



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, MAY 25, 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 on Thursday, April 13, 2023.
- B. Consider approving the Jeter Memorial Funeral Home Replat.
- C. Consider approving the Nixon Estates Final Plat.

4. DISCUSSION ITEM

- A. Discuss proposed amendments to the City of Friendswood Zoning Ordinance, Section 7.P.6. Permitted Use Table, including updates to categories as a result of changes to the North American Industry Classification System (NAICS) reference book and changes in allowed uses in many districts.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission Regular Meetings for (i) Thursday, June 8, 2023 and (ii) Thursday, June 22, 2023.
- B. Receive the April 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 TTY 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 19th day of May, 2023, at 1:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 25, 2023

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, April 13, 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 Thursday, April 13, 2023. Said minutes are attached to the item for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 04-13-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 13, 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
APRIL 13, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, APRIL 13, 2023, AT 6:02 PM 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER MARSHA CONRAD
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONERS CATHERINE KOERNER AND MARCUS RIVES WERE ABSENT FROM THE
MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

NO PUBLIC COMMENTS.

3. CONSENT AGENDA

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

****Commissioner Brian Bounds moved to approve the CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held 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.

Harbin explained this property was 6.3 acres of residentially zoned land that the owner is requesting to change to Community Shopping Center (CSC). She said the adjacent tract is zoned Neighborhood Commercial and the four corners at the main intersection are zoned CSC. Harbin stated the City's Future Land Use Map (FLUM) designates this property for future retail use. She said the property owner performed outreach to the adjacent residential neighbors, as well. Harbin explained this request is for a straight rezoning and is not tied to any specific plan. She said when the property develops, the plats and site plan require further Commission consideration.

Ruth Ann Manison Prince/property owner stated her family's request was compliant with the City's long term planning documents including the FLUM, Vision 2020, FM 528 Corridor Strategy, etc. She said the lot has 500-feet of frontage along Parkwood Ave (FM 528) for commercial use. Prince said her family was not working with any developers and that she reached out to the residential neighbors, one of whom sat down and met with her. Prince also explained the most likely construction closest to the neighborhood would be a dry pond or landscaping. She said the land slopes downward due to Chigger Creek.

No public comments for or against the request.

- 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.

****Vice-Chairman Richard Sasson moved to approve 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). Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Commissioner Sasson said a developer brought forth a zone change on the property three years ago, so he watched the YouTube meetings in preparation. He commented that the neighbors were not in favor of commercial development but that the Commission had to weigh the needs of the property owner and the neighbors, and the city and the general public. He said the property is unsellable as a single lot for residential people living on FM 528. Sasson agreed the request was compliant with the City's FLUM and that the City needed more commercial tax diversity. He also agreed the neighbors would be protected by the required buffer plus detention required to develop the site.

The other Commissioners said Mr. Sasson covered all of their questions and comments.

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.

Harbin said the Friends Church was applying for building permits and staff found the property was not properly zoned. The church agreed to clean up their zoning and is requesting the underlying zoning be changed from SFR to Downtown District with a Specific Use Permit to allow religious organizations and social assistance. She explained there would be no exterior changes to the site. Harbin also expanded that the social assistance use was to comply with the church's partnership with Family Promise. She said Family Promise helped underprivileged families find employment and living assistance. The building permit they had been originally looking into was to convert one of the buildings into a Day Center for those families to use.

No public comments for or against the proposal.

- 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.

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

Commissioner Mann said the request seemed straight forward. Sasson asked how long the families stayed at the church. Harbin explained the facility would be a Day Center to use computers and such through the daytime.

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

****Vice-Chairman Richard Sasson moved to approve a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Harbin said the proposed facility would be located in the Industry Park I commercial park off FM 2351. She said the facility would have large trucks enter through the front cul-de-sac and exit through the back onto a public road near the city's water plant. She said the developer would be widening the turn radius to accommodate those large trucks.

Trevor Robinson/Northwinds Construction said the business was operated by two brothers who would be relocating their facility from the Hobby area to Friendswood. Robinson said his company constructed the two other buildings in the commercial park, as well.

Sasson asked what type of business Big City Manufacturing was. Robinson explained the company makes metal tags and that they had been in business for several generations. Sasson asked how many trucks would be arriving per day. Robinson said he believed it was around three trucks per day.

- 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.

****Commissioner Brian Bounds moved to approve 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. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin said the proposed plat was to create one residential lot. She said the property did not qualify for a platting exemption because it was slightly too large and needed to dedicate a drainage easement and 10-feet of right-of-way.

Hinckley clarified that even though the name of the plat is Nixon "Estates", there is only one lot being created.

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.

Harbin said the March DRC Report included the zone change request for 801 W Parkwood Ave but

the numbers were transposed to 810 W Parkwood Ave in the report. She said that does not affect tonight's zone change hearing.

No commissioner, liaison, or further staff comments.

6. ADJOURNMENT

This meeting was adjourned at 06:33 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 25, 2023

Subject: Consider approving the Jeter Memorial Funeral Home Replat.

Action:

SUMMARY / ORIGINATING CAUSE

This plat will create one commercial reserve to maintain the existing funeral home and one residential lot for the owner's house. A 60-foot private road will be platted to meet frontage and access requirements per the City Subdivision Ordinance along with a 30-foot access easement overlaying the existing commercial driveway for fire truck maneuverability.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the property owner to proceed with building permits and construction of a new single family home.

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. Replat of Jeter Memorial Funeral Home
2. Compliance Memo for Replat of Jeter Memorial Funeral Home

NOTES:

1. THE BEARINGS CONTAINED HEREON ARE BASED ON THE TEXAS PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, NO. 4204. THE DISTANCES CONTAINED HEREON ARE GROUND DISTANCES. SCALE FACTOR: 0.999869419

2. THIS SUBJECT PROPERTY WITHIN ZONE "X" AND ZONE "AE", AS SCALED ON FIRM NO. 48167C0012G, DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY EXIST.

3. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY RESTRICTIONS OR COVENANTS OF THE PRECEDING PLATS.

4. THIS PROPERTY IS SUBJECT TO ZONING ORDINANCES BY THE CITY OF FRIENDSWOOD, TEXAS AND TO ANY RESTRICTIONS OF RECORD.

5. ALL VISIBLE PIPELINES ON OR ACROSS THE PLATTED PROPERTY ARE SHOWN HEREON. THE HORIZONTAL LOCATION OF SAID PIPELINES SHOWN HEREON ARE BASED ON PIPELINE MARKS ON THE GROUND, PERFORMED BY THE APPLICABLE PIPELINE COMPANY, THROUGH A "ONE CALL" UTILITY LOCATE WITH A TICKET NUMBER OF 562867005.

6. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, WITH A FILE NUMBER OF 2791023-01942, DATED APRIL 25, 2023. THIS PROPERTY IS SUBJECT TO ANY BUILDING LINES, EASEMENTS AND/OR ORDINANCES NOT CONTAINED THEREIN OR ON THE RECORDED PLATS OF WHICH THIS PLATTED PROPERTY IS OUT OF.

7. THE LOCATION OF IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO UTILITIES, WAS NOT WITHIN THE SCOPE OF THIS PLAT.

8. BOUNDARY CORNERS NOT REFERENCED HERE SHALL BE MONUMENTED UPON PLAT RECORDATION.

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 ERECTED 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; 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.

9. *REGARDING THE PIPELINE EASEMENTS RECORDED UNDER VOLUME 985, PAGE 356, VOLUME 995, PAGE 209 VOLUME 1529, PAGE 472, VOLUME 1534, PAGE 542, VOLUME 1535, PAGE 49 AND VOLUME 1563, PAGE 72, THE LOCATION OF THESE EASEMENTS IS BASED ON THE TEXAS NATURAL RESOURCE CODE SECTION 111.0194.

10. PER THE TEXAS RAILROAD COMMISSION GIS VIEWER, THERE IS AN ABANDONED 20 INCH DIAMETER EXXON MOBILE CORPORATION PIPELINE ON THE PLATTED PROPERTY. THERE WAS NO DEED OF RECORD FOUND FOR SAID ABANDONED PIPELINE AND THE "ONE CALL" UTILITY LOCATE WITH A TICKET NUMBER OF 562867005 DID NOT REFLECT THE ABANDONED PIPELINE

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 REPLAT OF JETER MEMORIAL FUNERAL HOME, 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.

MARSHA CONRAD, MEMBER	RICHARD SASSON, VICE CHAIR
THOMAS HINCKLEY, MEMBER	MARCUS RIVES, MEMBER
CATHERINE KOERNER, MEMBER	BRIAN BOUNDS, MEMBER
TRAVIS MANN, MEMBER	

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

ABBREVIATIONS

FE	FLOW LINE ELEVATIONS.
G.C.C.F.	GALVESTON COUNTY CLERK FILE.
G.C.D.R.	GALVESTON COUNTY DEED RECORDS.
No.	NUMBER.
P.O.B.	POINT OF BEGINNING.
P.O.C.	POINT OF COMMENCING.
PG.	PAGE.
RCP	REINFORCED CONCRETE PIPE.
R.O.W.	RIGHT OF WAY.
VOL.	VOLUME.

	UNITS PER ACRE	LOT AREA MINI- MUM SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET						HEIGHT MAXI- MUM FEET (b and c)	PARKING REQUIREMENT UNIT	ZERO LOT LINES YIN	MAXI- 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						
SFR SINGLE-FAMILY RESIDENTIAL	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K		NO	35%

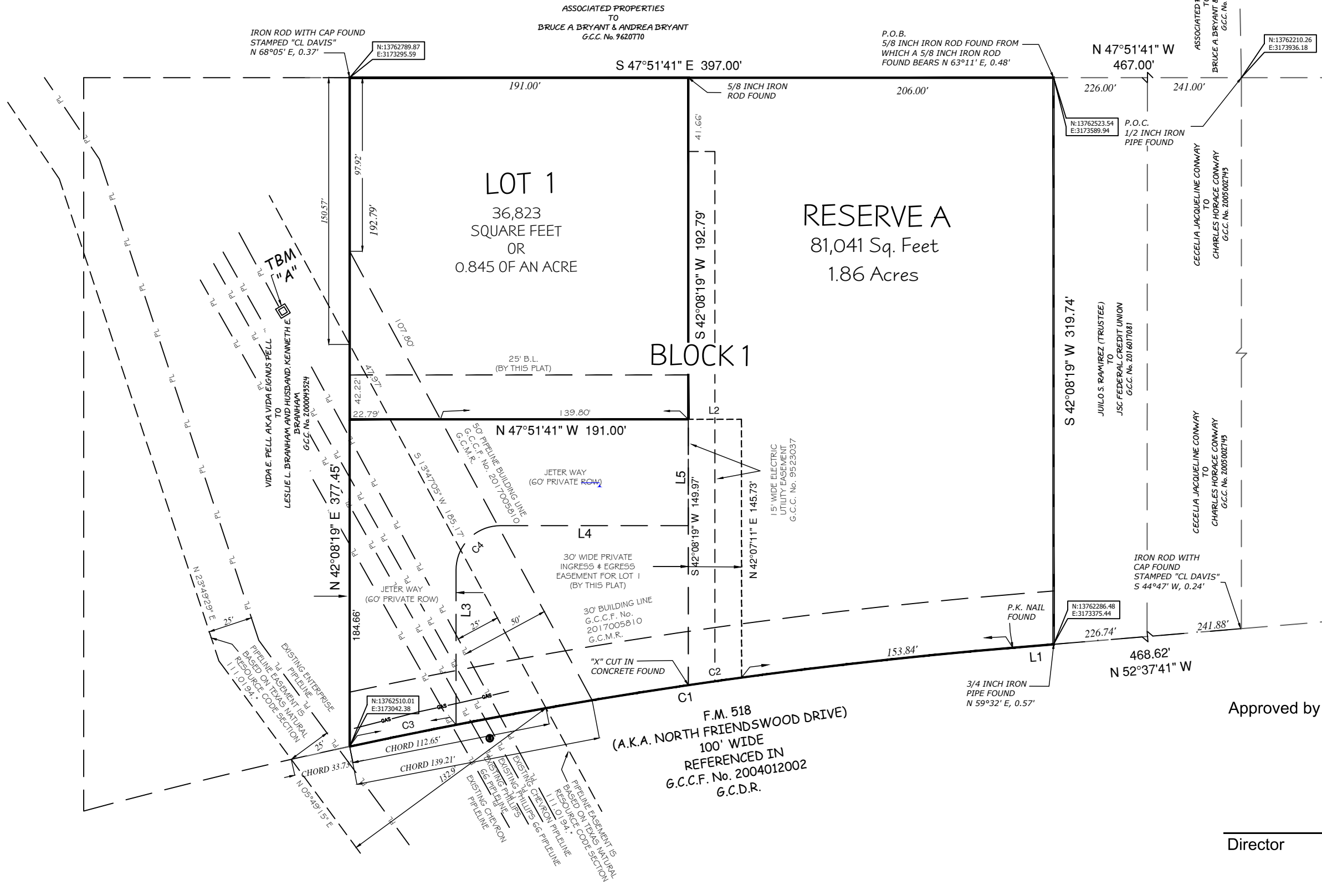
A. LOTS LESS THAN 120 FEET WIDE REQUIRE CURBS, LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
B. 35 FEET ON THOROUGHFARES.
C. 25 FEET ON THOROUGHFARES.
K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

CITY OF FRIENDSWOOD ZONING TABLE

ZONING DISTRICT	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH MINIMUM FEET	LOT DEPTH MINIMUM FEET	YARDS - MINIMUM FEET						HEIGHT MAXIMUM FEET (B AND E)	LANDSCAPE REQUIREMENTS	EXCEPTION NOTES	MAXIMUM LOT COVERAGE
				FRONT	REAR	SIDE							
						INTERIOR	EXTERIOR						
							WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT	WHEN ABUTTING PROPERTY IN A NON-RESIDENTIAL DISTRICT OR YARD	WHEN BACKING UP TO AN ABUTTING SIDE YARD				
CSC	15,000	100	150	30	15	25	10	25	10	40	YES		30%

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.79'	378.35'	378.09'	N 56°20'48" W	07°26'14"
C2	2914.79'	30.35'	30.35'	S 55°53'36" W	0°35'48"
C3	2914.79'	61.25'	61.24'	N 59°26'44" W	1°12'14"
C4	25.00'	39.27'	35.36'	N 87°08'19" E	90°00'02"

LINE	BEARING	DISTANCE
L1	N 52°37'41" W	23.13'
L2	N 47°51'41" W	30.00'
L3	N 42°08'19" E	87.36'
L4	S 47°51'41" E	106.00'
L5	N 42°08'19" E	160.00'



STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION".
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

WE, JETER INVESTMENT PROPERTY, LTD., BEING THE OWNERS OF THE PROPERTY BEING PLATTED, HERINAFTER REFERRED TO AS OWNERS, ACTING BY AND THROUGH GREGORY O. JETER, OWNER WHETHER ONE OR MORE, OF THE 3.135 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING REPLAT OF JETER FUNERAL HOME, 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

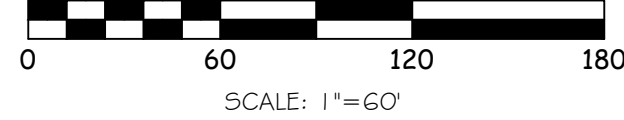
WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 2023.

BY:

GREGORY O. JETER, OWNER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



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

- Buildings, fences, or other permanent improvements shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note # 3 have been satisfied and the District has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected, and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the District.

GCCDD REF ID# G230029

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 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

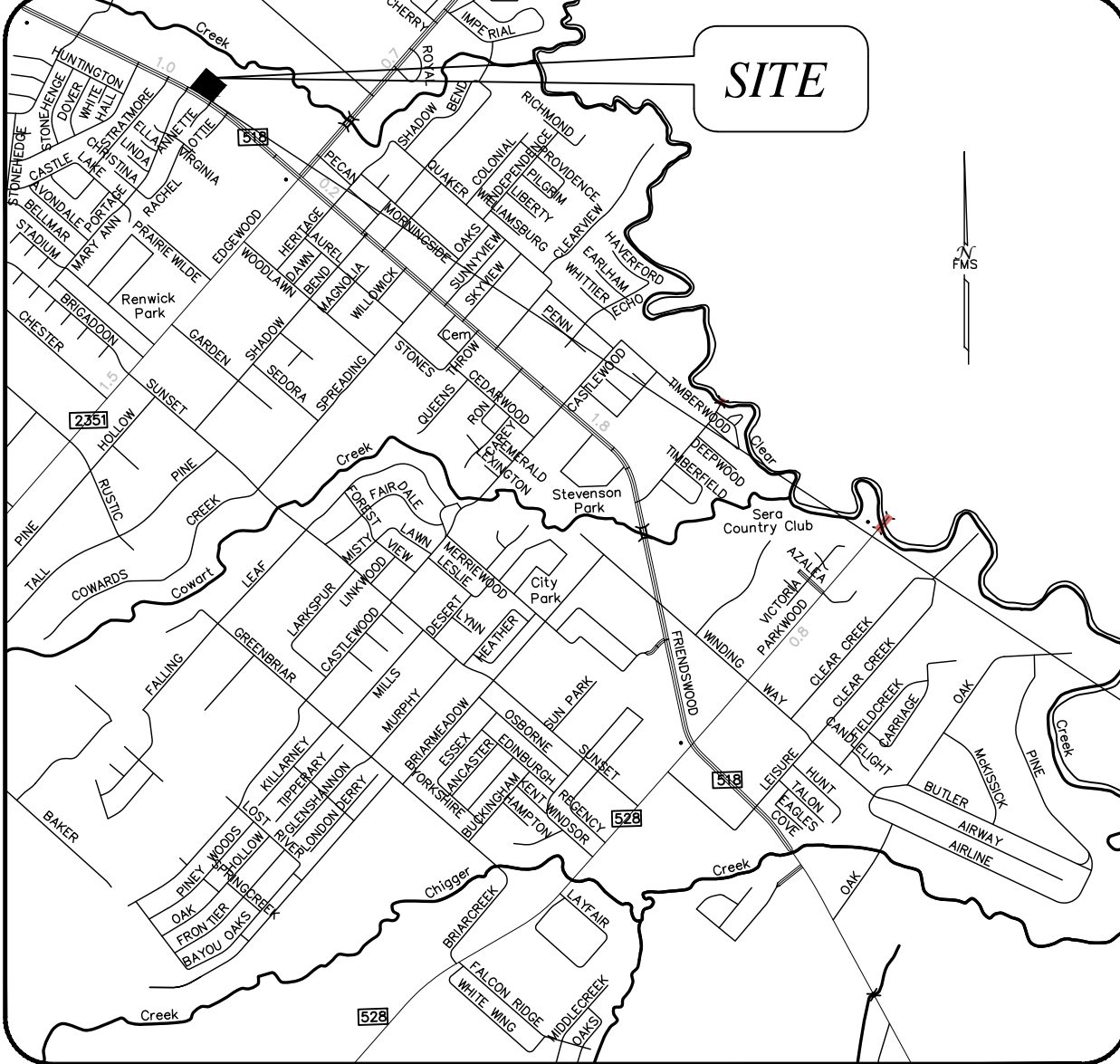


SURVEYOR:

F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBP&LS FIRM # 10040400
FMS JOB NO: 54557
DRAFTING: REC
www.fmsurveying.com

OWNER:

JETER INVESTMENT PROPERTY, LTD.,
311 N. FRIENDSWOOD DR.,
FRIENDSWOOD, TEXAS 77546
CONTACT: GREGORY O. JETER
PHONE: (713) 992-7200



VICINITY MAP

SCALE: 1"=2640'

METES AND BOUNDS DESCRIPTION OF

A 3.135 acre (136,561 square feet) tract of land, being Lot One of The Final Plat of Jeter Memorial Funeral Home, recorded under Galveston County Clerk's File Number 2017005810 of the Map Records of Galveston County, Texas, comprised of a called 1.5739 acre tract of land described in deed of trust to James Brown, JR. (trustee) and Texas Gulf Coast Bank, N.A. (mortgagee) under Galveston County Clerk's File No. (G.C.C. No.) 2011021171 and that certain called 1.5609 acre tract of land described in deed of trust to James Brown, JR. (trustee) and Texas Gulf Bank, N.A. (mortgagee) under G.C.C. No. 2011021170 and being situated in the Emily M. Austin League, Abstract 20, with said 136,561 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found at the South corner of that certain tract of land described in deed to Bruce A. Bryant and Andrea Bryant under G.C.C. No. 9620770, also being the East corner of that certain tract of land described in deed to Charles Horace Conway recorded under G.C.C. No. 2005002743, said point having Texas State Plane Coordinates of **N: 13762210.26, E: 3173936.18;**

THENCE: N 47°51'41" W, along and with Southwest line of the Bryant tract and the Northeast line of the Conway tract, a distance of 467.00 feet to a 5/8 inch iron rod found on said Southwest line of the Bryant tract, at the North corner of that certain tract of land described in deed to JSC Federal Credit Union under G.C.C. No. 2016017081, at the East corner of the called 1.5609 acre tract and at the East corner and **POINT OF BEGINNING** of the herein described tract, said point having Texas State Plane Coordinates of **N: 13762523.54, E: 3173589.94** from which a 5/8 inch iron rod found bears N 63°11' E, 0.48 feet

THENCE: S 42°08'19" W, departing from the Southwest line of the Bryant tract, along and with the Northwest line of the JSC Federal Credit Union tract, the Southeast line of the called 1.5609 acre tract and the Southeast line of this tract, a distance of 319.74 feet to a point on the Northeast right-of-way line of F.M. 518, also known as Friendswood Drive, called to be 100 feet wide per the Texas Department of Transportation map, at the West corner of the JSC Federal Credit Union tract, the South corner of the called 1.5609 acre tract and the South corner of this tract, from which a 3/4 inch iron pipe found bears N 59°32' E, 0.57 feet;

THENCE: N 52°37'41" W, along and with the Northeast right-of-way line of F.M. 518 and the Southwest line of the called 1.5609 acre tract, a distance of 23.13 feet to a P.K. nail found on said common line at a point of curvature to the left;

THENCE: continuing along and with said common line, along a curve to the left having a radius of 2914.79 feet, at an arc length of 184.19 feet pass the West corner of the called 1.5609 acre tract and the South corner of the called 1.5739 acre tract, continuing along said curve to the left having a radius of 2914.79 feet, a total arc length of 378.35 feet, a delta of 07°26'14" and a chord which bears N 56°20'48" W a distance of 378.09 feet to a point on the Northeast right-of-way line of F.M. 518, at the South corner of a tract of land described in deed to Leslie L. Branham and husband, Kenneth E. Branham under G.C.C. No. 2000043524, at the West corner of the called 1.5739 acre tract, and at the West corner of the herein described tract;

THENCE: N 42°08'19" E, along and with the Southeast line of the Branham tract, the Northwest line of the called 1.5739 acre tract and the West line of this tract, a distance of 377.45 feet to a point on the Southwest line of the aforementioned Bryant tract, at the East corner of the Branham tract, the North corner of the called 1.5739 acre tract and the North corner of this tract, from which an iron rod with cap found stamped "CL DAVIS" bears N 68°05' E, 0.37 feet;

THENCE: S 47°51'41" E, along and with the Southwest line of the Bryant tract, the Northeast line of the called 1.5739 acre tract and the Northeast line of this tract, at a distance of 191.00 feet pass a 5/8 inch iron rod found on said Southwest line, at the East corner the called 1.5739 acre tract and the North corner of the called 1.5609 acre tract, continuing a total distance of 397.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 3.135 acres of land.

REPLAT OF
JETER MEMORIAL FUNERAL HOME

BEING A REPLAT OF LOT ONE OF THE FINAL PLAT OF JETER MEMORIAL FUNERAL HOME, RECORDED UNDER G.C.C. NO. 2017005810 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, BEING 3.135 ACRES COMPRISED OF A CALLED 1.5739 ACRE TRACT OF LAND RECORDED UNDER G.C.C. NO. 2011021170 & A CALLED 1.5609 ACRE TRACT OF LAND RECORDED UNDER G.C.C. NO. 2011021170 AND BEING SITUATED IN THE EMILY M. AUSTIN LEAGUE, ABSTRACT 20, CITY OF FRIENDSWOOD, COUNTY OF GALVESTON, TEXAS.

1 BLOCK, 1 LOT, 1 RESERVE

136,561 SQ. FT.

3.135 ACRES

MAY 11, 2023

SHEET 1 OF 1

REASON FOR REPLAT: CREATING 2 LOTS OUT OF 1.

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: May 16, 2023
Re: Jeter Memorial Funeral Home Replat

Project Description: The original plat was approved by the Commission on January 19, 2017.

This plat will create one commercial reserve to maintain the existing funeral home and one residential lot for the owner's house. A 60-foot private road will be platted to meet frontage and access requirements per the City Subdivision Ordinance along with a 30-foot access easement overlaying the existing commercial driveway for fire truck maneuverability.

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.*

Name as "road" instead of "ROW."



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 25, 2023

Subject: Consider approving the Nixon Estates Final Plat.

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

Approval of the plat will allow the property owner to move forward with building permits and construction of a single family home.

RECOMMENDATIONS

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

ATTACHMENTS

1. Compliance Memo_Nixon Estates Final Plat
2. Nixon Estates Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: May 16, 2023
Re: Nixon Estates Final Plat

Project Description: The preliminary plat was approved by the Commission on April 13, 2023.

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.

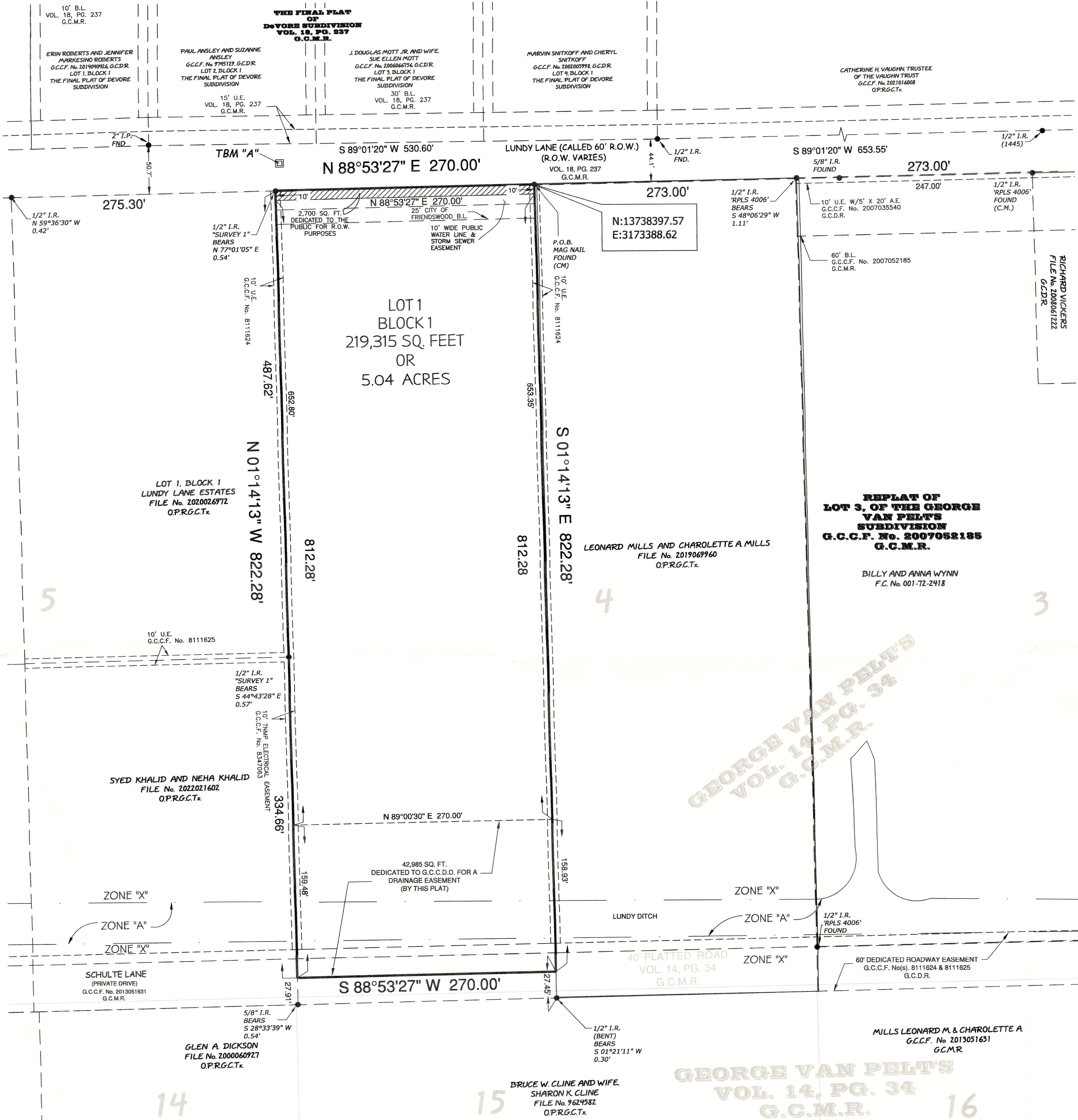
NOTES:

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 APRIL 26, 2023, RECEIVED BY THE SURVEYOR ON APRIL 26, 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 NG5 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.
CM.	CONTROL MONUMENT.
CMP.	CORRUGATED METAL PIPE.
FILE	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.
NUMBER.	OFFICIAL PUBLIC RECORDS GALVESTON COUNTY TEXAS.
O.P.R.G.C.T.	POINT OF BEGINNING.
P.O.B.	POINT OF COMMENCING.
F.O.C.	PG.
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



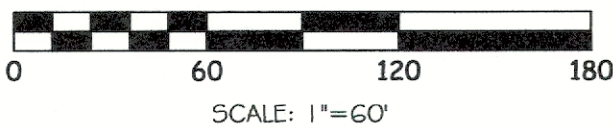
OWNER:
MENDENHALL REAL ESTATE
INVESTMENTS LLC, A TEXAS LIMITED
LIABILITY COMPANY
CONTACT: JOHNESE HILTON, VICE
PRESIDENT
PHONE: (281) 482-3034
1506 WINDING WAY,
BLDG 104, STE. 301,
FRIENDSWOOD, TEXAS 77546

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



FINAL 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
222,015 SQ. FT
5.10 ACRES
APRIL 26, 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 ERRECTED 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 MINIMUM SQUARE FEET	LOT WIDTH	YARDS MINIMUM FEET				HEIGHT MAXIMUM FEET (b and c)	PARKING REQUIREMENT UNIT	ZERO LOT LINES Y/N	MAXIMUM LOT COVERAGE	
				FRONT	REAR (a)	SIDE						
						INTERIOR (d)	EXTERIOR					
												(CORNER LOT) BACKING UP TO ABUTTING SIDE YARD
SFR SINGLE-FAMILY RESIDENTIAL	2.7	15,600	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 5.10 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT 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

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY _____, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION".
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 FINAL 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

Assistant Planner

BY: _____
TOM HINKLEY,
CHAIRMAN

METES AND BOUNDS DESCRIPTION OF

A 5.10 acre (222,015 square feet) tract of land out of and being the West 270 feet of Lot Four (4), of Van Pelt's Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 14, Page 34, (Vol. Pg.), formerly Vol. 238, Pg. 26 in the Office of the County Clerk of Galveston County, Texas, with said 222,015 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING: at a Mag Nail found at the Northwest corner of a certain tract of land described in deed to Leonard Mills and Charlotte A. Mills recorded in/under Galveston County Clerk's File No. 2019069960, at the Northeast corner of this tract, in the South line of Lundy Lane (called to be 60.00 feet in width) as shown on map recorded in/under Vol. 18, Pg. 237, G.C.M.R.;

THENCE S 01°14'13" E, departing from the South right-of-way line of Lundy Lane, along and with the West line of said Mills tract and East line of this tract, and to the centerline of a 40.00 platted road as shown on map recorded in/under Volume 14, Page 34 (Vol. Pg.) Galveston County Map Records and 60' right-of-way easement per G.C.C.F. No. 8111624 & 8111625, a distance of 822.28 feet (called 849.64 feet) to a Point For Corner, same being the Southwest corner of said Mills tract and Southeast corner of this tract, and Northwest corner of a certain tract of land described in deed to Bruce Cline & Wife, Sharon K. Cline recorded in/under G.C.C.F. No. 9624582 and Northwest corner of a certain tract of land described in deed to Glen A. Dickson recorded in/under G.C.C.F. No. 200060927;

THENCE S 88°53'27" W, along and with the North line of the Cline tract and South line of this tract and centerline of said 40.00 platted road and said 60' right-of-way easement, a distance of 270.00 feet to a Point for Corner, same being the Southeast corner of a certain tract of land described in deed to Syed Khalid and Neha Khalid recorded in/under G.C.C.F. No. 2022021602 and Southwest corner of this tract;

THENCE N 01°14'13" W, along and with the East line of said Khalid tract and East line of Lot 1, Block 1 in Lundy Lane Estates Subdivision as recorded in/under 202006972 G.C.M.R., and West line of this tract, a distance of 822.28 feet (called 850.19 feet) to a 1/2-inch iron rod found in the South right-of-way line of said Lundy Lane, same being the Northeast corner of said Lot 1, Block 1 in said Lundy Lane Estates and Northwest line of this tract;

THENCE N 88°53'27" E, along and with the South right-of-way line of said Lundy Lane and North line of this tract, a distance of 270.00 feet to the **POINT OF BEGINNING** and containing 5.10 acres of land.

Required Plat Notes

- Buildings, fences, or other permanent improvements shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note # 3 have been satisfied and the District has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected, and approved by the DISTRICT.
- No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the District.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

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

SURVEYOR:

F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmssurveying.com
TBPELS FIRM # 1 0040400
FMS JOB No. 68302
DRAFTING: REC # RC
www.fmssurveying.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

1 BLOCK, 1 LOT, 0 RESERVE
222,015 SQ. FT
5.10 ACRES

APRIL 26, 2023



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 25, 2023

Subject: Discuss proposed amendments to the City of Friendswood Zoning Ordinance, Section 7.P.6. Permitted Use Table, including updates to categories as a result of changes to the North American Industry Classification System (NAICS) reference book and changes in allowed uses in many districts.

Action:

SUMMARY / ORIGINATING CAUSE

The Ordinance Subcommittee has discussed the proposed changes. Some of the changes are clean-up to match changes to the updated NAICS code book (2022). Other changes include going to a more cumulative use table whereby, if a use is allowed in CSC, it would also be allowed in Industrial and Light Industrial. Allowing breweries and wineries in the Downtown District was also included, which was an item that was on the P&Z To Do List for this year.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Redline Permitted Use Table 05-12-2023

6. Permitted use table.

Residential Uses	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	A-1	L1	I	BP
Single-Family Residence	P		P												
Garden Home Residence		P													
Multiple-Family Residence—Low Density			P	P	P										
Multiple-Family Residence—Medium Density				P	P										
Multiple-Family Residence—High Density					P										
Mobile Home Residence						P									

	2017 NAICS Industry Descriptions	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	A-1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery, and floriculture production										O	O	P	S	S	O
112	Animal production and aquaculture							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	
1133	Logging										O	O	S		S	

114	Fishing, hunting, and trapping									O	O		P			
115	Support activities for agriculture and forestry							O	O		O	O	P		O	
21	<i>Mining, Quarrying, and Oil and Gas Extraction</i>															
211	Oil and gas extraction									O	O		S	S	S	
212	Mining, (except oil and gas)									O	O		S	S	S	
213	Support activities for mining									O	O		S	S	S	
22	<i>Utilities</i>															
221	Utilities									O	O			S	P	O
23	<i>Construction</i>															
236	Construction of buildings							O	O		O	O		P	P	P
237	Heavy and civil engineering construction							O	O		O	O		P	P	S
238	Specialty trade contractors							O	O		O	O		P	P	P
31—33	<i>Manufacturing</i>															
311	Food manufacturing							O			O	O		S	S	S
311811	Retail bakeries							P	P		P			P	P	
3121	Beverage and tobacco product manufacturing							O			O	O		S	S	S

Commented [bb1]: Uses allowed in CSC-DD should be allowed in I and LI.

Commented [AH2R1]: This resolves the wants for Dan, Stephanie and Kevin, specifically for 522, 523, 524, 525, and 621.

Commented [bb3]: Permit Beverage manufacturing to allow for wineries, breweries, and distilleries. Separate Tobacco manufacturing and remain Office Use in commercial and SUP in industrial areas.

3122	Tobacco manufacturing							<u>O</u>			<u>O</u>	<u>O</u>		<u>S</u>	<u>S</u>	<u>S</u>
313	Textile mills							O			O	O		S	S	S
314	Textile product mills							O			O	O		S	S	S
315	Apparel manufacturing							O			O	O		S	S	S
316	Leather and allied product manufacturing							O			O	O		S	P	S
3161	Leather and hide tanning and finishing							O			O	O		O	S	O
321	Wood product manufacturing							O			O	O		S	P	S
322	Paper manufacturing							O			O	O		O	S	O
323	Printing and related support activities							S			O	S		P	P	P
323113	Commercial screen printing							P	S		O	P		P	P	P
324	Petroleum and coal products manufacturing							O			O	O		S	S	S
325	Chemical manufacturing							O			O	O		S	S	S

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3254 12	Pharmaceuti cal preparation manufacturi ng							O			O	O			P	P	P
326	Plastics and rubber products manufacturi ng							O			O	O			S	P	S
3262	Rubber product manufacturi ng							O			O	O			O	P	O
327	Nonmetallic mineral product manufacturi ng							O			O	O			O	P	O
331	Primary metal manufacturi ng							O			O	O			O	S	O
332	Fabricated metal product manufacturi ng							O			O	O			S	P	S
333	Machinery manufacturi ng							O			O	O			S	P	S
334	Computer and electronic product manufacturi ng							O			O	O			P	P	P
335	Electrical equipment, appliance, and							O			O	O			P	P	P

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	component manufacturi ng																		
3359 1	Battery manufacturi ng							O			O	O			O	S		O	
336	Transportati on equipment manufacturi ng							O			O	O			S	P		S	
337	Furniture and related products manufacturi ng							O			O	O			S	P		S	
339	Miscellaneo us manufacturi ng							O			O	O			P	P		S	
3391	Medical equipment and supplies manufacturi ng							O			O	O			P	P		P	
42	<i>Wholesale Trade</i>																		
423	Merchant wholesalers, durable goods							O			O	O			P	P		P	
424	Merchant wholesalers, nondurable goods							O			O	O			P	P		P	
425	Wholesale electronic markets and trade agents and brokers							O			O	O			P	P		P	
44— 45	<i>Retail Trade</i>																		

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4411	Automobile dealers							O			O	O		P	P	O
4412	Other motor vehicle dealers							O			O	O		P	P	O
4413	Automotive parts, accessories, and tire stores <u>retailers</u>							P	S		O	O		P	P	P
442 <u>4491</u>	Furniture and home furnishing stores <u>retailers</u>							P	P		O	P		S	S	P
443 <u>4492</u>	Electronics and appliance stores <u>retailers</u>							P	P		O	P		S	S	P
444	Building material and garden equipment and supplies dealers							P	P		O	P		P	P	P
4441 <u>890</u>	Other building material dealers							S	S		O	O		S	S	S
445	Food and beverage stores <u>retailers</u>							P	P		O	P		<u>S</u>	<u>P</u>	S
446 <u>4561</u>	Health and personal care stores <u>retailers</u>							P	P		O	P		P	<u>P</u>	P

447 457	Gasoline stations and fuel dealers							P	P		O				P	P	
4471 90 4571 2	Other gasoline stations										O	O			S	S	
448 458	Clothing, and clothing accessories, shoe, and jewelry retailers stores							P	P		O	P			P	P	P
451 4591	Sporting goods, hobby, and musical instrument, book and music stores retailers							P	P		O	P			P	P	P
4592	Book retailers and news dealers							P	P		O	P			P	P	P
4593	Florists							P	P		O	P			P	P	P
4594	Office supplies, stationary, and gift retailers							P	P		O	P			P	P	P
452 455	General merchandise stores retailers							P	P		O	P			P	P	P
453	Miscellaneous store retailers							P	P		O	P			P	P	P
4533 4595	Used merchandise							P	P			P			P	P	P

Commented [BB4]: Combined with 459

	stores retailers																		
4539 3 4599 3	Manufactur ed (mobile) home dealers										O	O				S			
4539 9 4599	All-o ther miscellaneo us-store retailers							P	P			P			P	P		P	
454	Nonstore retailers							S	S		O	S			S	S		S	
48— 49	Transportation and Warehousing																		
481	Air transportati on										O	O			O	O		O	
482	Rail transportati on										O	O			S	P		S	
483	Water transportati on										O	O			O	S		O	
484	Truck transportati on										O	O			P	P		S	
485	Transit and ground passenger transportati on							S	S		O	S			S	S		S	
486	Pipeline transportati on	S	S	S	S	S	S	S	S		S	S		S	S	S		S	
487	Scenic and sightseeing transportati on							S			O	P						P	
488	Support activities for							S	S		O	O			S	P		P	

Commented [BB5]: Category removed.

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	transportation																		
48841	Motor vehicle towing									O	O			S	P		O		
491	Postal service							P	P		O	P			P	P		P	
492	Couriers and messengers							P	P		O	P			P	P		P	
493	Warehousing and storage										O	S			P	P		P	
51	<i>Information</i>																		
511 <u>513</u>	Publishing industries							P			O	P			P	P		P	
512	Motion picture and sound recording industries							S			O	S			S	S		S	
515 <u>516</u>	Broadcasting and content providers (except internet)							S	S		O	O			P	P		P	
517	Telecommunications							S	S		O	S			P	P		P	
5179 <u>5171</u> <u>21</u>	Telecommunication resellers							P	P		O	P			P	P		P	
518	Computing infrastructure providers, data processing, web hosting and related services							S	S		O	S			S	P		P	
519	Web search portals,							S	S		O	S			S	P		P	

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53	<i>Real Estate and Rental and Leasing</i>														
531	Real estate						P	P		P	P			P	P
53113	Lessors of miniwarehouses and self-storage units						O	O		O	O			O	P
532	Rental and leasing services						P	S		O	S			P	P
53212	Truck, utility trailer, and RV rental and leasing						O	O		O	O			O	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)						P	P		P	P			P	P
54	<i>Professional, Scientific, and Technical Services</i>														
541	Professional, scientific, and technical services						P	P		P	P			P	P
54138	Testing laboratories						S			O	S			S	P
55	<i>Management of Companies and Enterprises</i>														
551	Management of companies and enterprises						P	P		P	P			P	P
56	<i>Administration and Support and Waste Management and Remediation Services</i>														
561	Administrative and support services						P	P		O	P			P	P

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5617 30	Landscaping services							S				O	O			S	P	S
5617 9	Other services to buildings and dwellings							S				O	O			S	P	P
562	Waste managemen t and remediation services											O	O			S	P	S
61	<i>Educational Services</i>																	
6111	Elementary and secondary schools	S	S	S	S	S	S	S	S			O	S			S	S	S
6112	Junior colleges							S				O	S			S	S	S
6113	Colleges, universities, and professional schools							S				O	S			S	S	S
6114	Business schools and computer and managemen t training							S				O	S			S	S	S
6115	Technical and trade schools							S				O	S			S	S	S
6116	Other school and instruction							P	P			P	P			S	P	P
62	<i>Health Care and Social Assistance</i>																	
621	Ambulatory health care services							P	P			P	P				P	P
622	Hospitals							P				O	S			P	P	P

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6231	Nursing care facilities— Skilled nursing facilities							S	S		O	S			S		
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	P	P	P	P	P	P										
6233 11	Continuing care retirement communities (with on-site nursing)							S	S		O	S			S	S	
6233 12	Assisted living facilities for the elderly (without on-site nursing)							S	S		O	S			S	S	
624	Social assistance							S			O	S			S	S	S
6244	Child day care services (childcare centers)							P	P		O	P			P	P	
6244	Child day care services (registered and/or licensed childcare home)	P	P														
71	Arts, Entertainment and Recreation																

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7111	Performing arts							P			O	P		<u>P</u>	<u>P</u>	P
7112	Spectator sports							S			O	O		<u>P</u>	<u>P</u>	P
7113	Promoters of performing arts, sports, and similar events							P			O	P		<u>P</u>	<u>P</u>	P
712	Museums, historical sites, and similar institutions	S	S	S	S	S	S	P	S		O	P		S	S	S
7131	Amusement parks and arcades							<u>S</u>				<u>S</u>		S	P	
7132	Gambling industries															
7139	Other amusement and recreation industries										S			S	P	
7139 40	Fitness and recreational sports centers							P	S			P		P	P	
<u>7139 90</u>	<u>All other amusement and recreation activities</u>							<u>S</u>	<u>S</u>			<u>P</u>		<u>P</u>	<u>P</u>	
72	<i>Accommodation and Food Services</i>															
7211	Traveler accommodation							S			O	S		S	S	S
7212	RV (recreational vehicle)										O			S	S	

Commented [BB6]: Mary Kay email re: game rooms. I would not want to remove SUP for arcade type businesses, though. Give CC the option.

Commented [AH7R6]: I believe she was indicating that game rooms specifically should not be allowed in DD...and that allowing them in Industrial and Light Industrial is more common. That category includes regular arcades, so I would hate to limit that use...although if we allow it with a SUP in DD, I think we should allow it in CSC as well.

Commented [bb8R6]: Agreed.

Commented [bb9]: Will allow driving range with an SUP for the existing facility at 2920 W Parkwood Ave

	(except automotive and electronic repair and maintenance)																		
8114	Personal and household goods repair and maintenance							S				O	O			S	P		P
8121	Personal care services							P	P			P	P			P	<u>P</u>		P
8122	Death care services							S	S			O	S			S	<u>S</u>		S
8123	Dry cleaning and laundry services							P	P			P	P			P	<u>P</u>		P
8129	Other personal services							P	P			P	P			P	<u>P</u>		P
8131	Religious organizations	S	S	S	S	S	S	S	S			O	S		S	<u>S</u>	<u>S</u>		<u>S</u>
8132	Grantmaking and giving services							O	O			O	O			O	<u>P</u>		O
8133	Social advocacy organizations							O	O			O	O			O	P		O
8134	Civic and social organizations							O	O			O	O			O	P		O
8139	Business, professional, labor, political, and							O	O			O	O			O	<u>P</u>		O

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	similar organization s																	
814	Private households	P	P	P	P	P	P					P (a)	P					
92	<i>Public Administration</i>																	
921	Executive, legislative, and other general government support							P			O	P		P	<u>P</u>		P	
922	Justice, public order, and safety activities							P			O	P		P	<u>P</u>		P	
9221 4	Correctional institutions														S			
923	Administrati on of human resource programs							P			O	P		P	<u>P</u>		P	
924	Administrati on of environ ment quality programs							P			O	P		P	<u>P</u>		P	
925	Administrati on of housi ng programs, urban planning, and community developmen t							P			O	P		P	<u>P</u>		P	
926	Administrati on of economic programs							P			O	P		P	<u>P</u>		P	

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927	Space research and technology							P			O	P			P	P
928	National security and international affairs							P			O	P			P	P

(a) Second floor and above.

(b) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

5. ~~S1: Site plan approval required; these facilities shall be subject to the following additional supplemental requirements at the time the first permit, certificate of occupancy, or zoning compliance request is submitted:~~

- a. ~~A site plan shall be submitted showing the layout of the proposed site, including present and proposed structures, driveways, parking areas, loading and delivery areas, trash collection areas, or other improvements. A site plan submitted under this subsection shall be subject to review and recommendation to the city council by the planning and zoning commission and approval by the city council.~~
- b. ~~An elevation shall be submitted that shows the exterior of the structure and any and all proposed changes to any existing building, yard, or other improvements. A personal care facility shall maintain its residential appearance. In no case will parking lots or spaces be authorized in a front yard, nor may loading and delivery areas, trash collection areas, or recreation areas be located in the front yard or so as to be visible from the street of any personal care facility.~~
- c. ~~A copy of the state license authorizing the individual proposing the use to open and operate such a facility, or, if the license has not been granted, a copy of the application submitted to the state department of licensing and regulation for such a license, along with a list of the remaining approvals or requirements to be met in order to obtain such a license. Within 60 days of receipt of such license, and in any case, prior to the issuance by the city of a certificate of occupancy for the facility, a copy of such state license shall be provided to the city's building official.~~
- d. ~~No personal care facility shall be allowed to open or operate until a license has been issued by the appropriate state regulatory agency. Any facility opening or operating without a valid state license or city approved site plan shall be subject to immediate closure by the city and all remedies and penalties available under state law.~~
- e. ~~All applications filed with the city must indicate what type (A, B, or C) of facility is planned for operation under the licensing standards for personal care facilities, published by the state department of human services, so staff may evaluate the plans under the appropriate code requirements.~~

Commented [BB10]: Removal was unintentionally left out of Ordinance 2022-01.

~~f.—Compliance with all applicable city and state codes, ordinances and regulations shall be required prior to issuance of a certificate of occupancy for the operation of a personal care facility. In case of a conflict between city and state regulations, the more stringent shall control.~~

- (c) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the city to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.
- (d) *Swimming pool.* Exception for private recreation facilities under subsection (e) of this section.
1. If located in any residential zoning district, the pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
 2. A swimming pool shall be deemed an accessory structure under the terms of this appendix, and shall, except as otherwise specifically provided herein, be subject to all requirements and restrictions hereunder. A swimming pool may be erected within a required rear yard, provided it is set back no closer than five feet from any rear lot line; but shall not be erected within any required front or side yard. Swimming pool pump, filter, and heating equipment may be located within a required side or rear yard, but not nearer than five feet from any side or rear property line.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 25, 2023

Subject: Receive the April 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

DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. April 2023 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
APRIL 2023



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
Mandale Rd. 6 acres – subdivide into 3-5 lots for single family homes	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required – 10 feet right-of-way required for Mandale Rd. ☐ Eligible for Certificate of Platting Exemption - issued ☐ Site plan approval ☐ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☒ May be eligible for regional detention; make request to GCCDD; if not, on-site detention will be required ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Fire hydrant required within 500 feet	

209 S Friendswood Drive Build out building for church admin office – 8400 sqft	DD/SUP	No	☐ Zone change ☐ Meets Future Land Use Map ☐ Plat required (to subdivide) - existing ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval – included with SUP ☐ Community Overlay District ☐ Downtown District ☒ Water Available – existing; verify size ☒ Sewer Available – existing; verify size ☐ 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: None	
Commercial tract at FM 528/Friendswood Trail Retail center – 16,000 sqft	NC	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required – already platted ☐ 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	

Mandale Rd 6 acres for single family residence (same property as above – different scenario)	SFR	No	☒ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ 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; if not, on-site detention is required ☐ High hazard flood zone(s) – AE and floodway ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Fire hydrant required within 500 feet	
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