



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 22, 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

In order 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 to 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, June 8, 2023.

4. ACTION ITEM

- A.** Consider approval of a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A, a subdivision of 29.964 acres of land situated in the William Henry Survey, Abstract 84, and Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.
- B.** Consider site plan amendments (screening and landscaping changes) for Industry Park II located at 4550 and 4552 FM 2351 for the following items:
 - 1.** The addition of an 8-foot high wooden opaque fence along the shared property line with Chevron from Building A to the existing fence at Discount Inspection & Brake.
 - 2.** Replace the previous 8-foot high opaque fence between Buildings A & 6, 6 & 5, and part of the Section between Buildings 5 & 3 with a 6-foot high chain link fence with 3 strands of barbed wire.
 - 3.** Remove the 1-tree-per-25-linear-foot requirement along the top bank of the pond.
 - 4.** Modify the landscaping plan.
 - 5.** Increase gate sizes to 4-foot wide gates.
 - 6.** Modify fire lanes in accordance with the requirements of the Fire Marshal's Office.
 - 7.** Move gate locations along the driveway.
 - 8.** Move ADA parking space at 4500 FM 2351 near Building 1 to meet maximum slope requirements.

9. Replace proposed 6-foot aluminum fence with 8-foot opaque wood fence.

5. DISCUSSION

A. Discuss overhead versus underground utilities.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 13, 2023 and (ii) Thursday, July 27, 2023.
- B. Receive Staff updates, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

7. ADJOURNMENT

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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR 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 19th day of June 2023, at 5:45 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 22, 2023

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

This allows the Council the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023. Minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 06-08-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 8, 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
JUNE 8, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 8, 2023, AT 06:00 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
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER CATHERINE KOERNER AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to be placed on a later regular Commission agenda for discussion and/or possible action.

No comments.

3. CONSENT AGENDA

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

****Commissioner Marcus Rives moved to approve CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously 5 to 0 (Conrad not present yet).**

- A. Consider approving the minutes of the Planning and Zoning Regular Meeting held Thursday, May 25, 2023.
- B. Consider approving the Division C Lot 64 Short Form Final Plat.

4. ACTION ITEMS

- A. Consider approving a commercial site plan amendment for 4 Oak Tree Drive to allow additional parking spaces.

****Commissioner Marcus Rives moved to approve a commercial site plan amendment for 4 Oak Tree Drive to allow additional parking spaces. Seconded by Commissioner Travis Mann. The motion was approved unanimously 6 to 0.**

Harbin said the property owner is proposing to add six parking spaces to the site. Jerry Acosta/architect acknowledged the street name was incorrect on the site plan and that he would correct it before final permitting. Conrad arrived at 6:03 pm.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings scheduled for (i) Thursday, June 22, 2023 and (ii) Thursday, July 13, 2023.
- B. Receive the May 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 May DRC Report showed a busy month of meetings.

Sasson asked for an update on the Sign Ordinance changes. Horner stated she was currently reviewing the proposed changes. Rives asked if the proposed changes would address flag banners. Harbin explained the ordinance is adequate and that Code Enforcement was pursuing the recent increase in illegal flag banners throughout the city.

6. ADJOURNMENT

This meeting was adjourned at 06:08 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 22, 2023

Subject: Consider approval of a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A, a subdivision of 29.964 acres of land situated in the William Henry Survey, Abstract 84, and Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat is the fourth section of Friendswood Trails Subdivision and consists of 46 residential lots, being 70-feet and 90-feet wide. The Friendswood Trails Planned Unit Development 2016-19 was approved July 11, 2016. The PUD plan is attached for reference.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the developer to proceed with the plan as approved in the PUD.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Partial Preliminary Plat of Friendswood Trails Section 4B and 5A
2. Compliance Memo Partial Preliminary Plat of Friendswood Trails 4B and 5A
3. FW Trails PUD ORD 2016-19

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNIE LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP OWNERS HEREINAFTER REFERRED TO AS OWNERS, OF THE 29.964 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FRIENDSWOOD TRAILS SECTION 4B AND 5A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON

IN TESTIMONY WHEREOF, THE D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNIE LOEB, DIVISION VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20____.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNIE LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE LOEB, DIVISION VICE PRESIDENT, FOR D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

I, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 55.234 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS FRIENDSWOOD TRAILS SECTION 4B AND 5A, COMEYR THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

ERNIE LOEB, DIVISION VICE PRESIDENT
DATE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNIE LOEB, DIVISION VICE PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) 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. (SEE NOTE 6)

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

KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD TRAILS SECTION 4B AND 5A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
TOM HINCKLEY
CHAIRMAN

ATTEST: _____
BECKY BENNETT
ASSISTANT PLANNER

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT 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 _____
GCCDD REF #220008

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMITS. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN SIX (6) MONTHS.

BEING A TRACT CONTAINING 29.964 ACRES OF LAND LOCATED IN THE WILLIAM HENRY SURVEY, ABSTRACT NO. 84 AND THE MARY SLOAN SURVEY, ABSTRACT NO. 184, IN GALVESTON COUNTY, TEXAS, SAID 29.964 ACRES BEING A PORTION OF A CALL 55.234 ACRE TRACT OF LAND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2020070295, SAID 29.964 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A DISC STAMPED "AMOCO PRODUCTION COMPANY" FOUND AT THE NORTH CORNER OF A CALL 26.755 ACRE TRACT OF LAND (STYLED "TRACT 7") RECORDED IN THE NAME OF FRIENDSWOOD TRAILS, LLC UNDER G.C.C.F. NO. 2016078526, THE EAST CORNER OF A CALL 40 ACRE TRACT OF LAND RECORDED IN THE NAME OF MISS L.W. ELLIOT (NOW ELLIOT HEIRS) IN VOLUME 118, PAGE 98 OF THE GALVESTON COUNTY DEED RECORDS (G.C.D.R.) AND BEING ON THE SOUTHWEST LINE OF A CALL 3.332 ACRE TRACT OF LAND (STYLED "TRACT 22 OF THE WINDSONG UNRECORDED SUBDIVISION") RECORDED IN THE NAME OF LOUIS ALLEN ROMANO UNDER G.C.C.F. NO. 9947295 (FURTHER DESCRIBED UNDER G.C.C.F. NO. 8535263), FROM WHICH POINT A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 3.332 ACRES BEARS SOUTH 48 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 428.52 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID 26.755 ACRES AND SAID 40 ACRES, SOUTH 41 DEGREES 36 MINUTES 57 SECONDS WEST, AT 690 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 780.55 FEET TO A POINT AT THE EXISTING CENTER THREAD OF CHIGGER CREEK (AKA CHIGGER BAYOU) FOR THE POINT OF BEGINNING, THE NORTHEAST CORNER OF AFORESAID 55.234 ACRES AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

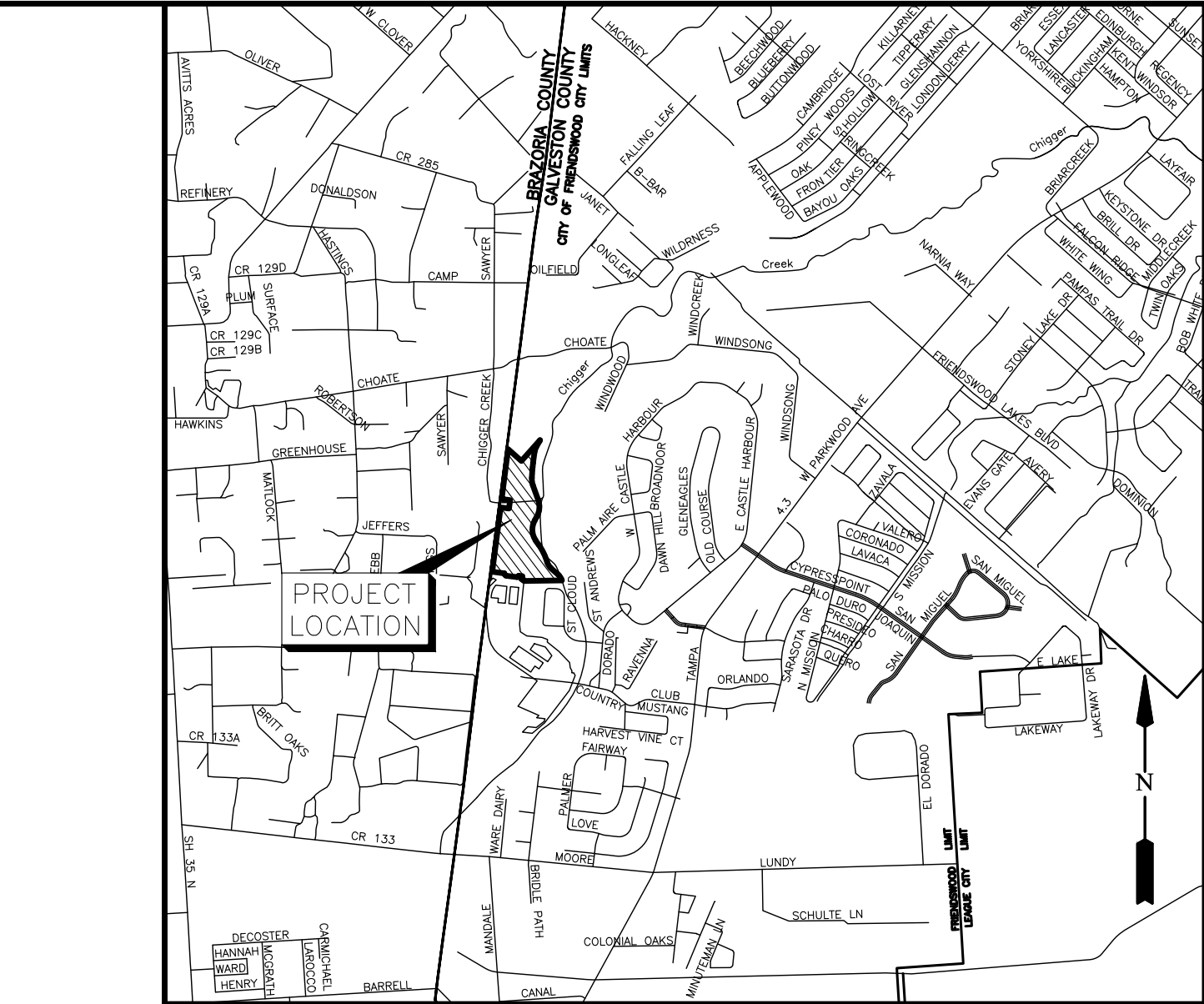
THENCE, WITH THE EAST LINE OF SAID 55.234 ACRES AND THE MEANDERS OF SAID CHIGGER CREEK, THE FOLLOWING SIXTEEN (16) COURSES:

- 15.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 41 SECONDS AND A CHORD WHICH BEARS SOUTH 27 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 15.98 FEET TO A POINT OF TANGENCY;
- SOUTH 29 DEGREES 20 MINUTES 26 SECONDS WEST, A DISTANCE OF 114.91 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 73.31 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 00 MINUTES 10 SECONDS AND A CHORD WHICH BEARS SOUTH 18 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 72.90 FEET TO A POINT OF TANGENCY;
- SOUTH 08 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 191.98 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 83.38 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 46 MINUTES 38 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 83.36 FEET TO A POINT OF TANGENCY;
- SOUTH 03 DEGREES 33 MINUTES 38 SECONDS WEST, A DISTANCE OF 166.68 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 122.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 18 MINUTES 58 SECONDS AND A CHORD WHICH BEARS SOUTH 08 DEGREES 05 MINUTES 51 SECONDS EAST, A DISTANCE OF 121.24 FEET TO A POINT OF TANGENCY;
- SOUTH 19 DEGREES 45 MINUTES 20 SECONDS EAST, A DISTANCE OF 259.44 FEET TO A POINT OF TANGENCY;
- 286.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 49 MINUTES 31 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 278.02 FEET TO A POINT OF TANGENCY;
- SOUTH 30 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 65.17 FEET TO A POINT OF CURVATURE TO THE LEFT;
- 351.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 64 DEGREES 57 MINUTES 34 SECONDS AND A CHORD WHICH BEARS SOUTH 02 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 332.94 FEET TO A POINT OF TANGENCY;
- SOUTH 34 DEGREES 53 MINUTES 23 SECONDS EAST, A DISTANCE OF 90.72 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- 320.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 20 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 25 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 318.70 FEET TO A POINT OF REVERSE CURVATURE;
- 110.59 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 109.19 FEET TO A POINT OF TANGENCY;
- SOUTH 48 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 170.51 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- 109.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 17 MINUTES 15 SECONDS AND A CHORD WHICH BEARS SOUTH 32 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 107.86 FEET TO A POINT ON THE NORTH LINE OF BLOCK 3 OF REPLAT AND EXTENSION OF SUNMEADOW SECTION 1, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 88 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FROM WHICH POINT A FOUND 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID BLOCK 3 BEARS NORTH 89 DEGREES 06 MINUTES 49 SECONDS EAST, A DISTANCE OF 353.77 FEET;

THENCE, WITH THE NORTH LINE OF SAID BLOCK 3, COMMON WITH SAID 55.234 ACRES, SOUTH 89 DEGREES 06 MINUTES 49 SECONDS WEST, AT 50 FEET PASS A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 626.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 3;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES, THE FOLLOWING SIXTEEN (16) COURSES:

- NORTH 51 DEGREES 28 MINUTES 54 SECONDS WEST, A DISTANCE OF 57.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 46.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 09 MINUTES 45 SECONDS AND A CHORD WHICH BEARS NORTH 22 DEGREES 56 MINUTES 13 SECONDS EAST, 45.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 39.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 21 MINUTES 21 SECONDS WEST, 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 180.19 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 57 DEGREES 48 MINUTES 16 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 9.80 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 34 SECONDS AND A CHORD WHICH BEARS NORTH 37 DEGREES 38 MINUTES 39 SECONDS WEST, 9.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS NORTH 17 DEGREES 29 MINUTES 03 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 656P/T

- NORTH 82 DEGREES 38 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- SOUTH 07 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.52 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;
- 21.68 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 40 MINUTES 47 SECONDS AND A CHORD WHICH BEARS SOUTH 32 DEGREES 11 MINUTES 44 SECONDS WEST, 21.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 60.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 49 MINUTES 43 SECONDS AND A CHORD WHICH BEARS SOUTH 28 DEGREES 07 MINUTES 16 SECONDS WEST, 58.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;
- 14.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 48 MINUTES 00 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 06 MINUTES 24 SECONDS WEST, 19.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
- SOUTH 45 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 40.16 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;
- NORTH 62 DEGREES 52 MINUTES 25 SECONDS WEST, A DISTANCE OF 59.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON THE COMMON SURVEY LINE BETWEEN AFORESAID HENRY SURVEY AND AFORESAID SLOAN SURVEY;

THENCE, THROUGH AND ACROSS SAID 55.234 ACRES AND WITH SAID COMMON SURVEY LINE, SOUTH 41 DEGREES 13 MINUTES 50 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND ON THE WEST LINE OF SAID 55.234 ACRES, THE EAST LINE OF A TRACT OF LAND RECORDED IN THE NAME OF LARRY CHANEY UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 1998031238, THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, AND THE OCCUPIED EAST SURVEY LINE OF THE HENRY STEVENS SURVEY, A-595, IN SAID BRAZORIA COUNTY;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID COMMON COUNTY LINE, SAID EAST LINE AND WEST LINES, AND THE EAST LINES OF THOSE FOUR (4) TRACTS OF LAND BEING A CALL 4.6083 ACRE TRACT OF LAND RECORDED IN THE NAME OF KELLY PEELER UNDER B.C.C.F. NO. 2015012121, A CALL 0.8 ACRE TRACT RECORDED IN THE NAME OF LINDA A. MORTIER UNDER B.C.C.F. NO. 2014024162, A CALL 0.8 ACRE TRACT RECORDED IN THE NAME OF LARRY CHANEY UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 1998031238, THE COMMON COUNTY LINE BETWEEN AFORESAID GALVESTON COUNTY AND BRAZORIA COUNTY, TEXAS, AND THE OCCUPIED EAST SURVEY LINE OF THE HENRY STEVENS SURVEY, A-595, IN SAID BRAZORIA COUNTY;

THENCE, WITH THE COMMON LINES BETWEEN SAID 0.45 ACRE AND SAID 55.234 ACRES, THE FOLLOWING THREE (3) COURSES:

- SOUTH 82 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.34 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "GORMLY 1913" FOUND;
- NORTH 07 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "GORMLY 1913" FOUND;
- NORTH 82 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 140.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE NORTHWEST CORNER OF SAID 0.45 ACRE, BEING AT THE AFORESAID OCCUPIED COMMON SURVEY LINE BETWEEN SAID STEVENS SURVEY AND SAID HENRY SURVEY, THE AFORESAID COMMON COUNTY LINE, THE WEST LINE OF SAID 55.234 ACRES, AND BEING AT THE EAST LINE OF A CALL 1.64 ACRE TRACT OF LAND RECORDED IN THE NAME OF RAFAEL AND SONIA CASTILLO UNDER B.C.C.F. NO. 2008058579;

THENCE, WITH SAID OCCUPIED COMMON SURVEY LINE, SAID COMMON COUNTY LINE, SAID EAST AND WEST LINES, THE OCCUPIED COMMON SURVEY LINE BETWEEN SAID HENRY SURVEY AND THE MOORE AND RASMUSSEN SURVEY, ABSTRACT NO. 730, IN BRAZORIA COUNTY, TEXAS, AND THE EAST LINES OF FIVE (5) TRACTS OF LAND BEING A CALL 0.75 ACRE RECORDED IN THE NAME OF ALEJANDRO ZEPEDA AND KARINA PRIETO ZEPEDA UNDER B.C.C.F. NO. 2017013212, THOSE CALL 0.9597 ACRE (STYLED "TRACT I") AND 1.09 ACRES (STYLED "TRACT I") RECORDED IN THE NAME OF VERNON FLOYD DAVIS UNDER B.C.C.F. NO. 2016023496, THE REMAINDER OF A CALL 2.0927 ACRES RECORDED IN THE NAME OF GORDON L. GRANSDEN UNDER B.C.C.F. NO. 89009632, AND A CALL 1.0 ACRES RECORDED IN THE NAME OF EDMUND C. HOULE AND OFELIA HOULE IN VOLUME 1576, PAGE 933 OF THE B.C.D.R., NORTH 07 DEGREES 21 MINUTES 21 SECONDS EAST, AT 249.44 FEET PASSING A FOUND 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 928.53 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 55.234 ACRES AND MOST WESTERLY CORNER OF AFORESAID ELLIOT 40 ACRES;

THENCE, WITH THE COMMON LINES BETWEEN SAID 55.234 ACRES AND SAID 40 ACRES, THE FOLLOWING TWO (2) COURSES:

- SOUTH 48 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 296.00 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTH CORNER OF SAID 40 ACRES;
- NORTH 41 DEGREES 36 MINUTES 57 SECONDS EAST, A DISTANCE OF 459.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.964 ACRES OF LAND.

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN

INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____ AT _____

_____ O'CLOCK (A.M. OR P.M.), AND DULY RECORDED ON _____, 20____ AT _____

_____ O'CLOCK (A.M. OR P.M.), IN DOCUMENT NUMBER _____

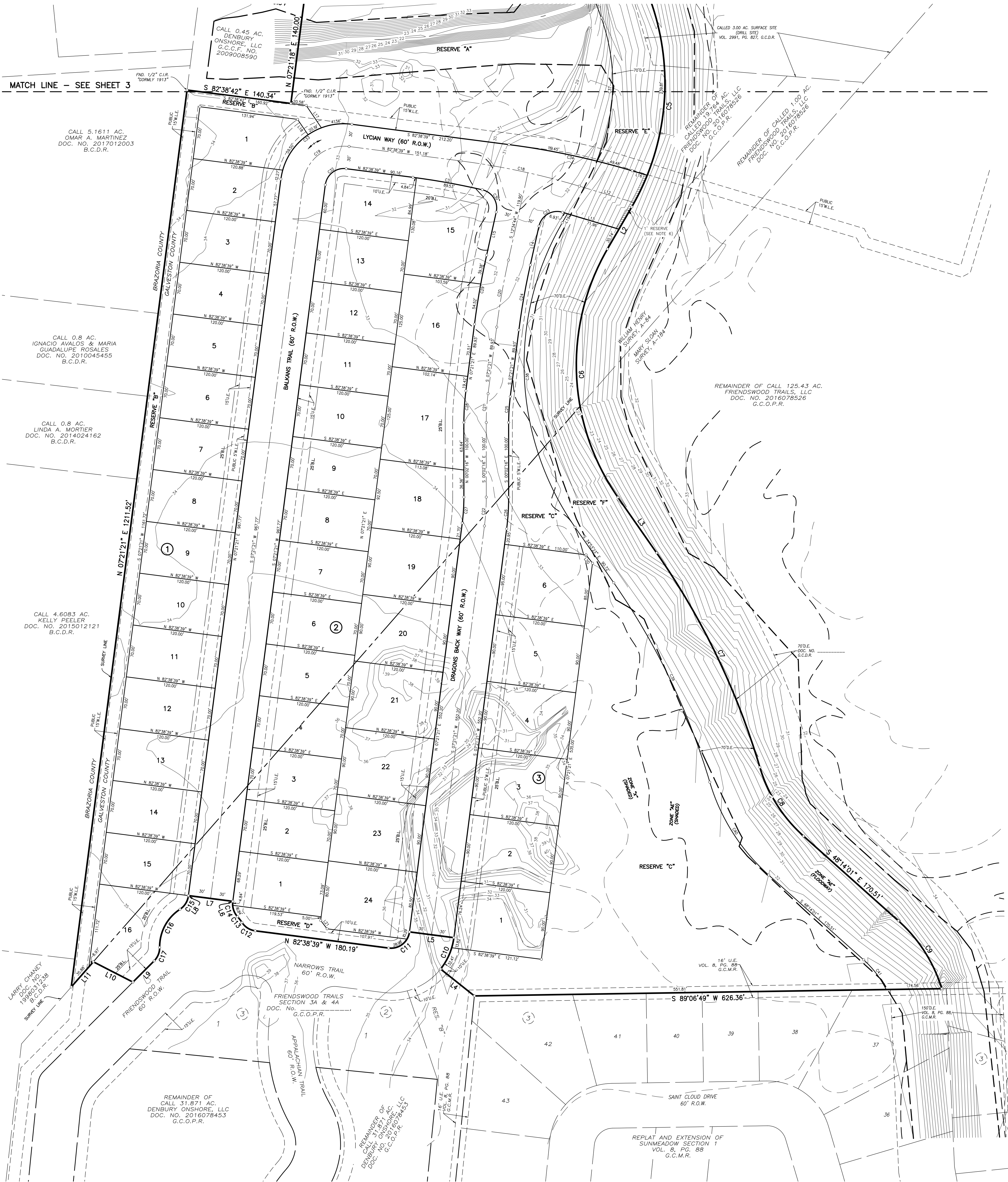
GALVESTON COUNTY OFFICIAL PUBLIC RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

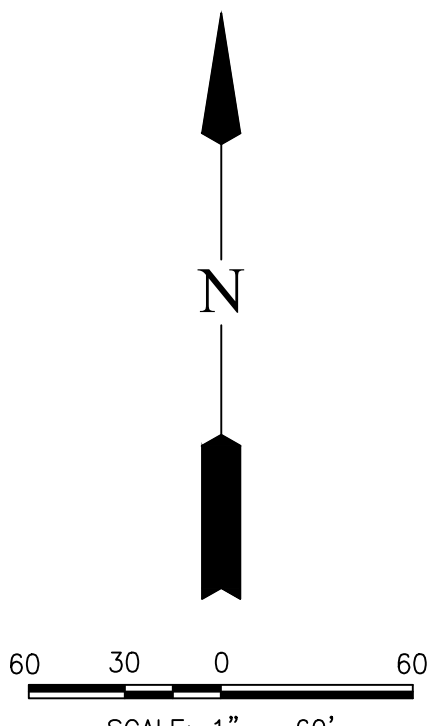
BY: _____
DEPUTY

A PARTIAL PRELIMINARY PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A
A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS



LEGEND:

B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
S.T.M.S.E. INDICATES STORM SEWER EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
I.E./P.U.E. INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
RES. INDICATES RESERVE
G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
G.C.P.R. INDICATES GALVESTON COUNTY PLAT RECORDS
G.C.O.P.R. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
G.C.O.P.R.R.P. INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS
(S) INDICATES SET SURVEY ROD
(F) INDICATES FOUND SURVEY ROD



A PARTIAL PRELIMINARY PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A

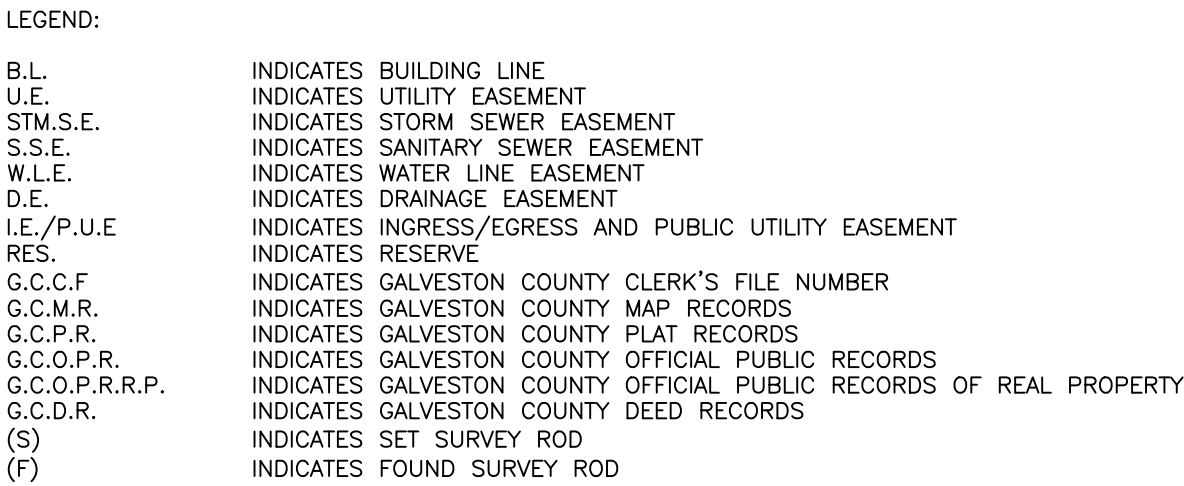
A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

46 LOTS 6 RESERVES (16.469 AC.) 3 BLOCKS
DATE: JUNE 05, 2023 JOB NO. 1931-3106C

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



ENGINEER:

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LOT AREA TABLE -- BLOCK 1			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
LOT 1	9,332 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 2	8,404 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 3	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 4	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 5	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 6	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 7	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 8	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 9	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 10	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 11	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 12	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 13	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 14	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 15	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 16	10,848 SQ.FT.	70' X 120'	8,400 SQ.FT.

LOT AREA TABLE -- BLOCK 2			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
LOT 1	8,771 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 2	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 3	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 4	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 5	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 6	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 7	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 8	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 9	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 10	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 11	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 12	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 13	8,400 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 14	10,066 SQ.FT.	70' X 120'	8,400 SQ.FT.
LOT 15	13,737 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 16	12,794 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 17	13,238 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 18	10,909 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 19	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 20	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 21	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 22	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 23	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 24	10,803 SQ.FT.	90' X 120'	10,800 SQ.FT.

LOT AREA TABLE -- BLOCK 3			
LOT NUMBER	AREA	TYPICAL LOT SIZE	MINIMUM SQFT.
LOT 1	10,805 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 2	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 3	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 4	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 5	10,800 SQ.FT.	90' X 120'	10,800 SQ.FT.
LOT 6	11,350 SQ.FT.	90' X 120'	10,800 SQ.FT.

LOT SUMMARY				
LOT SIZES	SECTION 1 AND 2	SECTION 3A AND 4A	SECTION 4B AND 5A	TOTAL LOTS
55'x125'	62 LOTS			62 LOTS
60'x120'		8 LOTS		8 LOTS
65'x125'	68 LOTS			68 LOTS
70'x120'		32 LOTS	30 LOTS	62 LOTS
90'x120'			16 LOTS	16 LOTS
TOTAL	130 LOTS	41 LOTS	46 LOTS	216 LOTS

FRIENDSWOOD TRAILS PUD REGULATION MATRIX												
LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS--MINIMUM FEET					HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				FRONT	REAR	INTERIOR	SIDES					
							EXTERIOR(CORNER LOT)					
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 X 120	2.7	6,875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7,200	60	25	25	5	25	20	35	2	NO	45%
65 X 120	2.7	8,125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8,400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10,800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15,600	120	25	25	10	25	20	40	2	NO	35%

GENERAL NOTES:

1. **BENCHMARK:** HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096. BRASS DISC STAMPED "CHIG 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528.

ELEVATION = 26.11' NAVD88 (2001 ADJ.)

T.B.M.: "X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRIVE.

ELEVATION = 35.35 NAVD88 (2001 ADJ.)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986942125.

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0201G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES WITHIN PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BRE OR DEPTH

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

4. ALL PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.

5. FIVE-EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

7. 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.

8. 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.

9. 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.

10. 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.

11. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.

12. THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.

13. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC. SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.

14. THIS PLAT IS SUBJECT TO AN UNDEFINED ELECTRIC UTILITY EASEMENT PER F.N. 8712854, G.C.O.P.R.

15. THIS PLAT IS SUBJECT TO A WATERLINE EASEMENT AGREEMENT RECORDED UNDER G.C.C.F. No. 2020070298.

16. THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN INSTRUMENT RECORDED AT VOL. 1930, PG. 600, G.C.D.R.

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	
A	8.650	376,772	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/DETENTION/POCKET PARK	
B	0.626	27,267	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/DRAINAGE/TRAIL	
C	3.330	145,050	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/PARK	
D	0.115	4,995	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES/TRAIL/POCKET PARK	
E	1.830	79,704	RESTRICTED TO DRAINAGE	
F	1.918	83,541	RESTRICTED TO DRAINAGE	
TOTAL	16.469	717,329		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°20'26" W	114.91'
L2	S 30°04'11" W	65.17'
L3	S 34°53'23" E	90.72'
L4	N 51°28'54" W	57.80'
L5	N 82°38'39" W	60.00'
L6	N 07°21'21" E	0.52'
L7	N 82°38'39" W	60.00'
L8	S 07°21'21" W	0.52'
L9	S 45°00'24" W	40.16'
L10	N 62°52'25" W	59.63'
L11	S 41°13'50" W	44.86'
L12	N 73°20'14" W	76.74'
L13	N 73°20'14" W	78.89'
L14	S 12°34'44" W	53.35'
L15	N 12°34'44" E	59.28'
L16	S 73°20'14" E	21.05'
L17	N 34°15'51" W	36.37'
L18	S 34°15'51" E	25.00'
L19	S 30°04'11" W	14.05'
L20	N 37°38'39" W	14.14'
L21	S 37°38'39" E	14.14'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	200.00'	4°34'41"	15.98'	S 27°03'06" W	15.98'	
C2	200.00'	21°00'10"	73.31'	S 18°50'21" W	72.90'	
C3	1000.00'	4°46'38"	83.38'	S 05°56'57" W	83.36'	
C4	300.00'	23°18'58"	122.08'	S 08°05'51" E	121.24'	
C5	330.00'	49°49'31"	286.97'	S 05°09'26" W	278.02'	
C6	310.00'	64°57'34"	351.46'	S 02°24'36" E	332.94'	
C7	1000.00'	18°20'17"	320.06'	S 25°43'14" E	318.70'	
C8	200.00'	31°40'55"	110.59'	S 32°23'33" E	109.19'	
C9	200.00'	31°17'15"	109.21'	S 32°35'24" E	107.86'	
C10	85.00'	31°09'45"	46.23'	N 22°56'13" E	45.66'	
C11	25.00'	90°00'00"	39.27'	S 52°21'21" W	35.36'	
C12	25.00'	49°40'47"	21.68'	N 57°48'16" W	21.00'	
C13	60.00'	9°21'34"	9.80'	N 37°38'39" W	9.79'	
C14	25.00'	49°40'47"	21.68'	N 17°29'03" W	21.00'	
C15	25.00'	49°40'47"	21.68'	S 32°11'44" W	21.00'	
C16	60.00'	57°49'43"	60.56'	S 28°07'16" W	58.02'	
C17	25.00'	45°48'00"	19.98'	S 22°06'24" W	19.46'	
C18	1000.00'	9°18'25"	162.44'	N 77°59'27" W	162.26'	
C19	55.00'	90°00'00"	86.39'	S 52°21'21" W	77.78'	
C20	1000.00'	5°13'23"	91.16'	S 09°58'02" W	91.13'	
C21	300.00'	7°23'37"	38.71'	S 03°39'32" W	38.69'	
C22	300.00'	7°23'37"	38.71'	S 03°39'32" W	38.69'	
C23	25.00'	94°05'02"	41.05'	S 59°37'15" W	36.59'	
C24	970.00'	5°13'23"	88.43'	S 09°58'02" E	88.40'	
C25	270.00'	7°23'37"	34.84'	S 03°39'32" W	34.82'	
C26	330.00'	7°23'37"	42.58'	S 03°39'32" W	42.55'	
C27	270.00'	7°23'37"	34.84'	N 03°39'32" E	34.82'	
C28	330.00'	7°23'37"	42.58'	N 03°39'32" E	42.55'	
C29	1030.00'	5°13'23"	93.90'	N 09°58'02" E	93.86'	
C30	25.00'	89°35'27"	39.09'	N 32°12'59" W	35.23'	
C31	960.00'	5°37'56"	94.37'	N 79°49'41" W	94.33'	
C32	25.00'	90°00'00"	39.27'	S 52°21'21" W	35.36'	
C33	85.00'	90°00'00"	133.52'	N 52°21'21" E	120.21'	
C34	1040.00'	9°18'25"	168.93'	S 77°59'27" E	168.75'	
C35	1070.00'	4°46'38"	89.22'	S 05°56'57" W	89.19'	
C36	370.00'	23°18'58"	150.57'	S 08°05'51" E	149.53'	
C37	260.00'	43°18'32"	196.53'	S 01°53'56" W	191.88'	
C38	380.00'	64°57'34"	430.83'	S 02°24'36" E	408.12'	
C39	930.00'	18°20'17"	297.66'	S 25°43'14" E	296.39'	
C40	270.00'	31°40'55"	149.30'	S 32°23'33" E	147.40'	
C41	130.00'	22°09'31"	50.28'	S 37°09'16" E	49.96'	

A PARTIAL PRELIMINARY PLAT OF
FRIENDSWOOD TRAILS
SECTION 4B AND 5A
A SUBDIVISION OF 29.964 AC. OF LAND SITUATED IN THE
WILLIAM HENRY SURVEY, ABSTRACT 84
AND MARY SLOAN SURVEY, ABSTRACT 184,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

46 LOTS 6 RESERVES (16.469 AC.) 3 BLOCKS

DATE: JUNE 05, 2023 JOB NO. 1931-3106C

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNIE LOEB, DIVISION VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 - RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

ENGINEER:



GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77305
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5028
FRN-F-1386

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: June 13, 2023
Re: Friendswood Trails Sections 4B & 5A Preliminary Plat

Project Description: This plat is the fourth section of Friendswood Trails Subdivision and consists of 46 residential lots being 70-feet and 90-feet wide. The Friendswood Trails Planned Unit Development 2016-19 was approved July 11, 2016.

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.

ZONING CHANGE

FROM:

SINGLE FAMILY RESIDENTIAL (SFR)
MULTIFAMILY RESIDENTIAL (MFR-M)

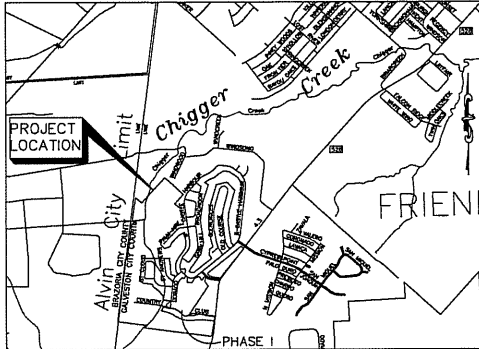
TO:

PLANNED UNIT DEVELOPMENT (PUD)
PLANNED UNIT DEVELOPMENT (PUD)

NEIGHBORHOOD COMMERCIAL (NC)
MULTIFAMILY RESIDENTIAL (MFR-M)



NEIGHBORHOOD COMMERCIAL (NC)



VICINITY MAP
SCALE : 1"=2000'
KEY MAP 658/U

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS



CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

1. COVER SHEET
2. EXISTING ZONING AND PROPOSED PUD NARRATIVE
3. GENERAL LAND USE AND DENSITY PLAN
4. TREE PRESERVATION PLAN
5. LEGAL DESCRIPTIONS

 **Everest Design Group, LLC**
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294



EXISTING ZONING MAP
(NTS)

2 acres of land totaling 2,337 acres of land to be rezoned:

Tract 1: 0.443 acres

A tract of land containing 0.443 acres of land out of a total 12,317 acres, more or less, as recorded under Clerk's File No. 200300001 and 12,317 acres being conveyed to two tracts of land containing a total 11.42 acres and a total 0.93 acres, being part of the Mary Ellen Sweeney, Abigail M. Sweeney, County, Texas, and being a part of that certain tract conveyed to The Land Family 1988 Tracts conveyed under G.C.C.F. # 892313, File Code No. 006-28-0077 in the Office of the County Clerk of Galveston County, Texas, and 0.443 acres of land being more particularly described by name and bounds as follows:

COMMENCEMENT at a stake set and found on the West line of S. 22nd Avenue (the Southeast corner) of the aforementioned 12,317 acre tract, also being the Northeast corner of Windwood Estates, Section 1, recorded in Volume 18, Page 711, M.B.G.C.;

THENCE South 08°48'40" East, along the Westerly line of FM 528, a distance of 479.18 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE North 42°28'00" West, a distance of 203.35 feet to the Southeast corner of the herein described tract of land;

THENCE South 05°54'12" East, a distance of 24.73 feet to the Northeast corner of the herein described tract of land;

THENCE North 47°32'12" East, a distance of 798.39 feet to the Northeast corner of the herein described tract;

THENCE South 08°48'40" West, a distance of 30.81 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.443 acres of land, more or less;

Tract 2: 2.995 acres

A tract of land containing 2.995 acres of land out of a total 12,317 acres, more or less, as recorded under Clerk's File No. 200300001 and 12,317 acres being conveyed to two tracts of land containing a total 11.42 acres and a total 0.93 acres, being part of the Mary Ellen Sweeney, Abigail M. Sweeney, County, Texas, and being a part of that certain tract conveyed to The Land Family 1988 Tracts conveyed under G.C.C.F. # 892313, File Code No. 006-28-0077 in the Office of the County Clerk of Galveston County, Texas, and 0.443 acres of land being more particularly described by name and bounds as follows:

COMMENCEMENT at a stake set and found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12,317 acre tract, also being the Northeast corner of Windwood Estates, Section 1, recorded in Volume 18, Page 711, M.B.G.C.;

THENCE South 07°54'12" East, along the Westerly line of FM 528, a distance of 441.92 feet to the Southeast corner of the herein described tract of land;

THENCE North 47°32'12" East, a distance of 441.92 feet to the Southeast corner of the herein described tract of land;

THENCE South 08°48'40" East, a distance of 441.92 feet to the POINT OF BEGINNING of the herein described tract of land and containing 2.995 acres of land, more or less;



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

TRACT 1-125.43 AC
TRACT 2-47.44 AC
TRACT 3-(NOT INCLUDED IN REZONING)
TRACT 4-24.72 AC
TRACT 5-4.9587 AC
TRACT 6-12.137 AC
TRACT 7-25.915 AC
TRACT 8-19.764 AC
TRACT 9-3.00 AC
TRACT 10-1.00 AC
THIS PUD AREA=264.36 AC

The property is currently zoned SFR, MFR-M & NC. A request is being made to change the zoning for the subject tract to Planned Unit Development to allow overall master planning of single family homes development with mixed lot sizes, trail amenities, park amenities and water feature amenities. The proposed hike/bike/trail system incorporates existing terrain and forestation to provide connectivity through the entire 269 acres. Additionally, expansion of approximately 1 acre tract zoned NC to 3.289 acres to be zoned NC along FM 528 frontage.

Trees & Green Space

In order to preserve existing majestic oak trees with 46" to 60" diameter, the proposed roadway alignment and lot sizes are configured to save these trees, as many as possible. With consideration of the existing homeowners request to have a green space separation between their back yards and the proposed new lots, the design provides functional green space/trail system at a minimum width of 20 ft along all existing back yards.

The proposed PUD plan provides numerous pocket parks throughout each Section of the development, in addition to the two primary parks. The four (4) storm water detention ponds will be wet ponds to provide the community with water elements.

Density

The proposed PUD plan provides the following lot mixtures:

- 64 lots - 55' x 125' (Section 2)
- 82 lots - 60' x 120' (Section 3)
- 69 lots - 65' x 125' (Section 1)
- 102 lots - 70' x 120' (Section 4)
- 17 lots - 90' x 120' (Section 5)
- 52 lots - 90' x 130' (Section 5)
- 38 lots - 120' x 130' (Section 5)

Total = 429 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

Thus, the proposed density of 1.61 is 59.6% of allowable density.

In addition to the General Land Use and Density Plan, a Tree preservation plan with pictures of the trees to be saved is included along with lot layout superimposed upon the aerial photo.

As can be seen from the Tree Preservation Plan, a gated section is proposed with the road right-of-way width of 50 ft to save the large diameter trees, labeled as Section 1. Additionally, the area that is zoned for MFR-M, 64-55 ft wide single family lots are proposed instead of the permitted 108 multi-family residential units, labeled as Section 2.

Within the 47 acre "horse shoe" tract, no lots are proposed. The 47 acre will be planned as a park amenity at a future date.

Amenity

Total linear feet of trail system = 21,171 ft or 5.2 miles

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.28 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

The vehicular traffic from the proposed development will travel via a boulevard roadway directly to FM 528.

The proposed PUD shows a 30 foot gated emergency vehicle access to West Castle Harbour Drive adjacent to the existing water tower as requested by the City of Friendswood. No roadway connection is proposed at Windwood and to East Castle Harbour Drive. For emergency access, a roadway tie-in is provided to existing public road. The proposed lots in Brazoria county for west of Chigger Creek.

Drainage

Storm water runoff from the proposed lots drains toward the proposed streets where runoff is collected by storm inlets and conveyed via storm sewer pipes into the proposed detention ponds. No runoff drains toward existing neighborhood. An updated Drainage Study will be performed using HEC-RAS hydrology modeling in accordance with GCCO criteria. The proposed drainage system and four (4) ponds will mitigate fill placed within the flood plain and the proposed impervious areas of the project and will ensure that no adverse impact (no rise to the water surface elevation) at Chigger Creek.

Water & Sewer

The proposed development will be served by the existing 12" watermain along FM 528 and the existing sanitary sewer lift station off Sun Meadows Drive. Loop waterline from WP#4 back to FM 528: 12"-18" pipe will be provided. City of Friendswood shall participate in oversize cost of water main or will consider reducing impact fees.

Project Phasing

The project will be developed in multiple phases. The first Phase will consist of construction of the boulevard roadway section from FM 528 to Chigger Creek; the storm water detention pond East of Chigger Creek; 64-55 ft wide lots and 69-65 ft wide lots with associated utilities, drainage and park amenities to service a total of 134 lots in Phase One.

As market demand dictates, Phase II will consist of Section 3 (82-40 x 120 Lots) and Section 4 (102-70 x 120 Lots). Phase III will consist of Section 5 (17-90 x 120 Lots, 52-90 x 130 and 38- 120 x 130). Section 5 will have its primary vehicle access from the roadway across the creek via a 4 lanes boulevard bridge section. Only emergency gated access will be provided at West Castle Harbour Drive, since this connection is currently being used by the water department to service the water tower.

Section 1: Gated Sections with 50 ft Road ROW

In order to preserve existing trees and provide 20 feet wide green space/trail along the rear of existing lots on Dorado Drive and to obtain 10 feet wide walking trail along the perimeter of the amenity pond, the private road right-of-way is established at 50 feet, along with sub-d-sac length longer than standard length.

In summary, the proposed PUD plan has been developed with consideration for: existing single family homes; vehicular traffic intrusion to the existing neighborhood; preservation of existing trees; allowance of green space separation to the existing homeowners' backyard; and drainage improvements for the entire community at 59.6% of allowable density.

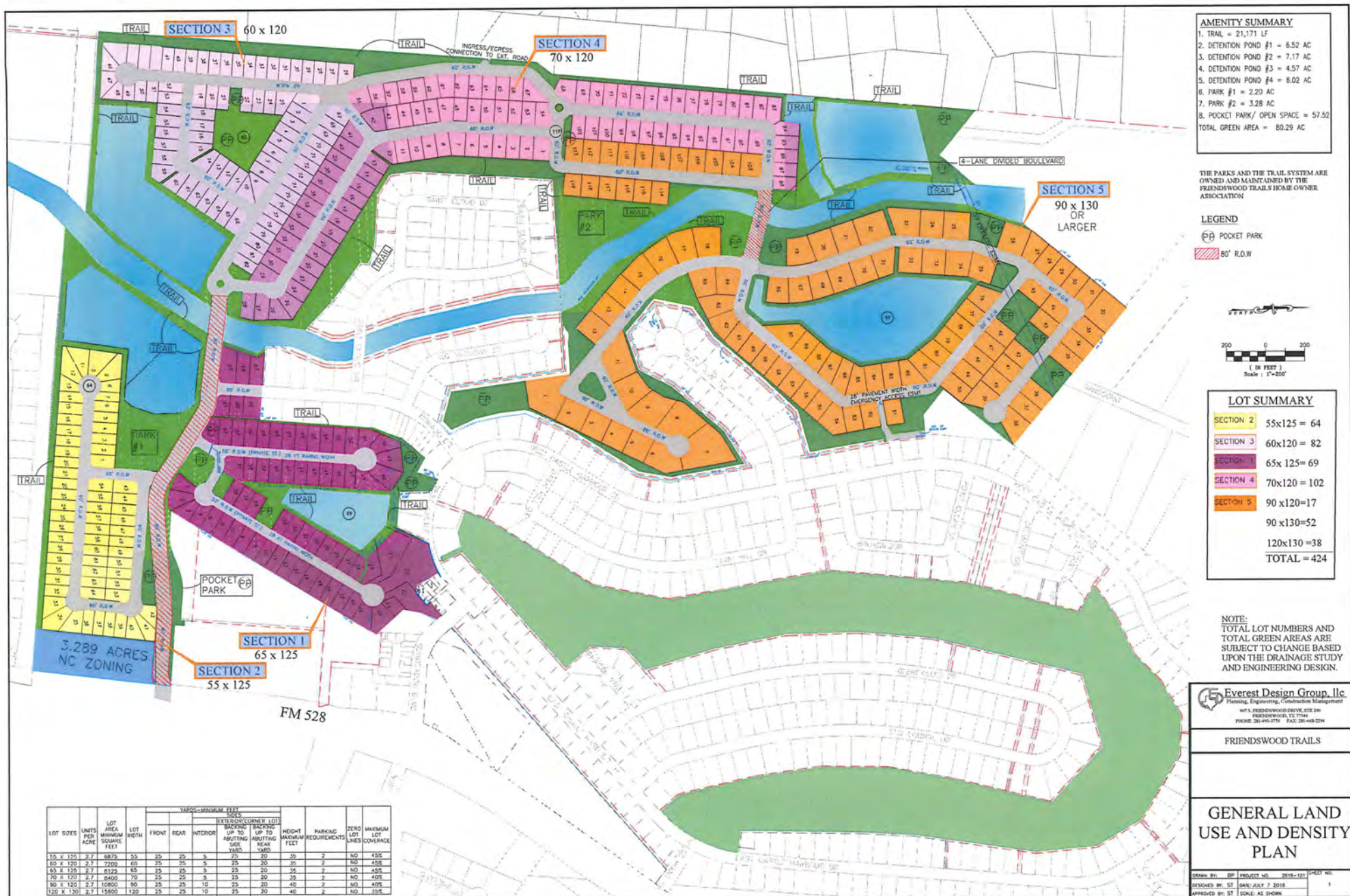
PUD NARRATIVE



FRIENDSWOOD TRAILS

EX. ZONING AND
PROPOSED PUD
NARRATIVE #2

OWNER: BP PROJECT NO: 21018-181
DESIGNED BY: ST SCALE: 1" = 200'
APPROVED BY: ST SCALE: 1" = 200'



YARDS-MINIMUM FEET									
100%									
LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS-MINIMUM FEET			HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES COVERAGE
				FRONT	REAR	INTERIOR			
65 x 125	2.7	8125	65	25	25	5	35	2	NO
60 x 120	2.7	7200	60	25	25	5	35	2	NO
65 x 125	2.7	8125	65	25	25	5	35	2	NO
70 x 120	2.7	8400	70	25	25	5	35	2	NO
90 x 120	2.7	10800	90	25	25	10	35	2	NO
120 x 130	2.7	15600	120	25	25	10	35	2	NO



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NOTE:

THE TREES TO BE RETAINED AS SHOWN ON THIS PLAN ARE LOCATED BASED ON AERIAL INFORMATION AVAILABLE. FIELD SURVEY WILL BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THESE TREES. THE PROPOSED ROADWAY ALIGNMENT AND LOT CONFIGURATIONS ARE SUBJECT TO CHANGE BASED ON NECESSARY ADJUSTMENTS TO ATTEMPT TO SAVE THE TREES.

DISCLAIMER:

THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE DESIGN REQUIREMENTS MAY PROHIBIT RETAINING OF ALL TREES SHOWN ON THIS SHEET.

Everest Design Group, LLC Planning, Engineering, Construction Management 101 S. PERSIMMON DRIVE, STE 200 FLORENCE, AL 36633 PHONE: 205-468-4770 FAX: 205-468-2294	
FRIENDSWOOD TRAILS	
TREE PRESERVATION PLAN	
DESIGNED BY: ST CHECKED BY: ST APPROVED BY: ST	PROJECT NO.: 2018-101 DATE: JANUARY 28, 2019 SCALE: AS SHOWN
SHEET NO. 4 OF 5	





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 22, 2023

Subject: Consider site plan amendments (screening and landscaping changes) for Industry Park II located at 4550 and 4552 FM 2351 for the following items:

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting consideration of some amendments to the screening and landscaping for Industry Park II. The approved site plan pages and the proposed pages are marked with reference to the following email items:

1. Add an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake
We think this fence will better screen our facility as well as prevent trash from blowing into the ponds from FM 2351.
2. Replace the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire
We think this fence would provide greater security and visibility for our security system.
We are proposing to keep the 8' high opaque fence where it joins the existing 8' high opaque fence and Bldg 3 to provide better screening when viewed from FM 2351.
3. Remove the 1 tree per 25 linear foot along the top bank of the pond
The additional 8' high fence along the property line with Chevron will block the view of these trees. The existing 6' chain link fence with barbed wire and slats between the buildings and Discount Inspection & Brake is already screened by this existing fence, blocking any view of these trees. The drainage feature between the buildings and Eagle Automotive is greater than 30'. The eastern most portion is approximately 40' wide and the westernmost portion is approximately 33' wide. Per Section 8(l)(2)(a)(3), the landscaped open space buffer strip provision may not apply due to the min. 30 ft wide drainage feature.
Additionally, we think the trees along the top bank of the pond will cause a maintenance nuisance for the property while providing landscaping that is virtually unseen.
4. Modified landscaping plan
5. Increase gate sizes to 4' wide gates - approved by Fire Marshal's Office
6. Modified fire lanes per discussion with Fire Marshal's Office - approved by Fire Marshal's Office
7. Move gate locations along the driveway
8. Move ADA parking space at 4500 FM 2351 near Bldg 1 to meet maximum slope requirements.

Email items are identified on the agenda individually for ease of consideration.

Historical Perspective

Most of you may recall that this owner originally requested a Planned Unit Development on this tract. A few Commissioners and staff worked with the owner to figure out a way for him to achieve his development goals while meeting current city ordinances, but several ordinances were also amended in the process. A summary of the city actions and owner actions that were agreed upon at that time is attached.

Appendix C, Zoning Ordinance Excerpt

Section 8.I.2.Perimeter landscaping and screening.

a.Adjacent property, buffer maintenance and installation.

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

(4) The commission may consider alternate screening plans for uses interior to a common development.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Compliance Memo_Industry Park II site plan amendment 06-19-2023
2. Email from Stephanie_Redacted
3. Industry Park II Approved Plans 06-2022
4. Industry Park II Proposed Amendments
5. Ord. Excerpts and Proposals
6. Site Pictures - Proposed Fencing
7. Additional Site Pictures

Memo

To: Planning and Zoning Commission

From: Aubrey Harbin , Director of Community Development

Date: June 19, 2023

Re: Commercial Site Plan Amendment
Industry Park II

Project Description: Industry Park II is currently under construction. The project consists of 2 office/warehouse buildings and 11 additional buildings for boat and RV storage. The owner is requesting some changes to the landscaping and screening requirements as detailed in the email request. Each item is listed out separately on the agenda to accommodate consideration of each item individually, if necessary.

The plans were reviewed by staff in the following departments: Planning, Engineering, and Fire Marshal. The site plan amendments are subject to approval by the Planning and Zoning Commission.

Aubrey Harbin

From: Stephanie Canady [REDACTED]
Sent: Tuesday, June 6, 2023 8:30 PM
To: Becky Bennett
Cc: Aubrey Harbin
Subject: [EXTERNAL]Industry Park Phase 2 Reserve A - Landscaping & Fencing
Attachments: A1.1.pdf; A1.2.pdf; Site Pictures - Proposed Fencing.pdf

Good evening,

As we are nearing the end of construction, the Owners want to revisit the landscaping plan that was approved for Industry Park Phase 2 Reserve A. As you know, we met with P&Z to go over concerns we had with security, fencing and landscaping between our southerly CSC zoned neighboring businesses (Chevron, Discount Inspection & Brake and Eagle Automotive) and our development, zoned Industrial. We are requesting approval of an alternate landscaping plan which we believe adheres to Appendix C, Section 8(l)(2)(a). I've highlighted the requested changes in yellow to show the differences between the approved plan and the proposed plan. The highlights are as follows:

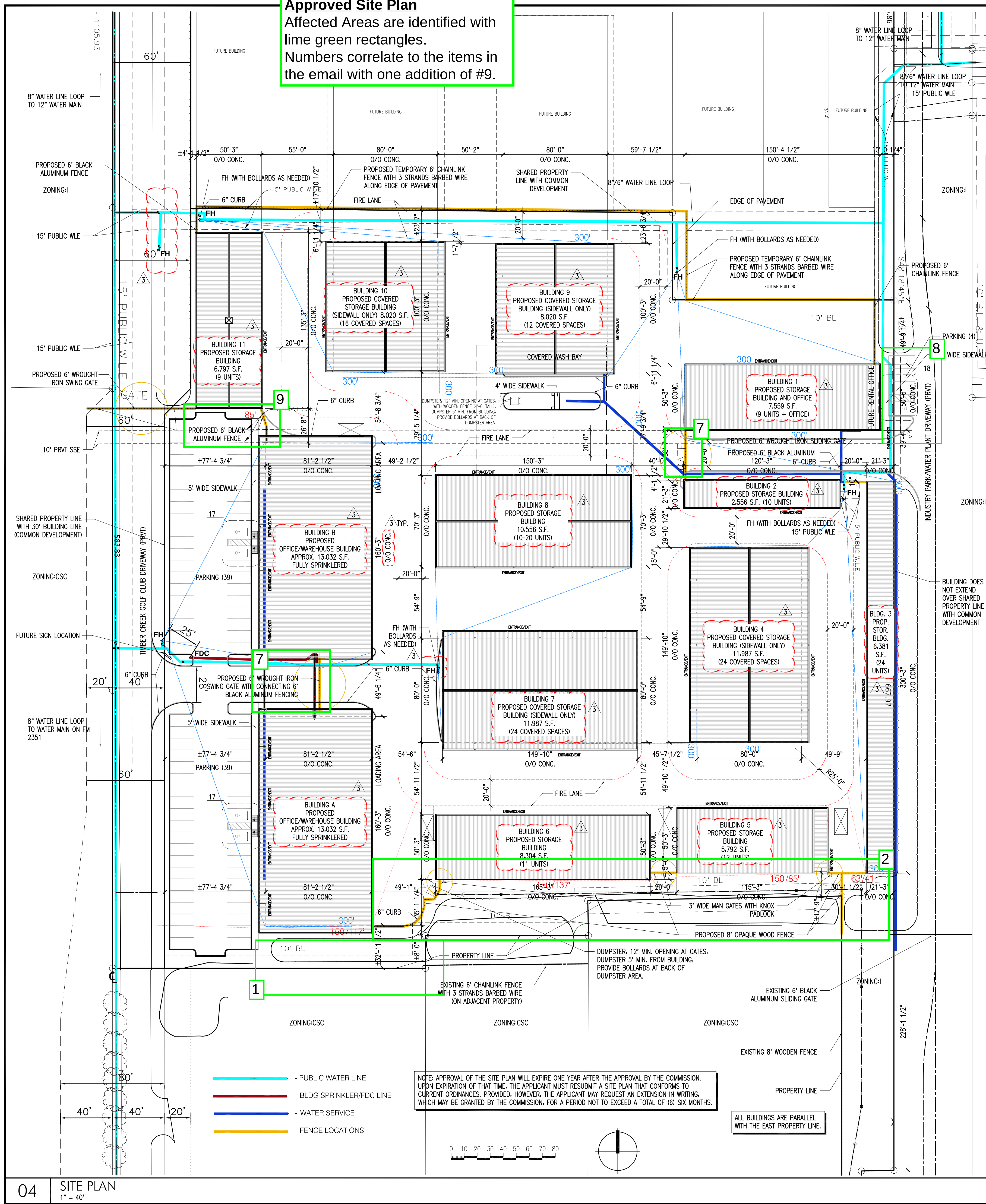
1. Add an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake
We think this fence will better screen our facility as well as prevent trash from blowing into the ponds from FM 2351.
2. Replace the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire
We think this fence would provide greater security and visibility for our security system.
We are proposing to keep the 8' high opaque fence where it joins the existing 8' high opaque fence and Bldg 3 to provide better screening when viewed from FM 2351.
3. Remove the 1 tree per 25 linear foot along the top bank of the pond
The additional 8' high fence along the property line with Chevron will block the view of these trees.
The existing 6' chain link fence with barbed wire and slats between the buildings and Discount Inspection & Brake is already screened by this existing fence, blocking any view of these trees.
The drainage feature between the buildings and Eagle Automotive is greater than 30'. The eastern most portion is approximately 40' wide and the westernmost portion is approximately 33' wide. Per Section 8(l)(2)(a)(3), the landscaped open space buffer strip provision may not apply due to the min. 30 ft wide drainage feature.
Additionally, we think the trees along the top bank of the pond will cause a maintenance nuisance for the property while providing landscaping that is virtually unseen.
4. Modified landscaping plan
5. Increase gate sizes to 4' wide gates
6. Modified fire lanes per discussion with Fire Marshal's Office
7. Move gate locations along the driveway
8. Move ADA parking space at 4500 FM 2351 near Bldg 1 to meet maximum slope requirements.

I've attached a draft of the proposed edits. If the proposed changes are approved, we will include them on the as-built set of drawings. For your review, please advise if the City would prefer hard copies and how many. If you think a site visit workshop would be beneficial, we are available to conduct one as well. I've also included some pictures showing the views on-site for consideration.

Thank you,

Stephanie Canady, P.E.
Project Manager

Coastal Bend Engineering
4558 FM 2351
Friendswood, TX 77546
Phone: [REDACTED]
Fax: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]t



BLDG A = 6,516 SF OFFICE X 3.8/1000 SF = 25 SPACES
= 6,516 SF WAREHOUSE X 1/1000 SF = 7 SPACES
= 32 SPACES REQ.
= 39 SPACES PROVIDED (INCLUDING 2 VAN ACCESSIBLE)

BLDG B = 6,516 SF OFFICE X 3.8/1000 SF = 25 SPACES
= 6,516 SF WAREHOUSE X 1/1000 SF = 7 SPACES
= 32 SPACES REQ.
= 39 SPACES PROVIDED (INCLUDING 2 VAN ACCESSIBLE)

DESIGN MODIFICATION FROM DESIGN CRITERIA MANUAL:

VEHICLE STORAGE = 4 SPACES OUTSIDE OF SECURITY FENCING & 1 UNMARKED SPACE PER 50 STORAGE UNITS THROUGHOUT DEVELOPMENT

BLDG 1 = 9 UNITS
BLDG 2 = 10 UNITS
BLDG 3 = 24 UNITS
BLDG 4 = 24 UNITS
BLDG 5 = 12 UNITS
BLDG 6 = 11 UNITS
BLDG 7 = 24 UNITS
BLDG 8 = 20 UNITS (MAX)
BLDG 9 = 12 UNITS
BLDG 10 = 16 UNITS
BLDG 11 = 9 UNITS
TOTAL = 171 UNITS X 1 SPACE/50 UNITS = 4 SPACES (INTERIOR) + 4 SPACES (EXTERIOR) REQ.
= 4 UNMARKED SPACES (INTERIOR) + 4 SPACES (EXTERIOR-INCLUDING 1 VAN ACCESSIBLE) PROVIDED

UNMARKED PARKING SPACE

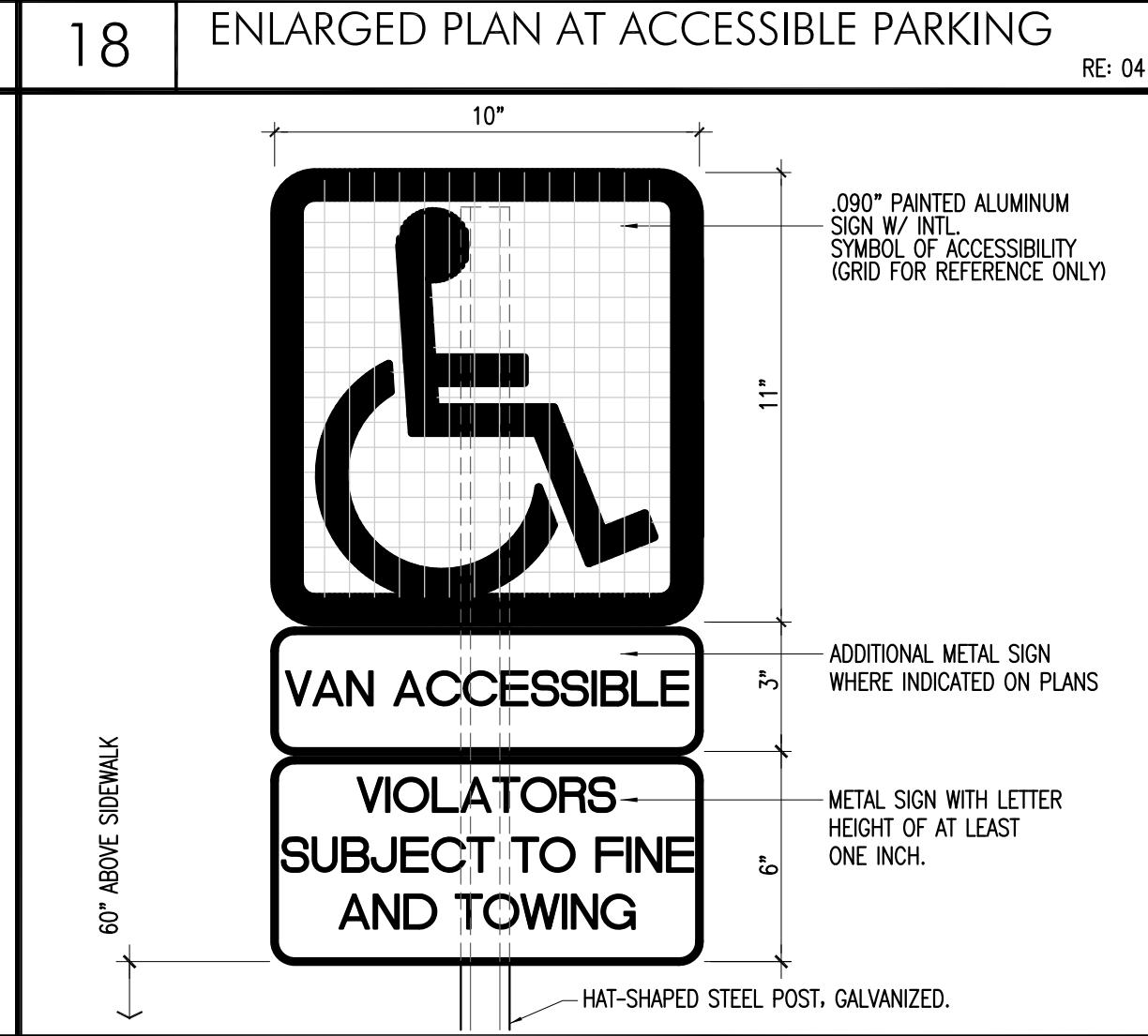
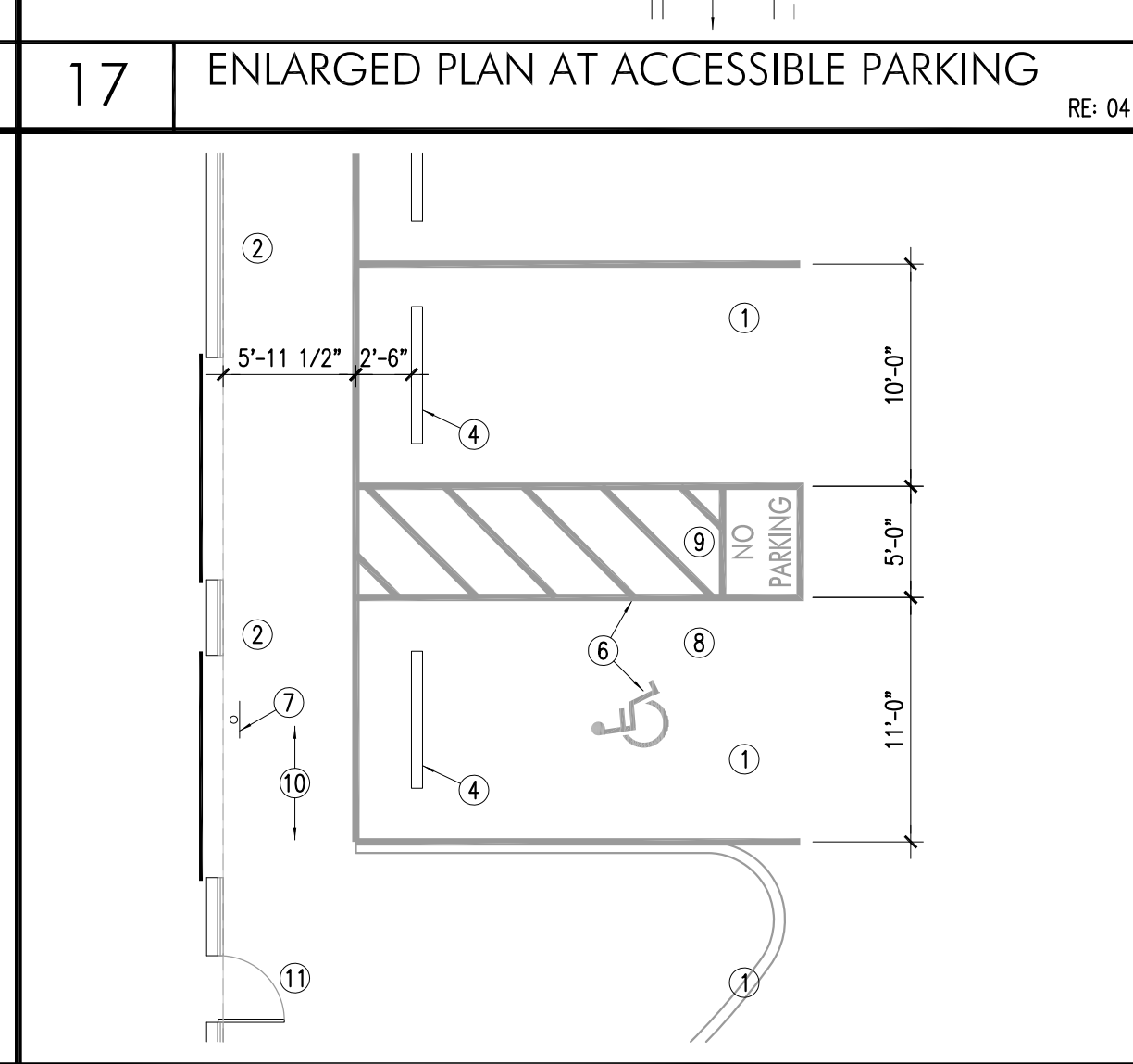
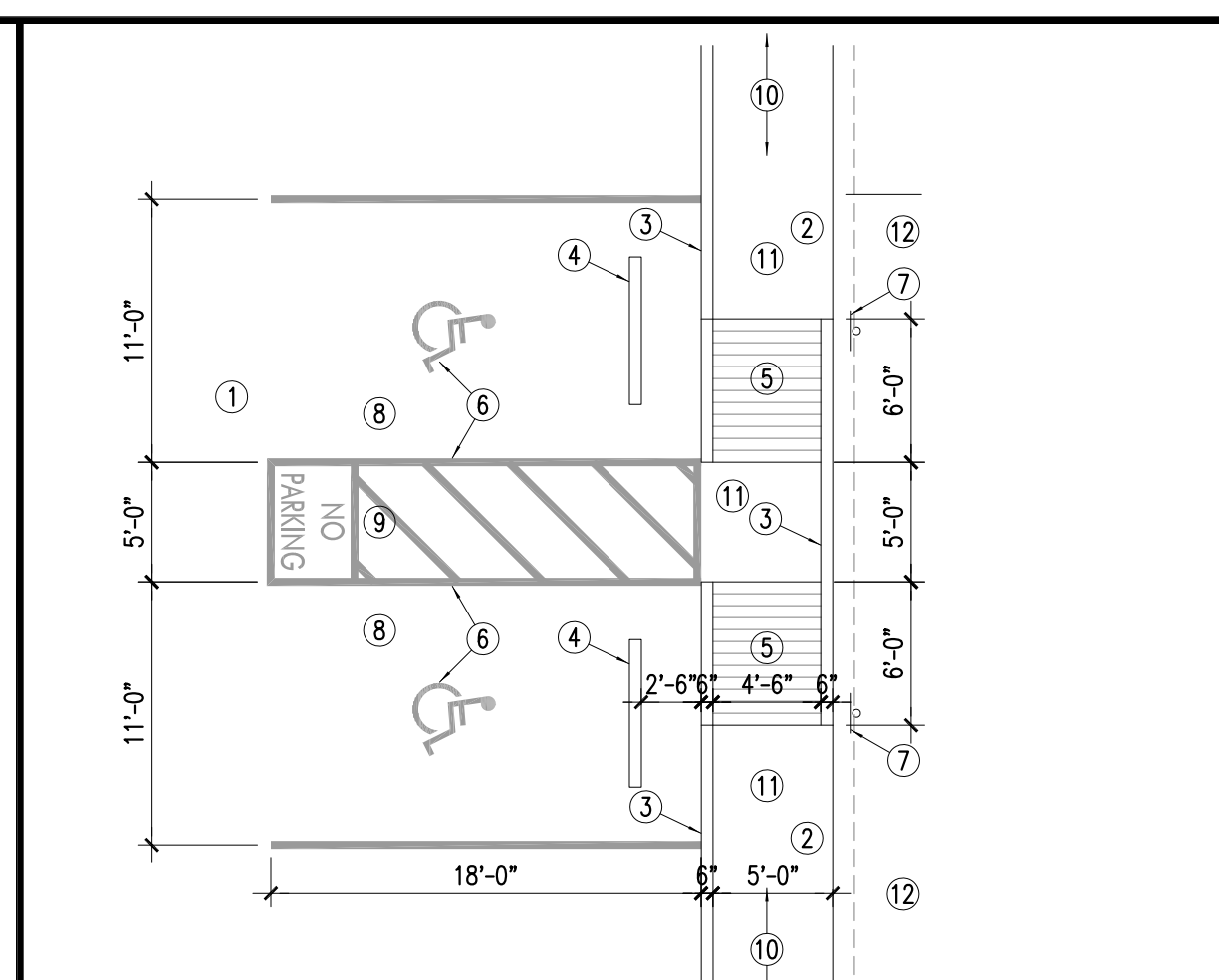
13	OFF-STREET PARKING ANALYSIS	RE:
TOTAL BUILDING AREA (MEASURED FROM THE OUTSIDE TO OUTSIDE OF THE FOUNDATION AS REQUIRED BY THE FIRE MARSHAL):		
BLDG A	13,032 SF	
BLDG B	13,032 SF	
BLDG 1	7,559 SF	
BLDG 2	2,556 SF	
BLDG 3	6,381 SF	
BLDG 4	11,987 SF	
BLDG 5	5,792 SF	
BLDG 6	8,304 SF	
BLDG 7	11,987 SF	
BLDG 8	10,556 SF	
BLDG 9	8,020 SF	
BLDG 10	8,020 SF	
BLDG 11	6,797 SF	
TOTAL	114,023 SF	
TOTAL LOT AREA = 303,863 SF		
LOT COVERAGE PERCENTAGE = 37.5%		

14	LOT COVERAGE ANALYSIS	RE:
ALL BUILDINGS ARE TYPE II-B CONSTRUCTION		
TOTAL BUILDING AREA (MEASURED FROM THE OUTSIDE TO OUTSIDE OF THE FOUNDATION AS REQUIRED BY THE FIRE MARSHAL):		
BLDG A	13,032 SF	UNKNOWN (B/M/S)
BLDG B	13,032 SF	UNKNOWN (B/M/S)
BLDG 1	7,559 SF	UNKNOWN (B/M/S)
BLDG 2	2,556 SF	S1
BLDG 3	6,381 SF	S1
BLDG 4	11,987 SF	S1
BLDG 5	5,792 SF	S1
BLDG 6	8,304 SF	S1
BLDG 7	11,987 SF	S1
BLDG 8	10,556 SF	S1
BLDG 9	8,020 SF	S1
BLDG 10	8,020 SF	S1
BLDG 11	6,797 SF	S1
TOTAL	114,023 SF	
FIRE LANE WIDTH = 20' WIDE WITH 25' RADIUS		
WHERE THE FIRE LANE IS DEPICTED, CURB MARKINGS OR STRIPING SHALL BE PAINTED USING 4" WHITE LETTERS AT 30 FT INTERVALS STATING "NO PARKING - FIRE LANE" OR "TOW-AWAY ZONE" ON A 12" WIDE RED TRAFFIC PAINT BACKGROUND OR ON A CURB WHERE AVAILABLE ACCORDING TO CITY OF FRIENDSWOOD'S CODE OF ORDINANCES.		

15	FIRE CODE DATA	RE:
NOTES:		
1. SEE SHEET A1.2 - LANDSCAPE PLAN AND TREE SURVEY		

16A	LANDSCAPING NOTES
1. ALL SITE DIMENSIONS ARE TO THE STEEL LINE UNLESS NOTED OTHERWISE.	
2. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.	
3. MINIMUM CURB RADIUS = 3'-0"	
4. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND SITE UTILITIES.	
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL SITEWORK ITEMS.	
6. REFER TO GEOTECHNICAL INVESTIGATION FOR EARTHWORK REQUIREMENTS.	
7. REFER TO BOUNDARY SURVEY FOR LOCATION AND LENGTH OF PROPERTY LINES. SURVEY INFORMATION OVERRIDES INFORMATION ON ARCHITECT'S SITE PLAN.	
8. IF LANDSCAPE SPRINKLERS WILL BE INSTALLED, PROVIDE SLEEVES UNDER ALL PAVED AREAS AND WALKS FOR LANDSCAPE SPRINKLERS. VERIFY W/OWNER.	
9. REMOVE ALL CONSTRUCTION DEBRIS FROM GRASS AND LANDSCAPE AREAS.	
10. WHEELCHAIR ACCESSIBILITY SLOPES: WALKS: IN DIRECTION OF TRAVEL: MAX. 5% (1:20); CROSS SLOPE: MAX. 2% (1:50) LANDINGS: ANY DIRECTION: MAX. 2% (1:50) ACCESSIBLE PARKING SPACES AND STRIPED AREAS: ANY DIRECTION: MAX. 2% (1:50) CURB RAMP: SLOPES: MAX. 1:12 FLOOR DRAIN: SLOPE TO DRAIN IN ANY DIRECTION: MAX. 2% (1:50)	

16B	PROJECT NOTES	RE:
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20	KEYED NOTES	RE:
1. REINFORCED CONCRETE AUTO PAVING, RE: CIVIL DWGS.		
2. REINFORCED CONCRETE WALKS, RE: CIVIL DWGS.		
3. 6" CONC. CURB WHERE INDICATED ON PLANS.		
4. 6" CONC. WHEEL STOP. TYPICAL: LOCATE BACK OF WHEEL STOP 2'-6" FROM CURB/WALK.		
5. NEW 6" CURB RAMP WITH GROOVED, STAINED CONCRETE, SLOPE CURB WITH RAMP.		
6. PAINTED STRIPING AND H.C. SYMBOLS (WHITE). THE WORDS "NO PARKING" PAINTED ON ANY ACCESSIBLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE.		
7. VAN ACCESSIBLE H.C. SIGNAGE, RE: 19/A1.1		
8. VAN ACCESSIBLE HANDICAP PARKING SPACE: SLOPE MAX 2% (1:50) IN ALL DIRECTIONS		
9. HANDICAP ACCESSIBLE ROUTE: SLOPE MAX 2% (1:50) IN ALL DIRECTIONS		
10. HANDICAP ACCESSIBLE ROUTE: SIDE SLOPE MAX 2%, SLOPE IN DIRECTION OF TRAVEL MAX 5%		
11. LANDING: SLOPE MAX 2% (1:50) IN ALL DIRECTIONS		
12. LANDSCAPING AREA		

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for 713.266.6100

SEAL NOT VALID UNLESS SIGNED

07/22/2022

Harry Gencel Architects

NORTHWINDS CONSTRUCTION

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

INDUSTRY PARK

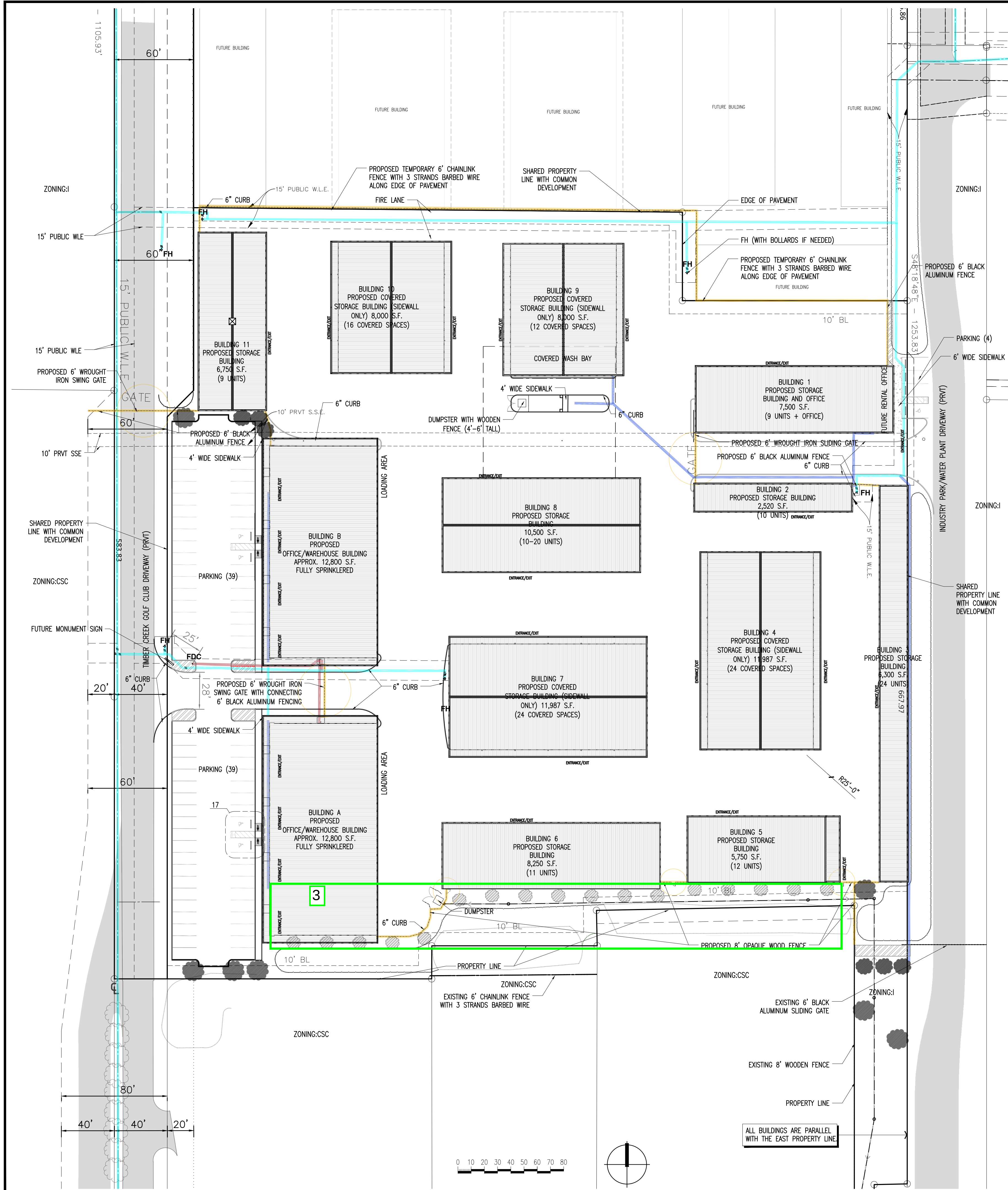
PHASE II

FRIENDSWOOD, TEXAS 77546

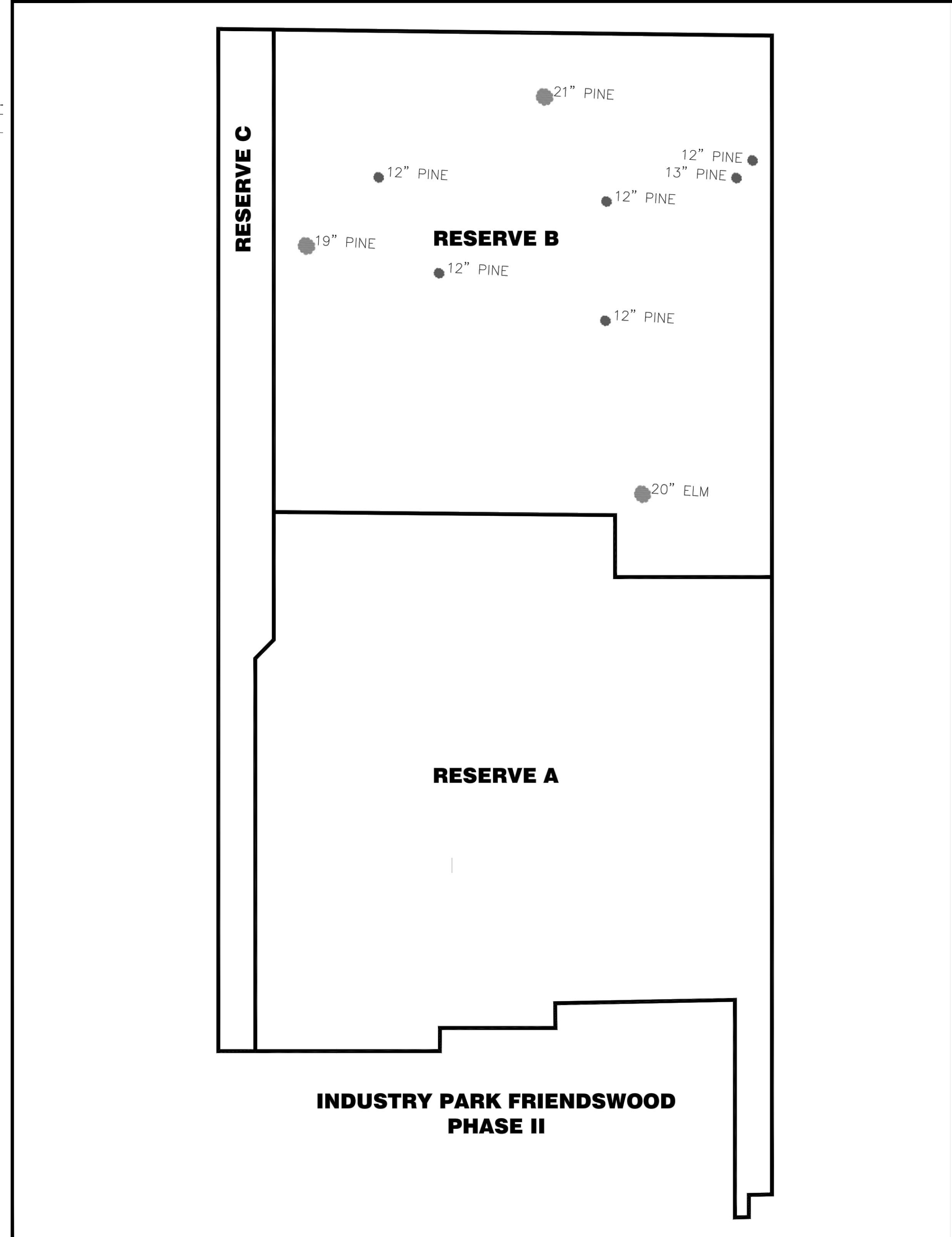
DATE:	04/11/2022	ISSUED FOR PERMIT AND CONSTRUCTION
DATE:	05/05/2022	REVISED FOR PERMIT AND CONSTRUCTION
DATE:	06/04/2022	REVISED FOR PERMIT AND CONSTRUCTION
DATE:	07/22/2022	REVISED FOR PERMIT AND CONSTRUCTION

TITLE: Architectural Site Plan, Code Data Cont.

DRAWING: A1.1



NOTES:		BEFORE THE PROPERTY CALLED INDUSTRY PARK FRIENDSWOOD PHASE II WAS CLEARED, TREE SURVEY IDENTIFIED 9 CLASS 2 TREES WITH A DIAMETER BETWEEN 12" AND 24". ALL OF THE TREES WERE LOCATED WITHIN THE BOUNDARY OF RESERVE B.	
1. REQUIRED PERIMETER LANDSCAPING/SCREENING BETWEEN CSC & I ZONING FALLS UNDER SECTION 8(1)(2)(3) WHERE USES ARE SEPARATED BY A FEATURE WITH A MINIMUM WIDTH OF 30 FT. THE COMMON PROPERTY LINES SHARED WITH EXISTING DEVELOPMENTS ARE LOCATED MOSTLY INSIDE EXISTING DRAINAGE FEATURES. THE WIDTH OF THE EXISTING DRAINAGE FEATURES ADDED TO THE WIDTH OF THE NEW DRAINAGE FEATURES IS GREATER THAN 30 FT FOR THE ENTIRE DISTANCE ALONG THE SHARED PROPERTY LINES.		MINIMUM NUMBER OF MITIGATION TREES REQUIRED = 9 CLASS 2 TREES FOR INDUSTRY PARK FRIENDSWOOD PHASE 2	
2. PER CITY COMMENTS, THE ABOVE REQUIREMENT IS NOT APPLICABLE. TREES ARE BEING PROVIDED BETWEEN CSC & I ZONES AT APPROXIMATELY 1 TREE PER 25 LF. THE TREES LOCATED ON THE ADJACENT PROPERTIES ARE NOT BEING COUNTED TOWARDS THE REQUIREMENT.		RESERVE A OF INDUSTRY PARK FRIENDSWOOD IS CONTRIBUTING 30 TREES (17 CLASS 1 TREES & 13 CLASS 2 TREES) WHICH IS GREATER THAN THE REQUIRED 9 MITIGATION TREES.	
3. PER CITY COMMENTS, WHERE THE BACKS OF BUILDINGS HAVE GAPS, AN 8' HIGH OPAQUE FENCE (WOOD) IS BEING PROVIDED WITH GATES AS REQUIRED BY THE FIRE MARSHALL FOR ACCESS AROUND BUILDINGS. EXISTING FENCING FROM THE EXISTING DEVELOPMENTS IS SHOWN ON THE SITE PLAN TOGETHER WITH THE PROPOSED FENCING LIMITS.			
4. ROOT BARRIERS WILL BE INSTALLED AS NEEDED WHERE LANDSCAPING IS INSTALLED NEAR IMPROVEMENTS.			
- WAX MYRTLE (CLASS 1, SIZE 3 TREE)			
- Crape Myrtle (OR OTHER CLASS 2 TREE)			
- LIQUISTRUMS (OR SIMILAR SHRUBS)			
02	LANDSCAPING NOTES	04	TREE SURVEY INFORMATION



01	LANDSCAPE PLAN 1" = 40'	03	TREE SURVEY 1" = 80'
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COASTAL BEND Engineering
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INDUSTRY PARK
PHASE II
FRIENDSWOOD, TEXAS 77546

DATE:	04/14/2022	ISSUED FOR PERMIT AND CONSTRUCTION
DATE:	05/25/2022	REVISED FOR PERMIT AND CONSTRUCTION
DATE:	06/24/2022	REVISED FOR PERMIT AND CONSTRUCTION
DATE:	07/22/2022	REVISED FOR PERMIT AND CONSTRUCTION

TITLE:
Landscape Plan &
Tree Survey

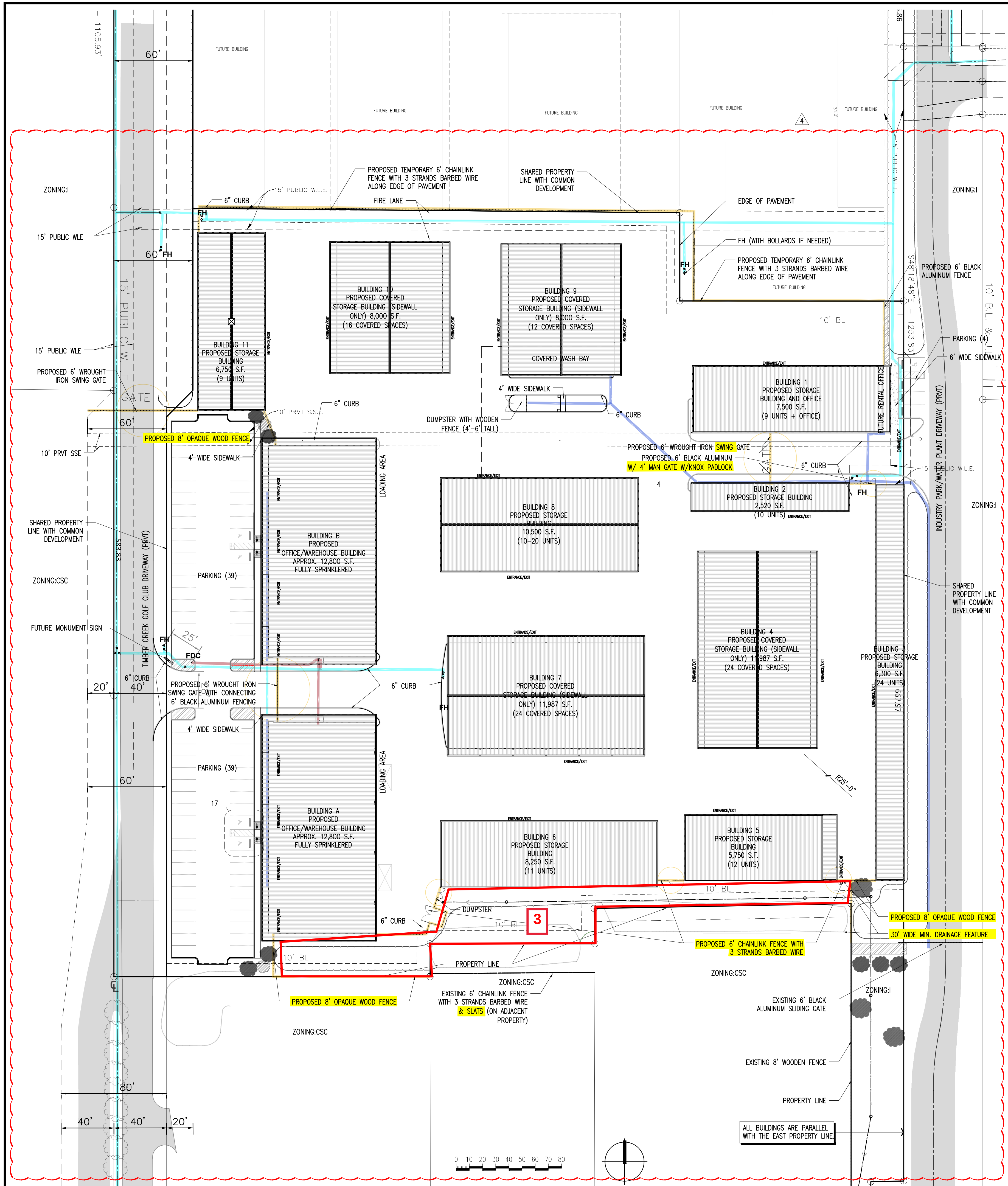
DRAWING:
A1.2

13 | OFF-STREET PARKING ANALYSIS14 | LOT COVERAGE ANALYSIS15 | FIRE CODE DATA164 | LANDSCAPING NOTES

14B PROJECT NOTES



20	KEYED NOTES
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01 LANDSCAPE PLAN
1" = 40'

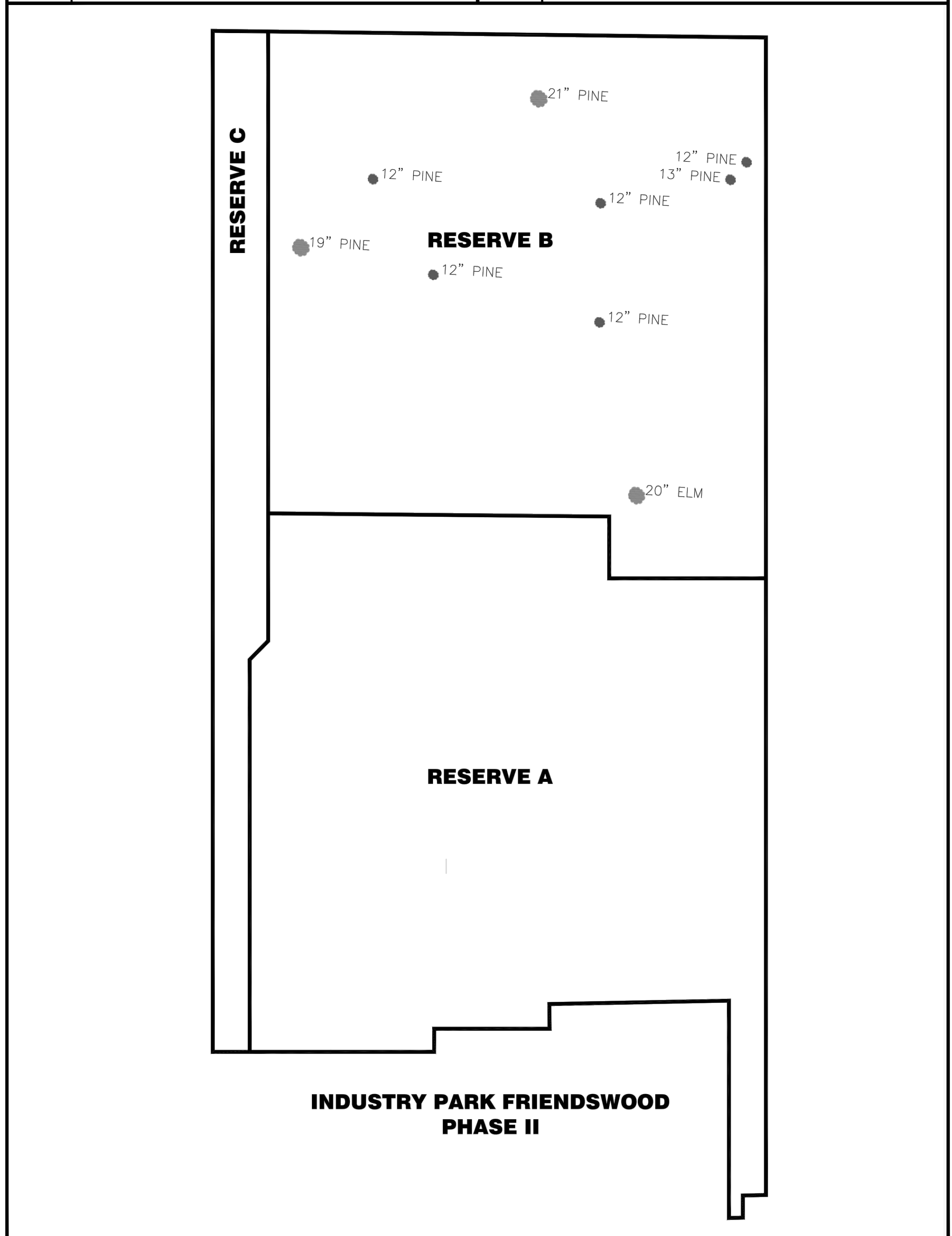
- NOTES:
- REQUIRED PERIMETER LANDSCAPING/SCREENING BETWEEN CSC & I ZONING FALLS UNDER SECTION 8(1)(2)(a)(3) WHERE USES ARE SEPARATED BY A FEATURE WITH A MINIMUM WIDTH OF 30 FT. THE COMMON PROPERTY LINES SHARED WITH EXISTING DEVELOPMENTS ARE LOCATED MOSTLY INSIDE EXISTING DRAINAGE FEATURES. THE WIDTH OF THE EXISTING DRAINAGE FEATURES ADDED TO THE WIDTH OF THE NEW DRAINAGE FEATURES IS GREATER THAN 30 FT FOR THE ENTIRE DISTANCE ALONG THE SHARED PROPERTY LINES.
 - THE ALTERNATE LANDSCAPE PLAN PROVIDES AN 8' HIGH OPAQUE FENCE (WOOD) ON THE PROPERTY LINE AND SIDES OF DETENTION FEATURE TO EXISTING FENCING, WHERE APPLICABLE. WHERE THE BACKS OF BUILDINGS HAVE GAPS, A 6" HIGH CHAIN LINK FENCE WITH BARBED WIRE IS PROVIDED WITH GATES AS REQUIRED BY THE FIRE MARSHALL FOR ACCESS AROUND BUILDINGS. EXISTING FENCING FROM THE EXISTING DEVELOPMENTS IS SHOWN ON THE SITE PLAN TOGETHER WITH THE PROPOSED FENCING LIMITS.
 - ROOT BARRIERS WILL BE INSTALLED AS NEEDED WHERE LANDSCAPING IS INSTALLED NEAR IMPROVEMENTS.
- SOUTHERN MAGNOLIA (CLASS 1, SIZE 1 TREE)
 - CRAPEMYRTLE (OR OTHER CLASS 2 TREE)
 - LIQUISTRUMS (OR SIMILAR SHRUBS)
- 02 LANDSCAPING NOTES

BEFORE THE PROPERTY CALLED INDUSTRY PARK FRIENDSWOOD PHASE II WAS CLEARED, TREE SURVEY IDENTIFIED 9 CLASS 2 TREES WITH A DIAMETER BETWEEN 12" AND 24". ALL OF THE TREES WERE LOCATED WITHIN THE BOUNDARY OF RESERVE B.

MINIMUM NUMBER OF MITIGATION TREES REQUIRED = 9 CLASS 2 TREES FOR INDUSTRY PARK FRIENDSWOOD PHASE 2

RESERVE A OF INDUSTRY PARK FRIENDSWOOD IS CONTRIBUTING 12 TREES (2 CLASS 1 TREES & 10 CLASS 2 TREES) WHICH IS GREATER THAN THE REQUIRED 9 MITIGATION TREES.

04 TREE SURVEY INFORMATION



03 TREE SURVEY
1" = 80'

DATE	ISSUE/REVISION
04/14/2022	ISSUED FOR PERMIT AND CONSTRUCTION
05/25/2022	REVISED FOR PERMIT AND CONSTRUCTION
06/24/2022	REVISED FOR PERMIT AND CONSTRUCTION
07/22/2022	REVISED FOR PERMIT AND CONSTRUCTION
06/06/2023	REVISED FENCING, LANDSCAPING, & FIRE LINES

Panhandle PUD – City Ordinance Excerpts and Proposals

P&Z Action Items in Blue

Owner Action Items in Green

ZONING

OWNER REQUEST: We presented the blending of uses with more industrial uses by the City Water Plant to the least industrial in the front on FM 2351. As previously stated, we are open to a recommendation from City Staff with suggested uses for Industry Park & The Commons at Timber Creek specifically based on the mixed-use industrial development we are trying to accomplish.

Industrial (I) – landscaping and screening requirements are minimal for industrial type developments

Community Shopping Center (CSC) – P&Z's desire is to keep CSC zoning along FM 2351 frontage

P&Z: P&Z will consider adding the following uses to be "Permitted" in the Industrial zoning district

541 – Professional, scientific, and technical services

551 – Management of companies and enterprises

561 – Administrative and support services

Owner: Apply to change zoning of remainder of Industry Park 2 property to Industrial (I)

Apply to change the zoning of the back portion of The Commons at Timber Creek to Industrial (I)

PARKING

OWNER REQUEST: 1) We would like the ability to provide less parking upfront with the ability to add more parking at a later time as controlled by the Property Owners Association. 2) We would also like to use the new categories for parking that were created in the PUD.

P&Z regarding Request 1 – number of minimum required parking is required at the time of development; any extra parking can be added at a later date; phasing is allowed - provide phasing plan on site plan and define what would require the additional parking to be installed; a 5% reduction in required parking is allowed per DCM

Two proposed categories per PUD:

Exhibit 'C' Parking Group Table Amendments

Parking Use Category	Parking Spaces*
Buildings with Combined Office & Warehouse/Storage Use located in the PUD	1 space for each 1,000 sq. ft. GFA.
Vehicle Storage (Covered and/or Enclosed) located in the PUD	5 spaces, plus 1 space per 50 storage spaces. Spaces are allowed to be unmarked parking areas out of the travel path.

**Staff may approve an alternate plan during commercial site plan review per PUD Section III.C.1.*

Proposed Buildings per PUD:

- Building A – Office/Warehouse – 11,900 sqft
- Building B – Open vehicle storage – 13,600 sqft
- Building C – Self Storage – 16,500 sqft

City Parking Requirements:

Buildings with Combined Office & Warehouse/Storage Use

Truck Transportation; Warehousing and Storage:

1 space for each 1,000 sqft non-office floor area plus 1 space per 300sqft office area

Vehicle Storage (Covered and/or enclosed) – not defined

P&Z regarding Request 2: The Commission feels that the City's calculations for Office/Warehouse are reasonable; apply for the other category via Design Modification Form in the Design Criteria Manual.

Owner: Apply for this category using a Design Modification Form – submit new parking category for review/approval by City Engineer. Justification and examples are required as part of the application. Plan to provide minimum required parking at time of development of each phase.

Community Overlay District (COD)

OWNER REQUEST: We are open to any limit or repeal of the COD from this area.

Section 7.5. - Community overlay district.

- General purpose and description.** The community overlay district (COD) is intended to preserve and enhance the physical characteristics of the city along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, with the exception of the downtown district. The COD does not apply to the DD. The DD is subject to supplementary regulations and the DD geographic limitations as shown on the official zoning map. **The COD includes the following thoroughfares: FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Boulevard (also known**

as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Boulevard, from Friendswood City Limit to FM 528.

2. **Boundaries.** The boundary of the COD shall be parallel to the thoroughfare right-of-way to include nonresidential properties within 300 feet from the right-of-way. If any portion of such property is within 300 feet, the entire tract is subject to the COD requirements.
3. **Screening.** The following uses on the site shall be screened to a height sufficient to completely screen the use from view at ground level. For the purposes of this subsection, the term "view from ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering streets of the COD.
 - a. All outside storage;
 - b. Industrial activities;
 - c. Off-street loading areas;
 - d. Refuse storage areas, dumpsters, and all related activities; See section 8.L.
 - e. Air conditioning, refrigeration, heating, and other mechanical and electrical equipment;
 - f. Microwave and satellite antennas not otherwise preempted from regulation by applicable law or regulation;
 - g. Detention ponds*; and
 - h. Garage bays fronting on the thoroughfares described in subsection 1 of this section.

An opaque screen composed of berms,** walls, fences, vegetation, or a combination of these materials between the property line and the development shall be used; however, in no case shall any of the above-mentioned activities be closer to the street than the setback line.

*If detention ponds are part of the landscaping plan, screening would not be necessary. Ponds may be located no closer than ten feet from abutting rights-of-way if the pond serves only the subject property.

**Berms used for any type of screening shall be limited to a height of three feet above finished grade at the front property line (not including detention facilities), and shall be landscaped.

4. **Utilities.** All permanent utilities serving the property shall be located underground, at the owner's expense.
5. **Landscaping.** The minimum landscaping requirements for areas within the COD shall be as follows:
 - a. All landscape buffers shall be provided with architectural and/or landscape materials to screen structures, facilities, drive areas, parking areas, etc. Shrubs shall be a minimum height of two feet when planted and shall be placed a maximum of two feet apart. Mature shrubs shall be maintained in a live or living condition to form a continuous hedge with a maximum height of three feet six inches.
 - b. Nothing contained in this subsection 5 shall be deemed to reduce applicable landscaping requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., specific use permit or planned unit development), but instead to enhance the aesthetics along the city's major thoroughfares by requiring additional or higher percentages of landscaping.
 - c. Parking lots within the COD containing 20 parking spaces or less shall have open landscaped areas that are equal to not less than 15 percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area.

- d. Parking lots within the COD containing greater than 20 parking spaces shall have open landscaped areas equal to 20 percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area must be used as islands. Perimeter landscaping shall have at least one such tree for each 30 (40 lineal feet if not located in the COD) lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.
 - e. If a buffer strip is required (along public rights-of-way, or to separate uses per section 8.I), the buffer shall be a minimum width of 15 feet, and shall contain not less than one tree, whether existing or planted, for each 25 lineal feet or portion thereof. Each such tree shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
 - f. If, at any time, the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 90 days of written notice from the city.
 - g. The commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses.
6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front a COD thoroughfare unless screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include drive-throughs such as are typically found at banks or fast-food establishments. In the event that COD requirements overlap at intersections, architectural requirements regarding garage bays shall apply only to the frontage on one street as designated on the site plan.
- a. *Commercial.*
 - (1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. Fiber cement boards/siding 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 3 code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color samples shall be submitted and approved as a part of the commercial site plan.
 - (2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc., shall are encouraged to be constructed of the same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commission may approve a vinyl coated cyclone fence.
 - b. *Residential.*
 - (1) Residential developments not facing a COD thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the planning and zoning commission to establish compliance with this subsection.
 - (2) Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the

criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

P&Z: Willing to consider an ordinance amendment to reduce the COD along FM 2351 to a 150-foot imaginary line (if a tract is deeper than 150 feet, the entire tract would not be subject to the COD requirements; the COD would extend along FM 2351 from Beamer Road to Clear Creek.

Owner: No action required

SCREENING

OWNER REQUEST: We would like to see an 8' tall opaque fence and 10' to 15' mandatory setback not required when you have industrial uses next to commercial uses. Both Eagle/Break Masters are in the CSC Zone which permits their use, however, their use is permitted in Industrial as well. It just doesn't make sense for us to have to screen an industrial use from another industrial use because the underlying zone is different or to screen between different uses in a mixed-use development.

F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

1. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
2. The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
3. Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").
2. *Perimeter landscaping and screening.*
 - a. Adjacent property, buffer maintenance and installation.

- (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.
- (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.
- (3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

(4) Add new note that an alternate screening plan for uses interior to a common development can be considered by the Planning and Zoning Commission (i.e. Commons at Timber Creek – CSC and I zoning)

- a-1. Adjacent property, buffering streets. All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.
- b. Trees for buffer strips. If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.
- b-1. Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Off-street parking landscaping.
 - (1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.
 - (2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be

located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

- (3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- (4) All planted islands shall have curbs of sufficient height and width to contain the planted island.
- (5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- (6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- (7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- (8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- (9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

P&Z: Willing to consider adding a provision noted above regarding alternate landscaping requirements for the interior of a common development. The Commission feels that exterior screening requirements are valid requirements and not willing to reduce that requirement. The existing businesses along FM 2351 are non-conforming structures meaning that they do not meet the current zoning regulations. If/when those properties re-develop in the future, they will be developed according to regulations in place at the time.

One suggestion is to capitalize on the existing conditions of the properties.

Industrial (I) zoning does not require parking lot islands.

Reducing the COD to 150 feet makes the required landscape buffers for Industry Park 2 10 feet rather than 15 feet.

Owner: Provide 10-ft setback/10ft landscape buffer, 8ft opaque fence and tree every 25 feet adjacent to CSC zoning fronting FM 2351. Can use existing landscape or fencing as part of the "plan."

SETBACKS

OWNER REQUEST: If we are allowed to plat lots as shown in the provided exhibit including the zero lot lines for a building or parking area within the development, we are open to any suggestion that remedies this issue.

REGULATION MATRIX - COMMERCIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3.

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 (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
CSC	15,000	100	150	30	15	25	10	25	10	40	Yes		30%
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D, H	30% H
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D, I	30%; cc
DD	15,000 E	0	0	0	0 G 15 F	15	0	0	0	70 (max. 4 stories)	Yes	E, F, G	60%
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H	30%
BP	10,000	100	100	30	25	25	10 J	25	10 J	40	Yes	J	40%
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A	50%
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B, C	60%

- A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet from street R.O.W.
- B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet from street R.O.W.
- C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.
- D. When rear yard of an NC or LNC district abuts a nonresidential district, rear yard setback shall be a minimum of 15 feet.
- E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.
- F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.
- G. When DD rear yard abuts a non-residential district, rear yard shall be a minimum of zero feet.
- H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.
- I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.
- J. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.

3. Area and height exceptions.

- a. Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.
- b. A building or structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:
 - 1. Buildings or structures in community shopping center (CSC), neighborhood commercial (NC), office park (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height when:
 - a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation, provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with section 9.G.
 - b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2. Exceptions. Structures located within a general PUD or PUD-mixed use district shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a general PUD or PUD-mixed use application will be as established in the ordinance authorizing and approving the planned unit development.
 3. The maximum height allowed for structures within the downtown district (DD) is 70 feet, as measured in accordance with the method prescribed in section 20, definitions.
- c. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.
 - d. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.
 - e. The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.
 - f. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.
 - g. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:
 1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and
 2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

P&Z: The requested zero-foot setbacks are interior to the development, which is already allowed, especially if the lots are platted as one large reserve.

Again, protection of adjacent developments is still a priority to the Commission. The only significant setback issues we noted were the 10ft setback/landscape buffer required abutting the CSC zoning fronting FM 2351 and the rear setback abutting Garage Ultimate, which will be a 25ft rear setback. The owner stated in the last City Council meeting that the layout of these buildings is not set in stone, so this adjustment should be accounted for. Another option is to purchase additional land from the adjacent property owner to provide the required rear yard setback.

As with Industry Park 1, the setbacks along the “private drives” will be measured from the middle of the private drive.

Owner: Provide 2 required setbacks noted above.

LIGHTING

OWNER REQUEST: Having the ability to install security lighting for the interior of the development is the main concern.

c. *Lighting and glare.*

- (i) *Prohibited.* It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any lighting, including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, in excess of the standards described below, directly or indirectly upon any lot, tract, or parcel of land, other than that upon which such lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.
- (ii) *Permitted.* All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:
 - 1. One footcandle where the adjacent development is zoned for nonresidential uses.
 - 2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.
- (iii) *Shielding required.* All exterior light sources visible to pedestrian or vehicular off-premises traffic are required to be shielded, except as provided below, so that the light source is not visible to said pedestrian or vehicular traffic. Lights elevated on standards, for example in parking areas, shall be side-shielded on pedestrian or off-premises vehicular travel sides. Lighting mounted on low standards (such as bollard lights) is the preferred method for illuminating smaller parking areas and walkways.
- (iv) *Exceptions.*
 - (1) Unshielded lighting facing pedestrian or off-premises vehicular sides of the property shall be permitted, provided the light source is not in excess of 1,700 lumens.
 - (2) Historical-style or architectural lighting visible to pedestrian or vehicular off-premises traffic shall be permitted, provided that the fixture or fixtures does not cause or permit any illumination in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:
 - a. One footcandle where the adjacent development is zoned for nonresidential uses.
 - b. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

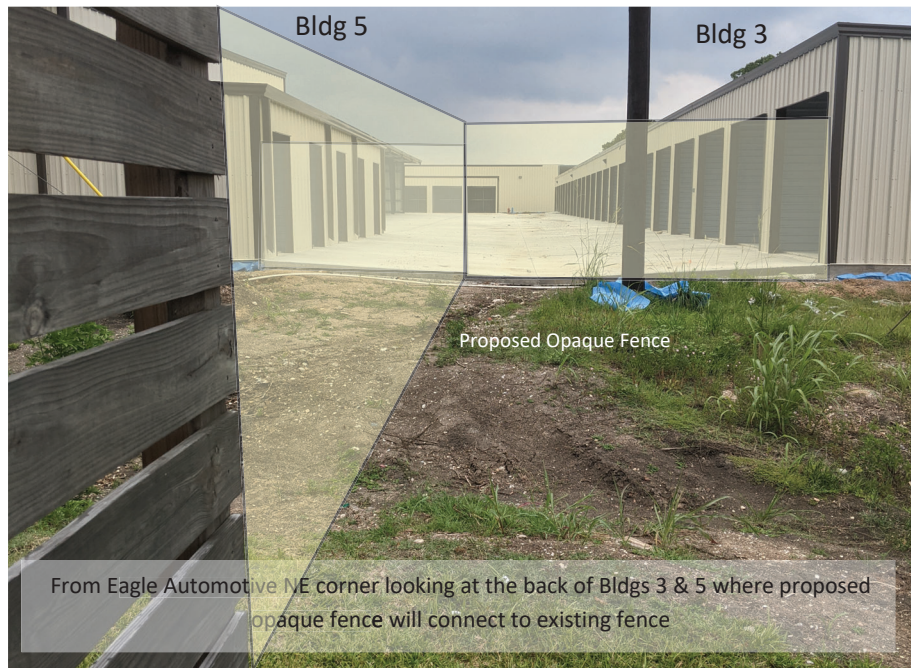
(3) Common development plan – max 5fc interior to the development; each phase of the development must meet requirements (any exterior lot lines).
- (v) *Compliance required.* This appendix shall apply for all new facilities upon adoption and publication as required by law. All existing facilities with lighting in place on the date of adoption shall comply with the requirements herein within 24 months after the effective date of the ordinance from which this appendix is derived by installing shielding, redirecting lights, or other steps necessary for compliance. The commission may grant a one-time extension of up to an additional 24 months if the property owner or agent can demonstrate hardship, including undue expense related to the time requirement for facilities replacement. Further, existing publicly owned facilities shall be required to comply with the requirements herein at such time as the facilities undergo renovation to the exterior or where overall renovation exceed 50 percent of the costs of construction of the existing facilities. Welding, new construction and repairs of facilities shall be exempt from these regulations, provided, however, that no requirements will be imposed in derogation of federal or state safety and health regulations.

P&Z: Willing to consider an amendment to the Zoning Ordinance (noted above under exceptions)

Owner: No action required

*Wording for proposed ordinance amendments is not final.





View from Industry Park Entrance...back of Eagle Transmission and future location of Buildings 3 and 5



View from Timber Creek Drive Entrance...back of Chevron and edge of Building A





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 22, 2023

Subject: Discuss overhead versus underground utilities.

Action:

SUMMARY / ORIGINATING CAUSE

This item has been on the P&Z To Do List for a couple of years. The decision was made in December to leave it on the list for further discussion. The subcommittee has discussed it at length, but considering the weight of the implications of adopting a more stringent ordinance to require underground utilities, the subcommittee would like to obtain input from the remainder of the Commission. A list of what, who, when, and where is attached for information.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Summary OH vs UG

OVERHEAD VS UNDERGROUND UTILITIES

The Planning and Zoning Commission Ordinance Subcommittee has been researching possible code changes to help alleviate the eyesore of above ground (overhead) utility lines throughout the City of Friendswood.

WHAT: A multitude of electrical, cable, and telephone wires are strung parallel to and across city rights-of-way that create a clutter of utility lines, poles, guy wires, and support wires. While these lines provide necessary services to the residents and businesses of Friendswood, the visual clutter detracts from the aesthetic along the city's major thoroughfares.

WHERE: Should the code apply only to the Downtown District or city wide? Community Overlay District?

WHO: Would the code apply to residential properties as well as commercial and industrial properties?

The goal is to achieve a clean, unobstructed view while traveling through the city. The solution should extend to all properties within the city, regardless of zoning district, that are in the Downtown District or the Community Overlay District.

WHY: The visual appeal of a city impacts the attraction of new residents, businesses, and visitors.

Overhead vs. Underground: Advantages of Each

Overhead	Underground
Cost — Overhead's number one advantage. Significantly less cost, especially initial cost.	Aesthetics — Underground's number one advantage. Much less visual clutter.
Longer life — 30 to 50 years vs. 20 to 40 for new underground works.	Safety — Less chance for public contact.
Reliability — Shorter outage durations because of faster fault finding and faster repair.	Reliability — Significantly fewer short and long-duration interruptions.
Weather — Less damage from flooding.	Weather — Less prone to wind damage.
O&M — Easy access for operation and maintenance.	O&M — Notably lower maintenance costs (no tree trimming).
Loading — Overhead circuits can more readily withstand overloads.	Longer reach — Less voltage drops because reactance is lower.

OVERHEAD VS UNDERGROUND UTILITIES

OPTIONS:

1) Prohibit new overhead utility lines. a. Downtown District b. Community Overlay District c. Commercial/Industrial d. Residential	Significant cost increase to developer/homeowner. Requires looped system and easements on private property.
2) Prohibit new overhead utility line crossings (i.e., over FM 518).	Would apply to franchise utilities, as well. Utility crossings are the most visually impacting.
3) No change.	

My thoughts:

The damage is done on FM 518. A few new wires will not hurt/help the current situation.

Friendswood Parkway is brand new. Allowing new wires will only get worse.

FM 528 and Parkwood Ave is not too cluttered yet.

FM 2351 is not terrible but not great. One side is City and one side is not, both directions.

Without a financial vehicle to bury the existing lines, FM 518 will be the largest issue.

Burying the existing lines is not within PZ scope.

Need senior staff/city attorney input regarding franchise utility agreements.