is a 15-foot landscape buffer with a tree planted every 25 feet in addition to an 8-foot opaque fence.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the zoning of this tract complies with the Future Land Use Map and also supports the economic goals of the city in diversifying the tax base and promoting commercial development along the FM 528 corridor.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Zone Change Application
2. Current Deed
3. Metes Bounds Description and Exhibit
4. Future Land Use Map
5. Aerial Map
6. Location Map
7. Zoning Map
8. Rezoning Report



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us



Zone Change Application

CURRENT ZONE OF PROPERTY: SFR

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: Retail CSC

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 801 W. Parkwood Avenue

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Manison Family Living Trust Phone: 713-882-4655

Owner's Mailing Address: 105 Hunters Lane, Ste. 108A

City: Friendswood State: TX Zip: 77546 Fax: _____

Owner's Email Address: ruthann@prince-properties.com

AGENT'S NAME : Ruth Ann Manison Phone: 713-882-4655

Agent's Mailing Address: 105 Hunters Lane, Ste. 108A

City: Friendswood State: TX Zip: 77546 Fax: _____

Agent's Email Address: ruthann@prince-properties.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: Ruthann Manison Successor Date: 3/9/23

Agent's Signature: Trustee Date: _____

Received By: Becky Bennett
Date of Public Hearing: 4-13 + 5-1
Property Owner Notices: 3-31-2023

Application Number: 2023-0005
Received Date: 3-9-2023
Newspaper Notice: 3-20-2023
Sign on Property: 3-31-2023

DEED
BOOK 2183 PAGE 390

33328

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Rex Clawson, Trustee, of Harris County, Texas, hereinafter called Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor paid by Thomas A. Manison, hereinafter called Grantee, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Grantee, of Galveston County, Texas, all that certain tract or parcel of land situated in Galveston County, Texas, described as follows:

Part of the Northwest 1/2 of Lots 2 and 3 of the Whitney Subdivision, a subdivision of a portion of the Sarah McKissick or J. R. Williams League, in Galveston County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the Southwest line of said Lot 3, which point is North 45 deg. West, a distance of 625.05 feet from the South corner of said Lot 3; THENCE from said beginning point North 45 deg. West, along the Southwest line of said Lot 3, a distance of 625.05 feet to a point in the Southeast right of way line of Farm Road 528; THENCE North 45 deg. East, along the Southeast right of way line of said FM 528, a distance of 1327 feet to a point for corner in the Northeast line of said Lot 2; THENCE South 45 deg. East, along the Northeast line of said Lot 2, a distance of 625.05 feet to a point for corner; THENCE South 45 deg. West and parallel to the Southeast line of said Lots 2 and 3, a distance of 1327 feet to the place of beginning; said land being the same land conveyed to Rex Clawson, Trustee, by deed dated the 12th day of April, 1971;

and all of which said land was purchased by the undersigned as Trustee solely for the use and benefit of the said Thomas A. Manison, Grantor herein; to have and to hold the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever; and I do hereby in my capacity as Trustee, and not individually, agree to warrant and forever defend all and singular, the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 12th day of May, 1971.

Rex Clawson
REX CLAWSON, Trustee

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rex Clawson, 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 consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 1971.

Wm. A. Shelton (HARRIS N. SHELTON)
Notary Public in and for
Harris County, Texas

2
HAC 14623-09-00073

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF GALVESTON

§

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wolfe ("Affiant") who, being first duly sworn upon his oath states:

1 "My name is Brad Wolfe, and I live at 404 Stonewall, League City, Texas 77573 I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I knew Decedent from May, 1970 until September, 2000. Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W. Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3 Decedent's marital history was as follows: Decedent married one time Decedent married Marjorie J Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4. Decedent and Marjorie J Robinson Manison had the following three children. Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased).

5 Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children

6 The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any _____

7 The Decedent died without leaving a written will.

8 There has been no administration of Decedent's estate.

9. The Decedent left no debts that are unpaid.

10. There are no unpaid estate or inheritance taxes due

11 Decedent owned an interest in the following real property:

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12 The following were the heirs of Decedent Marjorie Robinson Manison



2
PGS

200901779

13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 18th day of March, 2009

Brad Wolfe
Brad Wolfe

STATE OF TEXAS §
COUNTY OF Galveston §

SUBSCRIBED AND SWORN TO BEFORE ME by Brad Wolfe, on March 18, 2009, to certify which witness my hand and seal of office.



Nanci Szydluk
NOTARY PUBLIC, STATE OF TEXAS
Nanci Szydluk
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES
06-25-2009

Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017779

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP - Page 2
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2
HALL 14623-09-00073

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

§

BEFORE ME, the undersigned authority, on this day personally appeared Leonor Olivares ("Affiant") who, being first duly sworn upon her oath states

1. "My name is Leonor Olivares, and I live at 206 Rachael Lane, Friendswood, Texas. I am personally familiar with the family and marital history of Thomas Arthur Manison ("Decedent"), and I have personal knowledge of the facts stated in this affidavit

2 I knew Decedent from May, 1972 until _____, _____
Decedent died on September 3, 2000. Decedent's place of death was at his residence. At the time of Decedent's death, Decedent's residence was 401 W Parkwood Drive n/k/a 801 W Parkwood Drive, Friendswood, Galveston County, Texas

3 Decedent's marital history was as follows. Decedent married one time. Decedent married Marjorie J. Robinson Manison on November 26, 1961 and remained married to her until Decedent's death on September 3, 2000

4 Decedent and Marjorie J. Robinson Manison had the following three children: Ruth Ann Manison Prince, Karen Sue Manison Daly and Thomas Arthur Manison, Jr (deceased)

5 Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children.

6 The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any _____

7 The Decedent died without leaving a written will

8 There has been no administration of Decedent's estate

9 The Decedent left no debts that are unpaid

10 There are no unpaid estate or inheritance taxes due

11 Decedent owned an interest in the following real property

Lot 10, Block 1, Replat of Annalea, Section One, a subdivision in Galveston County, Texas, according to the map recorded in Volume 1616, Page 21, Map/Plat Records, Galveston County, Texas

12 The following were the heirs of Decedent: Marjorie Robinson Manison.



2 PGS

2009017780

13 Affiant makes this Affidavit with full knowledge that it will be relied upon by others as to the truth of the matters stated herein "

Executed this 24 day of March, 2009

Leonor P. Olivares
Leonor Olivares

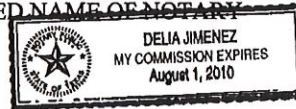
STATE OF TEXAS §
COUNTY OF Harris §

SUBSCRIBED AND SWORN TO BEFORE ME by Leonor Olivares, on 03 24 09, 2009, to certify which witness my hand and seal of office

M. Jimenez
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES

PRINTED NAME OF NOTARY



Return To:
North American Title Company
230 Westway Place, Suite 111
Arlington, TX 76018

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009017780

April 03, 2009 10 17 56 AM

FEE \$20 00

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

AFFIDAVIT OF HEIRSHIP - Page 2
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27011-26 3/16/2009

June 26, 2020

**6.3951 acres of land in the Sarah McKissick League, Abstract No. 151,
City of Friendswood, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 6.3951 acre (278,570 square feet) tract of land in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas; said 6.3951 acre tract being the remainder of a 19 acre tract of land being the northwest 1/2 of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records, conveyed to Thomas A. Manison, as recorded in Volume 2183, Page 390 of the Galveston County Deed Records and being all of a 2.009 acre Homestead tract of land described in Galveston County Clerk's File No. 8204830; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod found in the southeast right-of-way line of F.M. 528 (Parkwood Avenue) (width varies), as recorded in Galveston County Clerk's File No. 9128468 and in the northeast line of Replat of Fox Meadows Section One, according to the map or plat recorded in Plat Rec. 15, Map No. 12 of the Galveston County Map Records for the west corner of a 1.6875 acre tract of land conveyed to Clear Creek Drainage District of Galveston County, as recorded in Galveston County Clerk's File No. 9141431;

THENCE, North 41° 40' 25" East – 162.05 feet with the southeast right-of-way line of said F.M. 528 and with the northwest line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of said 1.6875 acre tract and for the west corner and POINT OF BEGINNING of this tract; from which a 5/8-inch iron rod found bears South 77° 11' 09" West – 1.55 feet;

THENCE, North 41° 40' 25" East - 222.16 feet with the southeast right-of-way line of said F.M. 528 to a 5/8-inch iron rod with cap stamped "TEAM" set for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 528 and with said curve to the right having a radius of 22,843.31 feet, a central angle of 00° 44' 31", a length of 295.86 feet, and a chord bearing North 42° 01' 21" East - 295.86 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Lot 1, Block 1, South Friendswood Plaza, according to the map or plat recorded in Plat Rec. 2005A, Map No. 107 of the Galveston County Map Records for the north corner of this tract; from which a 5/8-inch iron rod spinner bears South 66° 48' 15" West – 5.85 feet; also from which a 5/8-inch iron rod spinner found bears North 12° 45' 33" West – 3.32 feet;

THENCE, South 48° 16' 47" East - 49.10 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap found for angle point of said Lot 1 and for an angle point of this tract;

THENCE, South 69° 17' 24" East - 124.99 feet with a southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Lot 1 and for an east corner of this tract;

THENCE, South 41° 41' 10" West - 10.36 feet with a northwest line of said Lot 1 to a 5/8-inch iron rod found for a southwest corner of said Lot 1, for a north corner of said 2.009 acre tract and for an interior corner of this tract;

THENCE, South 83° 10' 45" East - 72.27 feet with a southwest line of said Lot 1 and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an angle point of said Lot 1, for an angle point of said 2.009 acre tract and for an angle point of this tract;

THENCE, South 47° 11' 12" East – 267.40 feet with the southwest line of said Lot 1, with a southwest line of Hunters Creek Estates Private, according to the map or plat recorded in Plat Rec. 2009A, Map No. 11 of the Galveston County Map Records and with the northeast line of said 2.009 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for the north corner of Lot 24, Block 2, of said Hunters Creek Estates Private, for the east corner of said 2.009 acre tract and for the east corner of this tract;

THENCE, South 41° 39' 13" West – 297.95 feet with the northwest line of Block 2 of said Hunters Creek Estates Private and with the southeast line of said 2.009 acre tract to a 5/8-inch iron rod found for an angle point of said Block 2, for the south corner of said 2.009 acre tract, and for an angle point of this tract;

THENCE, South 49° 21' 02" West – 282.29 feet with the northwest line of said Block 2 to a 5/8-inch iron rod found for the east corner of said 1.6875 acre tract and for the south corner of this tract;

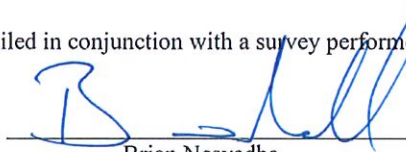
THENCE, in a northwesterly direction with the northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,993.83 feet, a central angle of $06^{\circ} 27' 50''$, a length of 337.75 feet, and a chord bearing North $53^{\circ} 56' 16''$ West - 337.57 feet to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said 1.6875 acre tract and for a west corner of this tract;

THENCE, North $39^{\circ} 17' 39''$ East - 25.00 feet with a southeast line of said 1.6875 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for an east corner of said 1.6875 acre tract and for an interior corner of this tract;

THENCE, in a northwesterly direction with a northeast line of said 1.6875 acre tract and with a curve to the right having a radius of 2,968.83 feet, a central angle of $02^{\circ} 18' 37''$, a length of 119.71 feet, and a chord bearing North $49^{\circ} 33' 03''$ West - 119.70 feet to the POINT OF BEGINNING and containing 6.3951 acres (278,570 square feet) of land.

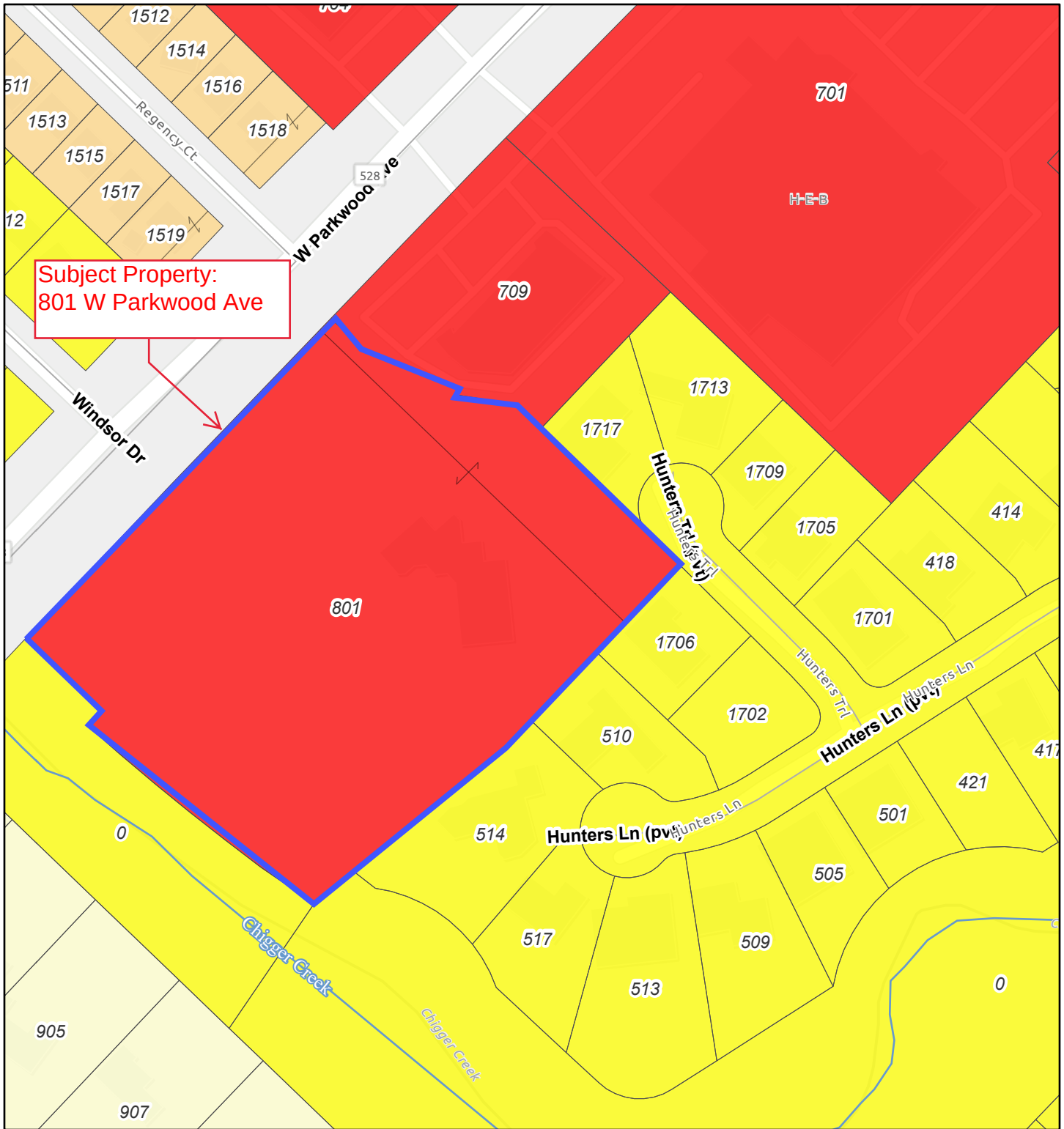
Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 487-32
W:\487-32_TRACT.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



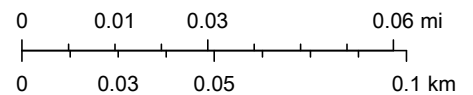
Friendswood, Texas



3/13/2023, 3:39:55 PM

1:2,257

- City Limits
- Streets
- Galveston_County-_Lot_Lines
- Parcels
- Parcels Owner Information
- All Linear Water Features
- Future Land Use Adopted 2021
- SFR- Estate
- Low Density
- Garden Homes
- Retail



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City of Friendswood Staff



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

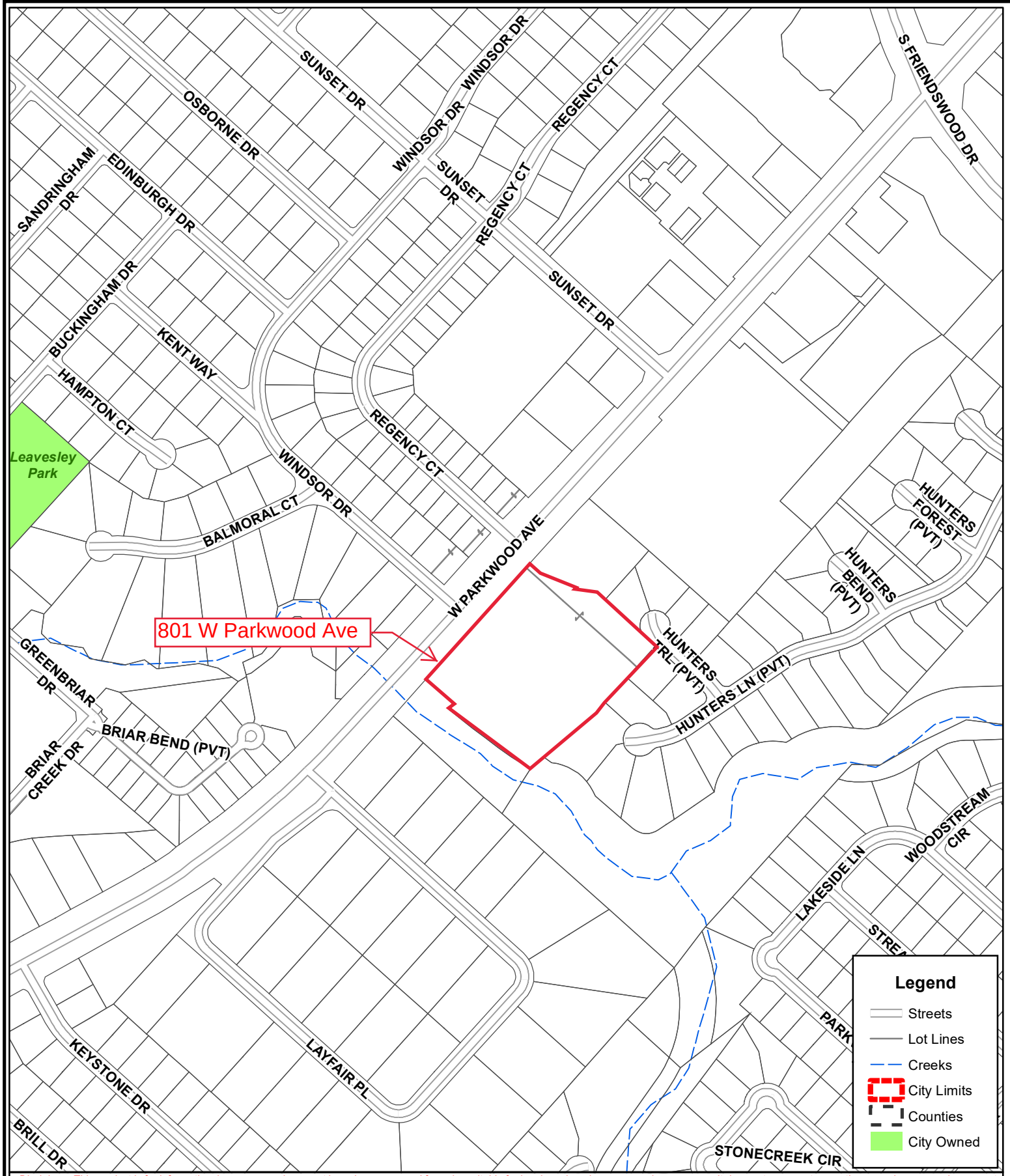


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 207'
 Page 19 of 58



801 W Parkwood Ave

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned

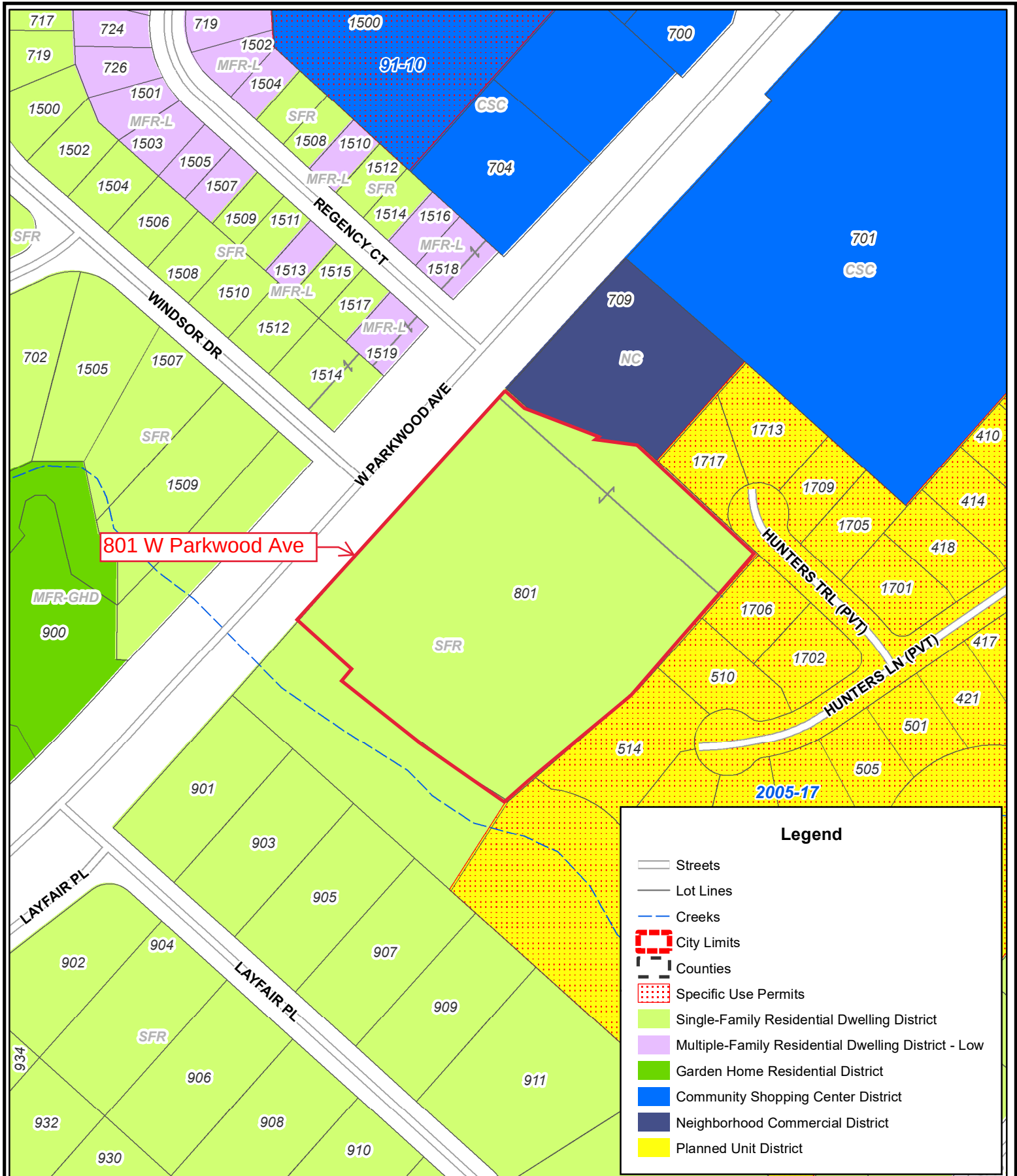
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Friendswood GIS Mapping



1" = 207'
 Page 21 of 58

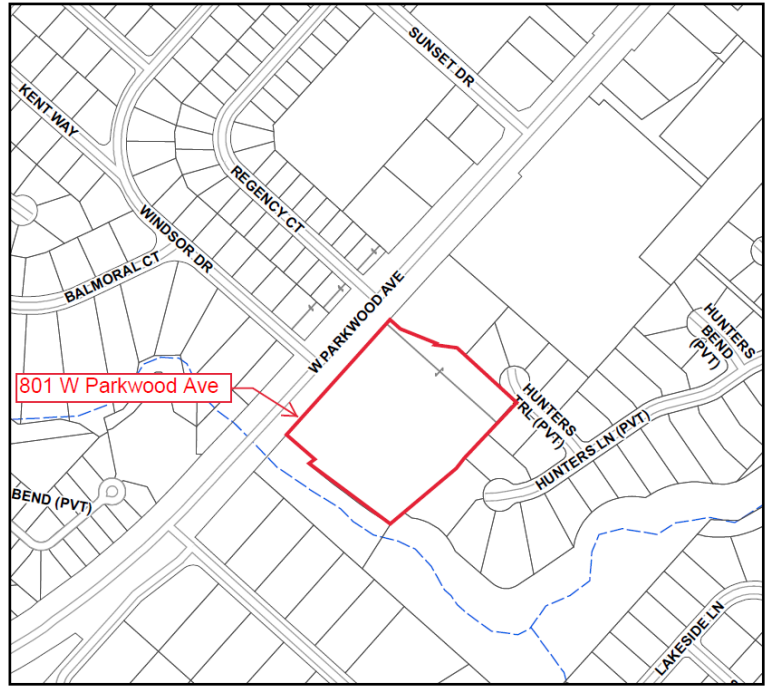
Rezoning Report

April 2023

Project: Zone Change Request

Address: 801 W. Parkwood Ave.

Legal: 6.3951 acre tract of land being the remainder of a 19 acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, City of Friendswood, Galveston County, Texas



Request: Zone classification change from Single Family Residential (SFR) to Community Shopping Center (CSC)

Applicable Zoning Ordinance Excerpts:

Appendix C
Zoning Ordinance
Section 7. Schedule of District Regulations

F. CSC, Community Shopping Center District, general purpose and description. The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
5. No CSC district shall be created which includes less than two acres.
6. Buildings in the CSC zoning district shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The planning and zoning commission may approve alternative exterior facade materials.

Existing Use/Site Attributes:

The subject property is **6.3951 acres of undeveloped land**. There is one single-family house located on the property that was built in 1970 and is approximately 6,156 square feet.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property has always been Single Family Residential (SFR). Camp Manison was operated on this property for many years back in the 70's and 80's.

Adjacent Zoning/Land Use:

The property fronts FM 528, also known as West Parkwood Ave. To the northerly side, the adjacent property is zoned Neighborhood Commercial (NC). To the side and rear, the adjacent property is zoned

Platting Analysis:

Planning Analysis:

The FM 528 Strategy Final Report states, “The FM 528 Corridor provides more opportunities for future commercial development, particularly for retail businesses, than any other place in the City. Retail businesses’ preferred location is usually influenced by high traffic areas, corner sites, pedestrian foot traffic, neighboring retailers nearby, and community demographics.”

The Future Land Use Map (2021) identifies this property developing as Retail.

Storm Water Management and Floodplain Issues:

Utilities:

3

Access:

The property currently has access on FM 528/W. Parkwood Ave. Any additional driveways and driveway improvements would need to be approved by the Texas Department of Transportation (TXDOT). Shared driveway access with the adjacent commercial development would be optimal.

Park/Open Space:

Park Dedication Fees are not applicable for commercial development.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Consider a recommendation to City Council for the requested zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of this tract from Single Family Residential (SFR) to Community Shopping Center (CSC). Currently there are no plans for development of the tract. Changing the zoning would allow the owner to market and sell the property for commercial development, which is in compliance with the Future Land Use Map. While there are no guarantees, the most likely location of the on-site detention pond for the tract would be towards the back of the property, which would provide an additional buffer area for the adjacent residential zoned properties. The required landscaping for a commercial tract abutting a residential tract and also located within the Community Overlay District (COD) is a 15-foot landscape buffer with a tree planted every 25 feet in addition to an 8-foot opaque fence.

See attachments on public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Changing the zoning of this tract complies with the Future Land Use Map and also supports the economic goals of the city in diversifying the tax base and promoting commercial development along the FM 528 corridor.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Conduct a public hearing regarding a request for a zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This zone change request is a clean up item...the church is not changing anything to the site or the exterior facades of the buildings. Their current zoning is Single Family Residential (SFR) and the zoning map indicates that there is a Specific Use Permit (SUP); however, there is no ordinance to support the SUP designation. Since the property is located in the Downtown District boundary, their request is to change the zoning to Downtown District (DD) with a Specific Use Permit (SUP) to allow both NAICS Use #8131 Religious Organizations and #624 Social Assistance for the operations of the Family Promise program in which the church participates.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This change is in compliance with the Future Land Use Map and will correct some inaccuracies of the zoning for this tract.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Application_502 S Friendswood Dr
2. Deed 502 S Friendswood Dr
3. Metes and Bounds Description and Exhibit
4. Future Land Use Map 502 S Friendswood Dr
5. Aerial Map_502 S Friendswood Dr
6. Location Map_502 S Friendswood Dr
7. Zoning Map_502 S Friendswood Dr
8. Rezoning Report
9. Site Plan
10. Exterior Elevations



City of Friendswood – Community Development

910 S. Friendswood Drive
Friendswood, TX 77546
Phone: 281-996-3201 Fax: 281-996-3260
www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: SFR

TYPE OF ZONE CHANGE (check one):

☒ Land Use Change to Zone: DD

☐ Planned Unit Development Option 1

☐ Planned Unit Development Option 2

☐ Specific Use Permit Option 1

☒ Specific Use Permit Option 2

SUP for Use(s) #: 8131

Per Email on
3/20, also include
NAICS Use #624
Social Assistance,
which requires a
SUP - AHarbin

PROPERTY IDENTIFICATION:

Address: 502 S. FRIENDSWOOD DRIVE

Platted Land – Plat Name: N/A Lot: N/A Block: N/A

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: TRUSTEE OF THE FRIENDSWOOD MONTHLY MEETING OF FRIENDS Phone: 281-482-7821

Owner's Mailing Address: 502 S. FRIENDSWOOD DRIVE

City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____

Owner's Email Address: _____

AGENT'S NAME: CLARENCE DAVIS Phone: 281-413-6609

Agent's Mailing Address: 1500 WINDING WAY DRIVE

City: FRIENDSWOOD State: TX Zip: 77546 Fax: 281-482-1294

Agent's Email Address: CLDAVIS@CLDAVISCOMPANY.COM

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 03/14/2023

Agent's Signature: [Signature] Date: 03/14/2023

Received By: <u>Becky Bennett</u>	Application Number: <u>2023-0007</u>
Date of Public Hearing: <u>4-13-25-1</u>	Received Date: <u>3-15-2023</u>
Property Owner Notices: <u>3-31-2023</u>	Newspaper Notice: <u>3-20-2023</u>
	Sign on Property: <u>3-31-2023</u>

THE STATE OF TEXAS,

County of Galveston

Know all Men by these Presents:

THAT Mr. F. H. Lewis and F. J. Brown, bothof the County of Galveston

in the State aforesaid, for and in consideration of the sum of

Ten Dollars and other valuable considerationsto us paid and secured to be paid by D. M. Harvey, R. P. Knight and Friends Box, Trustees of Friendswood Monthly Meeting of Friends Church, Friendswood, Galveston Co. TexasHAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said D. M. Harvey, R. P. Knight and Friends Box, and their successors in office of the County of Galveston and State of Texas all that certain tract of land in Galveston County, Texas, and a part of the J. L. Williams One League Grant and particularly described as follows:

All of Lots No. One, Six and Seven and Eight and the remainder of Lots No. two and four not included in a deed made to Nathan D. Perry dated Oct. 25th 1901. Said lots and parts of lots being in Block Twelve (12) containing in all Eleven (11) acres more or less, Reference in the foregoing description being had to the map of that part of said Williams League being 1525 acres subdivided into lots and blocks by R. W. Littlell, Civil Engineer, and which map was made and endorsed by him July 16th 1895 and in current use and known as the map of Friendswood. The above described property is transferred to the said Trustees and their successors to be held by them for School and Church purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said D. M. Harvey, R. P. Knight and Friends Box, Trustees and their successors heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said D. M. Harvey, R. P. Knight Trustees and their successors heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid according to face and tenor, effect and reading, when this deed shall become absolute.

Witness our hands at Friendswood this 12 day of Dec A. D. 1901.

Witnesses at Request of Grantor:

F. H. Lewis
F. J. Brown

THE STATE OF TEXAS,

County of Galveston

Before me,

M. M. Cox, a Notary Public

in and for

Galveston

County, Texas, on this day personally appeared

F. H. Lewis and F. J. Brown

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 consideration therein expressed.

Given under my hand and seal of office, this 16th day of December A. D. 1901{ Seal }

M. M. Cox
Notary Public for Galveston Co. Texas.

~~THE STATE OF TEXAS,~~

County of

Before me,

in and for County, Texas, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this A. D. 190

Filed for Record

Nov 22nd1902, at2 45

o'clock

P. M. Recorded

Nov 29th1902, at9 20

o'clock

M.

METES AND BOUNDS DESCRIPTION
6.0551 ACRES OUT OF
LOTS 1, 2, 4 AND 8, BLOCK 12
FRIENDSWOOD
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

All that certain 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, Friendswood, Galveston County, Texas and being more particularly described by metes and bounds as follows (bearings based on the southwest right-of-way line of South Friendswood Drive-F.M. 518 to be S 45° 00' 00" E);

Beginning at a set "X" cut in concrete marking the intersection of the southeast right-of-way line of Spreading Oaks Avenue (60' wide) and the southwest right-of-way line of South Friendswood Drive-F.M. 518 (width varies);

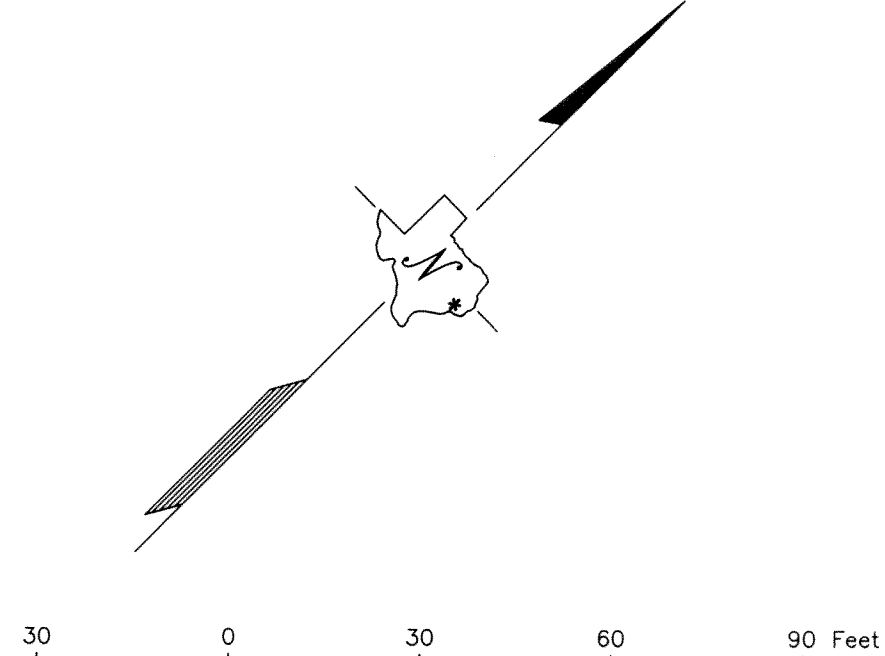
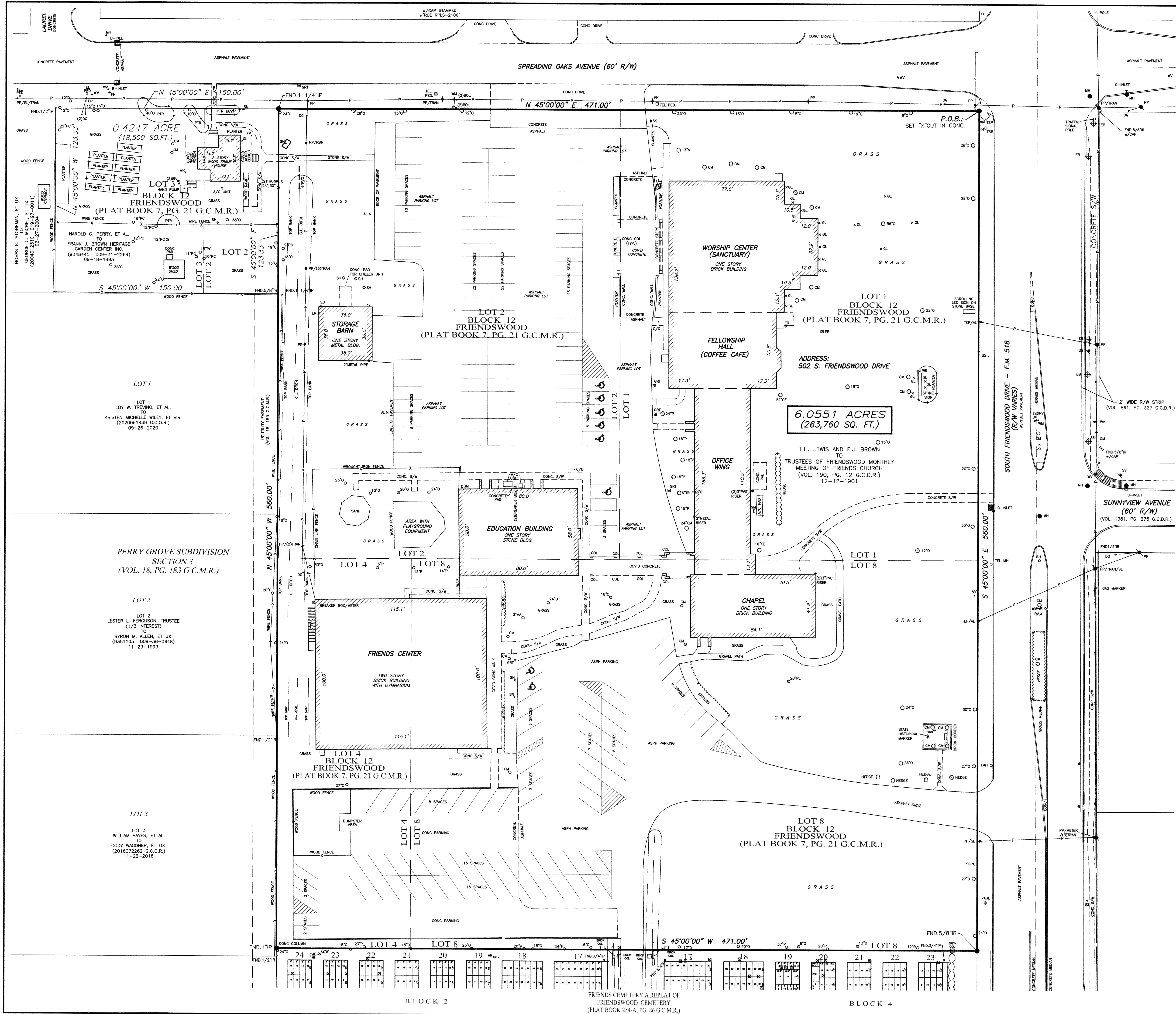
1. Thence S 45° 00' 00" E – 560.00' with the southwest right-of-way line of said South Friendswood Drive-F.M. 518 to a found 5/8" iron rod for corner;
2. Thence S 45° 00' 00" W – 471.00' with the common southeast lines of said Lots 4 and 8 and the northwest line of Friends Cemetery A Replat of Friendswood Cemetery according to the plat thereof as filed in Plat Book 254-A, Page 86 Galveston County Map Records to a found 1" iron pipe for corner;
3. Thence N 45° 00' 00" W – 560.00' with the northeast line of Perry Grove Subdivision Section 3 according to the plat thereof as filed in Volume 18, Page 183 Galveston County Map Records to a found 1 1/4" iron pipe for corner;
4. Thence N 45° 00' 00" E – 471.00' with the southeast right-of-way line of said Spreading Oaks Avenue to the POINT OF BEGINNING and containing 6.0551 acres (263,760 square feet) of land more or less.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
Firm No. 10082000
Job Number: 11-772-CHURCH 6.0551 ACRES. M&B.doc
03-07-2023
Revised 03-15-2023



A handwritten signature in blue ink, appearing to be "M. den Uijl", written over the bottom right portion of the surveyor's seal.



03/15/2023
DATE
MICHAEL A. den UIJL
R.P.L.S. No. 5698

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 01-25-2023 AND THAT THIS DRAWING SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

NOTES:

1. THE SURVEYOR HAS NOT HAD THE BENEFIT OF A TITLE REPORT BUT HAS RELIED ON CHARTER TITLE COMPANY TO PROVIDE DEED COPIES FOR SUBJECT PROPERTY AND ADJOINERS. EASEMENTS, RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH FRIENDSWOOD DRIVE-F.M. 518 TO BE S 45° 00' 00" E.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X-UNSHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48167C0014G DATED 08-15-2019. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
4. THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
5. THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
6. FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF FRIENDSWOOD BUILDING ORDINANCE.
7. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS' "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
8. ALL SET CAPPED RODS STAMPED "C.L. DAVIS, RPLS 4464".

LEGEND

OVERHEAD POWER
DOWN GUY
INLET
MANHOLE
POWER POLE
FIRE HYDRANT
GATE VALVE
STREET SIGN
STREET LIGHT
TELEPHONE ENCLOSURE

ABBREVIATIONS

A/C AIR CONDITIONING
AL AREA LIGHT
ASPH ASPHALT
BOL BOLLARD
C/O CLEANOUT
CATV CABLE TV
CMP CORRUGATED METAL PIPE
COM COMMUNICATION
CONC CONCRETE
COVD COVERED
CP CONCRETE PIPE
DG DOWN GUY
DS ROOF DRAIN
EB ELECTRIC BOX
ELC ELECTRIC EQUIPMENT
EMH ELECTRIC MANHOLE
ER ELECTRIC RISER
FH FIRE HYDRANT
GL GROUND LIGHT
GM GAS METER
GR GAS RISER
GV GAS VALVE
IP IRON PIPE
IRV IRON ROD
IRV IRON VALVE
MHP MANHOLE
MP METAL PIPE
PED PEDESTAL
PP POWER POLE
RSL RISER
SL STREET LIGHT
SP SERVICE POLE
SS STREET SIGN
TEL TELEPHONE EQUIPMENT
TEL ENC TELEPHONE ENCLOSURE
TEL MKR TELEPHONE MARKER SIGN
TMH TELEPHONE MANHOLE
TEL TELEPHONE POLE
TRAN TRANSFORMER
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
WF WATER FAUCET
WM WATER METER
WV WATER VALVE
WR WATER RISER

TREE ABBREVIATIONS

A ASH
C CYPRESS
CE CEDAR
CW CREPE MYRTLE
ELM ELM
SW SWEETGUM
HACK HACKBERRY
MAPLE MAPLE
MAGN MAGNOLIA
OAK OAK
PINE PINE
PECAN PECAN
PALM PALM
SYCAM Sycamore
WILLOW WILLOW
CLUSTER CLUSTER
SHRUB SHRUB
TREE TREE

FRIENDSWOOD
FRIENDS CHURCH

REVISED 03-15-2023

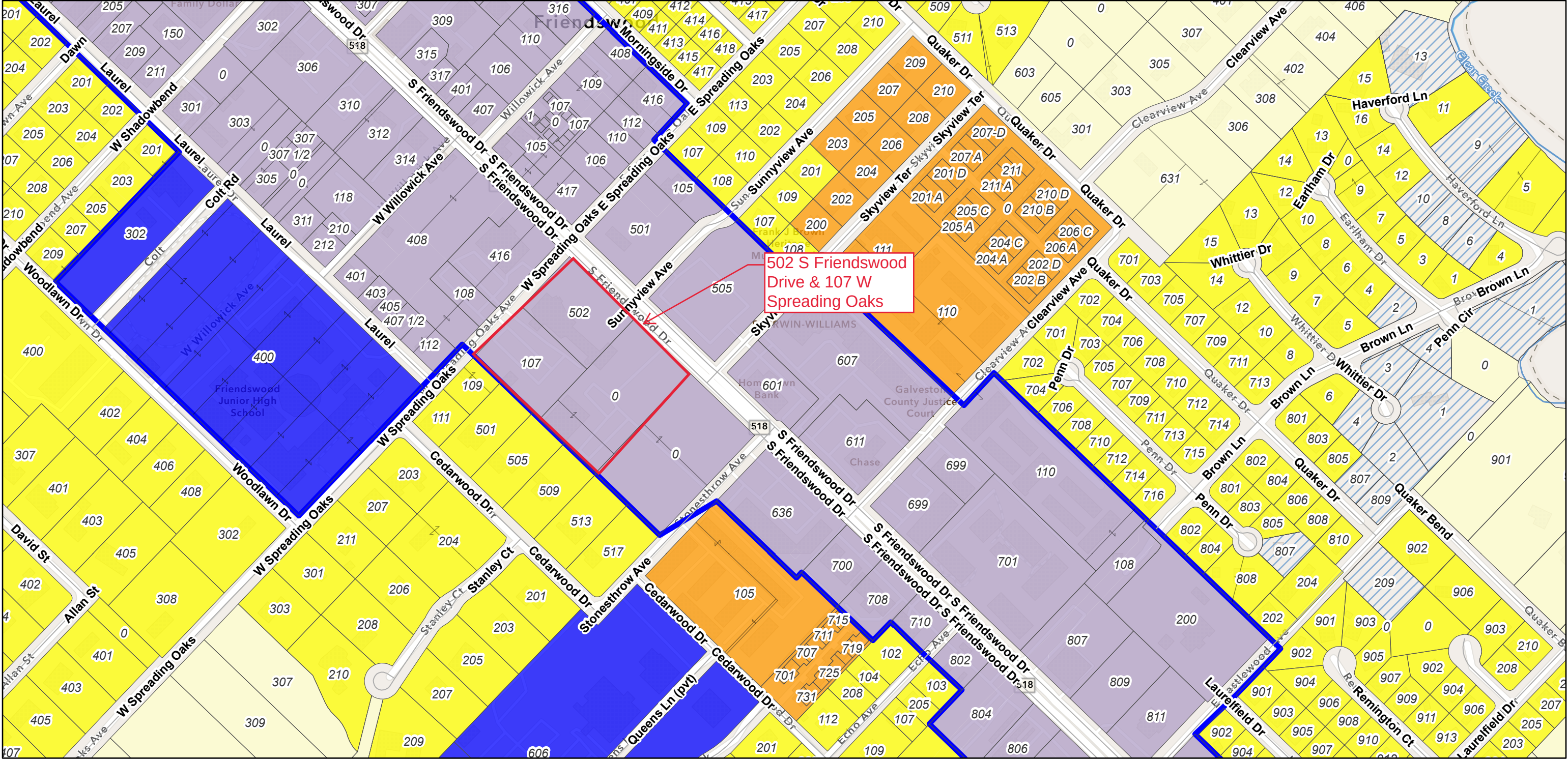
C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FIRM NO. 10082000

STANDARD LAND SURVEY

6.0551 ACRES OUT OF
LOTS 1, 2, 4 AND 8, BLOCK 12
FRIENDSWOOD
(PLAT BOOK 7, PAGE 21 G.C.M.R.)
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

DATE: 02-14-2023 SCALE: 1" = 30' JOB NO.: 11-772
DWG FILE: 11-772-2023-BASE

Future Land Use Map Friendswood, Texas



3/16/2023, 5:05:41 PM

City Limits

Streets

Galveston_County-_Lot_Lines

Parcels

Parcels Owner Information

All Linear Water Features

Downtown District Outline

Downtown District Outline

Future Land Use Adopted 2021

SFR- Estate

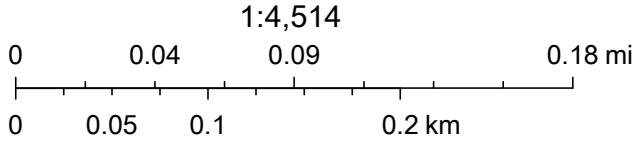
Low Density

High Density Residential

Mixed Use

Public and Semi-Public

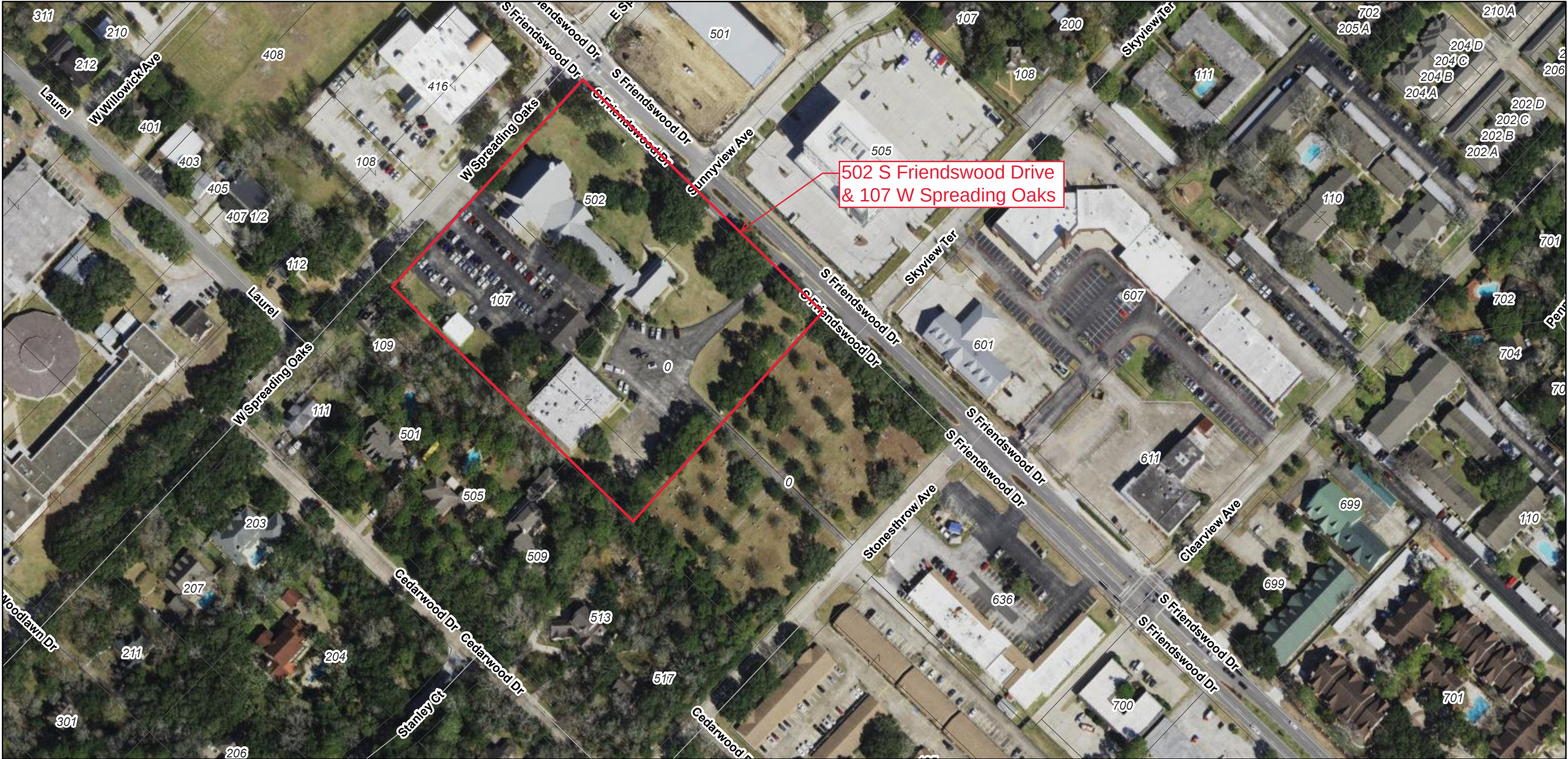
Buyout Lots



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Aerial Map

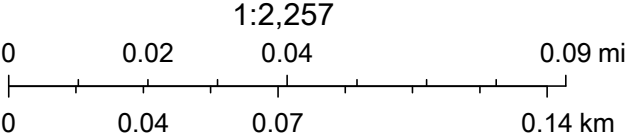
Friendswood, Texas



3/16/2023, 4:52:33 PM

- City Limits
- Streets
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- Parcels

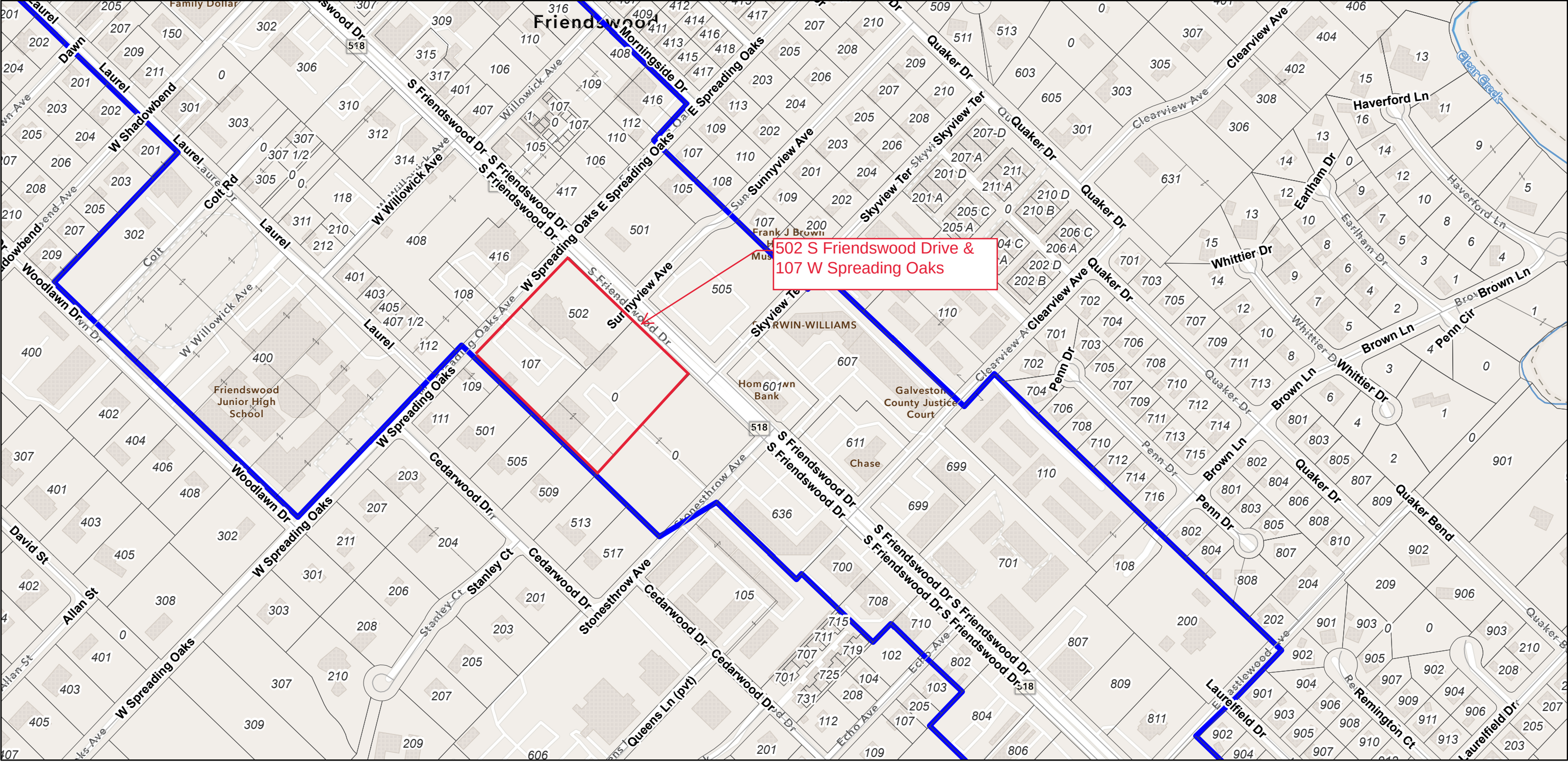
Parcels Owner Information



Houston- Galvesotn Area Council, Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/

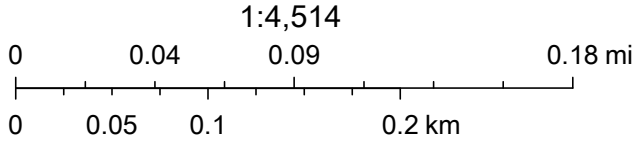
City of Friendswood Staff

Location Map
Friendswood, Texas



3/16/2023, 5:00:36 PM

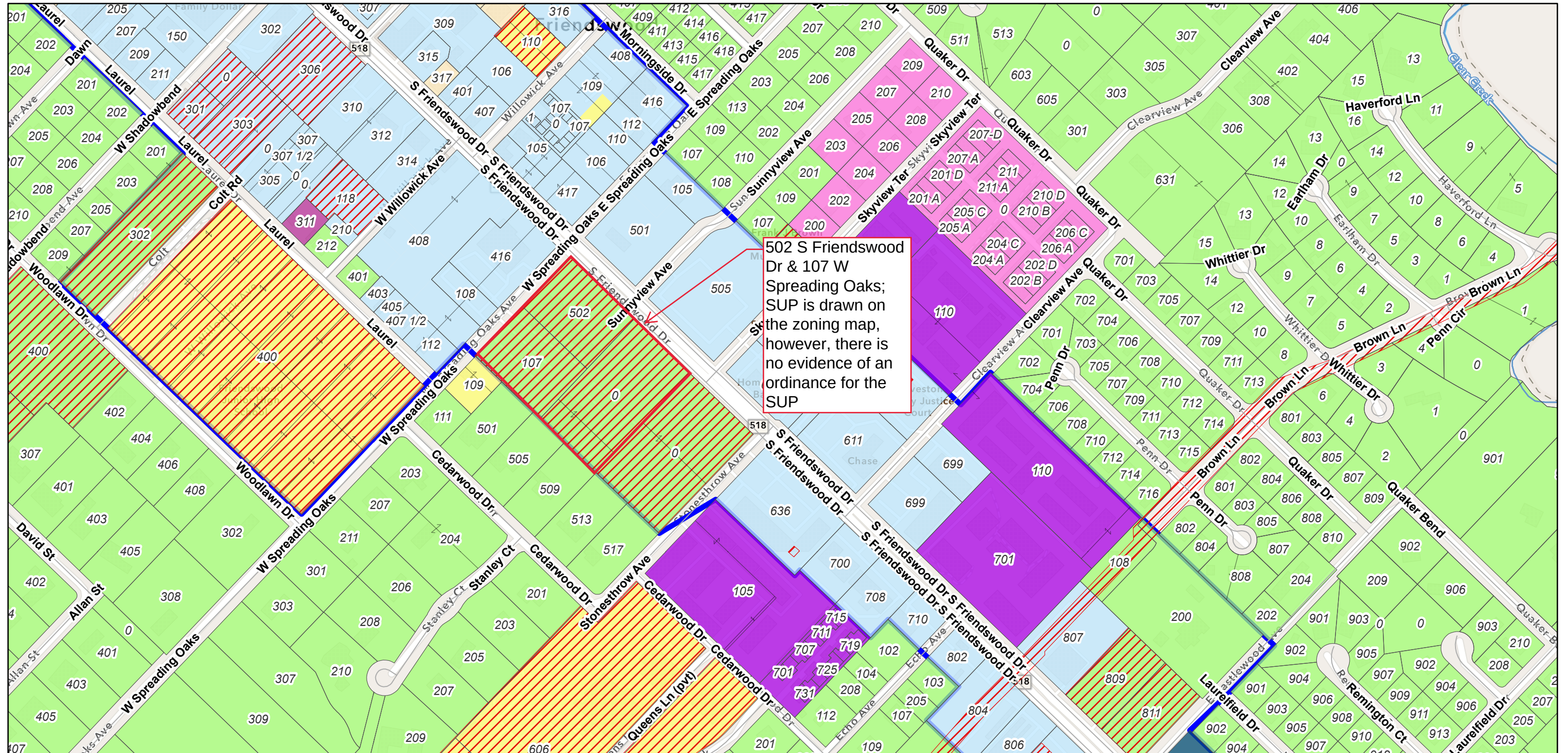
-  City Limits
-  Streets
-  Galveston_County-_Lot_Lines
-  Parcels
-  Parcels Owner Information
-  Downtown District Outline
-  Downtown District Outline
-  All Linear Water Features



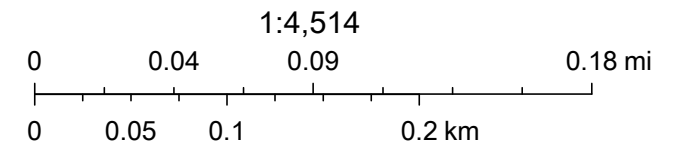
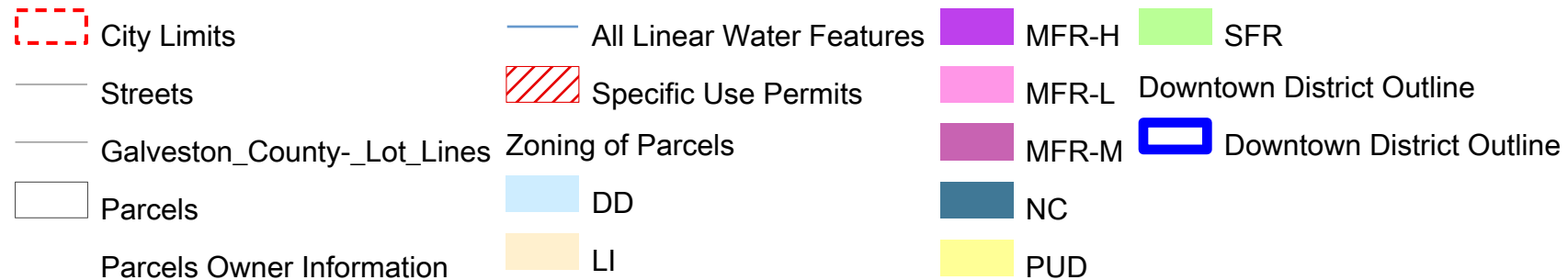
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Zoning Map

Friendswood, Texas



3/16/2023, 4:55:57 PM



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Rezoning Report

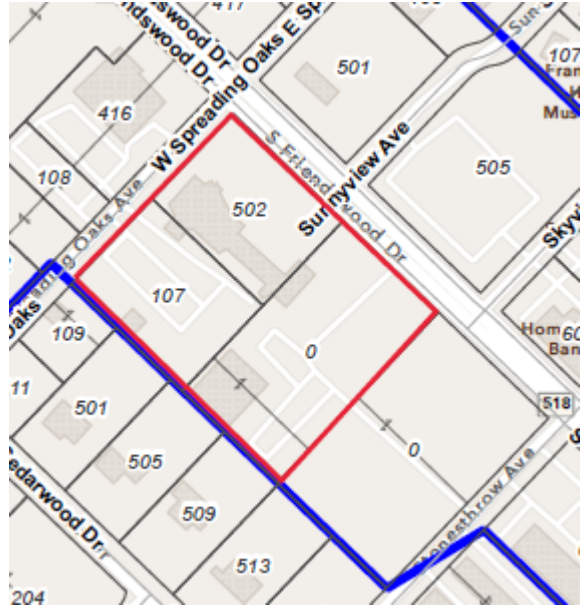
April 2023

Project: Zone Change Request

Address: 502 S Friendswood Drive &
107 W Spreading Oaks

Legal: 6.0551 acres out of Lots 1, 2, 4 and 8,
Block 12, Friendswood according to the
plat thereof as filed in Plat Book 7, Page 21
Galveston County Map Records,
Friendswood, Galveston County, Texas

Request: Zone classification change from Single
Family Residential (SFR) to Downtown
District (DD) with a Specific Use Permit to
allow NAICS Use #8131, Religious
Organizations and NAICS Use #624,
Social Assistance



Applicable Zoning Ordinance Excerpts:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

I. Downtown District (DD), general purpose and description. The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.

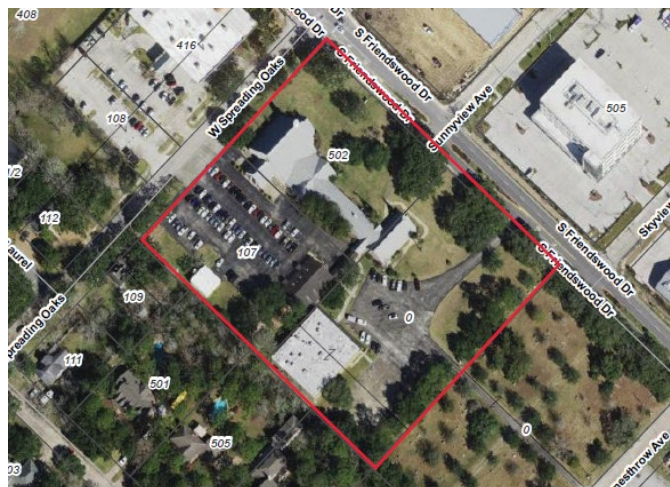
1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.
 - a. No residential use shall be allowed on the first floor.
2. See section 8 for supplementary district regulations.
3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Section 9.G. Specific Use Permits

5. Conditions for approval. A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
 - h. That the proposed use is in accordance with the comprehensive plan.
6. Additional conditions. In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Existing Use/Site Attributes:

The subject property is 6.0551 acres of land where the Friends Church is located. Several buildings are existing on the property including the worship center (sanctuary), fellowship hall (coffee café), an office wing, chapel, an education building, a two-story gymnasium, a storage barn, and playground, which have been built over the years.



City of Friendswood GIS Aerial Map

Zoning History:

The zoning of the property has always been Single Family Residential (SFR).

Adjacent Zoning/Land Use:

The property fronts FM 518, also known as S. Friendswood Drive and W. Spreading Oaks. The cemetery is located to the south easterly side and all other lots with the exception of 109 W. Spreading Oaks are zoned Single Family Residential (SFR). The historic Perry Home is situated on the property located at 109 W. Spreading Oaks and is zoned Planned Unit Development (PUD).

The subject property is located within the Downtown District Boundary. It is the goal to eventually get all properties within the boundary zoned Downtown District (DD). The Neighborhood Empowerment Zone, which waives development related fees does not apply to the church since it is a non-profit organization.

The zoning layer shows a Specific Use Permit on the property already; however, there is no ordinance which created the SUP. These zone changes are intended to correct the zoning districts and the existing uses of the property including formalizing an ordinance for NAICS Use # 8131, Religious Organizations.

The addition of NAICS Use #624, Social Assistance will allow the church the latitude to participate in the Family Promise program. Alterations to the existing structure may be required to accommodate this use such as a fire sprinkler and fire alarm system and other life safety items.



City of Friendswood Zoning Map

Platting Analysis:

Preliminary and final plats will be required prior to development.

Planning Analysis:

This property fronts FM 518 and W. Spreading Oaks. The subject property is located within the Downtown District Boundary. It is the goal to eventually get all properties within the boundary zoned Downtown District (DD).

Comprehensive Planning Analysis:

The Future Land Use Map (2021) identifies this property developing as Mixed Use, which includes the Downtown District (DD) zoning category.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

The property may be eligible for regional detention, if any structures were to be added in the future.

Utilities:

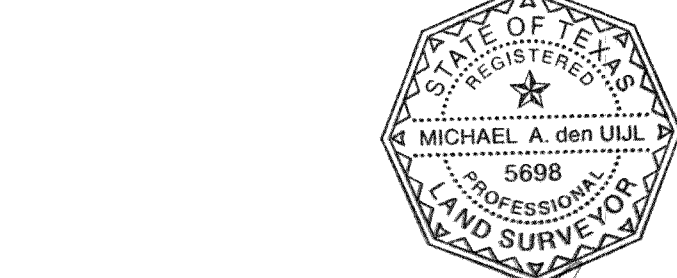
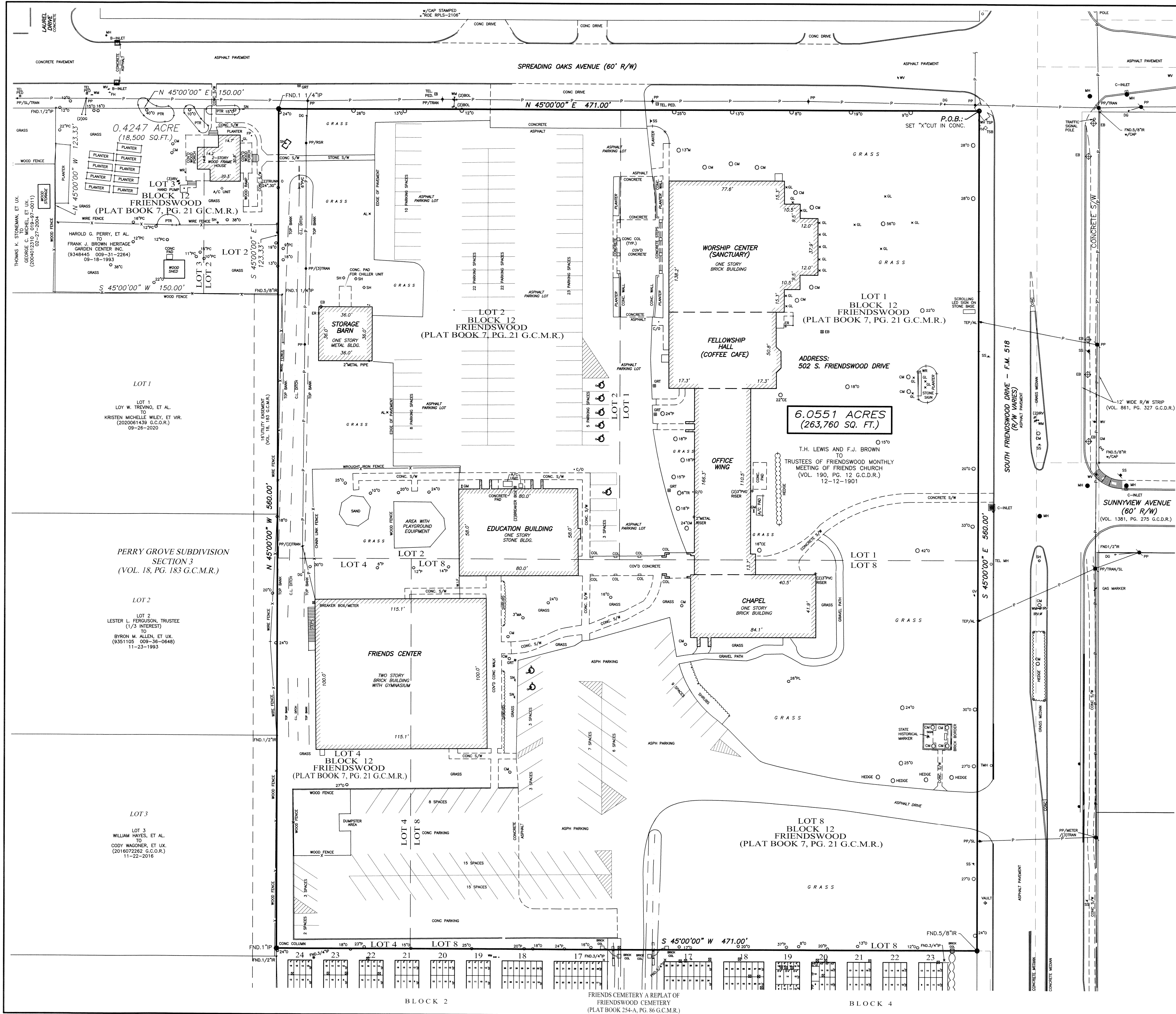
City water and sewer services are existing.

Access:

The property currently has access on FM 518 and W. Spreading Oaks. Any additional driveways and driveway improvements would need to be approved by the Texas Department of Transportation (TXDOT). Shared driveway access with the adjacent commercial development would be optimal.

Park/Open Space:

Park Dedication Fees are not applicable for commercial development.



03/15/2023
DATE
MICHAEL A. den UUL
R.P.L.S. No. 5698

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 01-25-2023 AND THAT THIS DRAWING SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

NOTES:

- THE SURVEYOR HAS NOT HAD THE BENEFIT OF A TITLE REPORT BUT HAS RELIED ON CHARTER TITLE COMPANY TO PROVIDE DEED COPIES FOR SUBJECT PROPERTY AND ADJOINERS. EASEMENTS, RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
- THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH FRIENDSWOOD DRIVE-F.M. 518 TO BE S 45° 00' 00" E.
- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X-UNSHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48167C0014G DATED 08-15-2019. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
- THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
- THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
- FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF FRIENDSWOOD BUILDING ORDINANCE.
- THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS' "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
- ALL SET CAPPED RODS STAMPED "C.L. DAVIS, RPLS 4464".

LEGEND

OVERHEAD POWER
DOWN GUY
INLET
MANHOLE
POWER POLE
FIRE HYDRANT
GATE VALVE
STREET SIGN
STREET LIGHT
TELEPHONE ENCLOSURE

TREE ABBREVIATIONS

A
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

ABBREVIATIONS

A/C AIR CONDITIONING
AL AREA LIGHT
ASPH ASPHALT
BOL BOLLARD
C/O CLEANOUT
CATV CABLE TV
CMP CORRUGATED METAL PIPE
COM COMMUNICATION
CONC CONCRETE
COVD COVERED
CP CONCRETE PIPE
DG DOWN GUY
DS ROOF DRAIN
EB ELECTRIC BOX
ELC ELECTRIC EQUIPMENT
EMH ELECTRIC MANHOLE
ER ELECTRIC RISER
FH FIRE HYDRANT
GL GROUND LIGHT
GM GAS METER
GR GAS RISER
GV GAS VALVE
IP IRON PIPE
IRV IRON ROD
IRV IRON VALVE
MHP MANHOLE
MP METAL PIPE
PED PEDESTAL
PP POWER POLE
RSP RISER
SL STREET LIGHT
SP SERVICE POLE
SS STREET SIGN
TEL TELEPHONE EQUIPMENT
TEL ENC TELEPHONE ENCLOSURE
TEL MKR TELEPHONE MARKER SIGN
TMH TELEPHONE MANHOLE
TEL POLE TELEPHONE POLE
TRAN TRANSFORMER
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
WF WATER FAUCET
WM WATER METER
WV WATER VALVE
WR WATER RISER

FRIENDSWOOD FRIENDS CHURCH

REVISED 03-15-2023

C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FIRM NO. 10082000

STANDARD LAND SURVEY

6.0551 ACRES OUT OF
LOTS 1, 2, 4 AND 8, BLOCK 12
FRIENDSWOOD
(PLAT BOOK 7, PAGE 21 G.C.M.R.)
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

DATE: 02-14-2023 SCALE: 1" = 30' JOB NO.: 11-772
DWG FILE: 11-772-2023-BASE





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Consider a recommendation to City Council for the requested zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This zone change request is a clean up item...the church is not changing anything to the site or the exterior facades of the buildings. Their current zoning is Single Family Residential (SFR) and the zoning map indicates that there is a Specific Use Permit (SUP); however, there is no ordinance to support the SUP designation. Since the property is located in the Downtown District boundary, their request is to change the zoning to Downtown District (DD) with a Specific Use Permit (SUP) to allow both NAICS Use #8131 Religious Organizations and #624 Social Assistance for the operations of the Family Promise program in which the church participates.

See attachments for public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This change is in compliance with the Future Land Use Map and will correct some inaccuracies of the zoning for this tract.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Consider approving a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a new commercial building to be located at 4472 FM 2351. The project will include a 23,000 square foot building for office, manufacturing, and warehouse use. The property is a pad site within Industry Park Friendswood I.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This is another local family bringing their business to Friendswood. The manufacturing use is a perfect fit for the Industrial zoning district.

RECOMMENDATIONS

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

ATTACHMENTS

1. Big City Manufacturing Site Plan Pages
2. Compliance Memo_Big City Manufacturing

BIG CITY MANUFACTURING

INDUSTRY PARK

4472 FM 2351 -- FRIENDSWOOD, TEXAS 77546

TOTAL NUMBER OF REQUIRED TOILET FIXTURES										
OCCUPANCY	OCCUPANT LOAD	OCCUPANTS PER M ²	WATER CLOSETS			LAVATORIES			SERVICE SINK	
			RATIO	MEN	RATIO	WOMEN	RATIO	MEN	RATIO	WOMEN
B			1 per 25 (first 50, 1 per 50 for the remainder)		1 per 25 (first 50, 1 per 50 for the remainder)		1 per 40 (first 80, 1 per 40 for the remainder)		1 per 40 (first 80, 1 per 40 for the remainder)	
	62	32	12 remainder	0.48	12 remainder	0.48	12 remainder	0.30	12 remainder	0.30
F-1	23	23	1 per 100	0.31	1 per 100	0.31	1 per 100	0.31	1 per 100	0.31
S-1		15	8	1 per 100	0.08	1 per 100	0.08	1 per 100	0.08	1 per 1000
SUBTOTAL				0.87		0.87		0.69		0.69
TOTAL				1		1		1		1
FIXTURES PROVIDED				4		3		3		2
				OK		OK		OK		OK



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

Big City Manufacturing - New Building Building Code Analysis

PROPOSED BUILDING

The proposed building is a fully-sprinklered, single story, pre-engineered metal building structure with stone and metal sheet veneers, and a storefront glazing system at the exterior walls.

DESCRIPTION OF OPERATIONS

New building for offices, warehouse, and manufacturing space.
Big City Manufacturing makes metal and plastic tags and name plates.
Mixed occupancy use: B occupancy offices, S-2 occupancy low-hazard storage, and F-2 occupancy low-hazard factory industrial.
Class I-IV storage not to exceed 12' a.f.f., any high-hazard products such as plastic sheets storage not to exceed 6' a.f.f.

REFERENCE CODES

2018 International Building Code
2018 International Fire Code
2018 International Mechanical Code
2020 National Electrical Code
2018 International Plumbing Code
2018 International Energy Conservation Code
Local Amendments to the above codes

OCCUPANCY TYPES (Chapter 3)

Business	Group B	Business, Office Area
Moderate-Hazard Storage	Group S-1	Moderate-Hazard Storage
Moderate-Hazard Factory Industrial	Group F-1	Moderate-Hazard Factory Industrial

ALLOWABLE HEIGHT (Tables 504.3 and 504.4)

Business	Group B	4 Stories	75'	OK
Moderate-Hazard Storage	Group S-1	3 Stories	75'	OK
Moderate-Hazard Factory Industrial	Group F-1	3 Stories	75'	OK

ALLOWABLE AREA, TABULAR (Table 506.2)

Business	Group B	62,000 s.f.	OK
Moderate-Hazard Storage	Group S-1	70,000 s.f.	OK
Moderate-Hazard Factory Industrial	Group F-1	62,000 s.f.	OK

The total building area is less than the basic area for the most restrictive proposed occupancy, F-1, therefore the building area is OK.
Frontage increase not calculated (the building area is less than the basic area for the most restrictive proposed occupancy).

MIXED OCCUPANCIES (Sec. 508)

None separated occupancies per Section 508.3.3

TYPE OF CONSTRUCTION (Chapter 6)

Type II-B Fully-sprinklered

ACTUAL AREAS/NUMBER OF OCCUPANTS (Table 1004.5)

Note: Building area measured from the outside to outside of the foundation as required by the Fire Marshal.

Occupancy	Gross Area	Factor (f)	No. Occupants	2 Exits Req.
Business (B)	3,378	150	23	Refer to Plan
Storage (S-1)	7,500	500	15	Refer to Plan
Factory (F-1)	12,259	200	62	Refer to Plan
Total	23,137		100	

GENERAL REQUIREMENTS

EGRESS REQUIREMENTS

Doors (Sec. 1010.1.2.1)
Doors shall swing in the direction of egress travel if serving 50 or more persons.
Common Path of Egress Travel (Table 1006.2.1)
Minimum No. of Exits (Table 1006.2.1, Table 1006.3.2)
Exit Access Travel Distance (Table 1017.2)
Corridor Fire-Resistance Rating (Table 1020.1)
Minimum Corridor width (Table 1020.2)

Re: plans	OK
B/S/F = 100' max.	OK
B, <50 occ. = 1 (1 provided)	OK
S, <29 occ. = 1 (3 provided)	OK
F, <49 occ. = 2 (3 provided)	OK
B = 300'	OK
S-1/F-1 = 250'	OK
B = 0 hr.	OK
44"	OK

FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS (Table 601)

None required

FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS (Table 602)

None required

ALLOWABLE COMBUSTIBLE MATERIALS (Sec. 603.1)

Fire-Retardant-Treated Wood shall be permitted in:
Nonbearing partitions where the required fire-resistance rating is 2 hours or less.
Nonbearing exterior walls where fire-resistance rated construction is not required.
Roof construction, including girders, trusses, framing and decking.
Balconies, porches, decks and exterior stairways not used as required exits on building three stories or less above grade plane.
No wood of any type is allowed in nonbearing walls having a fire-rating greater than 2-hour fire-resistance.
Thermal and Acoustical Insulation (other than foam plastics) w/Flame Spread <25
Foam Plastic
Roof Insulation in accordance with NFPA 276 or UL 1256
Thermal barrier where separated from the interior of the building by an approved thermal barrier of minimum 1/2" gypsum wallboard
Interior Trim & Signs
Roof Coverings with an A, B or C Classification
Interior Floor Finish, Trim, Millwork & Doors
Wood Blocking for handrails, millwork, etc.
Light-transmitting plastics as permitted by Chapter 26

THERMAL & SOUND-INSULATING MATERIALS (Sec. 720)

Flame Spread <25
Smoke Developed <450
Re: Foam Plastic Insulation, Sec. 2603 for foam plastic insulation requirements

INTERIOR WALL FINISH REQUIREMENTS (Table 803.13)

B occupancies
Exit Enclosures Class B Flame Spread 26-75/Smoke Developed 0-450
Corridors Class C Flame Spread 76-200/Smoke Developed 0-450
Rooms Class C Flame Spread 76-200/Smoke Developed 0-450
S occupancies
Exit Enclosures Class C Flame Spread 76-200/Smoke Developed 0-450
Corridors Class C Flame Spread 76-200/Smoke Developed 0-450
Rooms Class C Flame Spread 76-200/Smoke Developed 0-450
F occupancies
Exit Enclosures Class C Flame Spread 76-200/Smoke Developed 0-450
Corridors Class C Flame Spread 76-200/Smoke Developed 0-450
Rooms Class C Flame Spread 76-200/Smoke Developed 0-450

INTERIOR FLOOR FINISH REQUIREMENTS (Sec. 804)

Rooms and Corridors Class II, per NFPA 253 (0.22 watts/cm² or greater)

FOAM PLASTIC INSULATION (Sec. 2603)

Roof Insulation: In accordance with NFPA 276 or UL 1256
Roofing: Class A, B or C required
Thermal barrier where separated from the interior of the building by an approved thermal barrier of minimum 1/2" gypsum wallboard
Flame Spread <75
Smoke Developed <450

FIRE PROTECTION SYSTEMS

Automatic Sprinkler System: Required per IFC Chapter 9
Standpipe System: Not required per IFC Section 905
Portable Fire Extinguishers: Required per IFC Section 906
Fire Department Access Doors: Not required per IFC Section 3008.7
Fire Alarm System: Required per IFC Section 903.4
Smoke and Heat Vents: Not required per IFC Section 910
Emergency Alarm System: Not required per IFC Section 908

ENERGY CODE

Envelope COMcheck submitted with permit documents
HVAC COMcheck submitted with permit documents
Electrical COMcheck submitted with permit documents

EMERGENCY RESPONDER RADIO COVERAGE (IBC Section 918, IFC Section 510)

The intent is for the building to comply with Section 918 of the 2018 IBC and Section 510 of the 2018 IFC (emergency responder radio coverage) without the installation of additional equipment.

TABS/TAS/ADA PROJECT REGISTRATION NUMBER: TABS2023013113

A0 COVER SHEET
C-0 COVER SHEET
C-1 DRAINAGE PLAN
C-2 UTILITY PLAN
C-3 GRADING / PAVING PLAN
C-4 STORM WATER POLLUTION PREVENTION PLAN

A1.1 ARCHITECTURAL SITE PLAN
A1.2 LANDSCAPE PLAN AND TREE SURVEY
A2.0 FOUNDATION/PLUMBING DIMENSION PLAN
A2.0.1 ENLARGED FOUNDATION/PLUMBING DIMENSION PLAN
A2.1 ARCHITECTURAL FLOOR PLAN
A2.4 ENLARGED OFFICE PLAN
A3.1 BUILDING ELEVATIONS
A4.1 WALL SECTIONS
A6.1 PARTITION TYPES
A6.2 DOOR/HARDWARE AND GLAZING SCHEDULES

S0.01 STRUCTURAL GENERAL NOTES
S1.01 ISOMETRIC VIEW
S1.11 FOUNDATION PLAN
S1.12 FOUNDATION PLAN
SA.01 TYPICAL FOUNDATION DETAILS
SA.02 TYPICAL FOUNDATION DETAILS
SA.05 FOUNDATION DETAILS
SA.06 FOUNDATION DETAILS

M.1 MECHANICAL FLOOR PLAN - OVERALL
M.2 MECHANICAL FLOOR PLAN - ENLARGED
M.3 EXHAUST & FRESH AIR WALL CAPS
M.4 EQUIPMENT SCHEDULE
M.5 FRESH AIR CALCS

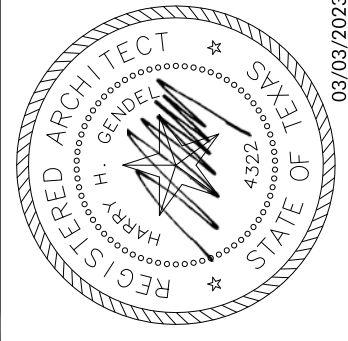
E-1 ELECTRICAL SITE PLAN
E-2 ELECTRICAL LIGHTING PLAN
E-3 ELECTRICAL POWER PLAN
E-4 ELECTRICAL SCHEMATICS PLAN
E-5 ELECTRICAL PANEL SCHEDULES PLAN

P-1 PLUMBING PLAN
P-2 ENLARGED PLAN AND RISER DIAGRAM

PEMB-C1 COVER PAGE
PEMB-C2 NOTES PAGE
PEMB-F1 ANCHOR ROD PLAN
PEMB-F2 REACTIONS
PEMB-F3 REACTIONS
PEMB-E1 ROOF FRAMING
PEMB-E2 ROOF FRAMING
PEMB-E3 ROOF SHEETING
PEMB-E4 CROSS SECTION
PEMB-E5 CROSS SECTION
PEMB-E6 CROSS SECTION
PEMB-E7 CROSS SECTION
PEMB-E8 CROSS SECTION
PEMB-E9 CROSS SECTION
PEMB-E10 SIDEWALL ELEVATIONS
PEMB-E11 SIDEWALL ELEVATIONS
PEMB-E12 SIDEWALL ELEVATIONS
PEMB-E13 SIDEWALL ELEVATIONS
PEMB-E14 ENDWALL ELEVATIONS
PEMB-E15 ENDWALL ELEVATIONS
PEMB-E16 ENDWALL ELEVATIONS
PEMB-E17 ENDWALL ELEVATIONS
PEMB-E18 WALL LINER
PEMB-E19 WALL LINER
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PEMB-D5 DETAIL PAGES
PEMB-D6 DETAIL PAGES

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OWNER CREEKS, LLC 7561 MORLEY STREET HOUSTON, TX 77061 CONTACT: KEVIN BRUEGGEMAN 281-844-9159	STRUCTURAL ENGINEER GARZA + MCCLAIN STRUCTURAL ENGINEERS, INC. 13313 SOUTHWEST FREEWAY, SUITE 163 SUGAR LAND, TEXAS 77478 CONTACT: TONY MCCLAIN 281-494-1230
GENERAL CONTRACTOR NORTHWINDS CONSTRUCTION 15400 VANTAGE PARKWAY WEST HOUSTON, TX 77032 CONTACT: JEFF ROBINSON 713-671-5300	MECHANICAL SUBCONTRACTOR BATES A/C 620 RANKIN CIR. N. HOUSTON, TEXAS 77073 CONTACT: ANDY MAHONEY 713-869-5521
ARCHITECT HARRY GENDEL ARCHITECTS 1807 DECATUR HOUSTON, TX 77007 CONTACT: ROBERT MITTENDORF 713-266-6100	ELECTRICAL SUBCONTRACTOR D & L ELECTRIC COMPANY, LTD. 15353 VANTAGE PARKWAY EAST HOUSTON, TEXAS 77032 CONTACT: BILLY McDONALD 281-987-3069
CIVIL ENGINEER COASTAL BEND ENGINEERING 4558 FM 2351 FRIENDSWOOD, TX 77546 CONTACT: STEPHANIE CANADY 281-648-1268, x102	PLUMBING SUBCONTRACTOR BELKNAP PLUMBING SYSTEMS, INC. 9030 SOLON RD. HOUSTON, TX 77064 CONTACT: KENNETH BELKNAP 832-912-6733
GEOTECHNICAL ENGINEER COASTAL TESTING LABORATORIES, INC. 1217 GEORGIA AVE. DEER PARK, TX 77536 713-477-0121	



Harry GendelArchitects



15400 Vantage Parkway West
Houston, Texas 77032
Phone: (713) 671-5300
Fax: (713) 671-5340

BIG CITY MANUFACTURING

INDUSTRY PARK

4472 FM 2351 -- FRIENDSWOOD, TEXAS 77546

DATE: 03/03/2023
ISSUED FOR PERMIT AND CONSTRUCTION

TITLE:

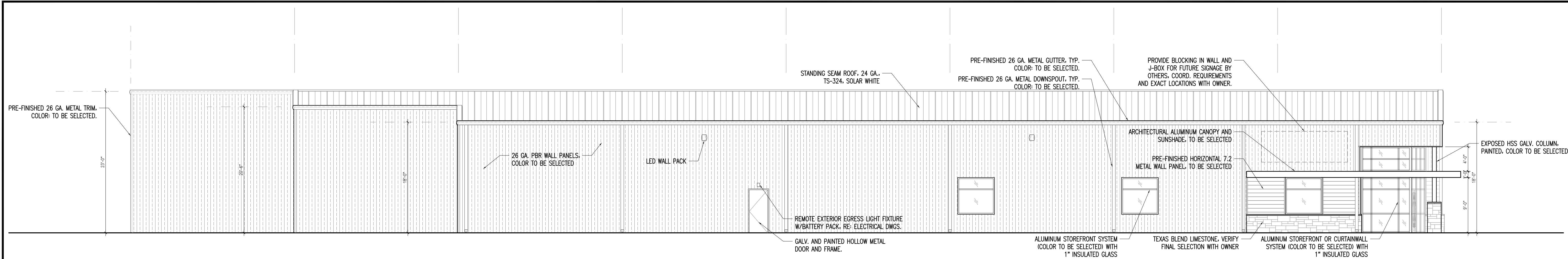
Cover Sheet
and Code Data

DRAWING:

A0

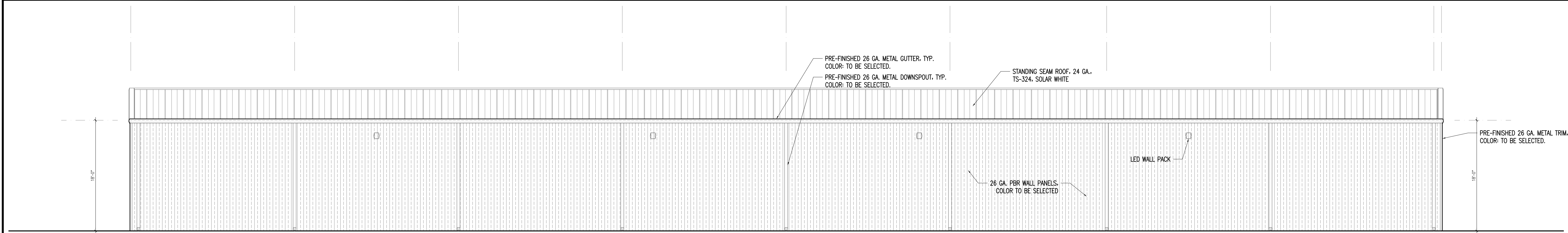


TREE SURVEY
1" = 40'-0"



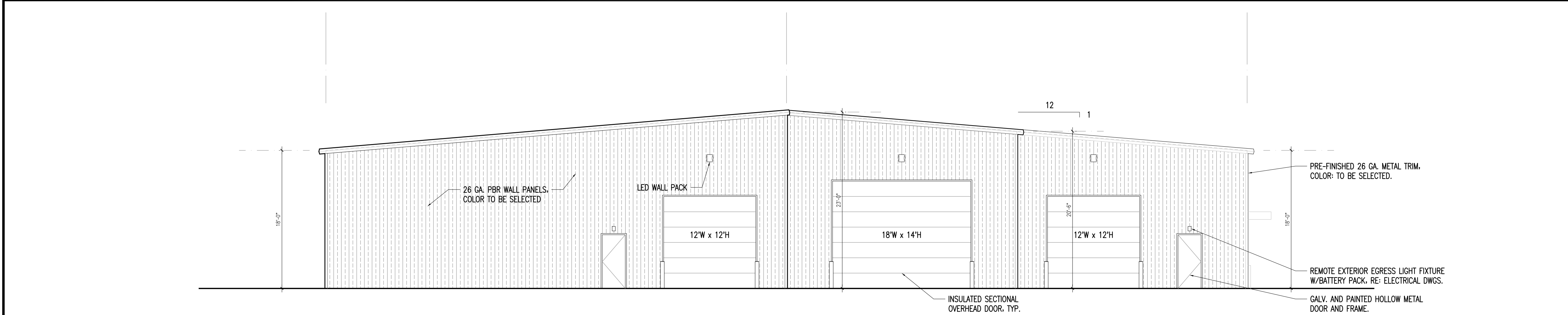
01 WEST ELEVATION
1/8" = 1'-0"

RE: 03/A2.1



02 EAST ELEVATION
1/8" = 1'-0"

RE: 03/A2.1

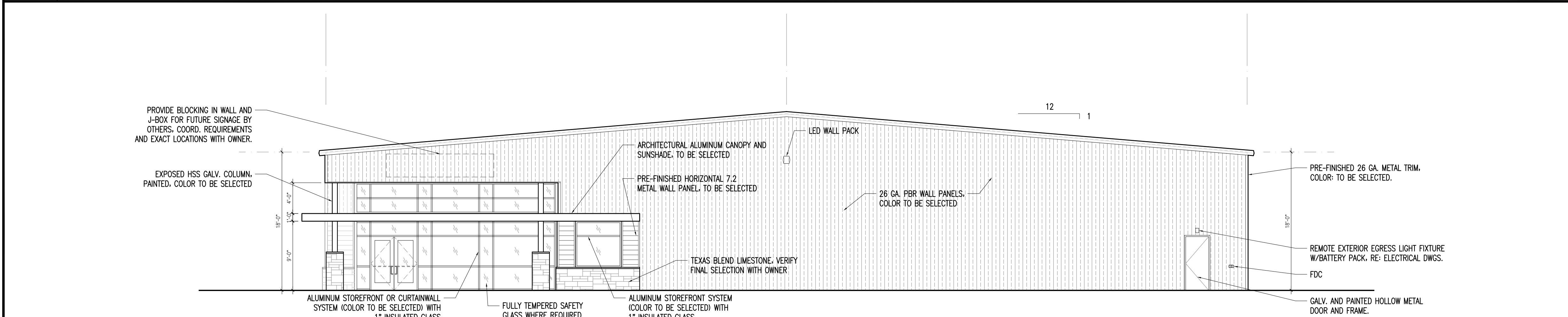


03 NORTH ELEVATION
1/8" = 1'-0"

RE: 03/A2.1

19

RE:

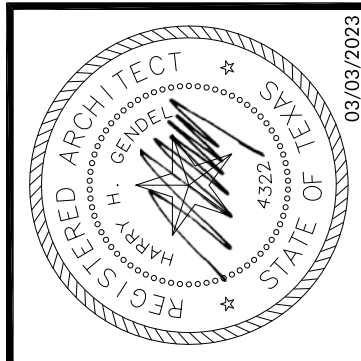


04 SOUTH ELEVATION
1/8" = 1'-0"

RE: 03/A2.1

20

RE:



1807 Doctor
Houston, Texas 77007
www.hgarch.com
for 713.266.5861
for 713.266.6100

SEAL NOT VALID
UNLESS SIGNED

Harry GendelArchitects



15400 Vintage Pkwy West
Houston, Texas 77032

Phone: (713) 671-5300
Fax: (713) 671-5340

BIG CITY MANUFACTURING

INDUSTRY PARK

4472 FM 2351 -- FRIENDSWOOD, TEXAS 77546

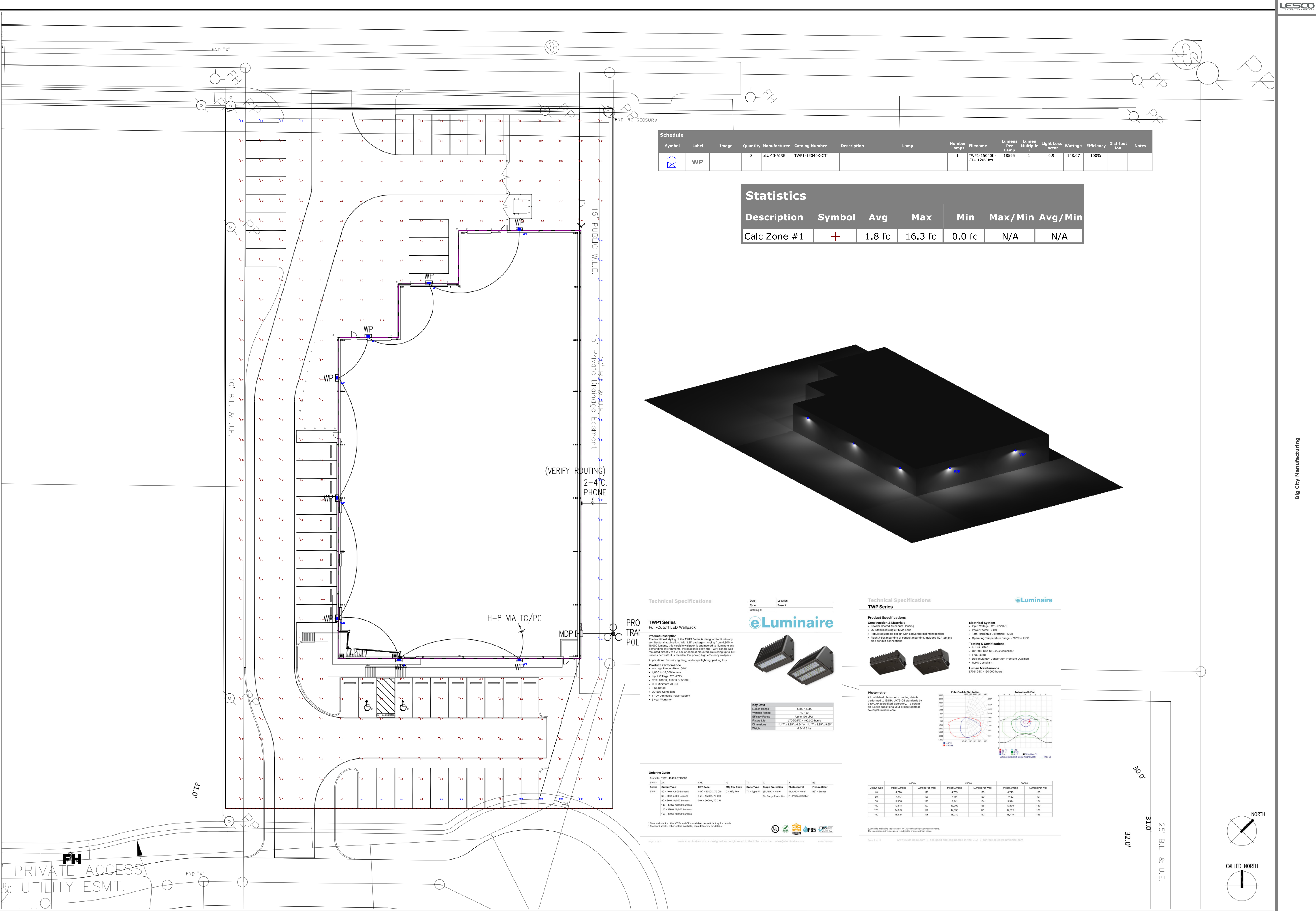
DATE: 03/03/2023
ISSUE/REVISION:
ISSUED FOR PERMIT AND CONSTRUCTION

TITLE:

Building Elevations

DRAWING:

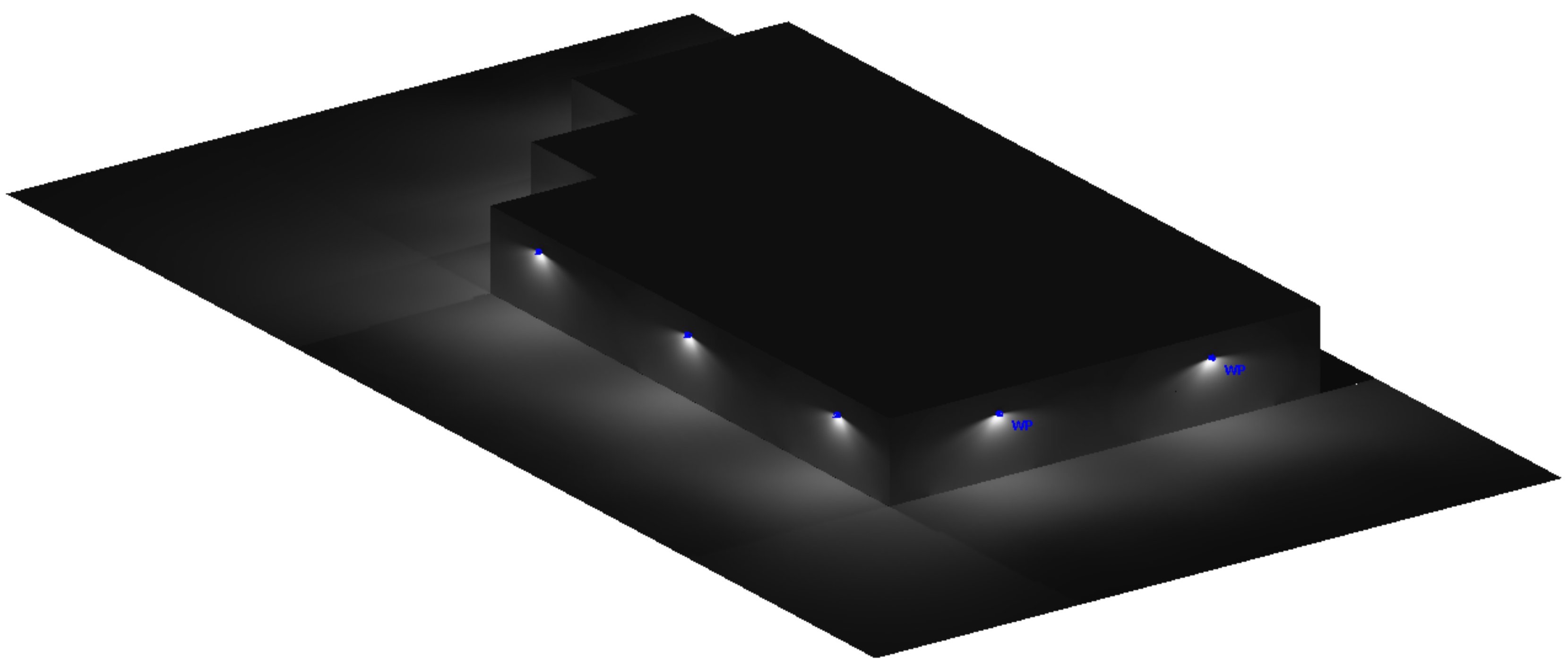
A3.1



Schedule													
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumen Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	WP		8	eLUMINAIRE	TWP1-15040K-CT4			1	TWP1-15040K-CT4-120V.ies	18595	1	0.9	148.07

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	16.3 fc	0.0 fc	N/A	N/A



Technical Specifications

TWP1 Series Full-Cut-Off LED Wallpack

Product Description
The traditional styling of the TWP1 Series is designed to fit into any architectural application. With LED packages ranging from 4,800 to 18,000 Lumens, this versatile wallpack is engineered to illuminate any demanding environment. Installation is easy; the TWP1 can be wall-mounted directly to a pole or conduit mounted, delivering up to 155 lumens per watt. It's the ideal low power, high efficiency wallpack.

Product Performance

- Wattage Range: 40W-150W
- 4,800 to 18,000 Lumens
- CCT: 4000K, 4500K or 5000K
- CRI: Minimum 70 CRI
- IP65 Rated
- UL598 Compliant
- 5-Year Warranty

Ordering Guide

Example: TWP1-6040K-CT48P2	XXX	-C	14	X	X	82
TWP1 -	XX					
Series	Output Type	CCT Code	Wing Box Code	Beam Type	Range Protection	Finish Color
TWP1	40 - 40W, 4,800 Lumens	40K - 4000K, 70 CRI	C - 14ly Rev	14 - Type IV	BLANK - None	BLANK - None
	60 - 60W, 7,200 Lumens	45K - 4500K, 70 CRI		14 - Type IV	S - Surge Protection	P - Photocoupler
	80 - 80W, 9,600 Lumens	50K - 5000K, 70 CRI				
	100 - 100W, 12,000 Lumens					
	120 - 120W, 14,400 Lumens					
	150 - 150W, 18,000 Lumens					

* Standard stock - other CCT's and CRI's available, consult factory for details
* Standard stock - other colors available, consult factory for details

Technical Specifications

TWP Series

Product Specifications
Construction & Materials

- Powder Coated Aluminum Housing
- UV Stabilized single PMMA Lens
- Robust adjustment design with active thermal management
- Flush J-box mounting or conduit mounting, includes 1/2" top and side conduit connections

Electrical System

- Input Voltage: 120-277VAC
- Power Factor: >0.9
- Total Harmonic Distortion: <20%
- Operating Temperature Range: -20°C to 45°C

Photometry

All qualified photometric testing data is performed to IESNA LM79-08 standards by a NIST AP accredited laboratory. To obtain an EIS file specific to your project contact sales@luminaire.com

Luminaire maintains a tolerance of +/- 7% on flux and power measurements. Two dimensional data is provided to assist in design and installation.

Technical Specifications

TWP Series

Product Specifications
Construction & Materials

- Powder Coated Aluminum Housing
- UV Stabilized single PMMA Lens
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Luminaire maintains a tolerance of +/- 7% on flux and power measurements. Two dimensional data is provided to assist in design and installation.

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Assistant Planner

Date: April 4, 2023

Re: Big City Manufacturing
Commercial Site Plan

Project Description: The proposed project is a new commercial building to be located at 4472 FM 2351. The project will include a 23,000 square foot building for office, manufacturing, and warehouse use. The property is a pad site within Industry Park Friendswood I.

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

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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Consider approving the Preliminary Plat of Nixon Estates located on Lundy Lane, being the west 270 feet of Lot 4 of Van Pelt's Subdivision, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat will create an individual lot consisting of 5.04 acres. The lot will have frontage on Lundy Lane with access to Schulte Lane (a private access easement) at the rear. The existing water line and drainage facility will be dedicated a public easement via the final plat. The property owner will dedicate a drainage easement to the Galveston County Consolidated Drainage District (GCCDD) via the final plat, as well.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

A plat is required in order for building permits to be issued on this tract since it does not meet the platting exemption requirements.

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. Nixon Estates Preliminary Plat
2. Compliance Memo

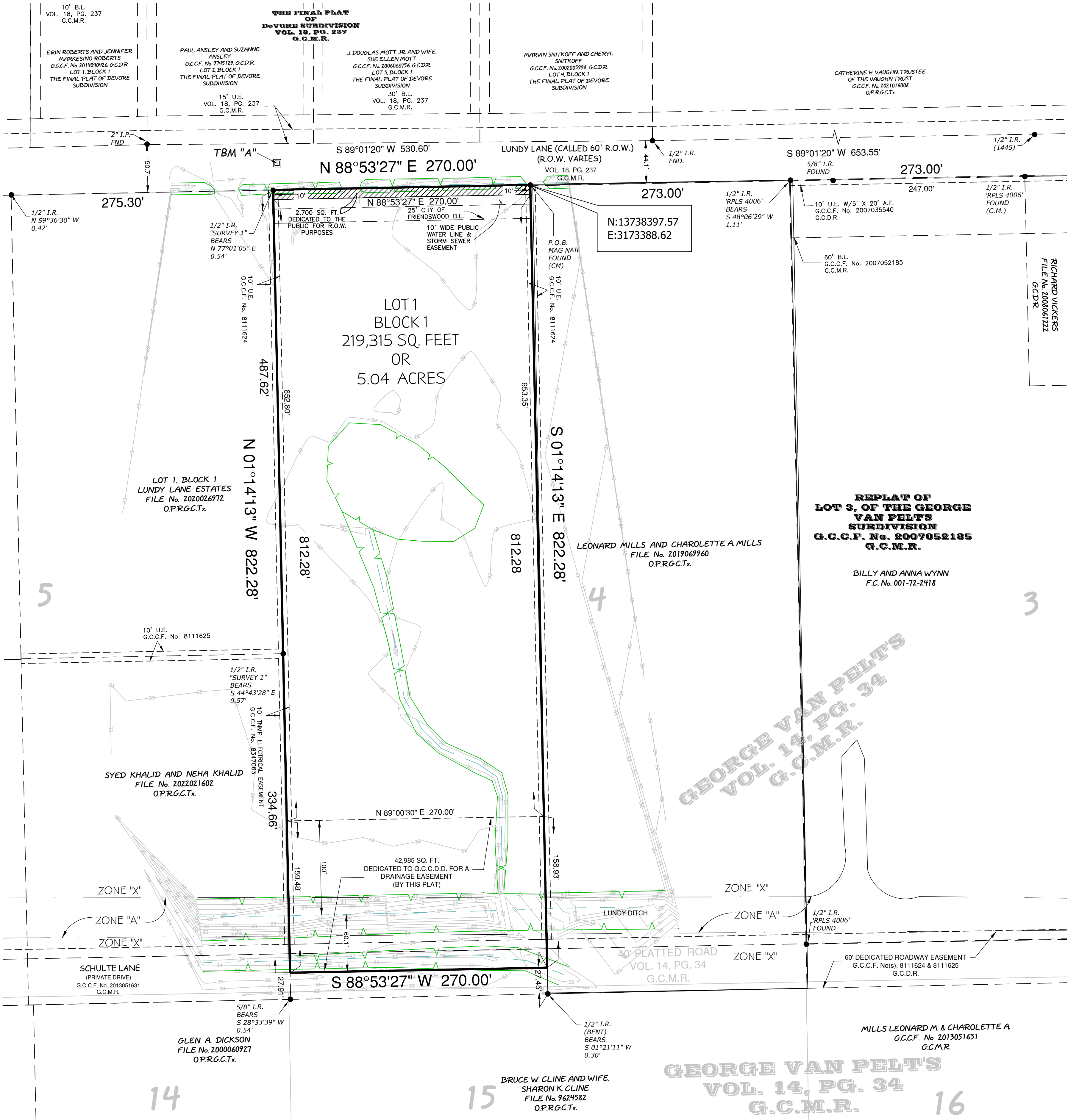
NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999866021.
2. THE SOUTH LINE OF LUNDY LANE WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL.
3. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.
5. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791022-09881, DATED FEBRUARY 15, 2023, RECEIVED BY THE SURVEYOR ON FEBRUARY 15, 2023.
6. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SCALED ON FIRM No. 48167C0202G, MAP DATED AUGUST 15, 2022. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK AW1082 WITH A PUBLISH ELEVATION OF 15.10, NAVD 88.
8. THIS TRACT IS SUBJECT TO A 30' UN-LOCATED RIGHT-OF-WAY AGREEMENT GRANTED TO LO-VOCA GATHERING CO., AS SET FORTH IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE No. 6218715 (VOLUME 1527, PAGE 680, DEED RECORDS OF GALVESTON COUNTY).
9. SUBJECT TO DEED RESTRICTIONS SET FORTH IN DOCUMENTS RECORDED IN/UNDER VOLUME 14, PAGE 34 OF THE MAP RECORDS, FORMERLY VOLUME 238, PAGE 26, 8111624, AND 8111625, ALL IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY. OWNER SHALL VERIFY WHETHER CITY ORDINANCE OR PRIVATE RESTRICTIONS ARE MORE RESTRICTIVE FOR DEVELOPMENT PURPOSES.

LEGEND

- FEMA BOUNDARY.
..... FLOW LINE OF DITCH.
..... TOP OF BANK OF DITCH.
..... SUBJECT BOUNDARY LINE.

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



ABBREVIATIONS

- B.L. BUILDING LINE
C.M. CONTROL MONUMENT
CMP. CORRUGATED METAL PIPE
F.L. FLOW LINE ELEVATIONS
FND. FOUND
G.C.C.F. GALVESTON COUNTY CLERK FILE
G.C.M.R. GALVESTON COUNTY MAP RECORDS
G.C.D.R. GALVESTON COUNTY DEED RECORDS
I.P. IRON PIPE
I.R. IRON ROD
No. NUMBER
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GALVESTON COUNTY TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
PG. PAGE
RCF. REINFORCED CONCRETE PIPE
R.O.W. RIGHT OF WAY
SQ. FT. SQUARE FEET
U.E. UTILITY EASEMENT
VOL. VOLUME

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 68302
DRAFTING: REC & RC
www.fmsurveying.com



OWNER:
MENDENHALL REAL ESTATE
INVESTMENTS LLC, A TEXAS LIMITED
LIABILITY COMPANY
CONTACT: JOHNESE HILTON, VICE
PRESIDENT
PHONE: (281) 482-3034
1506 WINDING WAY,
BLDG 104, STE. 301,
FRIENDSWOOD, TEXAS 77546

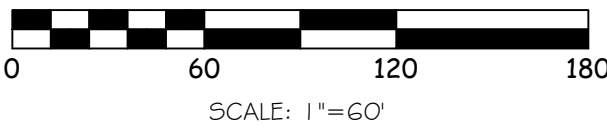
PROJECT BENCHMARK:
AW1082

PROJECT BENCHMARK IS DESCRIBED AS BEING 1.5 KM (0.95 MI) SOUTHEASTERLY ALONG STATE HIGHWAY 3 FROM THE JUNCTION OF NASA 1 HIGHWAY IN WEBSTER, IN TOP OF AND 2.0 M (6.6 FT) SOUTHWEST OF THE NORTHEAST END OF THE NORTHWEST CONCRETE ABUTMENT OF THE BURLINGTON NORTHERN RAILROAD BRIDGE NUMBER 22.8, 30.2 M (99.1 FT) NORTHEAST OF THE CENTER OF THE NORTHBOUND LANES OF THE HIGHWAY, 1.8 M (5.9 FT) NORTHEAST OF THE NEAR RAIL, 0.4 M (1.3 FT) BELOW THE LEVEL OF THE TRACK.
PUBLISHED ELEV: 15.10, NAVD 88

TBM "A"

TEMPORARY BENCHMARK "A" IS A MAG NAIL SET, N 07° 57'33" E, AT A DISTANCE OF 28.50 FEET FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.

ELEV: 33.87, NAVD 88



PRELIMINARY PLAT
OF
NIXON ESTATES

THE WEST 270.00 FEET OF LOT FOUR (4), OF VAN PELT'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 34, FORMERLY VOLUME 238, PAGE 26 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 1 LOT, 0 RESERVE
219,315 SQ. FT
5.04 ACRES
MARCH 27, 2023

CITY OF FRIENDSWOOD NOTES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS) , PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES) , RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC 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 THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) ALL OF THE PROPERTY BEING SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FRIENDSWOOD, TEXAS.

CITY OF FRIENDSWOOD SINGLE-FAMILY RESIDENTIAL REGULATION MATRIX

	UNITS PER ACRE	LOT-AREA MIN-MUM SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET						HEIGHT MAX-MUM FEET (b and e)	PARKING REQUIREMENT UNIT	ZERO LOT LINES YIN	MAX-MUM LOT COVERAGE
				FRONT	REAR (a)	SIDE							
						INTERIOR (d)	EXTERIOR						
						(CORNER LOT) BACKING UP TO ABUTTING SIDE YARD	(CORNER LOT) BACKING UP TO ABUTTING REAR YARD						
SER SINGLE-FAMILY RESIDENTIAL	2.7	15,000	120 A	25 B	25	10	25 B	20 C	40	K		NO	35%

- A. LOTS LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
B. 35 FEET ON THOROUGHFARES.
C. 25 FEET ON THOROUGHFARES.
K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

WE MENDENHALL REAL ESTATES INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNERS, ACTING BY AND THROUGH JOHNESE HILTON, VICE PRESIDENT WHETHER ONE OR MORE, OF THE 5.04 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PRELIMINARY OF NIXON ESTATES, 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.

EXECUTION OF OWNER'S ACKNOWLEDGMENT

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 2023.

BY: _____
JOHNESE HILTON, VICE PRESIDENT

Required Plat 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.

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 permit. This preliminary approval shall expire in (6) months.

CERTIFICATE FOR SURVEYOR

I, SCOTT R. SHERIDAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METALS) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

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

SCOTT R. SHERIDAN
TEXAS REGISTRATION NO. 6171

COUNTY CLERK ACKNOWLEDGMENT STATEMENT

GALVESTON COUNTY

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

CERTIFICATE FOR CITY ENGINEER

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

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

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PRELIMINARY PLAT OF NIXON ESTATES, 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

PRELIMINARY PLAT
OF
NIXON ESTATES

THE WEST 270.00 FEET OF LOT FOUR (4), OF VAN PELT'S SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 34, FORMERLY VOLUME 238, PAGE 26 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 1 LOT, 0 RESERVE
219,315 SQ. FT
5.04 ACRES

MARCH 27, 2023

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 68302
DRAFTING: REC # RC
www.fmsurveying.com



OWNER:
MENDENHALL REAL ESTATE
INVESTMENTS LLC, A TEXAS LIMITED
LIABILITY COMPANY
CONTACT: JOHNESE HILTON, VICE
PRESIDENT
PHONE: (281) 482-3034
1506 WINDING WAY,
BLDG 104, STE. 301,
FRIENDSWOOD, TEXAS 77546

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: April 4, 2023
Re: Nixon Estates Preliminary Plat

Project Description: This plat will create an individual lot consisting of 5.04 acres. The lot will have frontage on Lundy Lane with access to Schulte Lane (a private access easement) at the rear. The existing water line and drainage facility will be dedicated a public easement via the final plat. The property owner will dedicate a drainage easement to the Galveston County Consolidated Drainage District (GCCDD) via the final plat, as well.

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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: April 13, 2023

Subject: Receive the March 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

March 2023 DRC Report is included.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

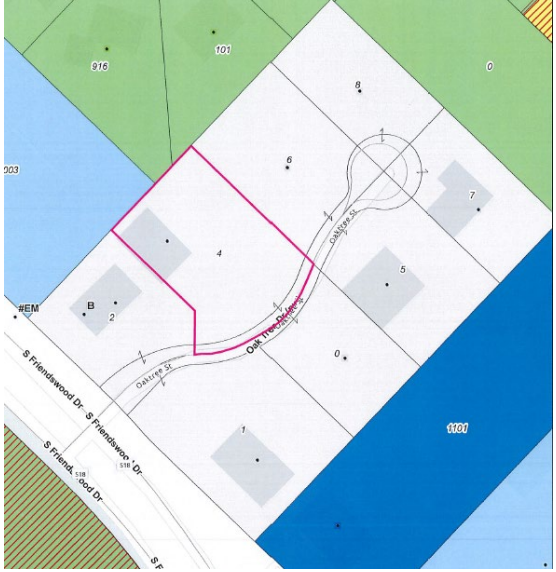
1. March 2023 DRC Report

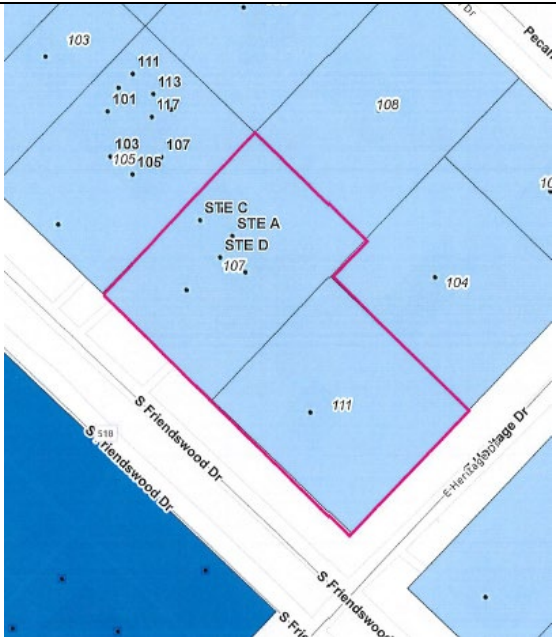
Memo

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

The following DRC Meetings were held in March 2023.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
4434 FM 2351 Rd. Subdivide Lot	CSC & I	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption - issued ☒ Site plan approval ☒ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Available – dedicate 10ft easement ☒ 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: 5ft sidewalk required along FM 2351	

4 Oak Tree Dr Existing building with medical tenant – add parking and a storage building	OPD	No	☐ Zone change ☐ Meets Future Land Use Map ☐ Plat required (to subdivide) - existing ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available - existing ☒ Sewer Available - existing ☐ 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: Add fire lane; increase second driveway to 20 feet	
2911 W Parkwood Ave Proposed commercial development with CSC zoning up front and BP in the back to allow warehousing	SFR/SUP for Oil Well Drilling	Yes – possible CSC and BP	☒ 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) ☒ Pipelines and abandoned oil wells – provide documentation of pipeline removal ☒ TxDOT Permits required Misc Notes: 5ft sidewalk required along FM 528	

Whitcomb Property Mixed use development with hotel, apartments, retail, and office uses PUD will need to outline zoning regulations that will be different from City requirements such as setbacks, landscaping, parking, signage, etc.	PUD	Yes – PUD amendment	☒ 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 – may need to add a lift station ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☒ High hazard flood zone(s) – AE and floodway ☒ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: H&H Study required and a letter stating no adverse impact will be created up or down stream; Traffic Impact Analysis (TIA) required and parking analysis	
107 & 111 S Friendswood Dr. Redevelop Lots with Mixed Use Development	DD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required – maybe for cleanup or to combine lots ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☒ Downtown District ☒ Water Available ☒ Sewer Available ☐ On-site detention required ☒ May be eligible for regional detention; make request to GCCDD – can receive credit for existing impervious cover ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: Development fees waived for for-profit businesses; formerly dry area allows distribution of Texas made wine and beer	

810 W Parkwood Ave. Rezone for commercial use	SFR	CSC or NC	☒ 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) ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: 5ft sidewalk required along FM 528	
2920 W Parkwood Ave. Driving range, restaurant, indoor putt-putt	CSC	No	☒ Zone change ☒ Meets Future Land Use Map ☒ Plat required – replat to incorporate additional property ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available – closest systems are Tower Estates or Windsor Estates; septic system would limit uses ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines and abandoned oil wells – verify platted pipeline easement ☒ TxDOT Permits required Misc Notes: 5ft sidewalk required along FM 528	