

NOTICE OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD THURSDAY, NOVEMBER 14, 2019 BEGINNING AT 7:00 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD TEXAS.

REGULAR MEETING

- 1. Call to order**
- 2. Communication from the public/committee liaisons**
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)
- 3. Consent Agenda**
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
 - A. Minutes from October 17, 2019, regular meeting**
 - B. Final Plat of Kessel Chateau**
- 4. Action Items**
 - A. Consideration and possible action regarding the site plan for 315 S. Friendswood Drive, a mixed-use building in the Downtown District**
- 5. Discussion Items**
 - A. Discussion regarding adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map"**
 - B. Discussion regarding proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439**
 - C. Discussion regarding proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist**
 - D. Discussion regarding Comprehensive Plan**
- 6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**

- A. Thursday, November 28 - no meeting; Thanksgiving Day
- Thursday, December 12 - regular meeting
- Monday, December 16 - Annual Retreat at Library; 6pm to 9pm
- Thursday, December 26 - no meeting

7. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Ordinance Subcommittee - update on tasks
- C. From Planning Subcommittee - update on tasks
- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council
- E. From Staff - October DRC Report, commercial and residential project updates, City Council action and ordinance updates

8. Adjournment



Aubrey Harbin
Director of Community Development

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made two (2) business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD
PLANNING AND ZONING WAS POSTED IN A PLACE CONVENIENT TO THE
GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT
CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

MINUTES OF A REGULAR MEETING HELD THURSDAY, OCTOBER 17, 2019
BEGINNING AT 7:00 PM, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

MINUTES

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 17, 2019, AT 07:03 PM IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS,

COMMISSIONER RICHARD CLARK
COMMISSIONER MARCUS PERRY
COMMISSIONER BRETT BANFIELD
COMMISSIONER LISA LUNDQUIST
CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
MARY KAY FISCHER CITY ATTORNEY
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

Absent: Guenther

2. Public Hearing

- A. A zone classification change request for 43.0673 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, in Clerk's File Number 2010059686 of the Galveston County Deed Records, Galveston County, Friendswood, Texas, along the future Friendswood Lakes Boulevard, to change from Single Family Residential (SFR) to Multi Family Residential – Garden Home District (MFR-GHD)**

Harbin introduced the zone change for Sterling Creek, a garden home section. She explained the request was for a straight rezoning from single family residential (SFR) to garden home district (MFR-GHD). She said MFR-GHD was an existing zoning category that allows six units per acre with a minimum 60-foot lot width. Harbin read the general purpose description that the district is to allow development with geographical limitations, subject to flooding, or is located adjacent to a different zoning district and would provide as a buffer.

Adam Hill/Sterling Builders said they started developing the area in 2009 with 90-foot lots. He said they were instrumental in getting Friendswood Lakes Boulevard started and have spent hundreds of thousands of dollars in Friendswood. He said Sterling Builders is now able to master plan the balance of land. Hill stated that, looking at the market, 90-foot lots are very expensive. Hill proposed to develop a custom product at \$500,000 on 60-foot lots. He said the proposed section 6 may be age restricted, as there seems to be a high demand for senior living in Friendswood.

For - none.

Against - Mike Anton said he backs up to the property and is worried about drainage. He asked what they were going to do with the creek. Anton questioned the setbacks in GHD. He said his main concern is density. Harbin said the GHD would allow six units per acre and should not affect the existing drainage. She explained the developer will have to provide detention. Anton said he moved to San Miguel for bigger lots, less noise, and fewer people. He explained his backyard already floods to a certain extent.

Hill said the development will be single family residential lots, not multi-family, despite the name of the zoning category. He also said the development was already approved for inline drainage.

Amir Ghebraniou asked the distance between the existing fences and new houses. Hill said the rear setback would be 20-feet. Ghebraniou said he purchased his property on San Miguel for tranquility. He said he is concerned with what the average price of the new homes would be and how far those homes would be from his, as well as, drainage. Ghebraniou asked if the development would be altering the quality of his home. Hill explained the setbacks would be similar to the other sections that are already built. He said they would have a 20-foot setback with a price point around \$500,000. Hill stated he built the garden home section in Friendswood Lakes in 2004, if the neighbors would like to visit it for comparison.

3. Communication from the public/committee liaisons

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

Magi Crofcheck/San Miguel said they bought their home with the understanding it backed up to single family property, comparable to their home. She said garden homes would lower their resale value.

4. Consent Agenda

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

A. Minutes from September 26, 2019, regular meeting

****Commissioner Marcus Perry moved to approve Minutes from September 26, 2019, regular meeting. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

5. Action Items

A. Consideration and possible action regarding a request for a zone classification change for 43.0673 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, in Clerk's File Number 2010059686 of the Galveston County Deed Records, Galveston County, Friendswood, Texas, along the future Friendswood Lakes Boulevard, to change from Single Family Residential (SFR) to Multi Family Residential – Garden Home District (MFR-GHD)

****Commissioner Brett Banfield moved to approve a request for a zone classification change for 43.0673 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, in Clerk's File Number 2010059686 of the Galveston County Deed Records, Galveston County, Friendswood, Texas, along the future Friendswood Lakes Boulevard, to change from Single Family Residential (SFR) to Multi Family Residential – Garden Home District (MFR-GHD)**

Seconded by Vice-Chairman Richard Sasson. The motion was approved 3-3 with Chairman Joe Matranga, Vice-Chairman Richard Sasson, Commissioner Marcus Perry opposed.

Harbin said, in addition to her previous comments, GHD regulates living area to 60 percent on the first floor.

Hill stated there is a 10-foot waterline easement and a 60 to 70-foot drainage easement that separates his property from the adjacent neighbors.

Banfield asked if the proposed homes, pricing around \$500,000, would continue with the same look as the previous sections. Hill said the architecture would remain the same and he hoped for a minimum 3,000 square feet. Banfield asked if the sections would be gated. Hill answered that section 6 would be. Banfield said the Commission would consider smaller lot subdivisions on case by case basis. He stated he was in favor of the proposed development because Friendswood needs garden homes. He said the market is downsizing and people need options other than 90-foot lots.

Sasson said the intent behind a garden home district is to create a buffer between high density uses and single family districts. He said the proposed subdivision was in the middle of a whole single family area. Sasson said he is sympathetic to the neighbors and intends to vote against the zone change.

Perry commented on the percentage of garden home to single family lots. Hill said the Commission has voted for other developments with far less. Perry said that, looking backwards, Sterling Creek almost looks like a planned unit development. Hill stated he wants the same respect as the other guys that had smaller lots approved. Perry asked if the Autumn Creek garden home section was approved under the same requirements. Harbin answered the GHD regulations had been the same since the early 1980s. Perry asked why the developer was not asking for a planned unit development (PUD). Hill answered the garden home district seemed to fit their needs and goal. He said the zoning district is not multi-family like the ordinance language reads. Perry asked if Sterling Creek was master planned from the beginning, would they have used a PUD. Harbin said, typically, PUDs are used for give and take and provide amenities like recreation centers and trails. Perry asked if the garden home section would have any amenities. Hill said the Sterling Creek amenities are accessible by everyone. Hill also stated the adjacent electric

transmission line is a hardship.

Lundquist asked where the transmission line is located. Hill said the line is along the west side. Lundquist said the Commission has accepted PUDs with smaller lot makeups but explained the overall density proved to be less than what a subdivision would be with all 90-foot lots. Lundquist asked what amenities were being provided. Hill answered there are green trails for residents to walk. Lundquist asked if walking trails were being installed. Hill clarified walking trails would not be installed, just green space to walk along. Lundquist asked if any parks were being provided. Hill said they would have green spaces like the Avalon at Friendswood subdivision.

Clark questioned the timing of the proposed Friendswood Lakes Boulevard. Harbin answered the road was currently under design and that the city is hoping the County will have it completed in 18 months to two years. Clark said the lack of access impacts sections 6 and 7. Hill commented they spent a lot of money and donated land because they need the road.

Banfield said Hill has been a proponent of 90 foot lots in the past and asked Hill why he changed tune. Hill answered the economy demands it. He said people want less house. Hill said he has watched other guys come before and make more money off the smaller lots. Hill said they are trying to compete with those other developments. Banfield stated Friendswood has to provide for an aging community. He said the market is demanding it and if Friendswood does not provide it, seniors will move outside the city. Hill said they provide tax dollars and they want some help from the city so they can compete with the big guys coming from out of town.

Fishcer reminded the Commission to focus on the land use.

Matranga asked why rezone to garden home district instead of continuing the single family lot pattern. Hill answered the master plan was to finish 90-foot lots up to Sandy Lake Drive. He said the TNMP transmission line is a hardship and that no one will pay enough money for the large lots next to a power line.

Matranga said the general description of a garden home district is to be used for unique terrain, flooding, or incompatible zoning districts. He said the Commission has seen other garden home districts that fit the description but that this proposed development is surrounded by single family lots and a planned unit development. Matranga said he is concerned that what the applicant is asking for does not meet the intent of a garden home district.

Hill asked if he came back with the proposal as a planned unit development, if it would be ok. Matranga answered that a planned unit development comes with amenities. He said technically this does not meet the requirements. Hill asked if he comes back with a PUD would he get a favorable decision. Matranga said he cannot answer for a hypothetical. Hill said they were advised to present as a zone change to garden home district instead of a planned unit development. Matranga stated he was not going to debate.

Lundquist asked if Sterling Creek is gated, how would residents be able to access all the green walking areas. Hill said the new section would have codes to the walk gates.

*Banfield excused from meeting at 7:51pm.

6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

A. Thursday, October 24, 2019 - regular meeting

Thursday, November 14, 2019 - regular meeting

Harbin said the meeting on October 24th is cancelled due to a lack of items for consideration or discussion. She said the next regular meeting following that will be November 14th and that the second November meeting is scheduled for Thanksgiving. She said the Commission can discuss rescheduling or cancelling the Thanksgiving meeting on November 14th.

7. Communications

A. From Commissioners: Suggestions for future agenda items, general comments and/or updates from liaison assignments

Clark announced the Zoning Board Of Adjustment would be meeting on Tuesday, October 22nd.

B. From Ordinance Subcommittee

Sasson said the subcommittee met and discussed a To Do list. He said they looked over the updated zoning map; discussed sidewalk requirements in established neighborhoods; and discussed language changes to the zoning ordinance following House Bill 2439. Sasson said Perry was concerned with the wording and staff sought guidance from the city attorney. Bennett said the subcommittee would bring their recommendations to the full commission at the next meeting.

C. From Planning Subcommittee

Harbin said the subcommittee is trying to get a meeting scheduled.

D. From City Council Liaison, Trish Hanks: General comments and communication from City Council

Hanks congratulated staff on receiving the Scenic City Award. She said Friendswood is the only city in the history of the program to jump from Bronze level to Platinum level.

E. From Staff: September DRC Report, commercial and residential project updates, and City Council action and ordinance updates

Harbin stated the DRC report was sent out. She updated the Commission that Chick-fil-a picked up their building permits and had started construction. She said the Chipotle Mexican Grill is also under way. Harbin said the Friendswood Trails subdivision looks to be being sold to a homebuilder.

8. Adjournment

The regular meeting adjourned at 7:57.

9. Call to Order: Work Session - 2nd Floor Conference Room immediately following the regular meeting

The Work Session was postponed.

- A. Training Session 2: Discussion and presentation on City of Friendswood Subdivision Ordinance (Appendix B of Code of Ordinances)**

10. Adjourn Work Session



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Final Plat of Kessel Chateau

Action: Consideration and possible action

SUMMARY / ORIGINATING CAUSE

The subdivision of one residential, unplatted tract consisting of 1.1548 acres into two residential lots that front Quaker Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat conforms to the Subdivision Ordinance.

RECOMMENDATIONS

Staff recommends approval of the Kessel Chateau Final Plat.

ATTACHMENTS

1. Kessel Chateau Compliance Memo
2. Kessel Chateau Final Plat

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: November 5, 2019
Re: Kessel Chateau Final Plat

Project Description: The subdivision of one unplatted tract into two residential lots located on Quaker Drive.

The plan has been reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks and Police Department. The proposed project appears to be in compliance with current City codes.

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

STATE OF TEXAS
COUNTY OF GALVESTON

WE, JOHN A. KESSEL AND ANDREA M. KESSEL, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 1.1548 ACRE (50,305 SQ. FT.) TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF KESSEL CHATEAU, 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.

WITNESS OUR HANDS IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY OF _____, 20____

JOHN A. KESSEL

ANDREA M. KESSEL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREA M. KESSEL AND JOHN A. KESSEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF
MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

WE (OR I), GERMANTOWN SAVINGS BANK, ACTING BY AND THROUGH _____, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION THE SAID LIEN AND DOES HEREBY CONFIRM THAT GERMANTOWN SAVINGS BANK IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PRINT NAME AND TITLE _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF 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 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.

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KESSEL CHATEAU IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____

BECKY BENNETT
DEVELOPMENT COORDINATOR

JOE MATRANGA
CHAIRMAN

I, JILDARDO ARIAS, P.E., 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.

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

GALVESTON COUNTY
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, _____ M., AND WAS DULY RECORDED ON _____, 20____, AT _____ O'CLOCK, _____ M., INSTRUMENT # _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF A TRACT OF LAND CONTAINING
1.1548 ACRES (50,305 SQUARE FEET) SITUATED
IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151
GALVESTON COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.1548 ACRES (48,048 SQUARE FEET), SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING PART OF LOT 1, BLOCK 10, OF THE FRIENDSWOOD SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 18, AND TRANSFERRED TO VOLUME 7, PAGE 20, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, ALSO BEING ALL OF A TRACT OF LAND CONVEYED UNTO JOHN A. KESSEL AND ANDREA M. KESSEL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018065166, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. SAID 1.1548-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" AT THE INTERSECTION NORTHWEST RIGHT-OF-WAY LINE OF CLEARVIEW AVENUE (60.00 FEET WIDE) AND THE NORTHEAST RIGHT-OF-WAY LINE OF QUAKER DRIVE (WIDTH VARIES) FOR THE SOUTHERN CORNER OF LOT 1, BLOCK 1, OF THE EMPERE CHATEAU SECTION 1 SUBDIVISION RECORDED IN PLAT RECORD 7, MAP NO. 17, OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

THENCE NORTH 48°09'52" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID QUAKER DRIVE A DISTANCE OF 180.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "D.L. HARDY RPLS 4847" FOR THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°50'08" WEST, A DISTANCE OF 10.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 48°09'52" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID QUAKER DRIVE A DISTANCE OF 225.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "GEOSURV" FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

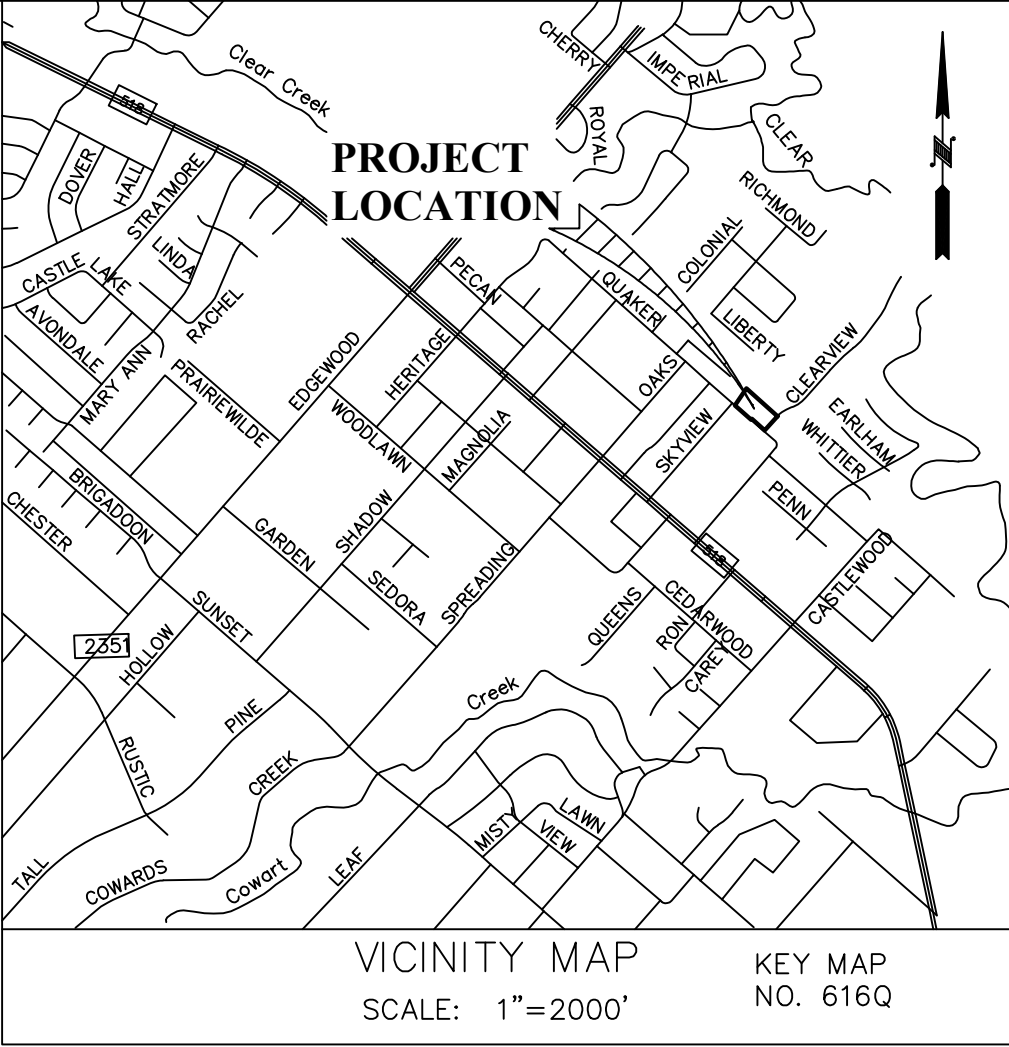
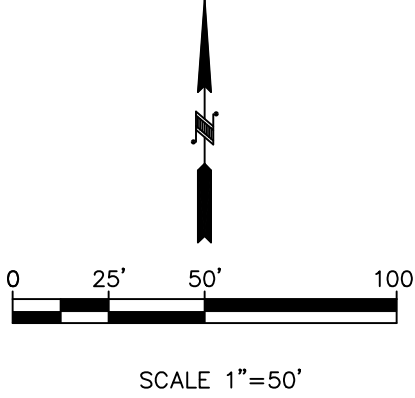
THENCE NORTH 33°56'46" EAST, A DISTANCE OF 212.01 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 48°09'52" EAST, A DISTANCE OF 254.10 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "D.L. HARDY RPLS 4847" FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°50'08" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 1 OF THE EMPERE CHATEAU SECTION 1 SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1548 ACRES (50,305 SQUARE FEET), MORE OR LESS.

LEGEND:

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
I.P. = IRON PIPE
I.R. = IRON ROD
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PG. = PAGE
P.O.B. = POINT OF BEGINNING
① = BLOCK NUMBER
⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊙ = TEMPORARY BENCHMARK



GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY, AND THE CITY OF FRIENDSWOOD.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791018-17712, EFFECTIVE DATE OCTOBER 19, 2018.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99987259108955. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- 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.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 23, 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.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS DESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- PROJECT BENCHMARK PUBLISHED ELEVATION - 26.34'
LOCATION OF BENCHMARK - MAG NAIL SET IN THE CENTERLINE OF CLEARVIEW AVENUE AT THE CENTER OF THE PROPERTY. (NVGD 29, 1978 ADJ)
- TEMPORARY BENCHMARK ELEVATION: 26.53'
MAG NAIL SET IN CENTERLINE OF CLEARVIEW AVENUE AT THE CENTER OF THE PROPERTY.
- 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 PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 40' PUBLIC ROADWAY EASEMENT PER VOLUME 2319, PAGE 65 NOT RECOGNIZED OR ACCEPTED BY THE CITY.
- AS RECORDED BY VOLUME 7, PAGE 20, DEED RECORDS OF GALVESTON COUNTY.
- NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARY OF THE PLAT.
- THIS PLAT CLOSSES WITHIN THE ALLOTTED AREA (1:10,000).

FINAL PLAT OF KESSEL CHATEAU

A SUBDIVISION OF 1.1548 ACRES (50,305 SQ FT)
IN THE SARAH MCKISSICK SURVEY, A-151, ALSO
BEING A PARTIAL REPLAT OF LOT 1, BLOCK 10, OF
THE FRIENDSWOOD SUBDIVISION, RECORDED IN
VOLUME 7, PAGE 20, PLAT RECORDS OF
GALVESTON COUNTY, TEXAS
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

1 BLOCK 2 LOTS 0 RESERVES
NOVEMBER 5, 2019

OWNER:
JOHN A. KESSEL AND ANDREA M. KESSEL
FRIENDSWOOD, TEXAS 77546
281-393-1233

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
77m Registration No. 100758-00
P.O. Box 2543 | Allen, TX 77012 | (281)393-1382
PROJECT NO. 10-67574-18



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Consideration and possible action regarding the site plan for 315 S. Friendswood Drive, a mixed-use building in the Downtown District

Action: Consideration and possible action

SUMMARY / ORIGINATING CAUSE

A new two-story mixed use building to be constructed at 315 S. Friendswood Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The plan has been reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Dept. The proposed project appears to be in compliance with current City codes.

ATTACHMENTS

1. 315 S Friendswood Compliance Memo
2. 315 S Friendswood Cover Sheet
3. 315 S Friendswood Site Plan
4. 315 S Friendswood Landscape Plan
5. 315 S Friendswood Building Elevations
6. 315 S Friendswood Photometric Plan
7. 315 S Friendswood Shared Parking Layout
8. Agreement for Shared Parking with 401 S. Friendswood Dr._
9. Shared Driveway Agreement with 317 S. Friendswood Dr.

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: October 31, 2019
Re: 315 S. Friendswood Dr.

Project Description: A proposed retail and office building to be located at 315 S. Friendswood Drive. The existing building will be demolished and the new construction built on the existing foundation.

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

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

CITY OF FRIENDSWOOD
ELIZABETHTOWN PROPERTIES
315 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

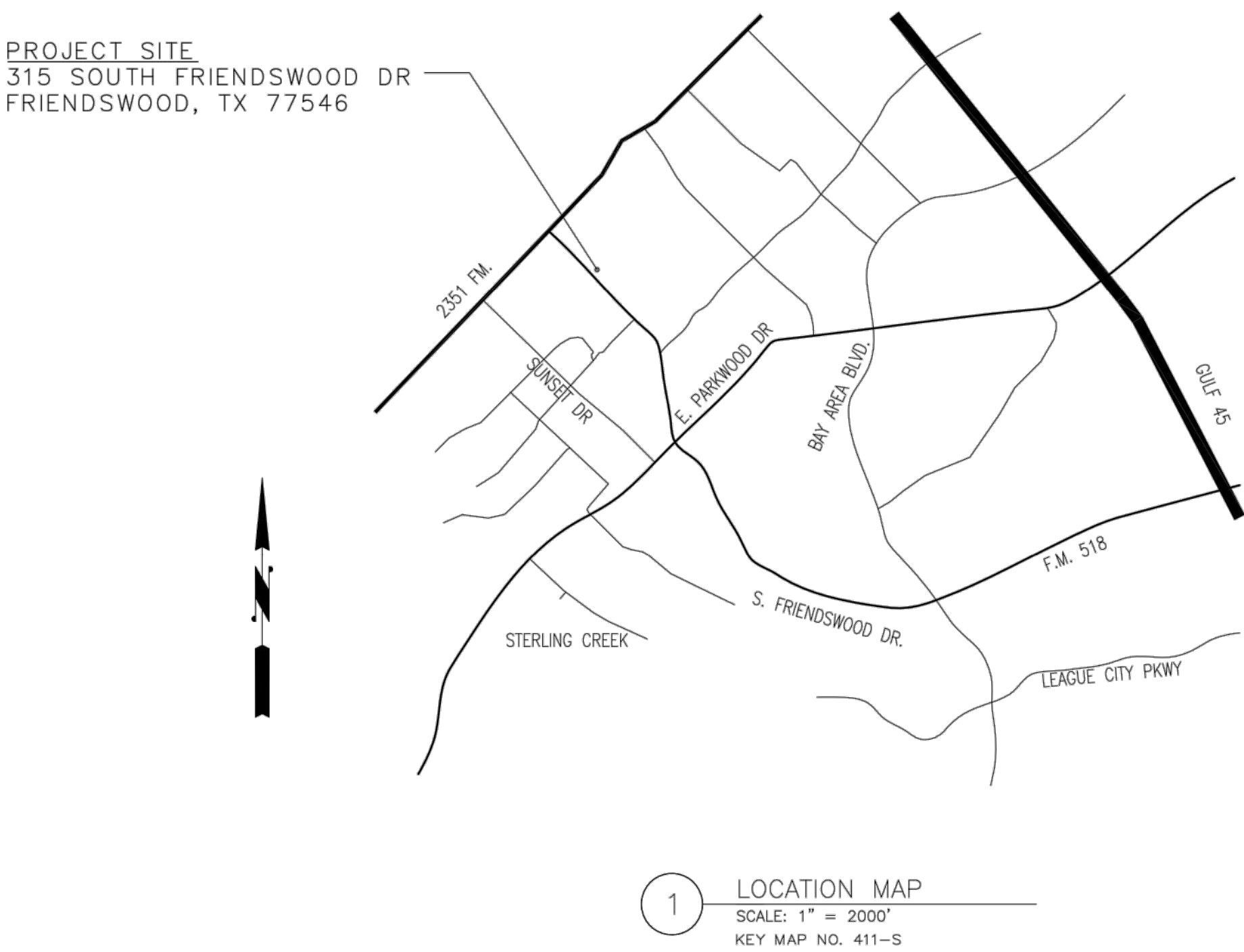
ARCHITECTURAL DRAWING INDEX:

- G-1 COVER SHEET AND INDEX
- A-1 FLOOR PLANS
- A-2 ELEVATIONS PLAN
- PH-1 PHOTOMETRIC PLAN
- PH-2 PHOTOMETRIC PLAN DETAILS
- F-1 ROOF LAYOUT PLAN
- M-1 MECHANICAL PLAN
- E-1 ELECTRICAL PLAN
- P-1 PLUMBING PLAN
- S-1 FOUNDATION PLAN
- S-2 FOUNDATION PLAN DETAILS
- S-3 WINDSTORM PLAN
- S-4 FIRST FLOOR CEILING FRAMING PLAN
- S-5 FRONT ELEVATION PLAN
- S-6 SECOND FLOOR CEILING FRAMING PLAN
- S-7 ROOF FRAMING PLAN
- S-8 FRAMING PLAN DETAILS



GOVERNING CODE:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL & GAS CODE
- 2011 INTERNATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL FIRE CODE



ZQ DESIGNS
1506 WINDING WAY BLDG 104 SUITE 301
FRIENDSWOOD TX 77546

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

THIS PROPERTY IS LOCATED IN THE DOWNTOWN DISTRICT (DD) AND SHALL COMPLY WITH THE ZONING REQUIREMENTS OF THAT DISTRICT."

(48' R.O.W.)(AS OCCUPIED)

SJ PARSONS
INVESTMENTS LLC
C.F. NO. 2015065336
O.P.R.G.C.

P.O.C.
INTERSECTION
OF S.E. R.O.W. LINE OF
E. MAGNOLIA STREET
& N.E. R.O.W. LINE
OF F.M. 518

13 7

LEVEL 1: 3,750 SF GFA
LEVEL 2: 3,750 SF GFA
TOTAL GFA: 7,500

③

ZONE: L1

DAVID KIMBROUGH
& JULIE KIMBROUGH
C.F. NO. 200706946
O.P.R.G.C.
317 S. FRIENDSWOOD DR
FRIENDSWOOD, TX 77546

(A.K.A. SOUTH FRIENDSWOOD DRIVE)
(R.O.W. VARIES)

GRASS MEDIAN

 PROP. STORM SEWER INLET

LOT COVERAGE

1. SITE AREA = 0.33 AC
2. BUILDING SET BACK
FRONT: 0'
SIDE: 0'
BACK: 0'

PUBLISHED ELEVATION = 26.34'
FLOODPLAIN REFERENCE MARK NUMBER AW1002
(C-459) IS A BRASS DISK
WHICH IS LOCATED 5.20 MILES NORTHEAST ALONG
FARM ROAD 528 FROM THE JUNCTION OF STATE
HIGHWAY 35 (BUSINESS ROUTE) AT ALVIN, THENCE
0.1 MILE NORTHEAST ALONG A BLACK TOP ROAD,
THENCE 0.4 MILE NORTHWEST ALONG A BLACK TOP
ROAD, THENCE 0.30 MILE NORTHEAST ALONG A
SHELL ROAD (BRIARMORE AVENUE), SOUTHWEST
TO THE JUNCTION OF BRIARMORE AVENUE AND
SUNSET DRIVE, 46.0' NORTHWEST OF THE CENTER
LINE OF THE AVENUE, 85.0' SOUTHWEST OF THE
CENTER LINE OF THE AVENUE, 143.0' SOUTHWEST OF
A POWER POLE, WITH GUY-WIRE, 77.0' NORTHWEST
AND ACROSS THE AVENUE FROM A SPLIT RAIL
FENCE, 34.5' SOUTHWEST OF A FENCE CORNER,
1.6' NORTH OF A WITNESS POST, SET IN THE TOP
OF A CONCRETE POST PROJECTING 0.2' ABOVE THE
GROUND, AND ABOVE LEVEL WITH THE AVENUE.
(NGVD 1929, 1978 ADJ)

60D NAIL IN POWER POLE NEAR CENTER OF
PROPERTY.
ELEVATION - 30.59'

FLOOD PLAIN NOTE
THIS PROPERTY LIES IN ZONE "X". ACCORDING TO
F.I.R.M. MAP NO. 48167C 0014G, DATE 8/15/2019.

- ① 6" CONCRETE PAVEMENT ON 6" LIME STABILIZED SUBGRADE, SEE SHEET 12 FOR DETAILS.
- ② 4" WIDE WHITE TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE), TWO (2) COATS OF PAINT REQUIRED.
- ③ PROPOSED BUILDING. SEE ARCH. DRAWINGS FOR DETAILS & STRUCTURAL PLANS FOR BLDG DIMENSIONS.
- ④ PROP. 5' CONCRETE SIDEWALK, SEE SHEET 10 FOR DETAILS.
- ⑤ PROP. 3' CONCRETE SIDEWALK
- ⑥ HANDICAP ACCESSIBLE RAMP.
- ⑦ 6" CONCRETE CURB, SEE SHEET 12 FOR DETAILS.
- ⑧ HANDICAP PARKING VERTICAL SIGN. SEE THIS SHEET FOR DETAILS.
- ⑨ HANDICAP RAMP.
- ⑩ CONCRETE WHEEL STOP.
- ⑪ PROPOSED 8' SIDEWALK WITH PAVERS.
- ⑫ MONUMENT SIGN, SEE CURRENT SHEET FOR DETAILS.
- ⑬ PROPOSED LANDSCAPING. SEE SHEET 20 FOR DETAILS.
- ⑭ PROPOSED ADA ACCESSIBLE ROUTE
- ⑮ 5'x5' LANDING AREA
- ⑯ PROP. ADA HANDRAILS. SEE SHEET 19 FOR DETAILS.
- ⑰ PROVIDE 6" NOSE DOWN CURB.

 NEW PAVEMENT

HANDICAP AND NO PARKING
SIGN INSTALLED IN PARKING
LOT. HANDICAP LOCATIONS
2-SIDED WHERE NECESSARY.

[illegible]

 **Everest Design Group, LLC**
Planning, Engineering, Construction Management

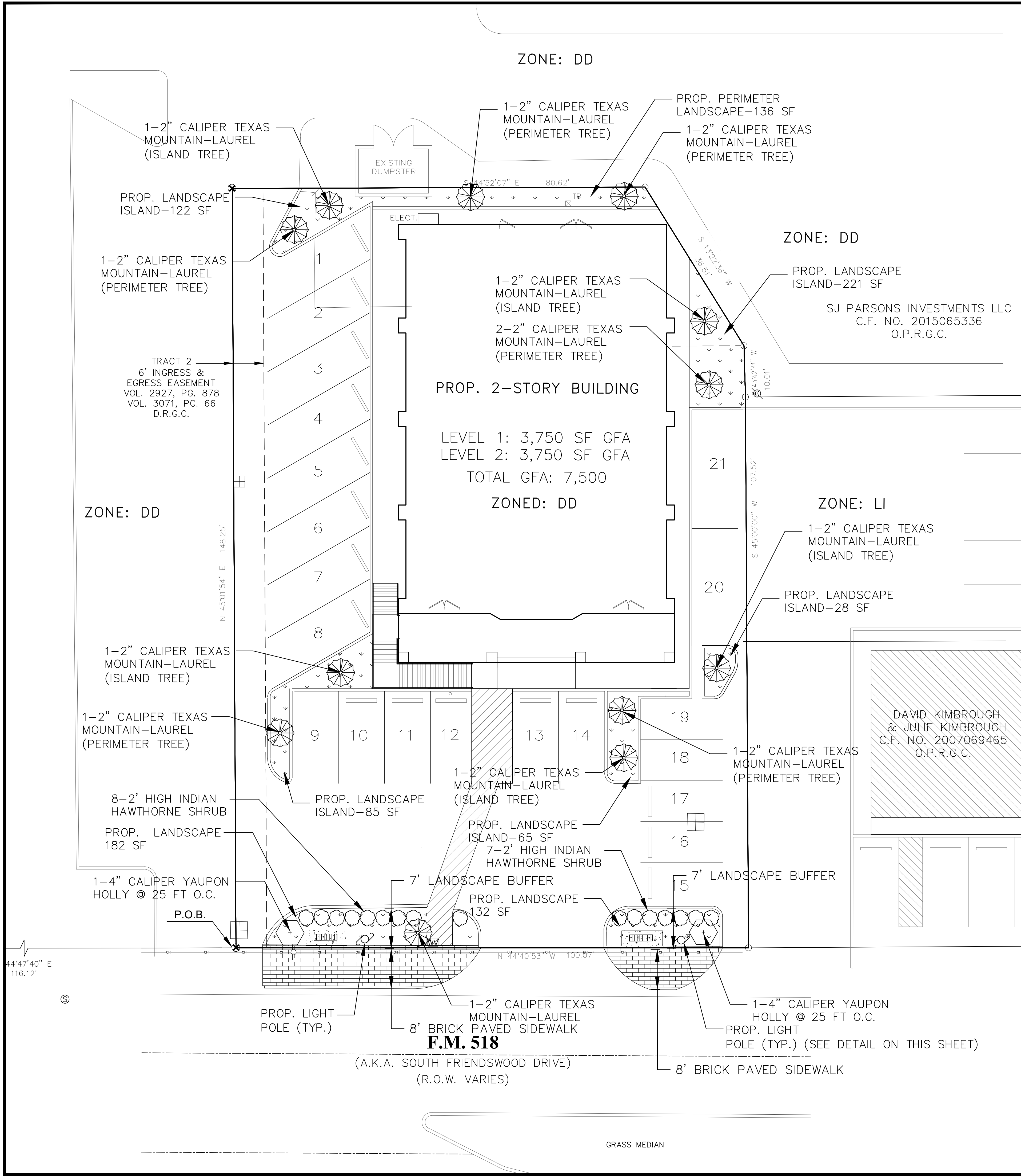
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

THE HAZETTE
315 S. FRIENDSWOOD DR
FRIENDSWOOD, TX 77546

SITE LAYOUT PLAN

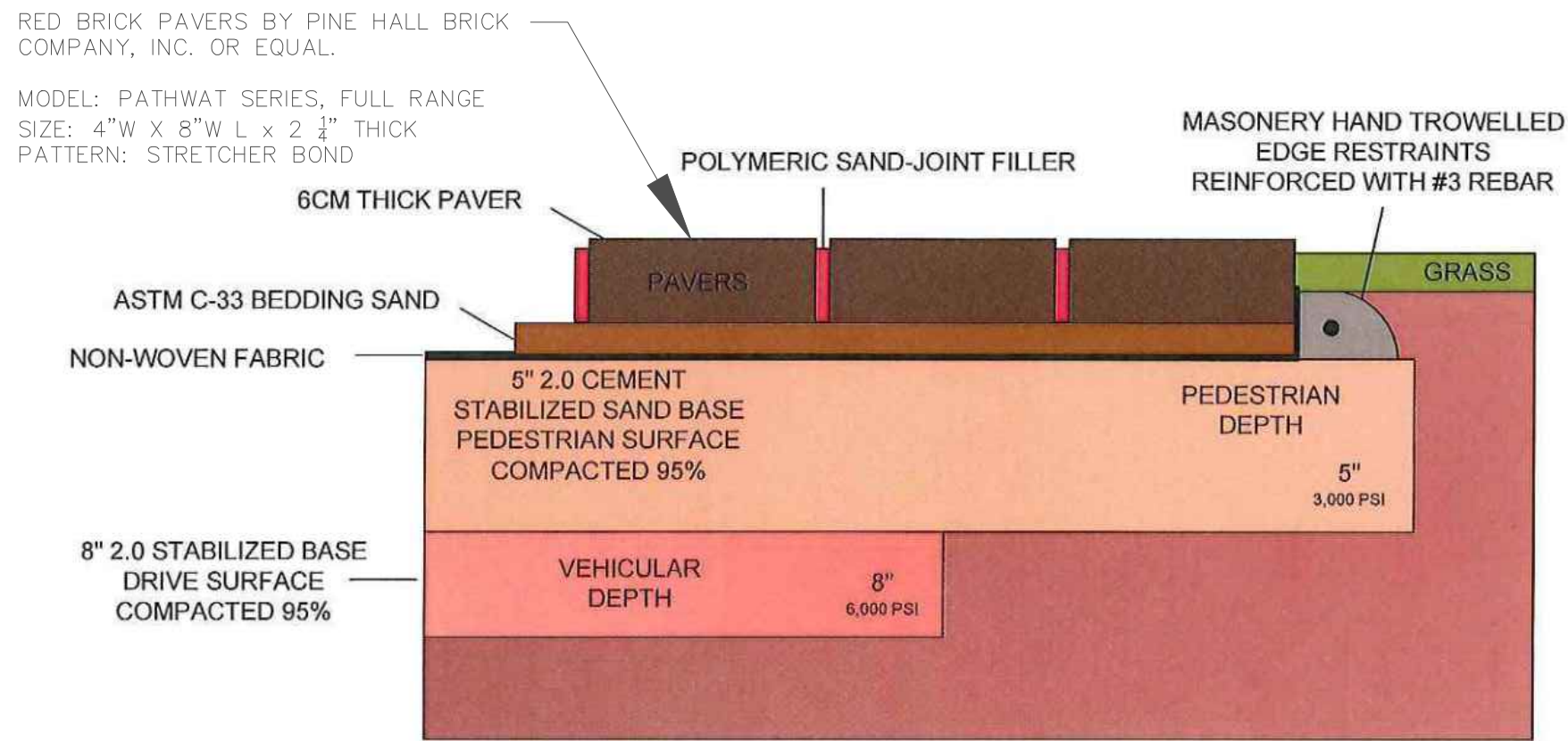
DRAWN BY: BP	PROJECT NO. 2019-615	SHEET NO. 6
DESIGNED BY: ST	DATE: OCTOBER 24, 2019	
APPROVED BY: ST	SCALE: AS SHOWN	

Page 17 of 205



LIGHT FIXTURE
SCALE: NTS

PAVER CONSTRUCTION DETAIL



LEGEND

- SOD AREA
- 2- 5' METAL BENCH BY WEBCOAT PRODUCTS. MODEL : B5WBCCLASSIC OR EQUAL
- 2-OUTDOOR PILLAR POST LIGHT (SEE DETAIL THIS SHEET)
- PLANT LIST**
- 12-2" CALIPER TEXAS-MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)
- 2-4" CALIPER YAUPOH HOLLY (ILLEX VOMITORIA)
- 15-2' HIGH INDIAN HAWTHORNE (RHAPHIOLEPSIS INDICA)

NO.	DATE	REVISIONS	APP.
CITY ENGINEER		DATE	
RENE IBARRA, CFM, CPM DIRECTOR OF PUBLIC WORKS		DATE	
NOTE: THIS IS TO CERTIFY THAT THE ABOVE SHOWN HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-ONE (361) CALENDAR DAYS. PLEASE NOTE: THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHOSE CONSENT IS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY. EFFECTIVE DATE: AUGUST 3RD, 2019			
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			
THE HAZETTE 315 S. FRIENDSWOOD DR FRIENDSWOOD, TX 77546			
LANDSCAPE PLAN			
DRAWN BY: BP	PROJECT NO. 2019-615	SHEET NO.	
DESIGNED BY: ST	DATE: OCTOBER 24, 2019	20	
APPROVED BY: ST	SCALE: AS SHOWN		



SCALE: 3/16"=1'-0"

NO.	DATE	REVISIONS	APP.
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			
315 S. FRIENDSWOOD DR			
FRIENDSWOOD, TX 77546			
ELEVATION PLAN			
DRAWN BY:	BP	PROJECT NO.	2019-614
DESIGNED BY:	ST	DATE:	OCTOBER 10, 2019
APPROVED BY:	ST	SCALE:	AS SHOWN
			SHEET NO.
			A-2



...

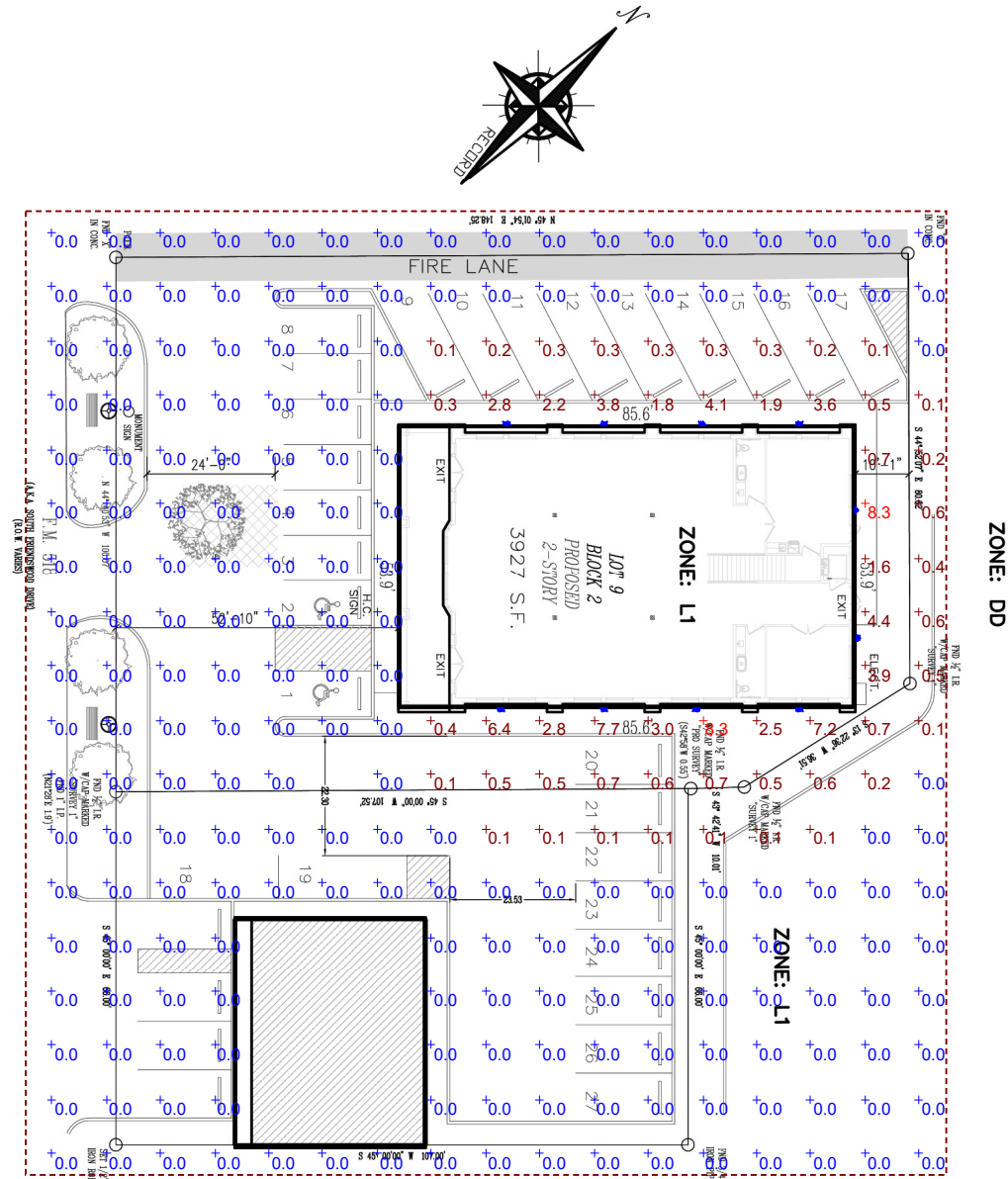
Designer

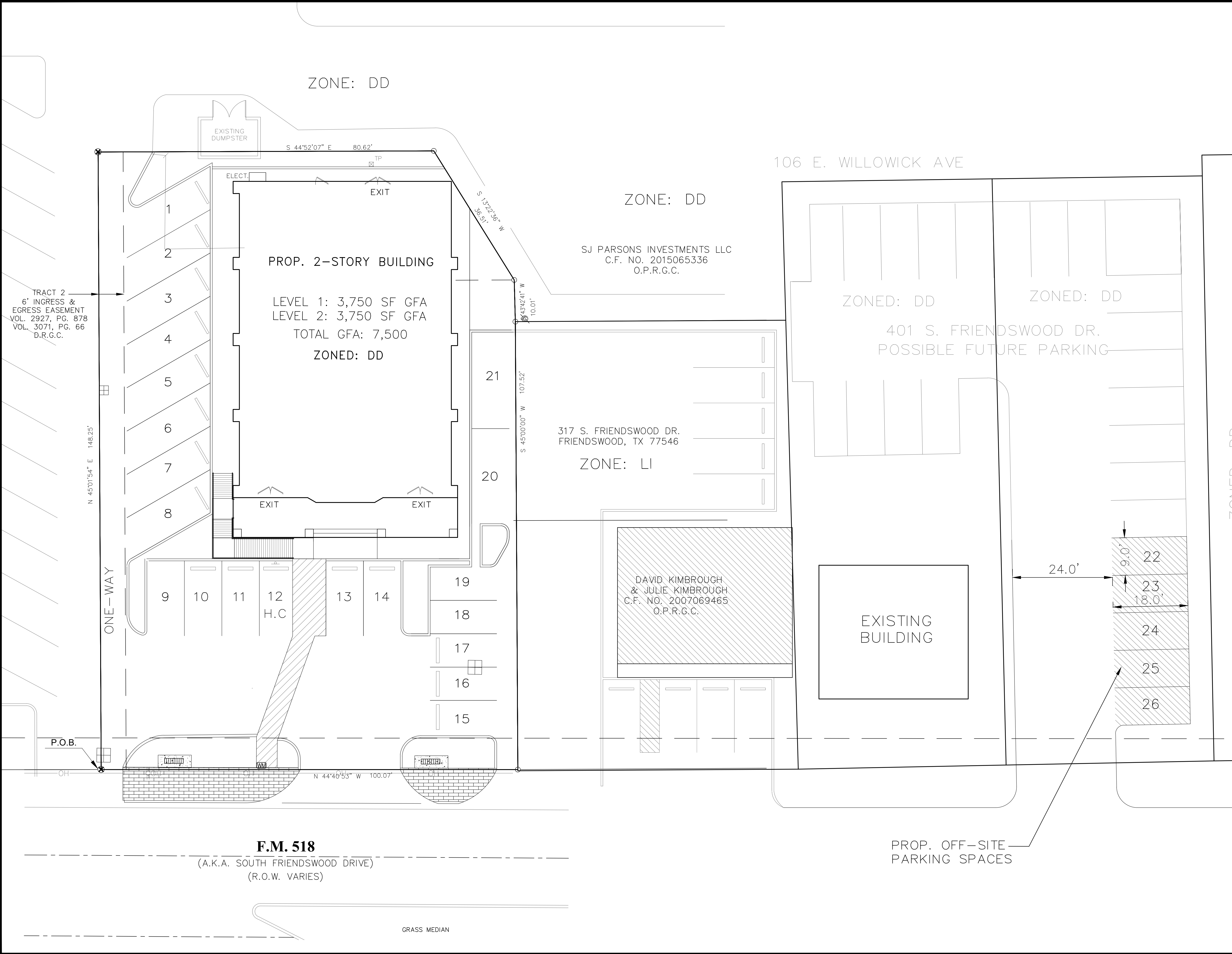
Date
10/7/2019

Scale
Not to Scale
Drawing No.

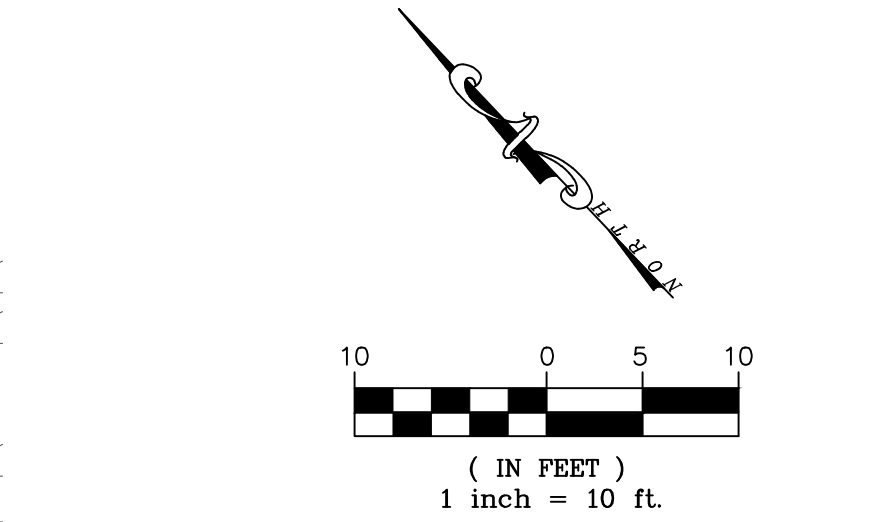
Summary

PH-1





PARKING SUMMARY	
PROPOSED PARKING	
STANDARD PARKING (9'x18')	5
PARALLEL PARKING (9'x23')	2
(ACCESSED VIA DAVID KIMBROUGH C.P.A INSURANCE REAL ESTATE 317 S. FRIENDSWOOD DR. FRIENDSWOOD, TX 77546)	5
COMPACT PARKING (8'x16')	
(ACCESSED VIA DAVID KIMBROUGH C.P.A INSURANCE REAL ESTATE 317 S. FRIENDSWOOD DR. FRIENDSWOOD, TX 77546)	
60° ANGLE PARKING	8
HANDICAP PARKING (INCLUDES 1 VAN ACCESSIBLE)	1
OFF-SITE PARKING	
FRIENDSWOOD CHIROPRACTIC CENTER 401 S. FRIENDSWOOD DR.	5
TOTAL =	26
REQUIRED PARKING	
RETAIL TRADE: 4 SPACE PER 1000 SF GFA 4,781 SF GFA /1000 * 4 =	20
GENERAL BUSINESS (OFFICE): 3.8 SPACES PER 1,000 SF GFA 1,119 SF GFA /1000 * 3.8 =	5
NON-STORE RETAILERS: 1 SPACE PER 2,000 SF GFA 1,600 GFA PROVIDED	1
TOTAL =	26



NO.	DATE	REVISIONS	APP.



CITY ENGINEER _____ DATE _____

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

DATE _____

NOTE:
THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE: THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

EFFECTIVE DATE: AUGUST 18th, 2019



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

THE HAZETTE
315 S. FRIENDSWOOD DR
FRIENDSWOOD, TX 77546

OFF-SITE PARKING PLAN



F-9440
SELWYN P. THINT
80446
LICENSED PROFESSIONAL ENGINEER
10-24-19

DRAWN BY: BP	PROJECT NO. 2019-615	SHEET NO. 6A
DESIGNED BY: ST	DATE: OCTOBER 24, 2019	
APPROVED BY: ST	SCALE: AS SHOWN	

AGREEMENT FOR SHARED PARKING

THE STATE OF TEXAS

COUNTY OF GALVESTON

WITNESS THIS AGREEMENT, made and entered into this 24th day of September, 2019, by and between Peter M. Stephens, DC (called "Stephens"), and ELIZABETHTOWN PROPERTIES, LLC, a Texas limited liability company ("EP"), concerning the parking area ("Parking") which is located on Stephens Property located in Friendswood, Galveston County, Texas, which is described on Exhibit "A" attached hereto (the "Stephens Property").

WHEREFORE, in consideration of the mutual promises herein made one to the other, the parties hereto do hereby contract and agree as follows:

1.

The Parking Area is located on the Stephens Property which is within 160' of the land owned by EP (the "EP Property"), which is described on Exhibit "B" attached hereto.

11.

Stephens hereby grants to EP access to five (5) parking spaces along with the appropriate vehicular ingress and egress. on the EP Property.

In consideration of the rights granted, Stephens and EP agree to the following:

- (1) Stephens shall provide five (5) parking spaces allowing EP to park standard personal vehicles for the purpose of retail shopping at 315 S. Friendswood Dr.
- (2) This Agreement is between the property owners EP and Stephens and will renewed and/or revise annually.
- (3) EP agrees to compensate Stephens for the sum of \$4,500.00 with payment to be made in full upon approval by the City of Friendswood and issuance of a building permit for new construction at 315 S. Friendswood Dr.
- (4) Neither party's use of the parking areas shall violate any governmental law, code, ordinance, regulation or restrictive covenant;
- (5) Stephens and EP shall at all times use care in keeping the Parking Areas clear of obstacles and debris;
- (6) EP shall follow those procedures, if any, established for the Parking Areas by all governmental authorities;

- (7) Stephens shall not be liable to EP for any temporary cessation of the use of the Driveway due to an event beyond Stephens control;
- (8) EP agrees to indemnify and hold Stephens harmless from any claims, losses or causes of action arising from EP's use of the Parking Areas;
- (9) EP and Stephens agree that Stephens shall maintain the Parking Areas and bear the reasonable and customary expense.

This Agreement contains the entire agreement between the parties concerning the Driveway. This Agreement supersedes all prior and contemporaneous oral and written representations, warranties, covenants and agreements by or between the parties with respect to the Driveway.

TIME IS OF THE ESSENCE IN THE PERFORMANCE OF EACH PARTY'S RESPECTIVE OBLIGATIONS HEREUNDER.

This Agreement is intended to comply with and be performed in accordance with (and only to the extent permitted by) all applicable laws, statutes, ordinances, rules, and regulations. If any provision of this Agreement is held to be invalid or unenforceable for any reason or to any extent, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent not prohibited by law.

No delay on the part of a party in exercising any rights or remedies hereunder shall operate as a waiver thereof, nor shall any specific waiver by a party of any right or remedy hereunder operate or be construed as a waiver of any other right or remedy hereunder nor shall any single or partial exercise of any right or remedy hereunder preclude any other or further exercise thereof, or the exercise of any other right or remedy hereunder (unless the provisions of this Agreement which establish any such right or remedy provide otherwise). No waiver of any right or remedy hereunder shall be valid or enforceable unless in writing and signed by the party against whom such waiver is sought to be enforced. No modification of this Agreement shall be effective unless in writing, signed by both parties.

The parties acknowledge that this Agreement has been negotiated, executed, and delivered in the State of Texas, is intended to be performed wholly in the State of Texas, and the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. The parties agree that any court action brought to interpret or enforce any provision(s) of this Agreement, or otherwise relating to or arising from this Agreement, shall be commenced and maintained only in the District or County Court of Galveston County, Texas (whichever court has amount-in-controversy jurisdiction), and each of the parties irrevocably consents to exclusive jurisdiction and venue in such court for such purposes.

Peter M. Stephens, DC

by Peter M. Stephens

ELIZABETHTOWN PROPERTIES, LLC,
a Texas limited liability company

By: John D. McHazzel

Printed Name:

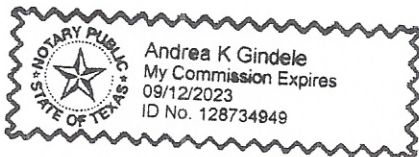
Title:

Partner

STATE OF TEXAS

COUNTY OF Galveston

This instrument was acknowledged before me on 24th, September 2019 by Peter M. Stephens, DC



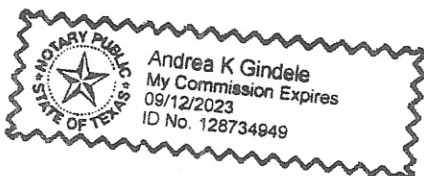
Notary Public, State of Texas Printed
Name: Andrea K. Gindele

My Commission Expires: 09/12/2023

STATE OF TEXAS

COUNTY OF Galveston

This instrument was acknowledged before me on 24th, September 2019 by ELIZABETHTOWN PROPERTIES, LLC, a Texas limited liability company, on behalf of said limited liability company.



Andrea K. Gindele
Notary Public, State of Texas Printed Name:
Andrea K. Gindele
My Commission Expires: 09/12/2023

EXHIBIT "A"

Owner: Stephen Peters (281) 482-2088

Property ID: 201252 ABST 151 S MC KISSICK SUR TR OUT OF SE 1/2 OF LOT 9
BLK 2 FRIENDSWOOD AKA LOTS 1 & 2 HOOVER
UNRECORDED SUB

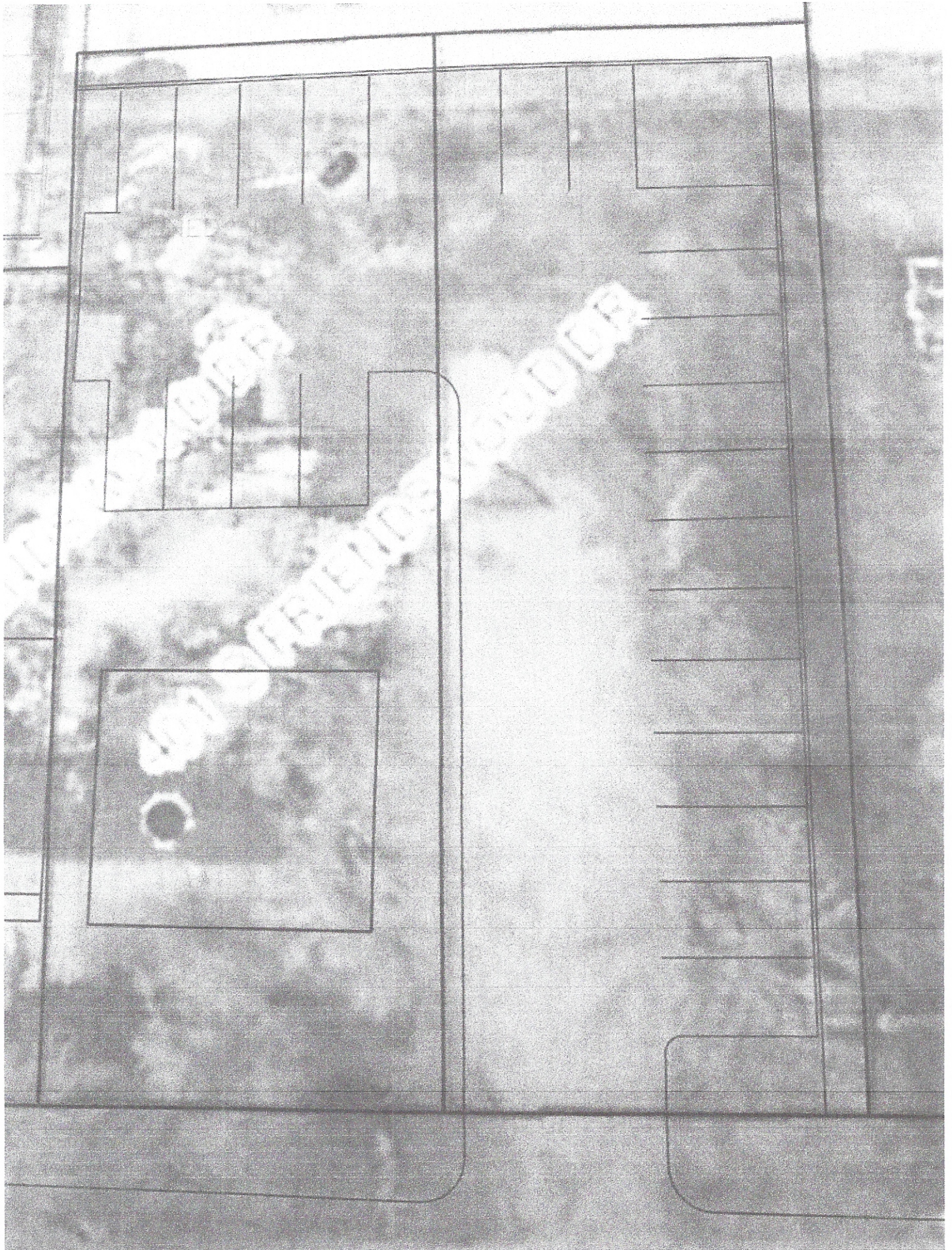
Location: 401 S. Friendswood Dr. Friendswood, TX 77546

EXHIBIT "B"

Owner: Elizabethtown Properties, LLC (713) 818-4808

Property ID: ABST 151 S MCKISSICK SUR PT OF LOT 9 (9-1) BLK 2
FRIENDSWOOD SUB

Location: 315 S. Friendswood Dr. Friendswood, TX 77546



AGREEMENT FOR SHARED DRIVEWAY

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WITNESS THIS AGREEMENT, made and entered into this 19 day of June, 2019, by and between **DAVID KIMBROUGH and wife, JULIE KIMBROUGH** (together called "Kimbrough"), and **ELIZABETHTOWN PROPERTIES, LLC**, a Texas limited liability company ("EP"), concerning the driveway ("Driveway") which is located on Kimbrough's property located in Friendswood, Galveston County, Texas, which is described on Exhibit "A" attached hereto (the "Kimbrough Property").

WHEREFORE, in consideration of the mutual promises herein made one to the other, the parties hereto do hereby contract and agree as follows:

I.

The Driveway is located on the Kimbrough Property which is adjacent to the land owned by EP (the "EP Property"), which is described on Exhibit "B" attached hereto.

II.

Kimbrough does hereby grant to EP a license to utilize the Driveway for vehicular ingress and egress, subject to EP's agreement that the Driveway shall be used only for vehicular access to the improvements located on the EP Property.

In consideration of the rights granted, Kimbrough and EP agree to the following:

- (1) This Agreement is conditioned upon final governmental approval of the redesigned Driveway by the City of Friendswood;
- (2) Any new construction related to EP's usage of the Driveway shall be completed at EP's sole cost, and shall be completed by a contractor acceptable to Kimbrough, with the work to be completed on or before 120 days after final approval by the City of Friendswood of the redesigned Driveway;
- (3) Neither party's use of the Driveway shall violate any governmental law, code, ordinance, regulation or restrictive covenant;
- (4) Kimbrough and EP shall at all times use care in keeping the Driveway clear of obstacles and debris;
- (5) EP shall follow those procedures, if any, established for the Driveway by all governmental authorities;

- (6) Kimbrough shall not be liable to EP for any temporary cessation of the use of the Driveway due to an event beyond Kimbrough's control;
- (7) EP agrees to indemnify and hold Kimbrough harmless from any claims, losses or causes of action arising from EP's use of the Driveway;
- (8) EP and Kimbrough agree that Kimbrough shall maintain the Driveway with contractors selected solely by Kimbrough, and that EP and Kimbrough shall each bear its respective share of the customary expenses to maintain the Driveway, with such cost to be determined by the party's square footage contained in the buildings located on its property; and
- (9) EP's right under this Agreement shall cease and be terminated if the parking space requirements for the improvements on EP's Property are changed by any applicable ordinance or governmental regulations, or if the title to the EP Property is transferred through foreclosure or a deed in lieu of foreclosure.

This Agreement contains the entire agreement between the parties concerning the Driveway. This Agreement supersedes all prior and contemporaneous oral and written representations, warranties, covenants and agreements by or between the parties with respect to the Driveway.

If either party employs an attorney to enforce or protect such party's interests arising under this Agreement or any other document executed by such party in connection herewith, the non-prevailing party in any such action, the finality of which is not legally contestable, agrees to pay to the prevailing party all reasonable attorneys' fees expended or incurred by the prevailing party in connection therewith.

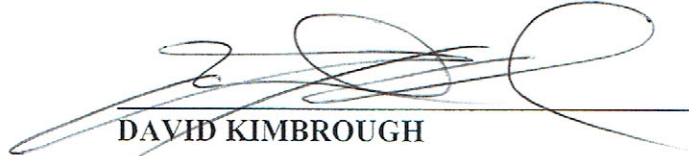
TIME IS OF THE ESSENCE IN THE PERFORMANCE OF EACH PARTY'S RESPECTIVE OBLIGATIONS HEREUNDER.

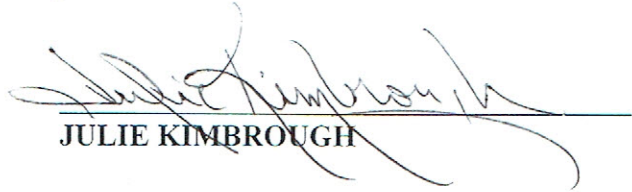
This Agreement is intended to comply with and be performed in accordance with (and only to the extent permitted by) all applicable laws, statutes, ordinances, rules, and regulations. If any provision of this Agreement is held to be invalid or unenforceable for any reason or to any extent, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent not prohibited by law.

No delay on the part of a party in exercising any rights or remedies hereunder shall operate as a waiver thereof, nor shall any specific waiver by a party of any right or remedy hereunder operate or be construed as a waiver of any other right or remedy hereunder nor shall any single or partial exercise of any right or remedy hereunder preclude any other or further exercise thereof, or the exercise of any other right or remedy hereunder (unless the provisions of this Agreement which establish any such right or remedy provide otherwise). No waiver of any right or remedy hereunder shall be valid or enforceable unless in writing and signed by the party against whom such waiver is sought to be enforced. No modification of this Agreement shall be effective unless in writing, signed by both parties.

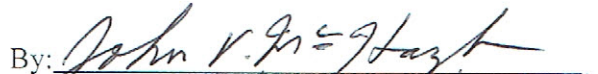
The parties acknowledge that this Agreement has been negotiated, executed, and delivered in the State of Texas, is intended to be performed wholly in the State of Texas, and the substantive

laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. The parties agree that any court action brought to interpret or enforce any provision(s) of this Agreement, or otherwise relating to or arising from this Agreement, shall be commenced and maintained only in the District or County Court of Galveston County, Texas (whichever court has amount-in-controversy jurisdiction), and each of the parties irrevocably consents to exclusive jurisdiction and venue in such court for such purposes.


DAVID KIMBROUGH

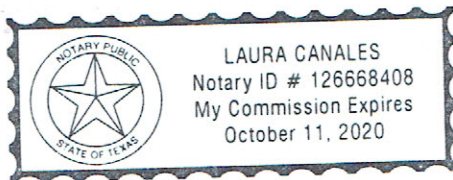

JULIE KIMBROUGH

ELIZABETHTOWN PROPERTIES, LLC,
a Texas limited liability company

By: 
Printed Name: John D. McHozlett
Title: Partner

STATE OF TEXAS §
 §
COUNTY OF Galveston §

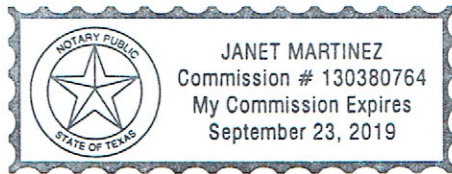
This instrument was acknowledged before me on June 19, 2019 by **DAVID KIMBROUGH** and **JULIE KIMBROUGH**.




Notary Public, State of Texas
Printed Name: Laura Canales
My Commission Expires: 10-11-2020

STATE OF TEXAS §
COUNTY OF Galveston §
§

This instrument was acknowledged before me on June 19, 2019 by John Mortazavi owner of **ELIZABETHTOWN PROPERTIES, LLC**, a Texas limited liability company, on behalf of said limited liability company.



Janet Martinez
Notary Public, State of Texas
Printed Name: Janet Martinez
My Commission Expires: September 23, 2019

AFTER RECORDING, RETURN TO:

Mr. Alan Tomlin
Streit, Peterson, Hall & Keeney, L.L.P.
2401 Fountain View, Suite 350
Houston, Texas 0077057-4819

EXHIBIT "A"

Part of Lot Nine (9), Block Two (2), of FRIENDSWOOD in the J. R. Williams or Sarah McKissick League, Galveston County, Texas, according to the plat as recorded in Volume 238, Page 14 of the Galveston County Clerk's Records and described by metes and bounds as follows:

COMMENCING at the East corner of said Lot 9;

THENCE S 45° 00' E, along the southeast line of said Lot 9, a distance of 618.00 feet to a point in the Northeast right-of-way line of FM 518;

THENCE N 45° 00' W, along the northeast right-of-way line of FM 518, a distance of 660.00 feet to a 1/2" iron rod set at the point of beginning of this tract;

THENCE continuing N 45° 00' W, along the northwest right-of-way line of FM 518, a distance of 66.00 feet to a 3/4" iron pipe found for corner;

THENCE N 45° 00' E, parallel with the southeast line of said Lot 9, a distance of 107.00 feet to a 1/2" iron rod found for corner;

THENCE S 45° 00' E, parallel with the southwest line of said Lot 9, a distance of 66.00 feet to a 3/4" iron pipe found for corner;

THENCE S 45° 00' W, parallel with the southeast line of said Lot 9, a distance of 107.00 feet to the point of beginning and containing 7,062 square feet.

EXHIBIT "B"

BEING a tract of land containing 0.3337 acres (14,539 square feet), situated in the Sarah McKissick League Survey, Abstract 151, Galveston County, Texas, being out of Lot 9, Block 2, Friendswood, Galveston County, Texas, according to the plat recorded in Volume 238, Page 14, Galveston County Clerk's Records, being all of a tract of land conveyed unto Mark Mclean and Lynn Mclean by Deed recorded under County Clerk's File No. 2002050454 of the Official Public records of Galveston County, Texas. Said 0.3337-acre tract being more particularly described by metes and bounds as reflected as follows:

COMMENCING at a found "x" in concrete in the intersection of southeast right-of-way line of East Magnolia Street (48.00 feet wide) and the northeast right-of-way line of F.M. 518 (also known as South Friendswood Drive) (variable width);

THENCE South 44°47'40" East, along the northeast right-of-way line of said F.M. 518, a distance of 116.12 feet to a found "X" in concrete for the west corner of the said tract herein described;

THENCE North 45°01'54" East, a distance of 148.25 feet (called 148.48 feet) to a set "X" in concrete for the north corner of the said tract herein described;

THENCE South 44°52'07" East, a distance of 80.62 feet to a set 1/2 -inch iron rod with cap marked "SURVEY 1" for the east of the said tract herein described;

THENCE South 13°22'36" West, a distance of 36.51 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the southeast line of the said tract herein described;

THENCE South 43°42'41" West, a distance of 10.01 feet for an angle pint in the southeast line of the said tract herein described;

THENCE South 45°00'00" West, a distance of 107.52 feet (called 107.75 feet) to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the northeast right-of-way line of said F.M. 518 for the south of the said tract herein described;

THENCE North 44°40'53" West, along the northeast right-of-way line of said F.M. 518, a distance of 100.7 feet to the **POINT OF BEGINNING** and containing 0.3337 acres (14,539 square feet), more or less.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Discussion regarding adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map"

Action: Staff has incorporated approved zoning changes from January 8, 2015 through September 9, 2019.

SUMMARY / ORIGINATING CAUSE

Appendix C, Zoning Ordinance, Section 3. requires zoning district boundary changes be incorporated into the official zoning map.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Adopting an updated zoning map will provide the most current information to the public.

RECOMMENDATIONS

The Ordinance Subcommittee recommends a positive recommendation to adopt the updated zoning map.

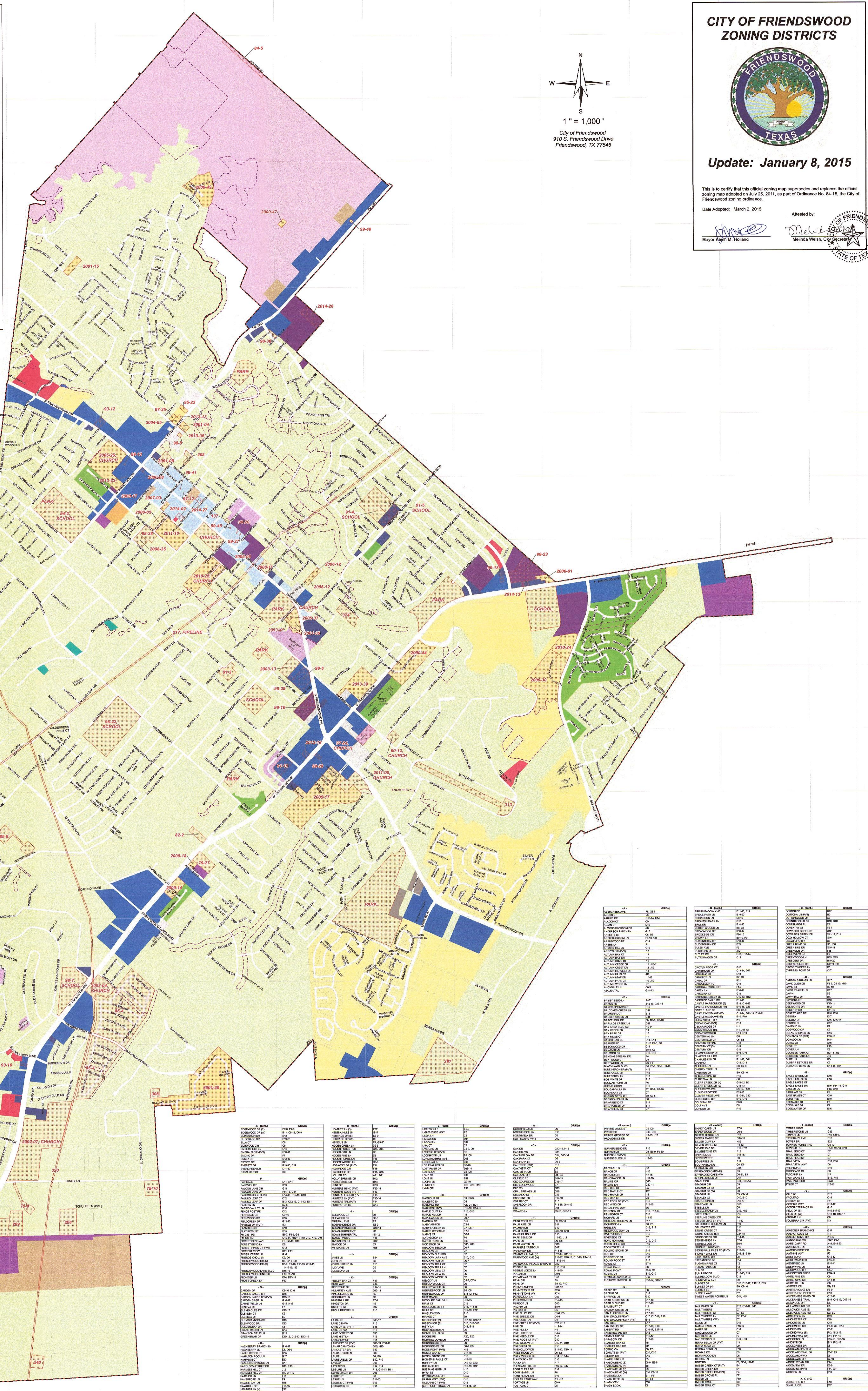
ATTACHMENTS

1. Zoning Map_Updates through Sept 2019
2. Zoning Changes starting from 1-8-15 updated 10-16-19 bb
3. 2015 Official Zoning Map

Subsequent Zoning Changes/Corrections Since Last Official Map Adoption by City Council - January 8, 2015
On the dates indicated below, by official action of the city council, the following changes were made in the Official Zoning Map:

Ord No	Date	From	To	Description	Specific Use	Email Date	From	Notes
2015-03	2/2/2015	CSC	CSC/SUP	New Hope Church 108 W Edgewood Dr.	Religious Organizations	7/24/2015	Aubrey	Remove SUP 99-13 - building was demolished
2015-18	7/13/2015	PUD 2004-13 and 2005-34	PUD	New PUD for Friendswood Town Center 3700 FM 528	n/a	7/24/2015	Aubrey	Previous PUDs: 2004-13 and 2005-34
2015-19	7/13/2015	PUD/SUP	PUD	Bergamos Spa Retreat 307 E Edgewood Dr.	n/a	7/24/2015	Aubrey	Previous PUDs/SUPs: 307 E. Edgewood Dr. – PUD 95-1; SUP 95-9; SUP 2011-18; and SUP 2013-05 313 E. Edgewood Dr. – PUD 95-8; SUP 2001-04
2015-21	8/3/2015	I	I/SUP	Ergon Pipeline 14550 Beamer Rd.	NAICS Use #486, Pipeline Transportation	8/24/2015	Aubrey	
2015-23	9/14/15	DD	DD/SUP	810 S. Friendswood D.	Use #713940 Fitness and Recreational Sports	10/6/2015	Aubrey	SUP is only for 4200 sqft of the building
2015-26	10/5/2015	PUD/SUP	PUD/SUP	402 E. Edgewood Dr.	Add NAICS Uses #442, 446, and 448	12/22/2015	Aubrey	SUP amendment
2015-30	11/2/2015	PUD/SUP	PUD/SUP	1100-1110 S. Friendswood Dr.	Add NAICS Uses #8121, 8129, and 8139	12/22/2015	Aubrey	SUP amendment
2016-01	2/1/2016	PUD/SUP	PUD	103, 105, 107 Shadwell Ln.	n/a	3/1/2016	Aubrey	
2016-11	3/7/2016	LI	OPD	121 Magnolia St. and 312 Morningside Dr.	n/a	3/15/2016	Aubrey	
2016-23	5/2/2016	LI	DD	311 S. Friendswood Dr.	n/a	6/10/2016	Aubrey	
2016-31	8/1/2016	PUD/SUP	DD	1100 - 1110 S. Friendswood Dr.	n/a	8/9/2016	Aubrey	
2016-39	12/13/2016	n/a	n/a	Boundary Change on Nile Lake Ct.	n/a	12/19/2016	Becky	land swap with League City
2016-19	7/11/2016	SFR/MFR-M	PUD and NC	Friendswood Trails	n/a	12/19/2016	Aubrey	
n/a	n/a	A1	SFR	Old Rd. - 2 lots	n/a	11/17/2016	Aubrey	Unknown reason as to why A1 zoning was assigned to the two tracts adjacent to Old Rd. Requested that they be changed back to SFR.
2016-43	1/9/2017	SFR	CSC	2907 W. Parkwood Ave.	n/a	1/31/2017	Aubrey	
2016-45	1/9/2017	SFR	NC	FM 518 and Old Rd.	n/a	1/31/2017	Aubrey	
2017-01	2/6/2017	CSC/SUP	CSC/SUP	3700 and 3702 FM 528	NAICS Use #8131 Religious Organizations	2/28/2017	Aubrey	Remove old SUP 99-18; new SUP covers entire tract of 3700 and 3702
2004-19		SFR	CSC	West Ranch PUD	n/a	3/3/2017	Aubrey	correction to Tract 3 of the WR PUD; additional tract was included which should still be zoned SFR
2017-12	6/5/2017	BP/SFR	PUD	The Pond Senior Living 401 W. Edgewood Dr.	n/a		Becky	
1994-02	4/18/1994	CSC	CSC/SUP	3535 FM 528	School	1/4/2018	Aubrey	correction to include the SUP for school that was not referenced on the zoning map
2017-29	10/2/2017	CSC	CSC/SUP	212 E Parkwood Ave	NAICS 517 Telecommunications	1/4/2018	Aubrey	
2017-30	10/2/2017	OPD	CSC	1757 S Friendswood Dr	n/a	1/4/2018	Aubrey	
n/a	n/a	SFR	MFR-L	All 6 lots on Shady Nook; 207, 209, 211 and 303 Morningside Dr.; 201-205, 208, 211, and 213 E. Shadowbend; Lots 1, 2, and 3 Collins Subdivision; 202-214 (even side) Magnolia St; 212 Quaker Dr; 201-213 (odd side of ROW) E. Heritage Dr.	n/a	1/11/2018	Becky	Unknown reason as to why SFR zoning was assigned to the two blocks. Requested that they be changed back to MFR-L with the exception of 206 & 209 E Shadowbend.
n/a	n/a	SFR/SUP	SFR	104 Whispering Pines Dr.	n/a	8/7/2018	Aubrey	SUP for church use could not be verified
2018-08	5/7/2018	CSC	CSC/SUP	2245 and 2275 Thomas Trace	NAICS Uses 6231, 623311 and 323312	9/26/2018	Aubrey	
2018-21	9/10/2018	LI	DD	315 S. Friendswood Dr.	n/a	9/26/2018	Aubrey	
2018-22	9/10/2018	NC	NC/SUP	4203 Friendswood Link Rd.	NAICS Use 713940	9/26/2018	Aubrey	
2018-35	12/3/2018	LI	LI/SUP	3099 W. Parkwood Ave. PSC Shooting Club	NAICS Use 7139 Other Amusement & Recreation Industries	5/8/2019	Becky	
2019-08	3/4/2019	SFR	DD	104 Whispering Pines Dr.	n/a	5/6/2019	Becky	
2019-10	4/1/2019	CSC	DD	1 Hatcher Ln	n/a	5/6/2019	Becky	
2019-11	5/6/2019	SFR	PUD	Avalon at Friendswood	n/a	5/8/2019	Becky	
2019-24	8/5/2019	SFR	DD	108 Whispering Pines Ave.	n/a	9/23/2019	Aubrey	Ordinance 2019-24
2019-25	8/5/2019	SFR	DD	110 Whispering Pines Ave.	n/a	9/23/2019	Aubrey	Ordinance 2019-25
2019-26	8/5/2019	NC	NC/SUP	17158 Blackhawk Blvd.	NAICS Use 8131 Religious Organizations	9/23/2019	Aubrey	Ordinance 2019-26

2019-30	9/9/2019	PUD/SUP	PUD/SUP	402 E. Edgewood Dr.	NAICS Use 8121 Personal Care Services	10/16/2019	Becky	Amend 2015-26 to allow nail salon.
2019-31	9/9/2019	PUD	PUD	103, 105, 107 Shadwell Ln.		10/16/2019	Becky	Amend 2016-01 for demo and new building.





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Discussion regarding proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439

Action: Discussion

SUMMARY / ORIGINATING CAUSE

The State of Texas adopted House Bill 2439, which became effective September 1, 2019, and prohibits governmental entities from regulating building products, materials or methods used in the construction or renovation of residential or commercial buildings. The current Zoning Ordinance prohibits metal, wood, or cement fiber boards in the various commercial districts, as well as, provides for fenestration requirements in the Downtown District. The proposed changes amend the ordinance to state which materials the City of Friendswood prefers for commercial structures located in the various zoning districts, but does not prohibit materials permitted by the applicable national model codes.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Amending the Zoning Ordinance will bring city code into compliance with state law.

RECOMMENDATIONS

The Ordinance Subcommittee recommends the proposed amendments the Zoning Ordinance.

ATTACHMENTS

1. Relines of amendments to App C ZONING ORD Sec 7 7.5 and 8

Section 7. - Schedule of district regulations.

- A. *SFR, residential, general purpose and description.* The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.
1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.
- A.1. *SFR-E, residential, general purpose and description.* The SFR-E, Single-Family Residential Estate Dwelling District, is the most restrictive residential district. The principal use of land in this district is for low-density single-family dwellings, up to 0.5 units per acre, and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low-density residential areas shall be protected from multiple-family residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.
1. Area and height regulations. Area and height regulations in an SFR-E district, are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission with the SFR-E district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an SFR-E district are the same as SFR, and are set forth in subsection P of this section, permitted use table.
- B. *(R-2 and R-3) MFR-L, residential, general purpose and description.* The MFR-L, Multiple-Family Residential Dwelling—Low-Density District, is intended to provide for lowest-density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in a maximum density of six dwelling units per acre. The principal use of land may be one or several dwelling types, including multiple-family dwellings, and including two-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The multiple-family residential dwelling district—low functions as a buffer or transition between commercial or higher density residential areas and lower density areas. The intent of these regulations is to allow development of property which may have a limited area suitable for residential development due to a portion of the property being flood-prone or adjacent to a district of a different zoning designation.
1. Area and height regulations. Area and height regulations in an MFR-L district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.

3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-L district are set forth in subsection P of this section, permitted use table.
- C. *(R-4) MFR-M, residential, general purpose and description.* The MFR-M, Multiple-Family Residential Dwelling—Medium-Density District, is intended to provide for medium-density multiple-family dwellings which may have a relatively intense concentration of dwelling units, up to nine per acre, served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The MFR-M, multiple-family residential district, functions as a buffer or transition between commercial or higher-density residential areas, and lower-density residential areas.
1. Multifamily residential area and height regulations. Area and height regulations in an MFR-M district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-M district are set forth in subsection P of this section, permitted use table.
- C.1. *MFR-GHD, garden home residential, general purpose and description.* The GHD, Garden Home Residential District, is intended to provide multifamily low-density dwelling units having open space between units which exceed existing normal multifamily buildings, with density not exceeding six units per acre. The intent of these regulations is to allow development of property which:
- (1) May have limited area suitable for residential development due to geographical limitations;
 - (2) Have portions of the property subject to flooding; or
 - (3) Is located adjacent to a district of a different zoning designation, and for which the development as MFR-GHD would be appropriate as a buffer between incompatible land uses.
- The interior living area of the first floor of any two-story residential structure in MFR-GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces and garages.
- D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.
1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. Reserved.
 4. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

- E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.
1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the MHR district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.
 5. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.
- F. *(C-1) CSC, Community Shopping Center District, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings, of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. Development of a community shopping center requires approval of a development site plan by the planning and zoning commission.
1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.
 5. No CSC district shall be created which includes less than two acres.
 6. Buildings in the CSC zoning district ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are ~~prohibited~~~~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 Texas Government Code Chapter 3000. The planning and zoning commission may approve alternative exterior facade materials.
- G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the NC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.
5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
6. Buildings in the NC zoning district shall have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are prohibited, except as trim for eaves and overhangs. The planning and zoning commission may approve alternative exterior facade materials.

G-1. *LNC, Local Neighborhood Commercial District, general purpose and description.* The LNC, Local Neighborhood Commercial District, is primarily intended for retail sale of convenience goods or services for persons residing in adjacent residential areas. Other uses are permitted in the LNC when they are of similar land use intensity and physical impact as those uses to be integrated into the surrounding residential area. Because the retail and personal service uses permitted may be an integral part of the neighborhood, closely associated with the residential, religious, recreational, and educational uses in the neighborhood, more restrictive requirements are placed on development relative to other commercial zoning categories. The local neighborhood district is intended for use at the entrance to residential areas and in some situations within the confines of a residential district. This designation is intended for use of land areas of up to one acre. Development of a local neighborhood commercial district requires approval of a development site plan by the planning and zoning commission.

1. Area and height regulations. Area and height regulations in an LNC district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning, compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LNC district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an LNC district are set forth in subsection P of this section, permitted use table.
5. The gross building and structure floor space shall not exceed 4,000 square feet.
6. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 80 percent of the total lot area.
7. Buildings in the LNC zoning district ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are ~~prohibited~~~~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 Texas Government Code Chapter 3000. The Planning and Zoning Commission may approve alternative exterior facade materials.

H. *OPD, Office Park District, general purpose and description.* The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. Development of an office park district requires approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.
 5. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.
 6. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.
 7. One caretaker's quarters unit may be provided for each office park complex.
 8. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.
 9. Buildings in the OPD ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are ~~prohibiteddiscouraged~~, 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 Texas Government Code Chapter 3000. The Planning and Zoning Commission may approve alternative exterior facade materials.
- I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.
1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.
 - a. No residential use shall be allowed on the first floor.
 2. See section 8 for supplementary district regulations.
 3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
 4. Buildings in the DD ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco, glass, or lap sided cement fiberboard. Sheet cement fiberboards are ~~prohibiteddiscouraged~~, 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 Texas Government Code Chapter 3000. The Planning and Zoning Commission may approve alternative exterior facade materials.
- J. *PUD, planned unit development, general purpose and description.*
- (1) *General.*
 - (a) This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A

PUD is a unique zoning classification, and shall be granted only when the Planning and Zoning Commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.

- (b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.
- (c) The general purposes of all PUD districts are several-fold:
 - 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
 - 2. To accommodate innovation in development by modifying the city's land use and development regulations;
 - 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
 - 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
 - 5. To protect and enhance the aesthetic and visual qualities of development;
 - 6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
 - 7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the Planning and Zoning Commission and City Council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the Planning and Zoning Commission shall forward the plan with its recommendation to the city council for consideration. The Planning and Zoning Commission and/or City Council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 - 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

- (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
- (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
 - (c) Statement indicating proposed phasing of development and the projected timing of each;
 - (d) Data describing all processes and activities involved with the proposed use;
 - (e) Regulation matrix designating what zoning district the development will follow;
 - (f) Data describing any variation from the typical development requirements.
- (3) Modification of standards proposed within a PUD.
- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
 - (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

K. *Reserved.*

L. *A-1, Agricultural District, general purpose and description.* The A-1, Agricultural District, is intended for the growing and/or marketing of agricultural products.

- 1. Area and height regulations. Area and height regulations in an A-1 district are set forth in subsection Q.2 of this section, regulation matrix.
- 2. See section 8 for supplementary district regulations.

3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the A-1 district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an A-1 district are set forth in subsection P of this section, Permitted use table. Residential development is prohibited in the A-1 district; however, dwelling quarters for onsite employees and their families are permitted provided such residential use conforms to the SFR district regulations, including lot area, width and setback requirements and parking ratio.
- M. *(M-1) LI, Light Industrial District, general purpose and description.* The LI, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses.
1. Area and height regulations. Area and height regulations in an LI district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LI district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an LI district are set forth in section 7-P, permitted use table.
- N. *I, Industrial District, general purpose and description.* The I, Industrial District, is intended to provide for industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.
1. Area and height regulations. Area and height regulations in an I district are set forth in subsection Q.2 of this section, regulation matrix.
 2. See section 8 for supplementary district regulations.
 3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the I district under certain circumstances and conditions.
 4. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.
- O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission.
1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).
 2. See section 9 for temporary certificates of zoning compliance that may be granted by the administrative official and specific use permit that may be recommended by the planning and zoning commission within the BP district under certain circumstances and conditions.
 3. See section 8 for supplementary district regulations.

4. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.
5. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.
6. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.
7. Screening devices for refuse containers are required.
8. Parking shall be designated on the parking group section of the permitted use table. However, a minimum of four parking spaces per business or four spaces per 1,000 square feet of gross building floor space for each structure, whichever is greater, is required.
9. Performance standards shall conform to section 8.J as shown in the CSC zoning district.
10. Exterior requirements. All buildings are encouraged to be constructed ~~must have with~~ at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, 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 Texas Government Code Chapter 3000 as may be approved by the planning and zoning commission.

Section 7.5. - Community overlay district.

1. *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.

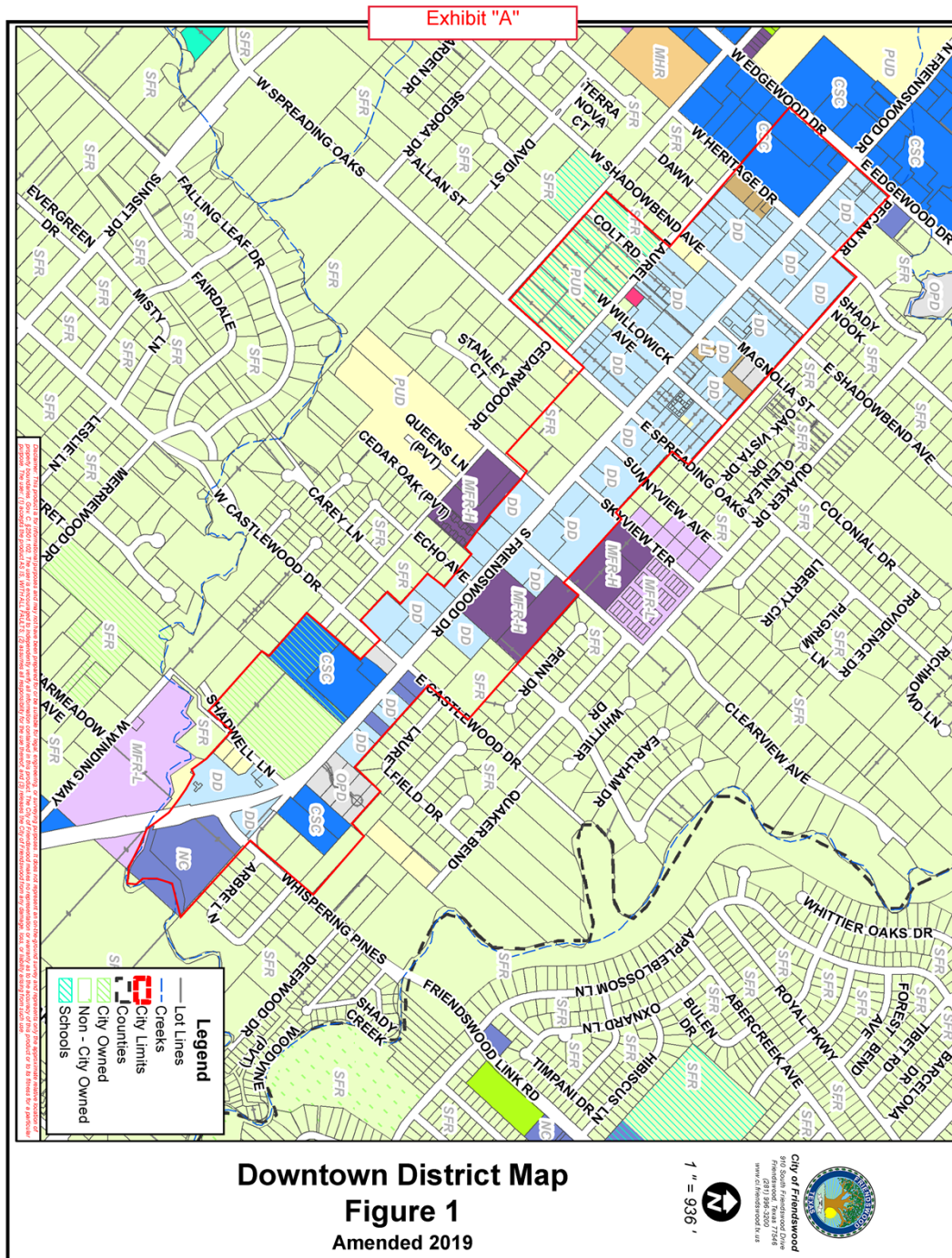
- b. Nothing contained in this subsection 5 shall be deemed to reduce applicable landscaping requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., specific use permit or planned unit development), but instead to enhance the aesthetics 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 8.1), 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 ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. Fiber cement boards/siding are ~~prohibited~~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 Texas Government Code Chapter 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. ~~The planning and zoning commission may approve alternative exterior facade materials.~~
 - (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 be 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.
 - ~~(3) Notwithstanding subsections 6.a(1) and (2) of this section, an applicant may present to the planning and zoning commission, on the site plan, specifications which include elevation drawings of proposed alternative materials. The planning and zoning commission may approve such alternative materials if they meet or exceed the appearance and durability requirements above.~~

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.)

(Ord. No. 99-37, § 1, 10-18-1999; Ord. No. 2000-25, §§ 2—5, 8-24-2000; Ord. No. 2004-07, § 1, 8-16-2004; Ord. No. 2006-15, §§ 2, 3, 7-24-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-38, § 1, 11-3-2008; Ord. No. 2010-37, § 1, 1-10-2011; Ord. No. 2013-10, § 2, 5-6-2013; Ord

- N. *Downtown District supplemental requirements.* These supplemental requirements shall apply only to new developments within the Downtown District or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by Zoning Ordinance Section 6.
1. *Geographic limits.* The geographic limits of the Downtown District are as shown on the Downtown District map (Figure 1). All properties within these geographic limits may rezone to Downtown District (DD). Those properties outside the geographic limits may not rezone to Downtown District (DD).



2. **General purpose and description.** The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.* To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.
 - b. Shared parking areas shall be allowed.
 - c. Shared access agreements shall be required between adjacent developments.
 - d. On street, head-in parking may be allowed in the Downtown District (DD) with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.
 - e. Development plans shall indicate how freight and goods will be delivered.
 - f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.
 - g. All such required documentation shall be presented before a development plan is approved.
 - h. 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.
 - i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
 - j. 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.
 - k. 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.
 - l. All trees required in subsection 8.1.2.c(2) shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
 - m. 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.
 - n. All plants shall receive proper irrigation to encourage deep root growth and survivability.
4. *Architectural standards.*
- a. Buildings in the DD ~~shall be encouraged to~~ have exterior cladding of brick, masonry, stone, stucco, glass, or lap sided cement fiberboard. Sheet cement fiberboards are ~~prohibited~~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 Texas Government Code Chapter 3000. The Planning and Zoning Commission may approve alternative exterior facade materials.

- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
 - c. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall are encouraged to be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades.
 - d. Awnings and canopies are allowed upon approval of the Planning and Zoning Commission.
 - e. Fenestration calculations. Preferred fenestration minimum:
 - (1) Area of ground floor primary wall facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor x 25 percent = minimum fenestration.
 - f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.
5. *Screening.*
- a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at 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 street or streets.
 - b. 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 building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.
 - c. See Section 8.L. for additional dumpster screening requirements.
6. *Sidewalks.*
- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
 - b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a

minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.

- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.

- (1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have 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.)

- (2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree 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. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:

- (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

- d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. *Adjacent property, buffer maintenance and installation.*

- a. When a commercial use is established on a lot or premises located adjacent to any residential 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 commercial property between it and the adjacent protected property.
- b. 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 Planning and Zoning 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, with Planning and Zoning Commission approval.

- c. 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 Planning and Zoning 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 Planning and Zoning 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.
- d. 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.

- 9. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

(Ord. No. 86-10, § 1, 8-18-1986; Ord. No. 96-6, § 1, 5-20-1996; Ord. No. 97-14, §§ 1—11, 11-3-1997; Ord. No. 98-1, §§ 6, 7, 4-20-1998; Ord. No. 98-14, § 4, 8-17-1998; Ord. No. 99-6, §§ 8—12, 1-18-1999; Ord. No. 99-1, § 1, 1-18-1999; Ord. No. 2000-24, §§ 2—4, 8-7-2000; Ord. No. 2000-21, § 1, 9-11-2000; Ord. No. 2000-33, § 1, 10-16-2000; Ord. No. 2001-22, § 3, 10-15-2001; Ord. No. 2001-23, § 1, 11-19-2001; Ord. No. 2004-11, § 4, 8-2-2004; Ord. No. 2004-12, § 4, 8-2-2004; Ord. No. 2005-09, § 1, 2-21-2005; Ord. No. 2005-19, §§ 1—10, 9-12-2005; Ord. No. 2006-11, § 1, 6-26-2006; Ord. No. 2006-16, § 1, 7-24-2006; Ord. No. 2006-17, § 1, 8-7-2006; Ord. No. 2006-23, § 1, 10-16-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, §§ 4, 5, 2-18-2008; Ord. No. 2008-08, § 1, 4-21-2008; ; Ord. No. 2008-08, § 1, 5-19-2008; Ord. No. 2008-12, § 1, 6-2-2008; Ord. No. 2008-29, § 2, 11-3-2008; Ord. No. 2009-10, § 2, 6-15-2009; Ord. No. 2009-19, § 1, 9-14-2009; Ord. No. 2010-39, § 1, 1-10-2011; Ord. No. 2010-42, § 1, 1-10-2011; Ord. No. 2011-12, § 1, 4-18-2011; Ord. No. 2011-35, § 3, 12-5-2011; Ord. No. 2012-32, § 2, 12-3-2012; Ord. No. 2013-11, § 2, 5-6-2013; Ord. No. 2013-36, § 2, 11-4-2013; Ord. No. 2014-19, § 2, 8-4-2014; Ord. No. 2015-07, § 2, 3-2-2015; Ord. No. 2017-23, § 2, 9-11-2017; Ord. No. 2019-05, §§ 2, 3, 3-4-2019; Ord. No. 2019-16, § 2, 6-3-2019; Ord. No. 2019-17, §§ 2, 3, 6-3-2019; Ord. No. 2019-18, § 3, 6-3-2019; Ord. No. 2019-19, §§ 2—4, 6-3-2019;



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Discussion regarding proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

Action: Discussion

SUMMARY / ORIGINATING CAUSE

Several scenarios have surfaced recently regarding the requirement of sidewalks on residential lots in established neighborhoods. The scenarios include older houses that have been torn down and rebuilt, in-fill lots that were never developed now having homes constructed on them, and houses torn down due to flooding and being rebuilt. In each scenario, the current ordinance requires a four-foot sidewalk to be installed, regardless of the existing conditions of surrounding lots or neighborhoods. Most of these noted scenarios were located in established neighborhoods where no other sidewalks existed on the adjacent lots or same side of the street. In some cases sidewalks may have been existing on the opposite side of the street. Sidewalk requirements for new development of residential curb and gutter streets would remain.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The benefit to the community is to not change the overall appearance and aesthetics of established neighborhoods that have never had sidewalks. Additionally, the benefit to individual homeowners is to not be overburdensome. Typically, developers of subdivisions install sidewalks, not individual property owners. When streets are redesigned or rebuilt by the City would be the time to account for new sidewalks in established neighborhoods.

RECOMMENDATIONS

The Ordinance Subcommittee recommends amending the Subdivision Ordinance by adding exceptions 2 and 3 below...as well as including a statement to clarify that the owner of a corner lot would be required to replace/match existing sidewalks along the streets respectively, and that if a residential lot had a sidewalk, and a property owner removed it, the property owner is responsible for replacing it.

3. *Sidewalks.* Sidewalks are required along all streets.

(a) Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:

- (1) open ditch streets are approved; or
- (2) the subdivision was accepted prior to sidewalks being a required improvement; or
- (3) the property is an in-fill tract without an abutting sidewalk.

...

(g) Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.

(h) Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.

ATTACHMENTS

1. SUBDIVISION ORD - Sidewalk Amendment Redline

SUBDIVISION ORDINANCE – APPENDIX B

Section III. - General requirements and design criteria.

k. *Public use and service areas.*

3. *Sidewalks.* Sidewalks are required along all streets.

(a) Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:

(1) open ditch streets are approved; or

(2) the subdivision was accepted prior to sidewalks being a required improvement; or

(3) the property is an in-fill tract without an abutting sidewalk.

(b) Sidewalks may not be required when, in the judgment of the planning and zoning commission, the safety of the pedestrians does not require such sidewalks.

(c) If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.

(d) If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.

(e) If sidewalks are required by the city design criteria manual, subdivision ordinance, or zoning ordinance, and the installation at the required time is not feasible, the city may require, or the property owner may petition the planning and zoning commission to allow, the property owner to satisfy the sidewalk requirement by payment of a fee to the city's sidewalk installation fund in lieu of installing the approved sidewalk per section V.i.3.

(f) When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.

(g) Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.

(h) Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: November 14, 2019

Subject: Discussion regarding Comprehensive Plan

Action: Discussion

SUMMARY / ORIGINATING CAUSE

Comprehensive Plan is a long-range development plan to guide development principles and zoning decisions. The attached presentation includes more details on comprehensive planning and what state law requires in a Comp Plan. The last two pages include a chart that shows the chapters that are included in the 1998 Friendswood Comp Plan, which is also attached, and which of those chapters have been updated.

City of Pearland Comprehensive Plan

<http://https://www.pearlandtx.gov/departments/community-development/2015-comprehensive-plan-update>

City of League City Comprehensive Plan

<http://https://www.leaguecity.com/1038/Comprehensive-Plan>

City of Denton Comprehensive Plan

http://https://www.cityofdenton.com/CoD/media/City-of-Denton/Government/Denton_Plan_2030.pdf

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

An updated plan provides more current guidelines for city officials and staff.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Comprehensive Plan
2. 1998 Comp Plan with updated MTP Section 2018

Comprehensive Plan

Comprehensive Planning

Numerous aspects of city planning and their inter-relationships

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

State Law

Requirements:

- ▶ Include by not limited to provisions on **land use**, **transportation** and **public facilities**;
- ▶ Single plan or coordinated set of plans organized by subject and geographic area; and
- ▶ Used to coordinate and guide the establishment of development regulations.

Comprehensive Plan

- ▶ Establish procedures for adoption
 - ▶ Incorporate into Zoning Ordinance
- ▶ Establish procedures for amendment
 - ▶ P&Z annual review
- ▶ Type of plan(s) – map based plans, functional plans, policy plans, or sector/neighborhood plans
- ▶ Cities are allowed to determine the relationship between the comp plan and its development regulation.

Land Use

- ▶ Existing and planned land uses
- ▶ General Land Use Considerations
- ▶ Residential Areas
- ▶ Commercial Areas
- ▶ Industrial Areas
- ▶ Protection of Environmentally Sensitive and Open Space Areas

Transportation

- ▶ Street Functions
- ▶ Traffic Safety
- ▶ Vehicular Circulation
- ▶ Pedestrian and Bicycle Circulation
- ▶ Public Transportation
- ▶ Railroads
- ▶ Air Travel

Public Facilities

- ▶ Public buildings and facilities
 - ▶ City administration
 - ▶ Police and courts buildings
 - ▶ Fire stations
 - ▶ Maintenance and Service Centers
 - ▶ Community Centers
 - ▶ Cemeteries
 - ▶ Libraries
- ▶ Parks and Recreation Facilities
 - ▶ Current park facilities
 - ▶ Park planning efforts
 - ▶ Park planning standards
 - ▶ Planned Park Facilities

Current Comp Plan 1998

1998	Updates
Executive Summary – <i>what, why, how comp plan</i>	Add procedures for adoption and amendment
Goals & Objectives	
Baseline Studies	Current info is included in Parks Master Plan
Major Thoroughfare Plan	Updated 2018
Parks and Open Space Plan	Updated 2010
Community Facilities Plan	Some included in CIP 2017; separate plans for PD and FMO
Utility Systems	2008; needs update soon
Master Drainage Plan	1993; 2007; Update In process
Future Land Use	Last update 2008

Other plans to include or reference...

- ▶ Capital Improvement Plan
- ▶ Downtown Improvement Plan
- ▶ City Wide Traffic Study



City of Friendswood Comprehensive Plan

July 1998

J. T. Dunkin & Associates
Urban Planners - Landscape Architects
Dallas, Texas

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THE COMPREHENSIVE PLAN EXECUTIVE SUMMARY

Friendswood's Comprehensive Plan represents a vision of the City's future, and many questions can be answered to express the Plan's importance.

- What is the Comprehensive Plan?

- The Plan document contains elements which address the community's vision of its long range needs for physical growth and development.

- Why have a Comprehensive Plan?

- A Plan is used in making consistent day-to-day and long-range development and financial decisions required by city personnel and their appointed and elected officials. The Plan is also useful as a tool for promoting the community's economic development.

- How is the Comprehensive Plan used?

- The Plan sets the framework for more detailed processes and procedures to be implemented by the public and private sections in the development of the urban area. The Plan is used as a guide for implementing policies, and making decisions that will affect the physical environment and general welfare

of the community as it "grows" toward a fully developed state.

The above questions and statements indicate the importance of the Plan in the City's future development and redevelopment. The Plan is never static and it should be reviewed and amended every few years with approved changes addressing the various issues which are brought about by changing development patterns and community attitudes. The Plan is one of several tools the City has at its disposal to accomplish the quality of life desired by its citizens.

The Comprehensive Plan contains the following planning elements:

- Goals and Objectives
- Baseline Analysis of Existing Conditions
- Thoroughfare Plan
- Park Plan
- Community Facilities Plan
- Utility Systems
- Drainage Plan
- Comprehensive Land Use Plan

The centerpiece of this plan is the Comprehensive Land Use Plan Map (Figure 24), which is visioned to represent the most appropriate land use pattern for achieving a functional and harmonious community, consistent with the goals and objectives on pages 5 and 6. Decisions regarding future development and any rezoning should be consistent with this plan.

Of particular significance is the projected population of 45,000 to

50,000 at the time of a fully developed state of "build out." This projected population was derived by applying the current zoning ordinance unit densities to the Land Use Plan. It's important to note that if the future population is allowed to grow much beyond this number, significant capital expenditures would need to be made for additional infrastructure such as an additional water supply feed line. Thus, for economic reasons, and the desire to maintain some of the rural character of the community, current zoning densities should not be increased.

Some of the more significant findings and recommendations are:

- The approximately 500 acres currently zoned for retail and commercial services is adequate for serving the projected population of 45,000 to 50,000. Although no additional rezoning is needed, it may be beneficial to make some adjustments in locations that would result in the assemblage of multiple smaller parcels into single larger parcels or more optimum location.
- Consideration should be given to rezoning a large parcel of land in the souther section of the City adjacent to F.M. 528 to Business Park. This is a desirable location for future high technology users, possibly built in a campus setting. Once single-family development begins, the opportunity for rezoning will be diminished.
- There presently exists some inconsistencies in the Zoning

Ordinance permitted uses. In particular, the NC permitted uses should be revised to make them more compatible with adjoining neighborhoods.

- Consideration should be given to creating a "Main Street Corridor" that would revitalize what is essentially the current OBD.
- Consideration should be given to some means of "encouraging" developers to link together neighborhood areas with parks and hike and bike trails.

GOALS AND OBJECTIVES

GOALS & OBJECTIVES

The Comprehensive Plan for Friendswood pertains to the elements of the urban structure and its expansion with three goals:

- To guide the City in resolving current issues.
- To guide future growth toward a specific, desirable and economic pattern.
- To guide the use of land area and valuable resources to the betterment of everyone.

The first and most important consideration in the development of Friendswood is its people. Some of the objectives which fall under the three goals stated above are:

- To establish and maintain a physical environment that can be adequately serviced and that will promote the health, safety, and general welfare of the community.
- To provide adequate water supply, waste disposal and other infrastructure facilities.
- To guide the protection of developed land area from damaging flooding and hazardous living conditions.

- To guide the protection of residential areas from incompatible land uses.
- To provide and encourage greater safety and efficiency in vehicular movement.
- To provide adequate park and recreational areas.
- To preserve social traditions, historical heritage and the small-town rural character of the community while accommodating growth.
- To promote and encourage the development of commercial and light industrial businesses that the citizens of Friendswood perceive to be desirable and that strengthen the City's economic base.
- To maintain and, where appropriate, improve the community's appearance.

BASELINE STUDIES

BASELINE STUDIES

BASELINE ANALYSIS

There are several characteristics and features in the present urban area which can be helpful and be a source for input to the formulation of the Comprehensive Plan. Understanding the influence each of these items have had on the development of the City and their relative importance on future development will assist in making sound decisions for the Plan. Among these various characteristics and features are those related to population, the City's physical structure, and use of land. Each of these relates to the City's past, present and future identity and structure. A basic requirement in the Plan is to consider the positive aspects of this base data as input for making sound proposals for the future.

THE SITE

The City of Friendswood is located adjacent to Houston in the southern part of Harris County and the northern part of Galveston County. The City is approximately three miles west of Interstate Highway 45 and is linked to the Highway by two Farm-to-Market Roads, 2351 and 528 and 518. Farm-to-Market Road 518 serves as a north-south conduit tying the City to Pearland on its north and League City on its south. The location of the City to its surroundings is shown by Figure 1.

Municipal Boundaries - Friendswood's boundaries are defined as they now exist, unless there are future boundary adjustments made with adjacent cities. As shown by Figure 1, Friendswood has

common boundaries with League City, Pearland, Alvin, Houston and unincorporated areas of both Brazoria and Harris Counties. Present boundaries define the limits of the City's ultimate development and represent a line defining jurisdictional rule. It is to the advantage of Friendswood and any city it adjoins to jointly plan either side of the common line so there will exist compatible arrangements of land uses and access between communities.

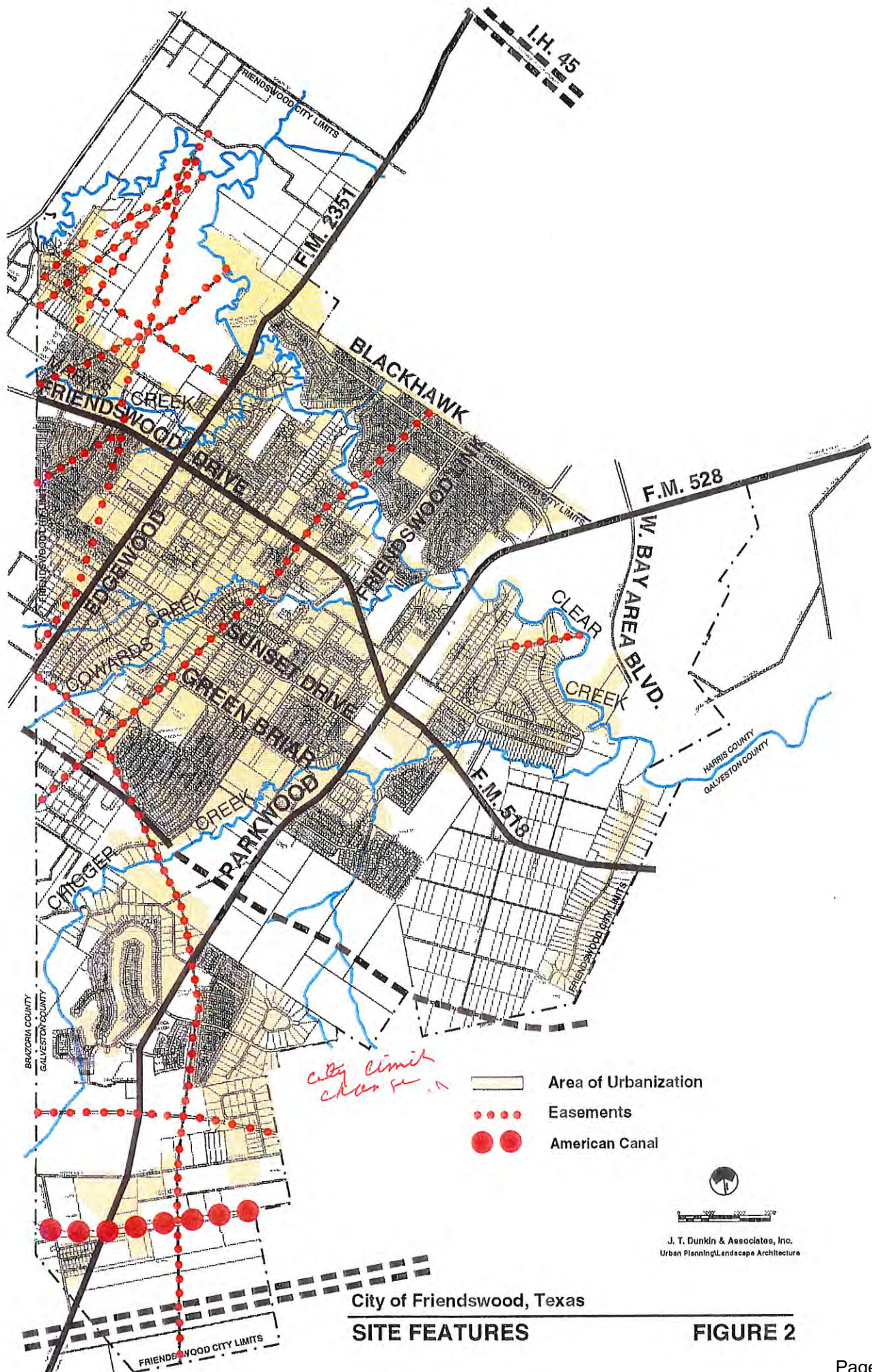
County Boundaries - As previously mentioned, Friendswood is situated in two counties -Harris and Galveston. Clear Creek forms the boundary between the two counties. The western city limit is the boundary between Galveston and Brazoria Counties. Being in two counties may involve dual planning at the local level on projects originated by one or both counties. Drainage, recreation and transportation are representative types of projects which could involve cooperative efforts and joint planning.

Highway System - The relationship of the three highways (F.M.s 2351, 528 and 518) is shown on Figure 2. Each is important vehicular access to and from the City and surrounding areas. The combination of these three arteries form the basic structure for the City's thoroughfare system. The growth of Friendswood and that which will occur in cities surrounding Friendswood will create additional traffic volumes to be handled by each of these arteries. Recent improvements have increased traffic capabilities for all three of these highways.

Vehicular access from Friendswood to other areas in the metropolitan area is convenient via Interstate Highway 45 and State Highway



FIGURE 1



35. The City is fortunate to have appropriate locations relative to these arteries thereby avoiding the vehicular traffic normally associated with major highways.

Creek Systems - Most of the surface drainage in the City flows north and east to Clear Creek. This Creek's watershed begins in areas north and west of the City. Three minor creeks flow into Clear Creek from water sheds both within and outside the City's corporate boundaries. Mary's Creek, which enters the City along the western boundary immediately north of Friendswood Drive, has a watershed originating west of the City of Pearland. Both Cowards and Chigger Creeks are creek systems within Friendswood, but each has surface drainage from eastern sections of Pearland and Brazoria County.

Within the City, there are 226 defined drainage areas which rely on the system of creeks to collect storm water and to safely remove the water from the community. Drainage studies being performed on these creek systems are for the purpose of determining the requirements for handling run-off. Preliminary studies indicate the need for creek widening and development of detention systems, both of which will have an influence on existing and future development along the creek system.

Easements/Rights-of-Way - There are several easements or rights-of-way shown on Figure 2 which represent the routes through the City for either a pipeline or electrical transmission line. These routes sometimes can present impediments to orderly urban development. Many easements result in alignments which divide

property into odd shapes and therefore dictate the design of parcel subdivision. Several easements through a piece of property can increase development costs. This may be a factor in development of land north of Friendswood Drive and west of Edgewood Drive because of the frequency and arrangement of easements. Occasionally, facilities in easements can be abandoned or be consolidated with others. Either approach improves the subdivision opportunities or alternatives for development.

The routing of the American Canal is a right-of-way shown on Figure 2 in the southern section of the City which may influence development patterns. Crossing this feature with streets for access between areas on either side of the canal will require some type of structure at such points. The costs associated with this type of crossing will likely minimize traffic/pedestrian access.

Urbanization - The areas of the City which are presently developed, as well as those that are undeveloped are shown on Figure 2. A more detailed description is provided in the subsequent Existing Land Use section. The Plan addresses the prospective development of currently undeveloped land.

The above features, some of which are man-made while others are natural, are factors which have had influence on the City's present structure. These features are likely to continue to exercise this same importance as the City develops. When making short and long-range planning decisions which may involve one or more of these factors, their relative impact or influence should be recognized.

THE POPULATION

The scope of the recommendations coming from the comprehensive plan is dependent on the people who benefit from plan proposals. Therefore, a general understanding of the present population, and the population expected to reside within the community at certain times in the future, provides a means of measuring and determining needs for those who are of benefit.

The City's population growth between each of the previous census years is shown in Table 1. Population has generally doubled for each decade. Some of this increase is not a result of normal growth, but rather from annexation of population areas. This occurred in 1983 and 1985 when the area north of Clear Creek was incorporated into the City.

TABLE 1
PRESENT AND PAST POPULATION

<u>Year</u>	<u>Number</u>
1970	5,675
1980	10,719
1990	22,814
1995 City estimate	27,812

Census data provide a source for describing various characteristics of the 1990 population. These characteristics provide a general profile of the citizens residing in Friendswood which is helpful when developing proposals to meet perceived community needs. The census characteristics may also be important to a firm or person desiring to locate in Friendswood.

Housing Units - The 1990 Census recorded 8,048 housing units of which 7,756 were occupied. Based on the estimate of people occupying these housing units, the number of persons per unit ranged from 2.83 to 2.99. The relationship for the city data by counties is shown in Table 2.

TABLE 2
1980 AND 1990 POPULATION AND DWELLING UNITS

	<u>1980</u>	<u>1990</u>		
	<u>Total City</u>	<u>Galveston</u>	<u>Harris</u>	<u>Total</u>
Population	10,719	14,879	7,835	22,814
Dwelling units - total	3,507	5,163	2,885	8,048
Dwelling units - occupied	3,238	4,983	2,773	7,756
Persons per household	3.27	2.99	2.83	—
Persons in group quarters	115	90	—	90
Household 65 years and over	—	273	74	347

Age - A detailed understanding of population is vital to city planning because each age group has special needs. As indicated in Table 3, 7.5 percent of the population in 1990 were under five years of age (preschool). This is up from the 1980 percentage for this age cohort. Likewise, those 55 and older (pre-retirement and retirement) in 1990 represented a little over 12 percent of this population which is an increase from 1980. In 1990, the average median age between the City and the State was 32.9 and 30.8 years respectively. The population appears to be aging and is modestly older than the State as a whole. Both are important considerations in the planning process.

Table 3
AGE DISTRIBUTION

<u>Age Range</u>	<u>1980</u>		<u>1990</u>	
	<u>Persons</u>	<u>Percent Total</u>	<u>Persons</u>	<u>Percent Total</u>
Total Population	10,719	100.0	22,814	100.0
Under 5 years	686	6.4	1,720	7.5
5 to 15 years	2,223	20.7	4,324	19.0
16 and 17 years	584	5.4	793	3.5
18 to 20 years	360	3.4	937	4.1
21 to 24 years	878	8.2	857	3.8
25 to 44 years	3,644	34.0	8,064	35.3
45 to 54 years	1,294	12.1	3,153	13.8
55 to 64 years	602	5.6	1,664	7.3
65 years and above	448	4.2	1,302	5.7

Labor Force - Various types of occupations within the labor force and their composition to the total number of employed persons provides a comparative evaluation for the wage earning segment of the population. The 1990 Census reported 12,143 employed persons sixteen years and over or 75.9 percent of the total labor force. There were 9,525 private wage and salary workers in comparison to 1,671 government workers, 839 self employed workers and 108 unpaid family workers. There were 474 unemployed persons reported by the Census.

The distribution of the persons employed by occupation is shown in Table 4. As shown, the occupational categories for (1) executive, managerial, and administrative, (2) professional specialty, (3) sales, and (4) administrative support, account for approximately 70 percent of the total occupations. In each of these categories it could be assumed above average wages are earned for work performed.

TABLE 4
1980 AND 1990 COMPARISON - EMPLOYED PERSON BY OCCUPATION

<u>Occupation</u>	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Executive, managerial & administrative	1,950	38.6	2,370	19.5
Professional specialty			2,631	21.7
Technical and support	989	19.6	723	6.0
Administrative support including clerical			1,917	15.8
Sales	795	15.7	1,500	12.4
Private household	99	2.0	43	.3
Protective services			162	1.3
Service	245	4.8	943	7.7
Precision, production, craft & repair	764	15.1	1,019	8.4
Machine operators, assemblers, inspectors			330	2.7
Transportation and moving	175	3.5	242	2.0
Others	<u>35</u>	<u>.7</u>	<u>263</u>	<u>2.2</u>
	5,052	100.0	12,143	100.0

Income - Capabilities of the population to receive higher levels of income often will reflect the quality of goods and services it can afford and expects to receive. This expectation can generally be applied to municipal services. In 1989, the Census reported a median household income of \$50,492 for the City. The value was considerable above the State median of \$27,016. A summary of median incomes is set forth in Table 5 to indicate a comparative position of Friendswood's median income to that found in 1989 in surrounding communities.

TABLE 5
COMPARISON OF MEDIAN HOUSEHOLD INCOME,
1979 AND 1989

<u>City</u>	<u>1979</u> <u>Median Income</u>	<u>1989</u> <u>Median Income</u>
Friendswood	\$ 31,918	\$ 50,492
Nassau Bay	---	50,574
League City	26,190	45,043
Pearland	27,123	42,565
Webster	---	32,377
Alvin	21,220	28,860

Education - The levels of education attained by residents in a community indicate to some degree the types of employment for which the population may be best qualified. In the 1990 Census it was found that for the age group of 25 years or older, 92.6 percent of them were graduates of high school or a higher level of education. Those who received a bachelor or higher degree accounted for 34.9 percent for this age group. The 92.6 and 34.9 percent were comparable to 72.1 and 20.3 percent for the State. These numbers would indicate the community as a whole is well educated and above most others.

HOUSING

Housing is not an element of population, but rather it is an item which identifies the quality and type of shelter the population receives. Characteristics which address these two factors are age, costs for shelter, and ownership.

Age and General Characteristics - In 1990 the Census data indicated approximately eighty percent (80%) of the housing units

had been built since 1970. About eighty-three percent (83 %) of all units contained three or more bedrooms and all units were connected to a water system except 104 which were indicated to be on well water. Of the occupied units all were receiving sanitary sewer service except 200 using septic tank disposal.

Housing Costs - Approximately seventy four percent (74 %) of all occupied units were occupied by the property owner. The median monthly mortgage was \$896 with fourteen percent (14 %) of the occupied units not mortgaged. Those owners having housing costs exceeding what is considered to be a general guideline of a maximum thirty percent (30 %) of their 1989 monthly income accounted for 812 owners or about fifteen percent (15 %) of all owners.

The median rental rate in 1990 was \$607. Rental housing units accounted for twenty-six percent (26 %) of occupied units and 528 households were spending in excess of thirty percent (30 %) of their 1989 income for rent.

The number of homeowners in Friendswood exceeds the sixty-one percent (61 %) found for the State. Further, the City's median mortgage and rent costs exceed the State's respective values of \$712 and \$395. Housing in Friendswood has sound value and the overall age should be considered positive when various types of housing programs are needed in many other communities for upgrading the housing stock to a desirable and acceptable level for their citizens.

LAND USE

The physical composition of Friendswood is identified by its land use structure. The present location and relationship found between

DISTRICT		DESCRIPTION	DENSITY (UNIT PER ACRE)
OLD	NEW		
A. R-1	SFR	SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT	2.7
B. R-2&R-3	MFR	MULTIPLE FAMILY RESIDENTIAL DWELLING DISTRICT-LOW	6.0
C.	MFR-GHD	GARDEN HOME RESIDENTIAL DISTRICT	6.0
D. R-4	MFR-H	MULTIPLE FAMILY RESIDENTIAL DWELLING DISTRICT-HIGH	9.0
E. R-5	MHR	MOBILE HOME RESIDENTIAL DISTRICT	18.0
F. R-6	MHR	MOBILE HOME RESIDENTIAL DISTRICT	10.0
G. C-1	CSC	COMMUNITY SHOPPING CENTER DISTRICT	N/A
H. C-2	HC	NEIGHBORHOOD COMMERCIAL DISTRICT	N/A
I. C-3	OPD	OFFICE PARK DISTRICT	N/A
J. C-4	CR	COMMERCIAL/RECREATIONAL	N/A
K. C-1	OPD	ORIGINAL BUSINESS DISTRICT	N/A
L.	PUD	PLANNED UNIT DISTRICT	N/A
M.	RSC	REGIONAL SHOPPING CENTER	N/A
N. A-1	A-1	AGRICULTURAL DISTRICT	N/A
O. M-1	LID	LIGHT INDUSTRIAL DISTRICT	N/A
P.	ID	INDUSTRIAL DISTRICT	N/A
Q. SP	SP	SPECIFIC USE	N/A
R.	BP	BUSINESS PARK	N/A

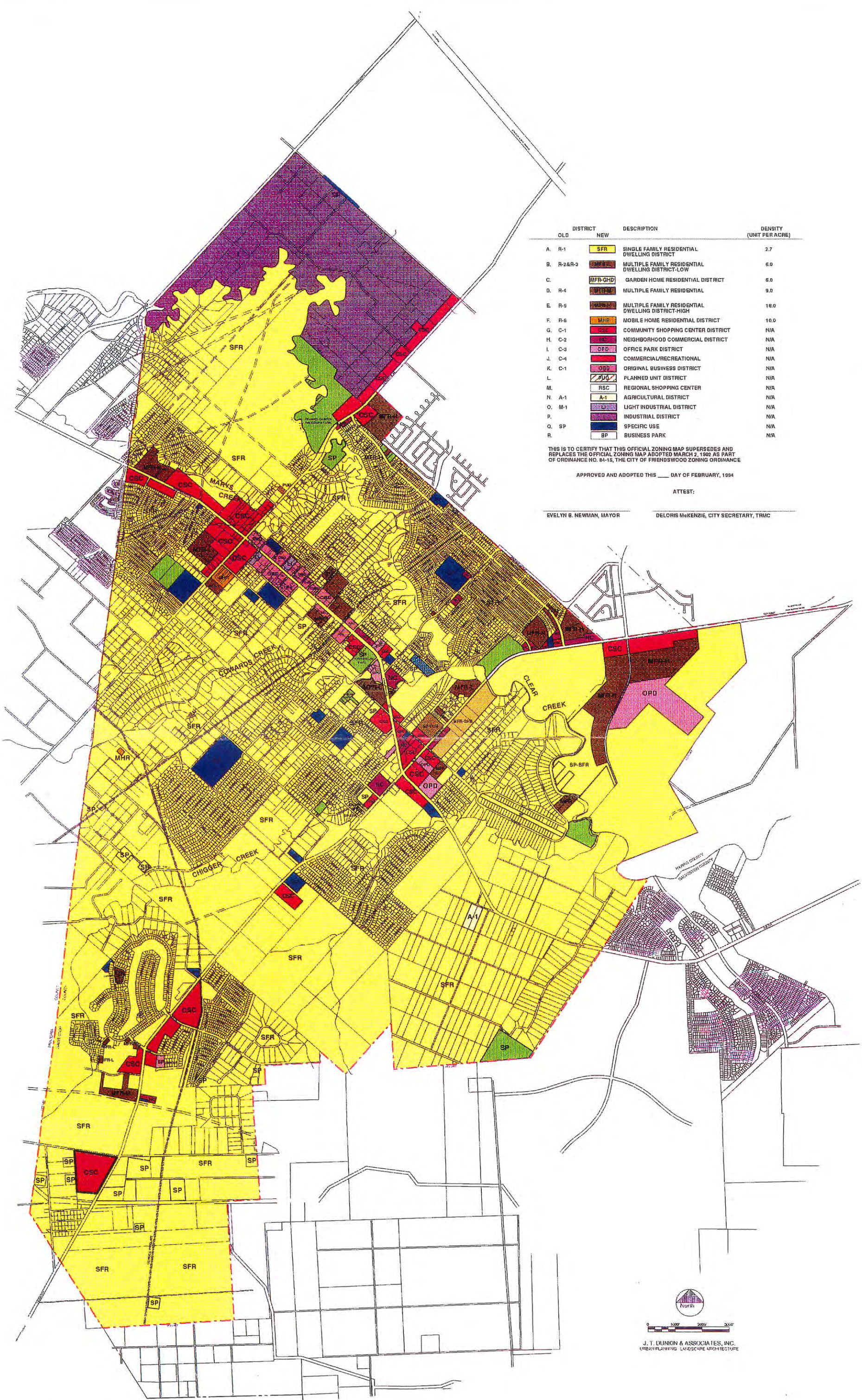
THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED MARCH 2, 1992 AS PART OF ORDINANCE NO. 84-15, THE CITY OF FRIENDSWOOD ZONING ORDINANCE.

APPROVED AND ADOPTED THIS ____ DAY OF FEBRUARY, 1994

ATTEST:

EVELYN B. NEWMAN, MAYOR

DELORIS MCKENZIE, CITY SECRETARY, THMC



land uses is a result of satisfying those activities that are normally associated with the residents' needs for carrying on their daily activities for a place to reside, a place to work, and a place to spend free time, all linked together by land designated to allow for a means of movement via streets to occur between these various activities. This may be a simple description of how the composition of the City's structure is formed, but it does point out the living environment can be shaped over time if sound relationships are established between various types of land use. How the land is used, the association between uses, quantities of use, and the resulting structure each have an individual and collective impact, either positive or negative, on the quality of life found where these uses exist. Therefore, one of the more important considerations when planning for the City's future is to understand the characteristics of the land use relationships and how they affect the community's quality of life. By recognizing and maximizing the positive aspect of the use of land and by applying these to new or redeveloping areas, the overall quality of the urban environment can be maintained at the level desired by the citizens of Friendswood.

A better understanding of the use of land in the City and the influence land use has on the City's physical environment is gained through an evaluation and analysis of the present types of land use, the land use pattern, and other physical or environmental characteristics found in the urban area which are influenced by the use of land. Using this data as a basis for formulating land use decisions and projections results in a sound and meaningful Future Land Use and Comprehensive Plan.

EXISTING LAND USE

A land use survey was conducted in the spring of 1994 to provide a basis for evaluating present land use and to develop the necessary data for formulating the Land Use Plan. The survey of all properties within the City and on the City's fringe consisted of a parcel-by-parcel inventory to determine the use of land for each parcel. Uses were placed into one of nine categories. Each category represented a grouping of land use having similar functions and compatible characteristics. The following further identifies the nature of these categories:

Residential Uses

- Single-family residences - one family dwellings and related accessory buildings
- Two-family residences - duplex dwellings and related accessory buildings
- Multi-family residences - apartments, rooming houses and related accessory buildings
- Mobile Homes - mobile homes used as a fixed dwelling

Public, Semi-Public and Related Uses

- Schools, churches, cemeteries and hospitals
- Parks, playgrounds and public buildings

Recreation

- Park and Open Space - municipal park areas
- Private Park - private recreational space generally within a residential neighborhood
- Private Recreation - golf course, racquet club, and the private baseball complex

Retail Uses

- Retail stores, shops and personal service establishments; eating establishments, service stations and any associated off-street parking facilities

Office Uses

- Single and multiple offices and financial institutions and off-street parking areas

Commercial Uses

- Commercial services, building material yards, automobile garages and sales lots, warehouses, wholesale establishments, sale of used merchandise, dancing schools, and open storage of materials

Industrial Uses

- Light Industry - light processing, storage, light fabrication, assembly and repairing
- Heavy Industry - manufacturing, repair or storage involving heavy processes, glare, dust or odor

Streets and Alleys

- Land dedicated to public use for local street and highway rights-of-way whether open or closed to use

Vacant and Agricultural Use

- Vacant land having either no apparent use or used for agricultural purposes

The land use survey provides information for developing a qualitative and quantitative analysis of existing land use. The general quality of the urban area, to a certain extent, can be determined when land use information is mapped.

Land Use Inventory - Land use data collected during the survey was mapped and quantities calculated by categories. A summary of land use by categories is set forth in Table 6. In this table, there is shown for each category, a total acreage and the percentage of that category's acreage of the total developed area and the percentage of the total area of the City. The summation of all developed and vacant land in the City totaled 13,574 acres or 21.2 square miles. These values are approximate, since they have been compiled from map data, but the computer tabulations are relatively accurate for identifying the land use composition of the City.

Land use data was aggregated and calculated for small areas generally the size of a neighborhood or smaller. Both the mapping of Neighborhood Areas and land use calculations by Areas are found in Appendix "A." Data in Table 6 has been summarized from the neighborhood data.

TABLE 6
EXISTING LAND USE - CORPORATE LIMITS
CITY OF FRIENDSWOOD, 1994

<u>Use</u>	<u>Acres Used</u>	<u>Percent of Developed</u>	<u>Percent of Total Area</u>
Single-Family	3,620.8	59.7	26.7
Two-Family	4.8	.1	.1
Multi-Family	86.4	1.4	.6
Mobile Home	7.0	.1	.1
Public and Semi-Public	254.3	4.2	1.9
Park	428.3	7.1	3.1
Retail	118.4	2.0	.9
Office	25.6	.4	.2
Commercial	128.9	2.1	.9
Industrial	11.0	.2	.1
Canal	24.5	.4	.2
Street Rights-of-Way	<u>1,353.6</u>	<u>22.3</u>	<u>9.9</u>
Sub-total	6,063.6	100.0	44.7
Vacant	<u>7,510.4</u>		<u>55.3</u>
	13,574.0		100.0

Land use relationships and characteristics applicable to Friendswood are identified by data in Table 6.

- **Right-of-Way** - The area and percentage of use for street rights-of-way are approximately 1,254 acres or 22.3 percent of the total developed land area. From data developed for other cities, this percentage can range upward to 30-35 percent. What this lower percentage indicates is an efficient use of land for this purpose. Excessive use has two major results: (1) extra land not actually needed for street purposes

is removed from other productive use, and (2) the greater space in this category which primarily results from extra width represents a higher maintenance responsibility to the City.

- **Residential** - As indicated, approximately 62 percent of the developed area is used for some type of residential use. There are no specific guidelines or standards for assessing this use; however, the values shown do indicate the prominence of residential use in the community.
- **Nonresidential** - The 4.7 percent of nonresidential uses of land for retail, office, commercial and industrial is a result of several factors. Retail and commercial services are generally dependent upon and closely related to a market or service area. The association of cities in Friendswood area collectively have the population to justify various types of retail uses such as those found in or near a shopping mall. The closeness of Baybrook Mall does impact the location of most retail uses in these smaller cities, except for those establishments whose services are required on a more frequent basis, such as: the food store, drug store, or personal service store. Commercial uses found in the City also are generally linked to serving the population in comparison to uses involving light assembly and fabrication, material storage or other similar types of uses found in a commercial business park.

It is important for the benefit of more complete range of

services, as well as for the tax base that the City work towards attracting sound retail, office and commercial uses. Limited locations within the community and available land are both factors to be evaluated based on site selection criteria commonly required for these types of uses. Job opportunities, as well as tax base can be a product from new commercial and office users.

- **Public and Semi-Public** - Among the types of land uses in this category are churches, schools, cemeteries and municipal facilities. Most of these uses are tax exempt. Approximately four percent of the developed land is in this category with most sites fully developed.
- **Park and Open Space** - The acreage in this category is comprised of 197.9 acres in municipal park space, 93 acres in County park space, and the remaining 188.2 acres in private recreational space primarily represented by the ball complex on Parkwood Avenue and the golf course and tennis club. These spaces account for 7.1 percent of the developed land. The addition of the City's community park south of F.M. 518 will boost this acreage an additional 75 acres upon its completion.

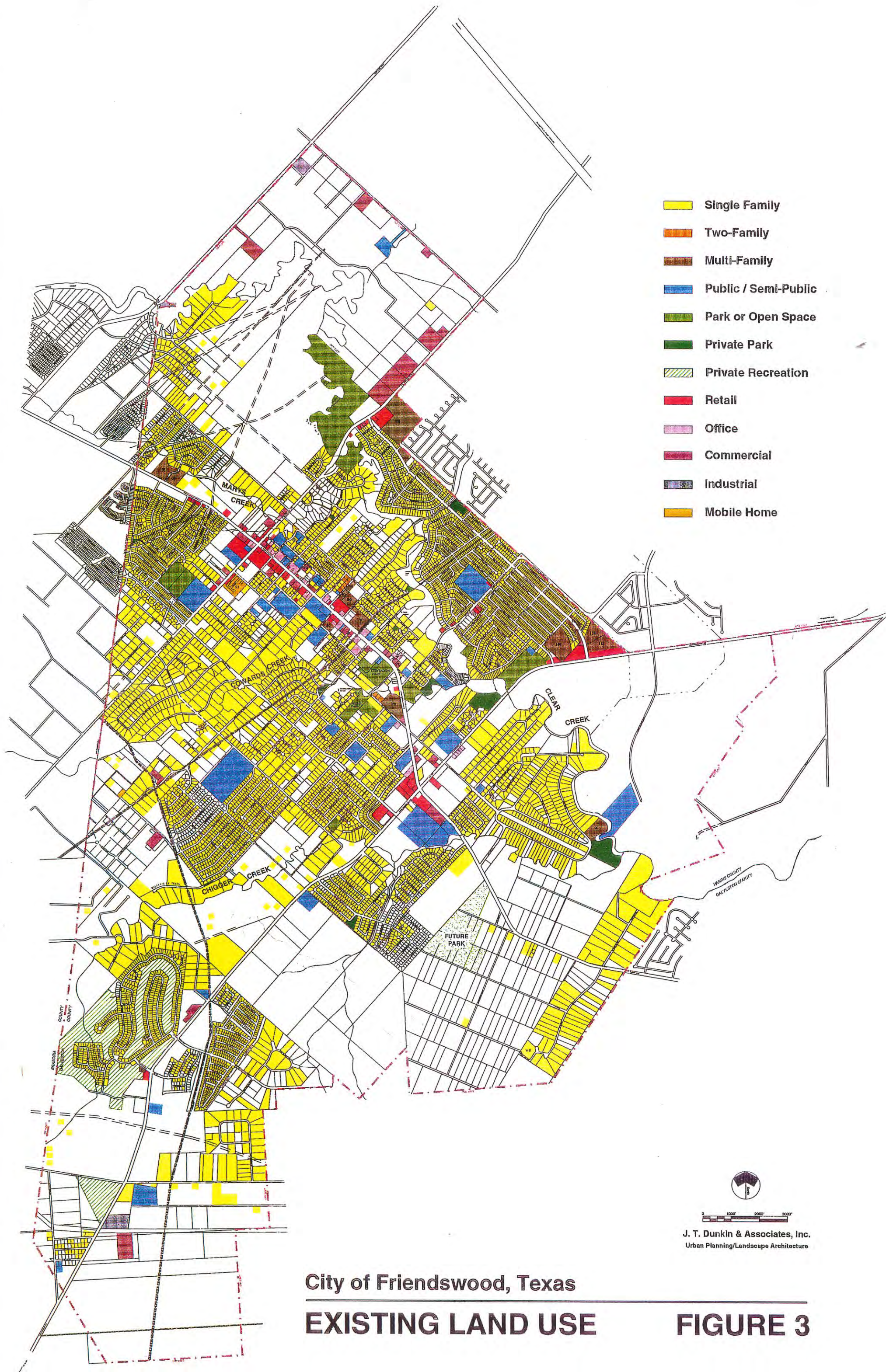
The land use inventory provides a guideline to long-range land use planning. Understanding of the respective quantities assists in assessing where emphasis is needed to strengthen the community structure. Acreage values and how these are distributed and assembled in the land use pattern helps to provide some basis for assessing and determining future land use needs.

LAND USE INVENTORY

The pattern of the developed use of land is shown on Figure 3. The street system serves as the basic framework which supports this pattern. Principal usage can be seen by location of uses and the intensity of the color code system for these uses. The primary characteristics of the pattern is shown by the prominence of single family residential and the extension of nonresidential uses along Friendswood Drive between Edgewood Drive and Parkwood Avenue.

When referring to Figure 3 for the graphic explanation to the comments made below, it is important to observe that the City's boundaries are fixed; therefore, the ultimate boundary for the expansion in use of land will be these boundaries. The following paragraphs discuss various features found in evaluating the pattern and use of land.

- **Residential** - It is always desirable to have a compact single family land use pattern for the purpose of minimizing the cost of services to areas which are outlying or not contiguous to other developed sections of the City. From the various housing and development characteristics found in the residential areas, it appears the preponderance of early development was either side of an east-west axis formed by Friendswood Drive between Edgewood Drive and Parkwood Avenue. Newer residential subdivisions north and south of Friendswood Drive and the older section of the community have almost absorbed all the vacant land in their expansion of the corridor between Parkwood Avenue and Edgewood Drive.



The single-family development east of Parkwood Avenue in the eastern section of the City is somewhat dispersed with vacant areas available for residential expansion. A similar situation exists in the northwest section of the City, west of Edgewood Drive and north of Friendswood Drive. Because of the scarcity of land, a procedure may be found to be appropriate for larger blocks of vacant land having similar future development projected by the Land Use Plan to adopt a more detailed development plan than projected within this Plan. The advantage of this procedure is to bring together, over a period of time, smaller tracts into a larger homogeneous development than might be accomplished if done in incremental pieces.

- **Nonresidential** - Most all nonresidential uses are found along Friendswood Drive between Parkwood Avenue and Edgewood Drive, or along these streets for a short distance north and south from Friendswood Drive. All three of these streets are major thoroughfares and are attractive to retail, office and commercial uses because of adjoining property's accessibility and visibility to the traffic traveling on them. Other nonresidential uses are located on Parkwood Avenue and Edgewood Drive at their intersection with Blackhawk.

There is beginning to form a retail area on Parkwood Avenue near Sun Meadow. In this area of the City, there is likely to be an expansion of retail services brought about by further population growth. This location is approximately three

miles south of local retail services found at the intersection of Friendswood Drive and Parkwood Avenue and will be more convenient to nearby areas and will likely be capable of sustaining various types of retail services because of the residential growth.

There are two areas within the City which are either developed or vacant where opportunity exists for creating the framework for future nonresidential development. The frontage along the west side of Edgewood Drive is partially developed with various commercial types of land use, some of which need attention to their site to create a better image for attracting other uses. This area does have industrial and commercial zoning, and a commercial business park may be possible through economic development effort and working with the property owners in developing an appropriate business park plan. The other area of the City applicable for future nonresidential use is south of the canal on the east side of Parkwood Avenue. Precise land use planning should be done to explore development opportunities with the property owners. This area presently has good access which will be improved as thoroughfare systems are built. Some adjustment to city limit boundaries between Friendswood and Alvin to gain more Parkwood Avenue frontage is desirable regardless of the ultimate use of this section of the City.

CORRIDOR LAND USE

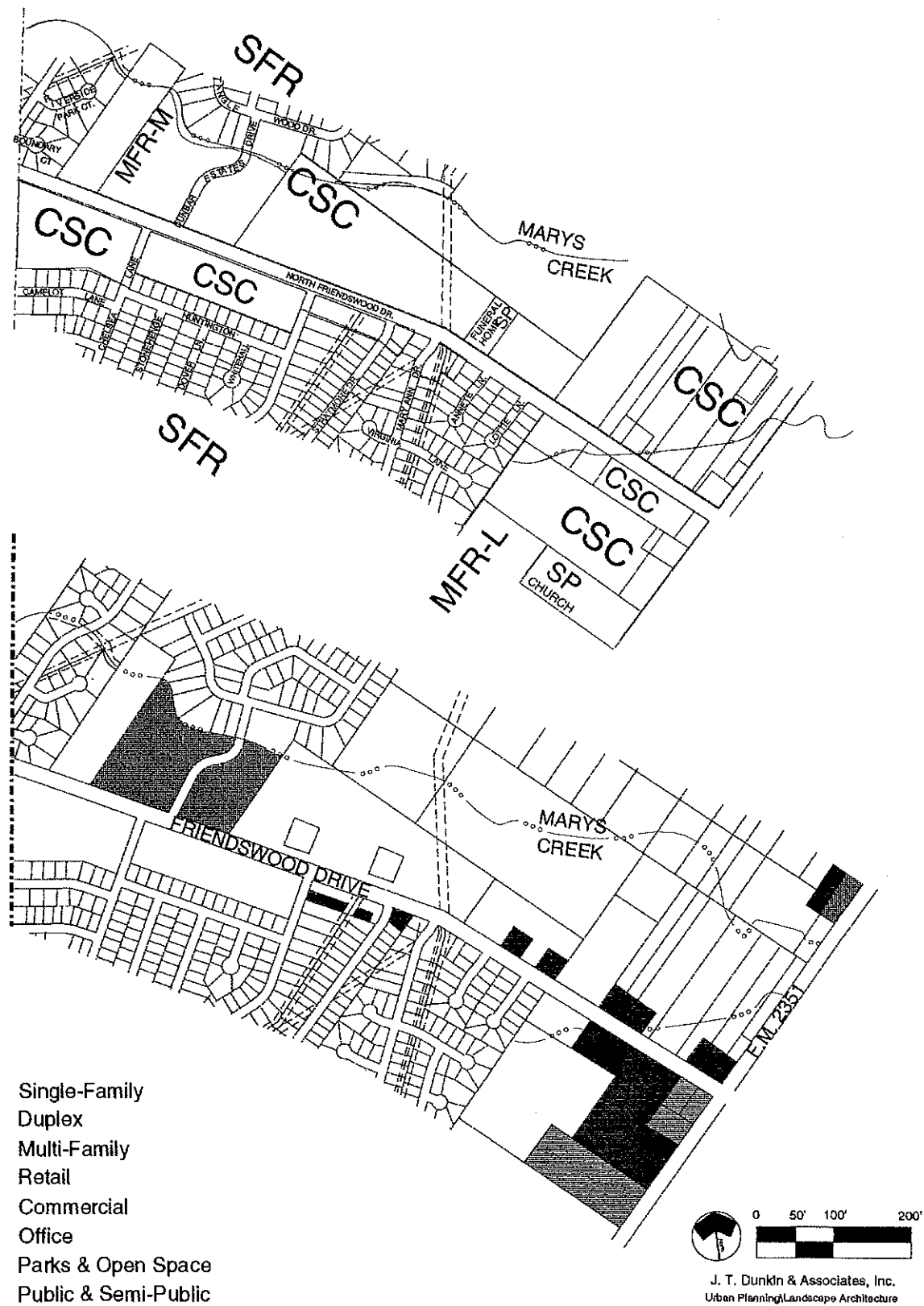
The prominent concentration of retail-office and light commercial uses are located on Friendswood Drive from just east of the westerly city limits to east of and including the intersection of

Friendswood Drive and Parkwood Avenue, F.M. 518. Because of this prominence and the association of uses in the corridor land use pattern, illustrations of land use mapping have been enlarged for this corridor and are shown by Figures 4, 5 and 6. In addition, the corresponding zoning districting is shown to indicate the type of district in which these uses are located.

The Friendswood Drive corridor is considered now and in the future to be the most important corridor for business use. Two factors are identified with this status: (1) the corridor generally has a nonresidential type of land use either side of Friendswood Drive, and (2) most of the frontage is developed and the tenure of these uses are of various lengths in time.

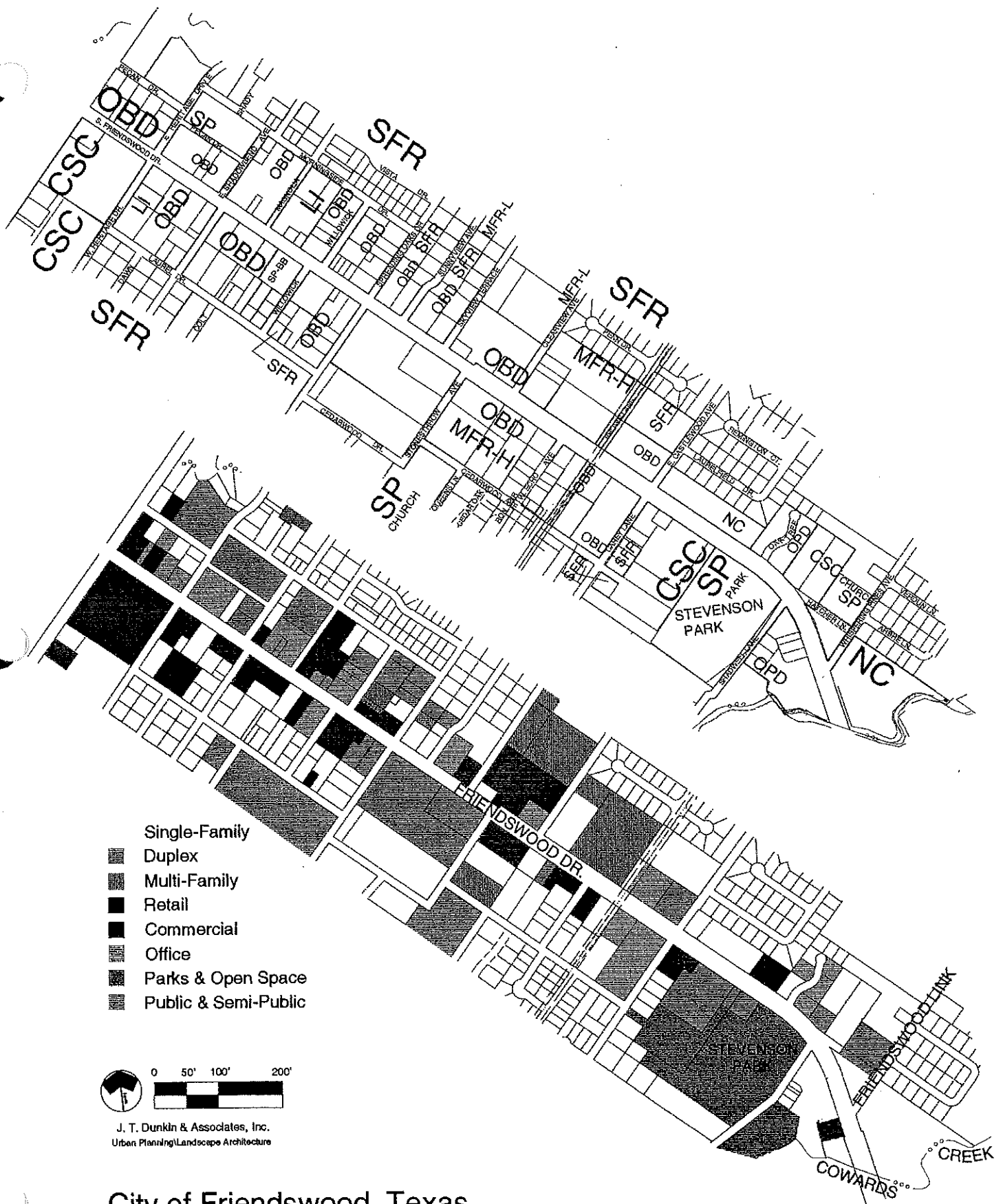
Various conditions will influence how the quality of the corridor evolves for business purposes and how the overall values are preserved and enhanced. The City can be instrumental in driving some of these conditions through land use and development standards, emphasis on aesthetics, traffic management and other approaches which relate to uniform criteria addressed by ordinances or policies. Coupled with this type of approach, there will likely be a need for assistance from the City to create economic development incentives and approaches to help establish and strengthen markets for uses along the corridor.

It is conceivable that through broad development goals and efforts, the corridor can become even more attractive than presently found and the general characteristic now identified with the corridor can be elevated to achieve more sound land use relationships and quality



City of Friendswood, Texas

CORRIDOR LAND USE & ZONING FIGURE 4



in development.

The relationship which exists between some uses does not always appear to be compatible. The intrusion of some commercial types of land use in a predominant retail or office environment often tends to affect the attractiveness and quality of the area for these personal service types of use. Association of land uses having similarity in types, access, parking, and site development, are all factors associated with good compatibility.

It is recommended that the City create a Main Street District of its own to further the economic development of this area through regulation of permitted uses, compatibility of those uses, landscaping, architectural control, streetscape development, and other aesthetically pleasing policies to encourage relocation of businesses and expansion of, or strengthening of existing businesses through these design guidelines and a quality growth environment. Traditionally, if a City can create the proper environment, the market place will respond favorably.

THOROUGHFARE PLAN

Major Thoroughfare Plan

Updated March 2018

(Resolution 2018-05)

The Major Thoroughfare Plan serves as a guide for the designation of those streets within the street system, which are to serve as the primary arteries for vehicular traffic. The system of major thoroughfares also has other uses or relationships in the urban area, which include:

- Develops the structure or framework around which the community is developed. In land use planning, the system is commonly referred to as the structural framework on which the land use pattern is woven.
- The system provides traffic linkages between major areas in the community and linkages between the community and adjacent areas.
- Because the system is designed to carry high volumes of vehicular traffic, it is subject to attracting, along the corridors or at intersections between thoroughfares, business activities related to serving local and adjacent needs.
- The system generally identifies homogeneous areas of land use, which are often referred to as neighborhood areas.

Because of the importance of the above factors, and others which can be developed to address the system's relationship to the community, it is imperative that the community plan provides for a sound and reliable thoroughfare system.

Adopted Plan

The relationship and importance of the three highways – Edgewood Drive (FM 2351), Friendswood Drive (FM 518) and Parkwood Avenue (FM 528) – has been discussed in the Baseline Studies (Section 3 of the Comprehensive Plan). Early on, these highways provided a framework around which the City's initial urban development occurred. The spacing between these facilities has allowed logical and homogeneous areas of land use to develop within the framework.

The City of Friendswood adopted a Thoroughfare Plan in 1990. This Plan was built around the above highway system with each of the facilities functioning as a major street in the thoroughfare system. The Plan was modified in 1998, 2001 and 2004.

Plan Elements

There are three primary elements in the Thoroughfare Plan: the major thoroughfare, boulevards and collector streets. The function of the major thoroughfares and boulevards is to move large volumes of traffic, while the collector streets move traffic from local streets and along a continuous route to the major thoroughfares and boulevards.

In Friendswood, the more extensive collector street system is west of Friendswood Drive between Edgewood Drive and Parkwood Avenue. These streets are designed to have wider right-of-way and pavement width than a local street but less than the major thoroughfares. The design of a good residential area provides for the collector street system.

Often, there are several types of cross sections for rights-of-way and pavement width in a Thoroughfare Plan, which designates the thoroughfares. Each section reflects the thoroughfare's importance in the overall system. Usually, the thoroughfare's ability to handle traffic is indicated by the number of traffic lanes. The cross sectional standards used for the thoroughfares improved in the City (Friendswood Drive, Edgewood Drive, and Parkwood Avenue) have been set by the Texas Department of Transportation. Blackhawk was already built as a thoroughfare when it was annexed into the City.

Thoroughfare Plan

The adopted Major Thoroughfare Plan, with modifications, is shown by Figure 7. Street classifications are determined by their line width shown on the plan. Alignments which are existing and open for use are shown as a solid line while future facilities are shown by a dashed

line. In developing areas, the general locations of the major thoroughfares or minor thoroughfare are to be guided by this Plan with the final location being set by the development's street pattern.

The following are features shown on Figure 7:

- Thoroughfare Designation – The geographical area shown on the Plan extends beyond the corporate limits. Currently, the adopted plan graphics do not cross these boundaries. It is important for the City to establish on-going coordination with adjacent communities to develop continuity of the facilities between the local systems.
- Thoroughfare Routes – There are two routes to be determined as vacant land is placed into urban use: (1) Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM 528 to the west city limits including coordination with Pearland for linkage to Pearland Parkway (2) Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM528 to the east city limits including coordination with League City for linkage to League City Parkway.
- A future major highway facility shown on the adopted Major Thoroughfare Plan is the Grand Parkway in the southern section of the City. The ultimate construction of this type of highway would be significant to the growth and development within the City.

Thoroughfare Standards

Street design shall conform to the Subdivision Ordinance and all applicable planning tools, as well as specifications outlined in the Design Criteria Manual. Other considerations for design shall include street function, street capacity, service levels, traffic safety, pedestrian safety and utility locations.

To provide more flexibility for planning purposes, a range of right-of-way widths has been developed using the established widths from the ordinance. These ranges are shown on Figure 7.

Bicycle Lanes and Trails – Space should be provided on the major thoroughfares, boulevards, and collector streets for the bicyclist. The street sections for those streets indicated to function as links in the trail system shown on Figure 16 should be considered during review of construction plans. Alternatives for location of a trail within the right-of-way are shown on Figure 15.

PARKS AND OPEN SPACE PLAN

PARKS AND OPEN SPACE PLAN

GENERAL

The Parks and Open Space Plan for the City was completed and subsequently adopted by the Parks Board and City Council in 1993. This section of the Comprehensive Plan updates this Park Element and discusses the Plan in a condensed format for the more detailed and descriptive material contained within the Parks and Open Space Plan document.

INTRODUCTION

Friendswood's urban area is rapidly developing and there is an evident need to plan for the development of both immediate and long-range recreational facilities to meet requirements being brought about by residential expansion. The Parks and Open Space Plan recognizes all the elements of the urban environment -the site, the people, the use of land and land use development opportunities both for existing and expected needs as discussed in the Baseline Analysis.

The Park and Open Space Plan is based on the expected growth to the "built-out" status of land within the City. Current and future recreational needs are identified based on population residing in the community. Neighborhood service areas are defined in the Plan and the population and general types of facilities are identified for each neighborhood for the "built-out" condition. Initial recreational requirements of the current population, and ranging upward to five years for space and facilities are specifically defined, with require-

ments beyond that time period remaining less specific to allow flexibility in implementation of the Plan.

The present and future citizens of Friendswood are those who will place demands for recreational space and opportunities on the park system; therefore, this Plan is designed to serve their expected needs.

FACTORS INFLUENCING RECREATION DEVELOPMENT

Recreational spaces and facilities are considered to be one of the several types of municipal service needs generated by the urban dwellers. Similar to other types of service uses, the location of the recreational use within the urban area and the residents within its service area are both important to the recreational use's success and viability. Based on this premise, it is an important consideration that the planning for recreational space and facilities be closely related to where the people reside in the City's present and future urban area.

Some of the key factors in the Baseline Analysis pertinent to recreational planning and the future park system are discussed below.

The Site - The City's growth is bringing about change and new demands on its infrastructure and services, and as recreation planning occurs for new facilities, factors influencing their location, size and other features should be understood. As discussed in this element of the Plan, the location of the population, present and future, is basic and one of the more important factors to be understood and evaluated for guiding the Park Plan. Other site factors

which have influence on park and recreational use are recapped as follows:

- **Development Status** - The present developed areas of the City are shown on Figure 2 in the Baseline Analysis. Shaded areas are predominantly residential with the concentration of nonresidential use found along Friendswood Drive between Parkwood Avenue and Edgewood Drive.
- **Highway System** - Highways serving Friendswood, shown on Figure 2 form the basic framework for the City's thoroughfare system and tend to influence the development pattern by their location and service to adjacent land.
- **Creek Systems** - The creek system found in the City can have both a positive and a negative influence on urban development. The positive feature of the system is the open space created by the creek corridors and the ability to possibly use some of these spaces for locations of walking trails. The negative aspect is the flood prone area associated with each creek.

Creeks shown on Figure 2 include Clear Creek and the three tributaries: Mary's, Cowards, and Chigger.

- **Easements** - A number of easements are shown on Figure 2 to illustrate the various locations where these may be found. Many easements have been incorporated into existing developments and a similar practice is expected in future develop-

ments. However, when practical, some easements may serve as the location for a trail which link park areas traversed by these easements.

The Population - Friendswood's population has generally doubled in each of the last three Census. Growth places various demands on urban services, one of which is the ability to service the community with spaces and opportunities for various types of recreational activities. How these spaces and facilities are chosen have a very close relationship to the characteristics and location of the population in the present and future urban area.

- **Social and General** - Review of the social and general characteristics of the population identified in the Baseline Analysis allows for the opportunity to examine the current status of the population as related to overall features of persons residing in the City when the Census was taken for 1990. No specific population feature is directly linked to recreation; however, review of this data does permit user characteristics for input into the planning process which may give general direction or resolution to a question when the present population and its needs are being considered as related to recreational planning.

In summary of data in the Baseline Analysis, the population characteristics from the Census data would indicate the citizens of Friendswood are, as a whole, a younger and well educated population, with a preponderance being in the labor force and employed in jobs reimbursing them at incomes considerably above the State average of \$27,016.

Location of Population - The location of present and future recreational spaces and facilities needs to be in close proximity to the population they are serving. A survey similar to the land use survey was made to identify residential development to determine where the present population was residing. In addition, the 1990 Census' preliminary housing unit and population count was obtained for block level data. Between these two sources, the existing population by location was determined for specific areas of the City.

To identify the future residential land use pattern for undeveloped areas in the City, current mapping was reviewed for zoning districting. This review set forth areas designated by zoning for residential use and those areas were generally coupled with existing developed residential use to formulate the expected location for the future residential development.

From this data, an analysis was made to determine where the future population will likely reside. This analysis guided the decisions for determining the location for the various types of park and open space areas in the total park system.

Neighborhood areas were designated to assist in the analysis of the population as pertaining to evaluating existing facilities and plan to meet future needs. The city area was divided into eleven neighborhood areas. The purpose of forming these neighborhoods was to identify homogeneous areas where specific park and open space planning can be accomplished to meet the needs of each area.

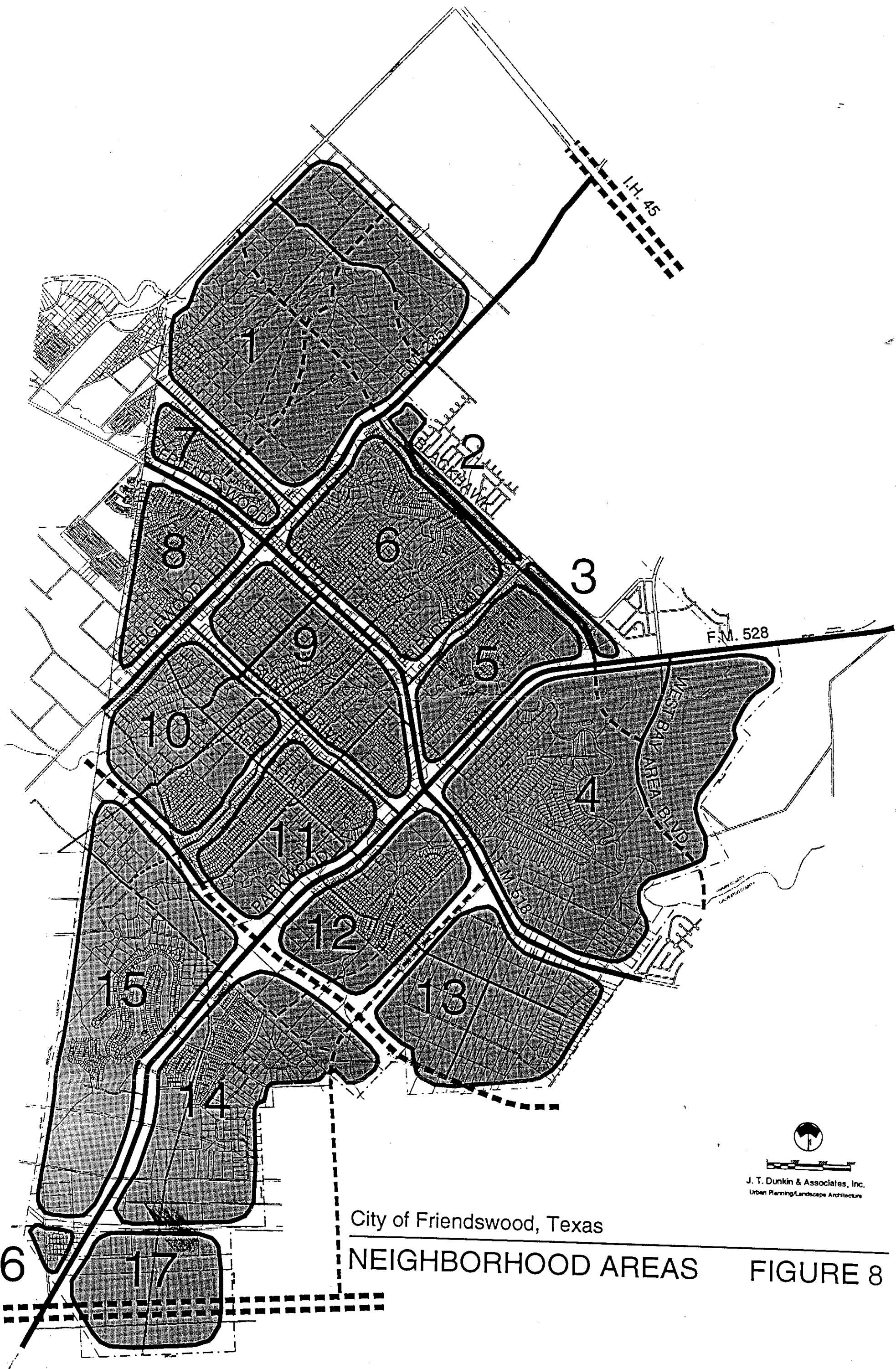
The boundaries for these areas, as shown on Figure 8, are generally delineated by existing or proposed thoroughfares, creek courses,

and municipal boundaries. Each area is of varying size and population; however, the development pattern within each of the areas is similar and the relationship between these eleven areas will allow a sound approach to be taken for planning recreational facilities, particularly those for the neighborhood level.

- **Population Distribution** - Understanding where the present and future population resides in the urban area is the primary factor in site selection for facilities.
- **Existing Population** - The information from the land use survey and data from the Census were both used in determining the location and number of residents for each Neighborhood Area. The neighborhood estimate in Table 7 is based on the number of dwelling units tabulated for each area in mid-1992 and the 1990 number for persons per household of 2.93 persons.

TABLE 7
1992 EXISTING POPULATION - NEIGHBORHOOD AREA

<u>Neighborhood</u>	<u>Dwelling Units</u>	<u>Population</u>
1	390	1,143
2	759	2,224
3	3,561	10,434
4	774	2,268
5	1,072	3,141
6	633	1,855
7	391	1,246
8	295	864
9	34	100
10	387	1,134
11	—	—
	8,296	24,309



J. T. Dunkin & Associates, Inc.
Urban Planning/Landscape Architecture

City of Friendswood, Texas

NEIGHBORHOOD AREAS

FIGURE 8

TABLE 8
NEIGHBORHOOD AREA
HOLDING CAPACITY AND POPULATION
ESTIMATE

Area	Existing Dwelling Units	Vacant Lots	Vacant Residen- tial Acres	Dwellings Per Acre	Future Dwellings	Total Dwellings	Persons Per Dwelling Unit	Total Popula- tion
1	390	41	752	2.7	2,030	2,461	2.8	6,890
2	759	45	—	—	—	804	2.8	2,251
3	3,541	29	70	2.7	189	3,779	2.8	10,581
4	774	42	—	—	—	836	2.8	2,340
5	1,072	243	101	2.7	372	1,609	2.8	4,503
6	433	43	700	2.7	1,890	2,366	2.8	7,184
7	391	184	1,024	2.7	2,770	3,147	2.8	9,271
8	293	224	406	2.7	1,094	1,613	2.8	4,522
9	34	113	804	2.7	2,170	2,217	2.8	6,487
10	317	70	619 79	2.7 9	1,822 711	2,140	2.8	7,932
11	—	—	376 37	2.7 9	1,013 313	1,328	2.8	4,271
Total	8,294	1,038			14,328	23,702		64,341

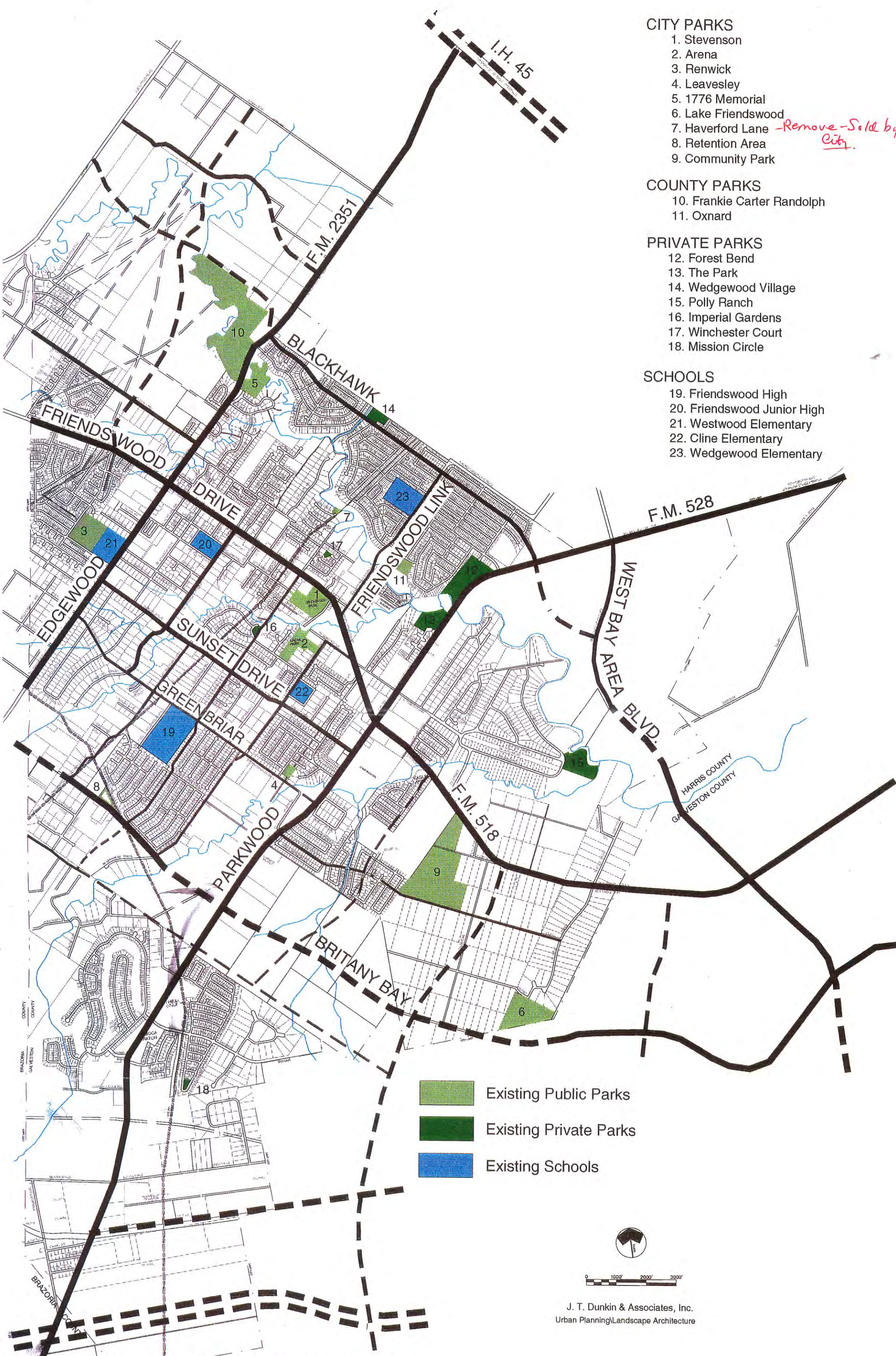
- **Future Population** - An estimate was prepared for future population by Neighborhood Areas for the time when the City will be approaching total absorption of its residential land. This calculation recognized: (1) number of vacant residential lots; (2) vacant land residentially zoned and likely to be developed for this purpose; (3) the present single-family value of 2.7 lots per acre now used as the maximum single-family residential density and the value used for calculating lots to be developed from vacant residential land;

and (4) the number of existing developed and occupied lots. The sum of these provided the total number of lots, or a possible holding capacity of residential lots, for each Neighborhood. To the total number of lots in each Neighborhood was applied an estimate of 2.8 persons per dwelling for determining the Neighborhood's population holding capacity. This estimated population is the approximate number of persons which can be expected to reside within the Neighborhood and exerting some type of recreational demand on the park system. These values are shown in Table 8.

The above population estimate for a "build out" of 66,361 persons is considered to be a very optimistic value since all land may not be absorbed, and other factors influencing the projection may change. However, the value is considered valid at this time to use in long-range planning for recreational facilities. This value provides an estimate which can be altered from time-to-time as the Plan is reviewed. It also provides an estimate which is slightly greater than will be expected to be achieved, and therefore, facilities would not likely be under-planned.

**INVENTORY -
ACTIVITY -
FACILITY**

Park development in Friendswood has not kept pace with urban growth, but the status of the present residential development patterns will allow this course to be corrected if the opportunity is taken within the near future. The status of development influencing the park system is represented by the pattern of residential development. Some developed areas currently have recreational space



CITY PARKS

- 1. Stevenson
- 2. Arena
- 3. Renwick
- 4. Leavesley
- 5. 1776 Memorial
- 6. Lake Friendswood
- 7. Haverford Lane
- 8. Retention Area
- 9. Community Park

-Remove-Sold by City

COUNTY PARKS

- 10. Frankie Carter Randolph
- 11. Oxnard

PRIVATE PARKS

- 12. Forest Bend
- 13. The Park
- 14. Wedgewood Village
- 15. Polly Ranch
- 16. Imperial Gardens
- 17. Winchester Court
- 18. Mission Circle

SCHOOLS

- 19. Friendswood High
- 20. Friendswood Junior High
- 21. Westwood Elementary
- 22. Cline Elementary
- 23. Wedgewood Elementary

- Existing Public Parks
- Existing Private Parks
- Existing Schools



0 1000' 2000' 3000'

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Urban Planning/Landscape Architecture

City of Friendswood, Texas

EXISTING PARKS & OPEN SPACES FIGURE 9

5-27-97

available while in developing areas space can be made available for park purposes. Coordinating existing recreational spaces and facilities with the opportunities for future spaces is an important factor in developing the community's park system. In the following section, existing spaces and facilities, and recreational activities are discussed for both public and private ownerships.

Existing Municipal Parks - There are approximately 187.5 acres of park land in the City distributed in seven park sites. Four of the sites are developed for active use, one for passive use, and two sites are undeveloped; however, planning is now under way on the recently purchased site for use as a community park. The location in the community of each park is shown on Figure 9. A summary of recreational activities and facilities found in the parks is tabulated in Table 9. Descriptions in the following paragraphs explain the type of features found in each park, the park's present service area, and other similar items which identify the park's function.

- **Lake Friendswood** - This 33 acre undeveloped park is almost totally in water surface. Plans prepared for development include an area for swimming with a bath house, related shelter, and deck area. Construction has been placed on hold at this time.
- Another undeveloped site is a retention pond located south of Friendswood High School shown on Figure 9 as Site 8.

In summary, the active park and recreation features found in Friendswood generally occur on three sites: Stevenson, Renwick,

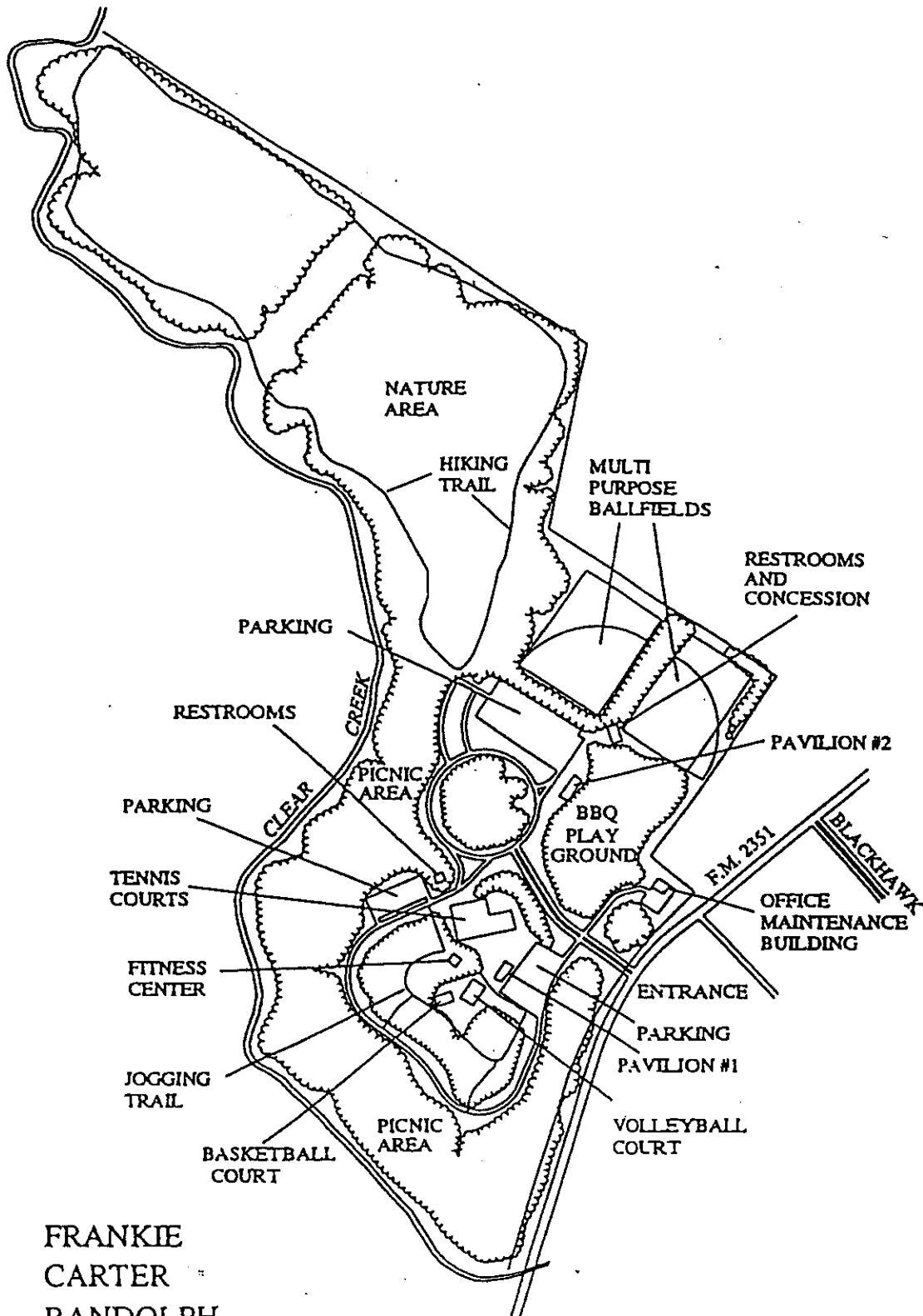
and Arena. The park system consists of approximately 199.5 acres and is considered to be below those desirable standards for land and facilities for a city in the population range of Friendswood.

County Parks - The city park system is one source offering the community space and facilities with recreational opportunities. In Friendswood, a number of homeowner-supported recreational spaces and County spaces offer recreational services, but on a more limited basis because of their respective sizes. There is one exception, and that is Harris County's Frankie Carter Randolph Park, which is approximately 93 acres.

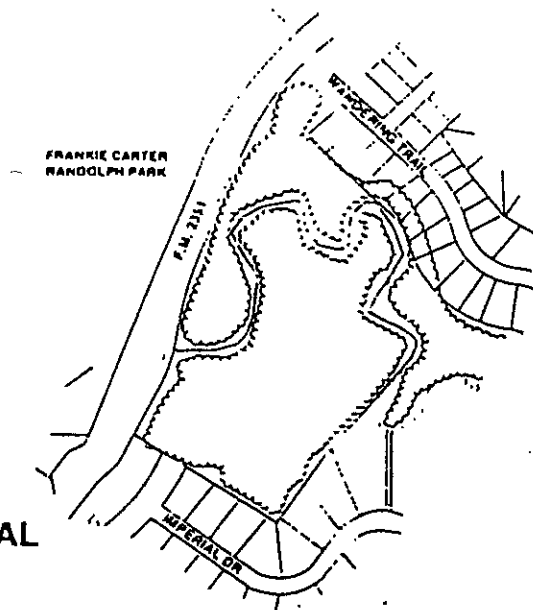
There are two County parks located in Friendswood – Frankie Carter Randolph and Oxnard Parks, both of which are in Harris County. Each of these facilities is shown on Figure 9.

- **Oxnard** - This 3.0 acre park is located on the north bank of Clear Creek and has a gazebo, play structure, open space and a parking area. The passive nature offers a neighborhood feature to the surrounding residents and allows access to the Creek.
- **Frankie Carter Randolph** - This 93 acre park is bounded on the south by Clear Creek and on the north by vacant land which is zoned for industrial use.

Private Recreational Spaces - There are eighteen private recre-

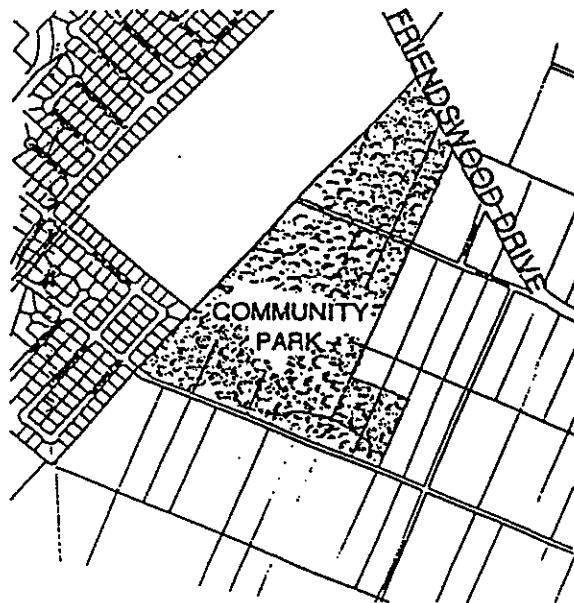


FRANKIE
CARTER
RANDOLPH
PARK



1776 MEMORIAL PARK

- 1776 Memorial Park - This special type of park is located on Edgewood Drive and Clear Creek, and is in a natural wooded condition. The park contains approximately 12.6 acres and has a nature trail meandering through the wooded area. Parking is provided at the entrance.



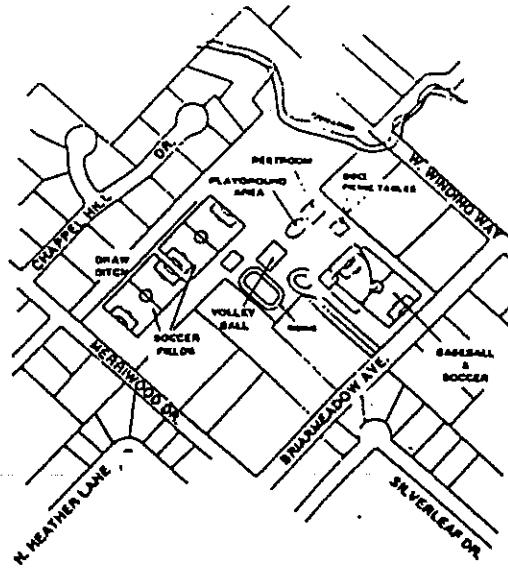
COMMUNITY PARK

80 acres

- Community Park - The sketch shows the location south of Friendswood Drive of this 80 acre site purchased for community park purposes. Planned facilities include ballfields and soccer fields. Completion of the initial construction is planned to allow use by the summer of 1996.

1999

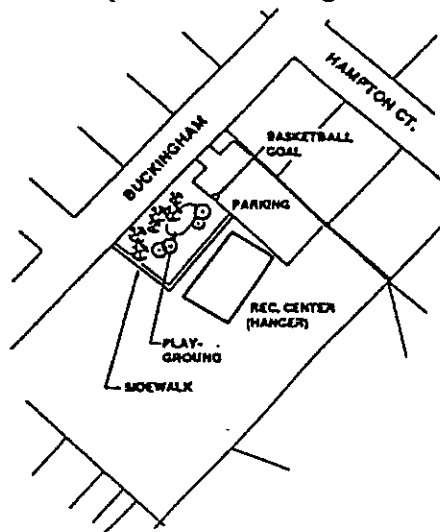
ARENA PARK



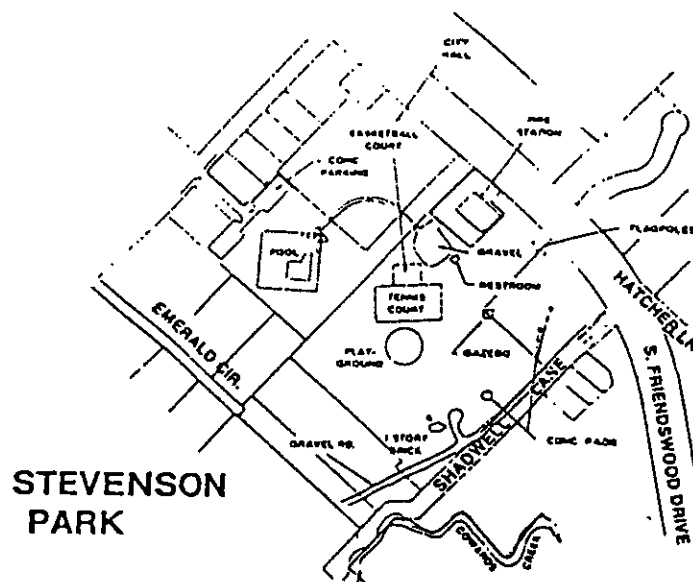
- Arena Park - Shown on the sketch of this 11.9 acre park are three practice soccer fields, one of which serves a dual use for a ballfield, sand volleyball, an older restroom building, a picnicking area and play apparatus.

Arena Park is a neighborhood park located across Cowards Creek from Stevenson Park. Opportunities exist for unifying the two spaces into a single recreational feature.

LEAVESLEY PARK

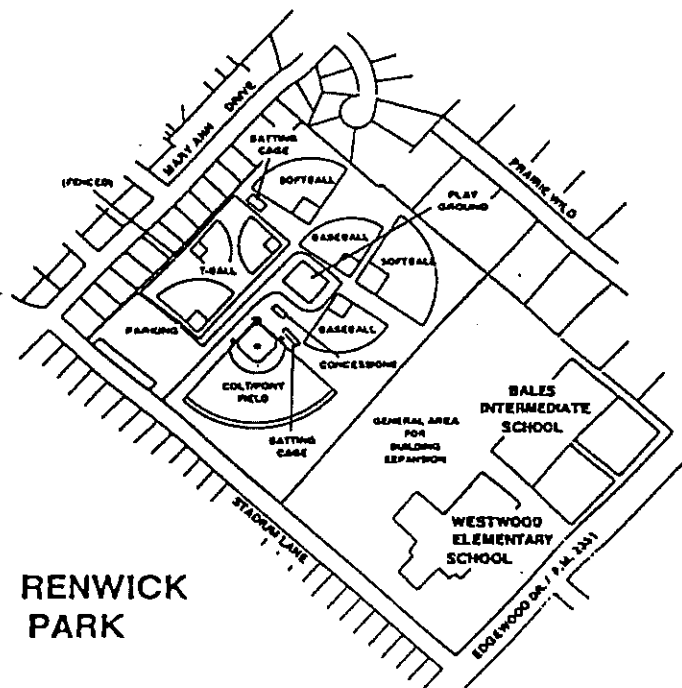


- Leavesley Park - This 3.0 acre park is principally used for the recreational activities furnished within the recreation building. Approximately one-half of the site is an open shaded area with play apparatus and seating located near the front of the building. This park is not considered to function as a neighborhood facility because of limited use restricted by its physical size, but rather as a special facility offering indoor recreational services.



STEVENSON PARK

- Stevenson Park - Among the more significant features of this 22.4 acre park are the swimming pool, four lighted tennis courts, a basketball court, and playground apparatus. Recent improvements are a walking/jogging path, memorial site and several park benches, all shaded by mature trees.



RENWICK PARK

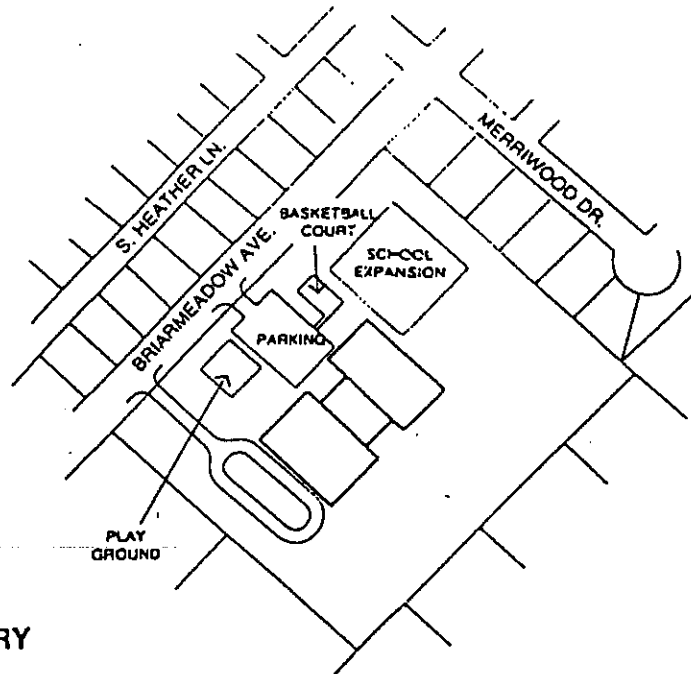
- Renwick Park - This 19.0 acre park, adjacent to the 20.0 acre Westwood Elementary School site, is completely utilized for ballfields. These lighted fields serve all age groups in the community who participate in youth baseball and softball. In the fall, the colt/pony league field is converted to use for football. Parking provides space for 168 vehicles.

ational facilities provided by entities associated with the area or users served by these facilities. These facilities are located throughout the community and fulfill some of the demands for recreational facilities being generated by persons residing in these developments. Commonly found in most private spaces is play apparatus, and occasionally sheltered space, swimming pools and tennis courts. Forest Bend is the most spacious of the private spaces and is considered to be capable of furnishing a variety of recreational opportunities to its users. The larger space and the arrangement of facilities and their size, such as the pool and civic building, are among the factors contributing to this private park's desirable features. The large open space provides an area for those who desire to practice field sports such as soccer or football. This is one feature lacking in the other private parks.

School Sites - School campuses often contribute to solving the need for recreational spaces, especially when there is a need for a field sports area. These spaces are sometimes developed as a feature on the school site, or just exist as an unorganized open space where these activities can occur.

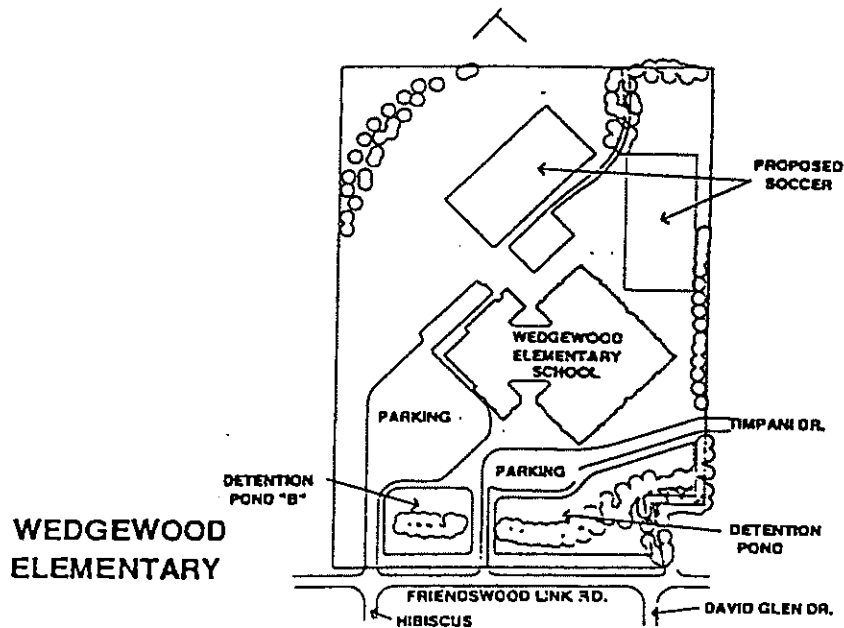
There are six school sites located in Friendswood: Friendswood High School, Friendswood Junior High, Bales Intermediate School, and three elementary schools (Cline, Westwood, and the new Wedgewood located on Friendswood Link). Sketches of these sites are shown to illustrate the recreational and sports facilities on each site, as well as to identify any other usable spaces.

- **Westwood Elementary School** - This school campus was



C.W. CLINE ELEMENTARY

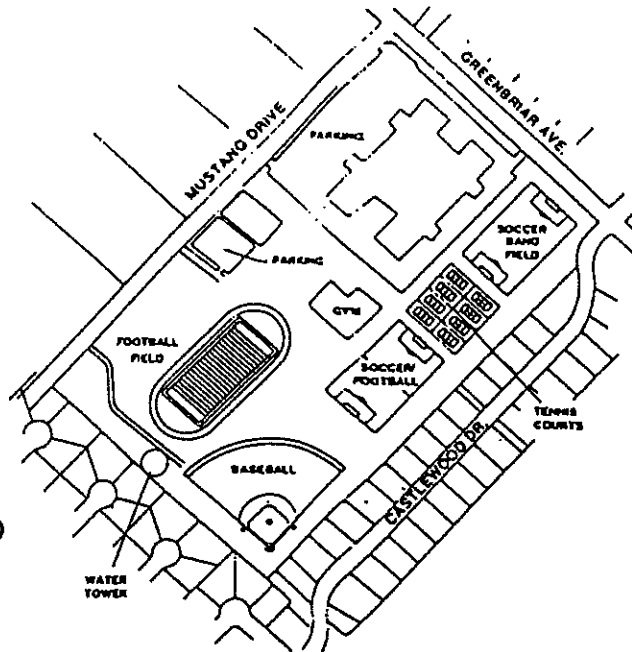
- C. W. Cline Elementary School - This seven acre campus is developed with permanent features being the building, parking, playground and basketball court.



WEDGEWOOD ELEMENTARY

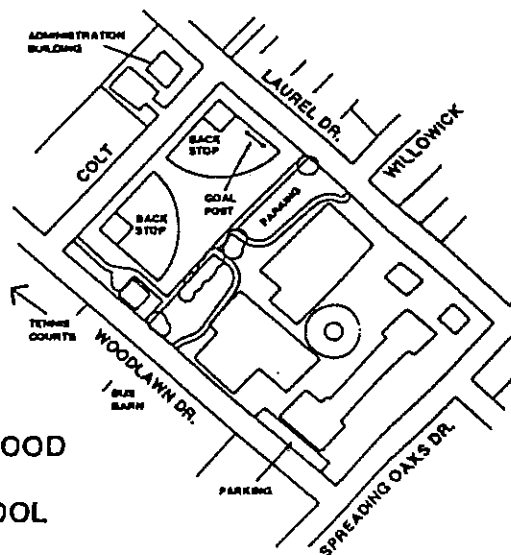
- Wedgewood Elementary School - Although this site has limited recreational space, it can be an important park-school facility for this section of the City which is deficient in public recreational space. The campus was completed in 1994.

FRIENDSWOOD HIGH SCHOOL



- Friendswood High School - This is a 43 acre campus totally utilized for building and activity areas. The soccer fields and tennis courts provide the facilities for school related sports activities. Currently, there is not an agreement between the City and the District for the City to use these facilities for practice or play by organized sports.

FRIENDSWOOD JUNIOR HIGH SCHOOL



- Friendswood Junior High School - This is an older campus which has limited space for sport facilities. As shown on the sketch, there are four tennis courts associated with the campus and two ballfields. An open space south of the administration building appears to be used for football practice. These facilities are not used for practice or play by organized sports.

discussed with Renwick Park. A factor affecting soccer activities is the loss of fields when this school site is expanded this coming year to accommodate Bales Intermediate School. The adjacency of the park to the school campus is a definite asset for the school since some space will be available in the park for activity areas being removed by building expansion. This park/school site has long term value to both the City and the District.

Private-Commercial Recreational Areas - There are three private recreational facilities (golf, tennis and a softball complex) within the City which are available to serve the citizens' recreational needs. These are in close proximity to each other in the southern section of the City with access off Parkwood Avenue.

- The Sun Meadows golf course is an eighteen hole course developed as an integral part of the residential community built around its fairways. The course is available to public play and is the closest course in the area for use by local residents.
- Windsor Court Racquet Club, adjacent to the Sun Meadows development on Country Club Drive, has 13 courts, 7 of which are covered. The courts are operated as a club with access to local and area players. In addition to tennis, swimming is offered by the Club.
- The Friendswood softball complex has three lighted softball fields and one recently constructed unlighted field. The

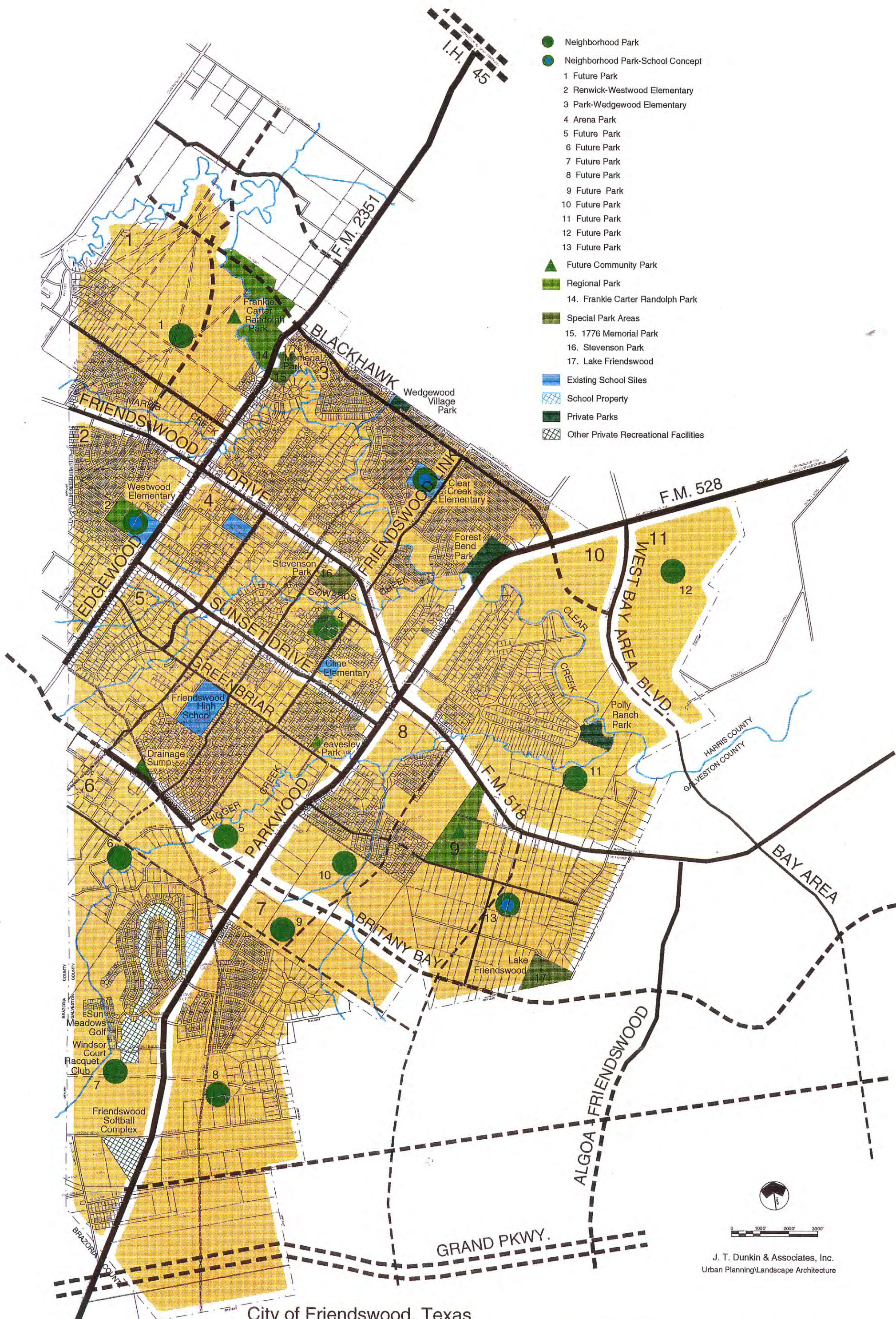
facilities and amenities are principally for adults. This facility, even though private, makes a contribution to the City's need for softball fields.

Existing Recreational Activity/Facility - In the discussion of recreational spaces, various types of activities and facilities were mentioned to be located in certain park or school spaces. These activities/facilities listed in Table 9 are either city, school or private. The list is not all inclusive of the recreational activities to be found in the park system, but does include those which are more commonly in demand. Other activities not listed generally do not require a large space and therefore can easily be integrated into a park design with the larger space users.

TABLE 9
RECREATION ACTIVITIES-FACILITIES
1997

<u>Activity/Facility</u>	<u>City</u>	<u>School</u>	<u>Private</u>
Basketball courts	4	6	-
Tennis courts	4	12	13
Baseball fields	4	2	1
Softball fields	6	-	-
Football fields	-	4	-
Soccer fields	6	10	-
Playground areas	4	3	3
Picnic tables	155	14	12
Swimming pools	1	-	3
Volleyball courts	3	-	-
Trails - miles	3.9	-	-

Activities/facilities are somewhat equally distributed between the



City of Friendswood, Texas

PROPOSED PARKS

FIGURE 10

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City and the ISD with the contribution from the private sector close behind for tennis and softball. Although they are available to citizens of Friendswood, not all activities/facilities are always accessible for practice and competition. The City should not be responsible for furnishing in their park spaces all needed practice areas, but it should be the leader in providing the space for practice and competition. The planning for future facilities should incorporate into their design as many of the recognized recreational needs as is possible to be achieved with reasonable and planned capital investments.

RECREATIONAL ACTIVITY/ FACILITY NEEDS

Often, a community does not know if it is providing its citizens the types and quality of recreational services they desire or would use, if these services were available. Normally, when there is a deficiency which affects a number of persons who may be organized to participate in a sporting activity, the desires of this group will be made known. But other needs which may not be related to organized sports can easily go undetected.

Needs Assessment - To assess recreational needs, three processes were used which are discussed in following paragraphs:

- Texas Outdoor Recreation Plan (TORP) - The 1990 TORP document is the State's sixth edition of a comprehensive outdoor recreation plan. The Plan divides the State into twenty-three regions having similar characteristics. Several counties comprise Region 16 in which Friendswood is located.
- The National Recreation and Park Association (NRPA) has functioned as a source for guidance in park standards for

determining park and open space needs. Their criteria is established from a nation-wide collection of data, and NRPA is very specific to point out that their data is to be used only as a guide to the development of local standards.

- Another method frequently used to determine recreational needs is to assess the local user groups' activities and any projections of their future memberships.

TABLE 10
ACTIVITY/FACILITY
RECOMMENDED FACILITIES

<u>Activity/Facility</u>	<u>TORP⁽¹⁾</u> <u>Standards</u>	<u>NRPA⁽²⁾</u> <u>Standards</u>	<u>Needed Game</u> <u>Facilities</u>
Basketball	6	12	15 to 17
Tennis Courts	26	30	20 ♦
Baseball	8	12	13 (baseball only)
Softball	7	12	6 to 8 (softball only)
Football	3	3	2
Soccer	3.3	6	20*
Playgrounds	28 Acres	-	17 to 19 play structures
Picnic Tables	61	-	70 to 80
Swimming Pools	3	3	2 public pools
Volleyball	N/A	12	6 to 8
Trails	6.2 miles	-	As many as possible

Legend

⁽¹⁾TORP - 1990 Texas Outdoor Recreation Plan

⁽²⁾NRPA - National Recreation and Park Association

♦ Tennis Center would accommodate tournament play, if desired

* Field dimension will vary

Facilities listed above do not include school facilities

A detailed analysis of the methods used to determine these results is found in the City's Park Plan. Also included in the Park plan is a detailed analysis of types of parks, proposed acquisitions, methods of obtaining the sites and funding alternatives. Figure 10 shows the proposed parks included in the Park Plan.

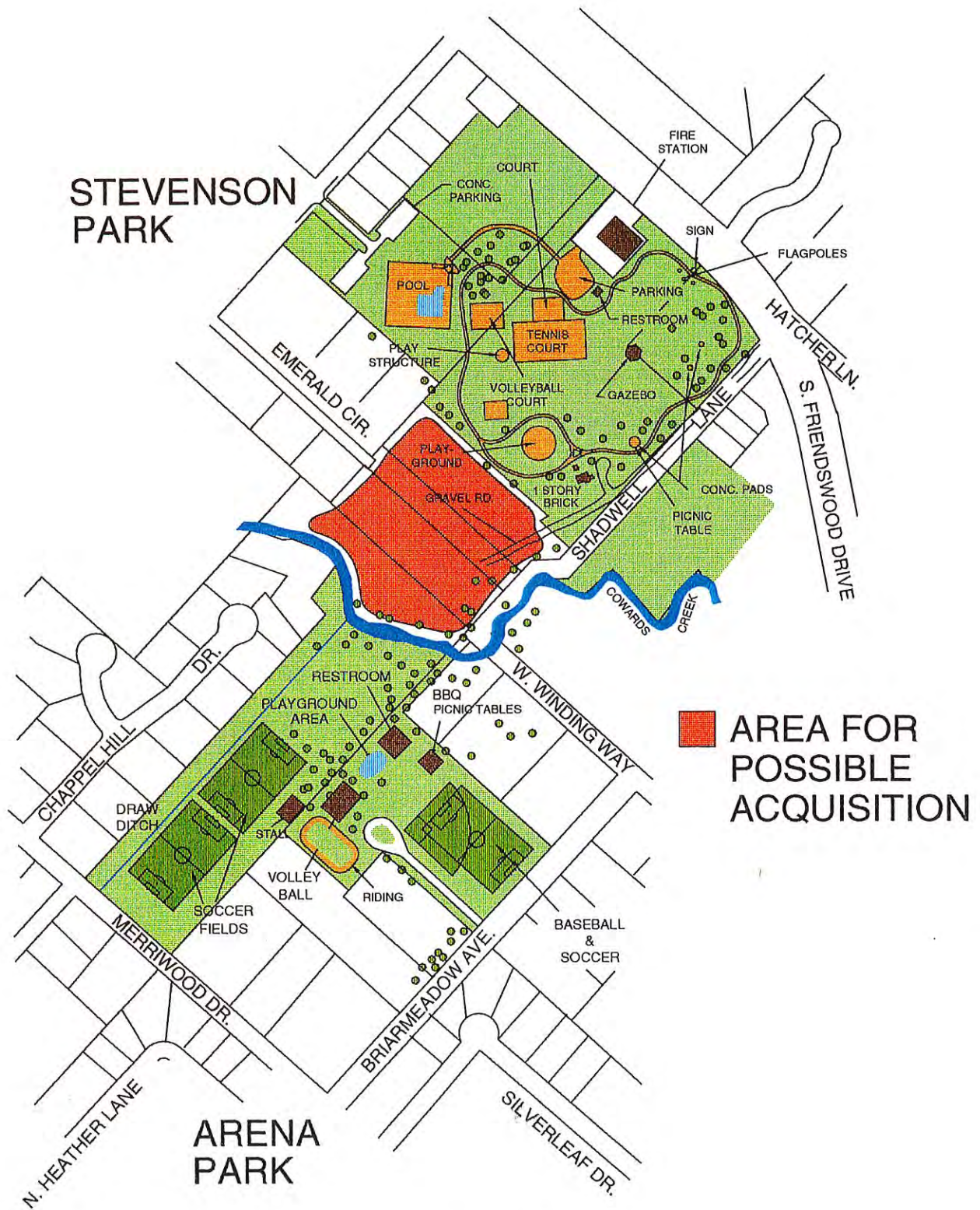


Figure 11



Figure 12
NEIGHBORHOOD PARK / SCHOOL

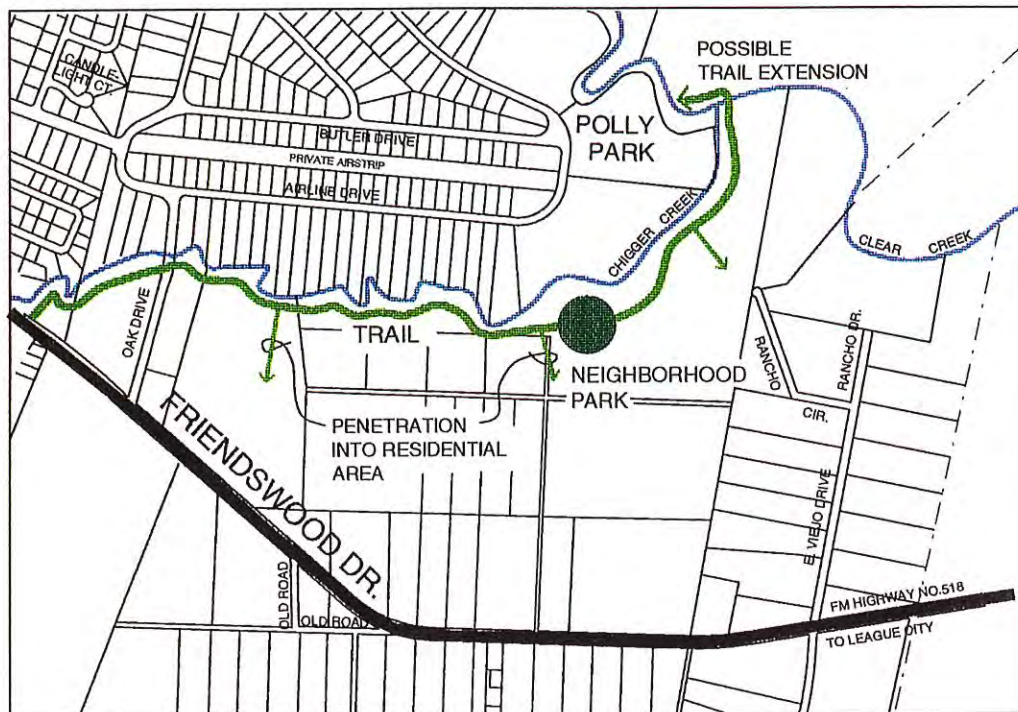


FIGURE 13

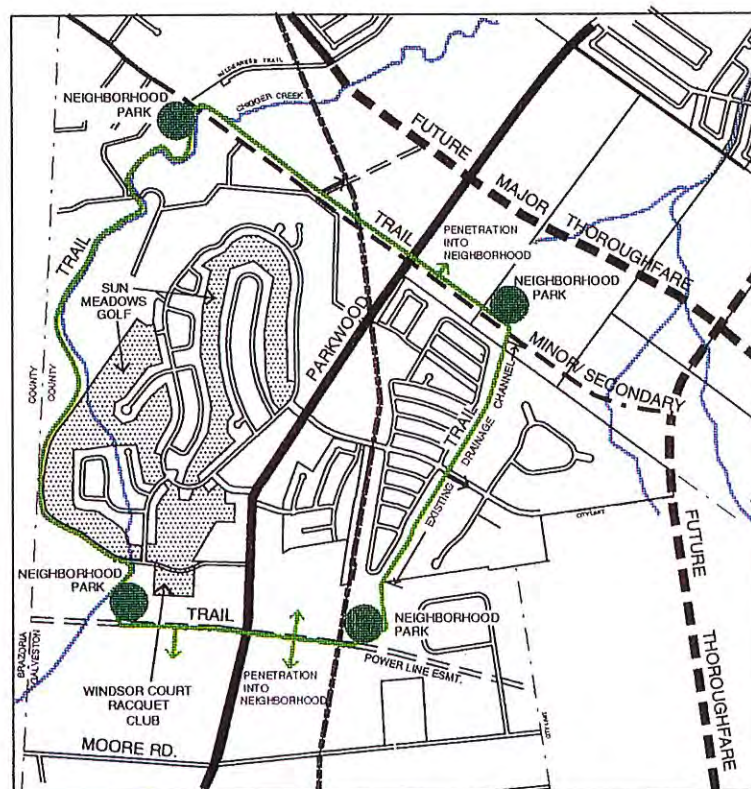
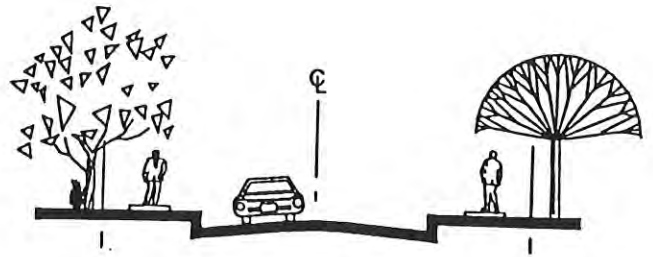
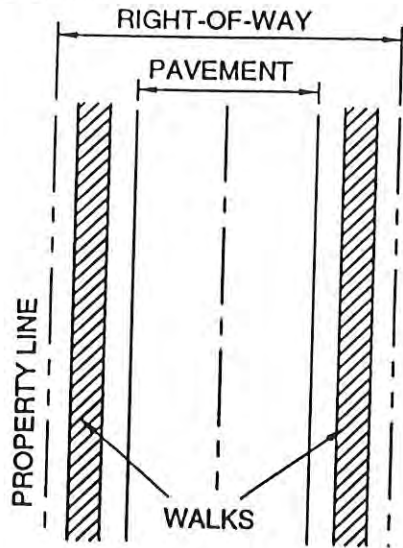


FIGURE 14

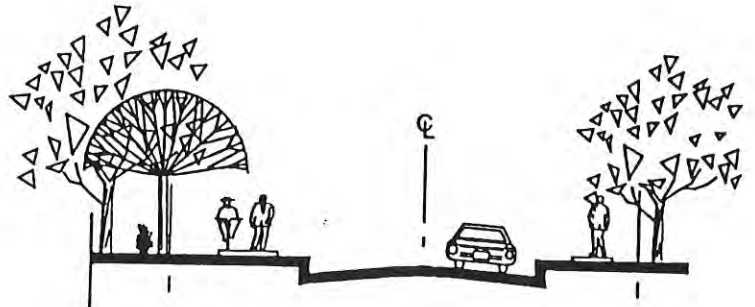
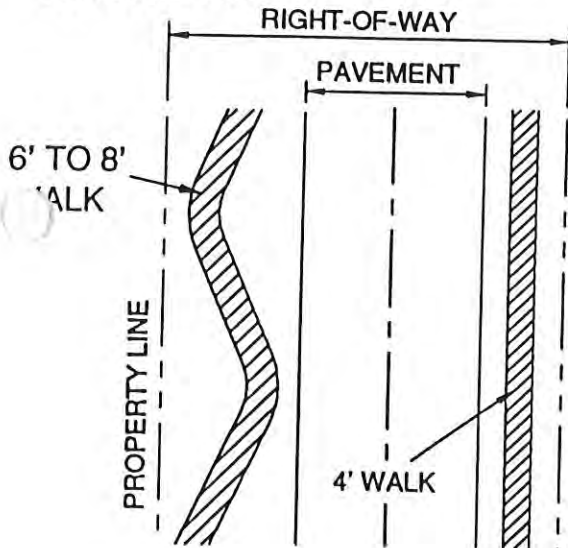
TRAIL ALTERNATIVES IN STREET RIGHTS-OF-WAY

FIGURE 15A



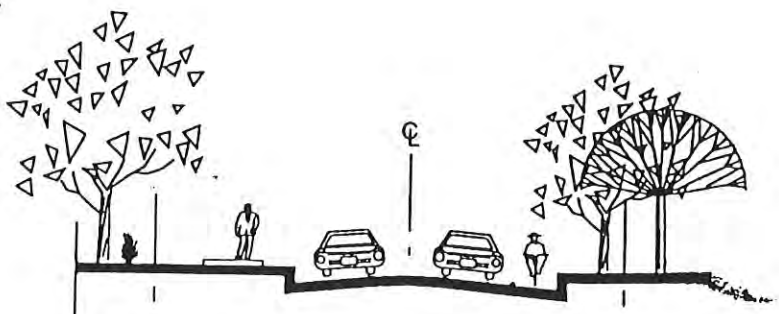
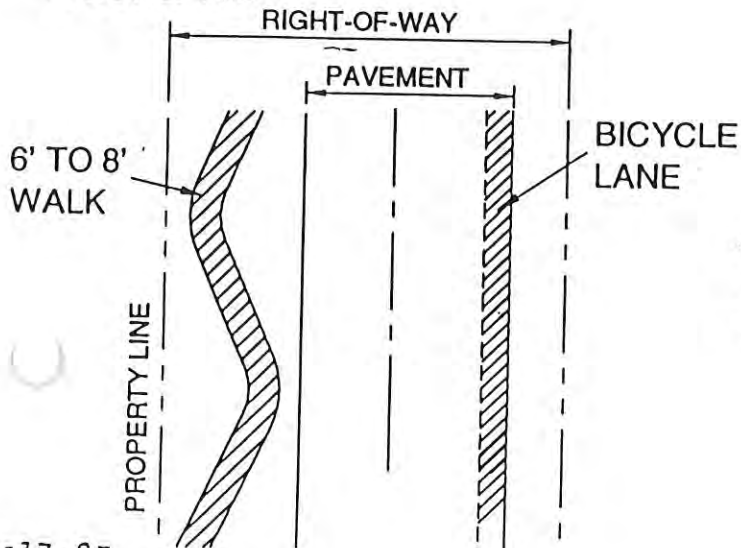
SECTION

FIGURE 15B



SECTION

FIGURE 15C



SECTION

COMMUNITY FACILITIES PLAN

COMMUNITY FACILITIES PLAN

MUNICIPAL FACILITIES

There are several operative functions involved in municipal government, some of which the average citizen is probably not aware, that are required to provide the services they enjoy and use. These functions are grouped together and given the collective title of Community Facilities. Included with the municipal functions are the school districts which also provide a community service but under a separate taxing and governmental operation.

MUNICIPAL FUNCTIONS

The municipal functions included in this section of the Plan are: the administrative offices, library, police, fire, public works, community development, and service center operations. Often, how these functions are housed and their location in the community will influence the efficiency and cost for their services. It is not the intent to analyze the operative characteristics of each function, but rather the status of space and location as related to the population. It is important to be aware of where space deficiencies exist or where change can be made to improve services, thus allowing recommendations to be placed in the capital improvement plan for the programming and funding of new facilities. The following discusses the existing features of each function and when applicable recommendations are set forth.

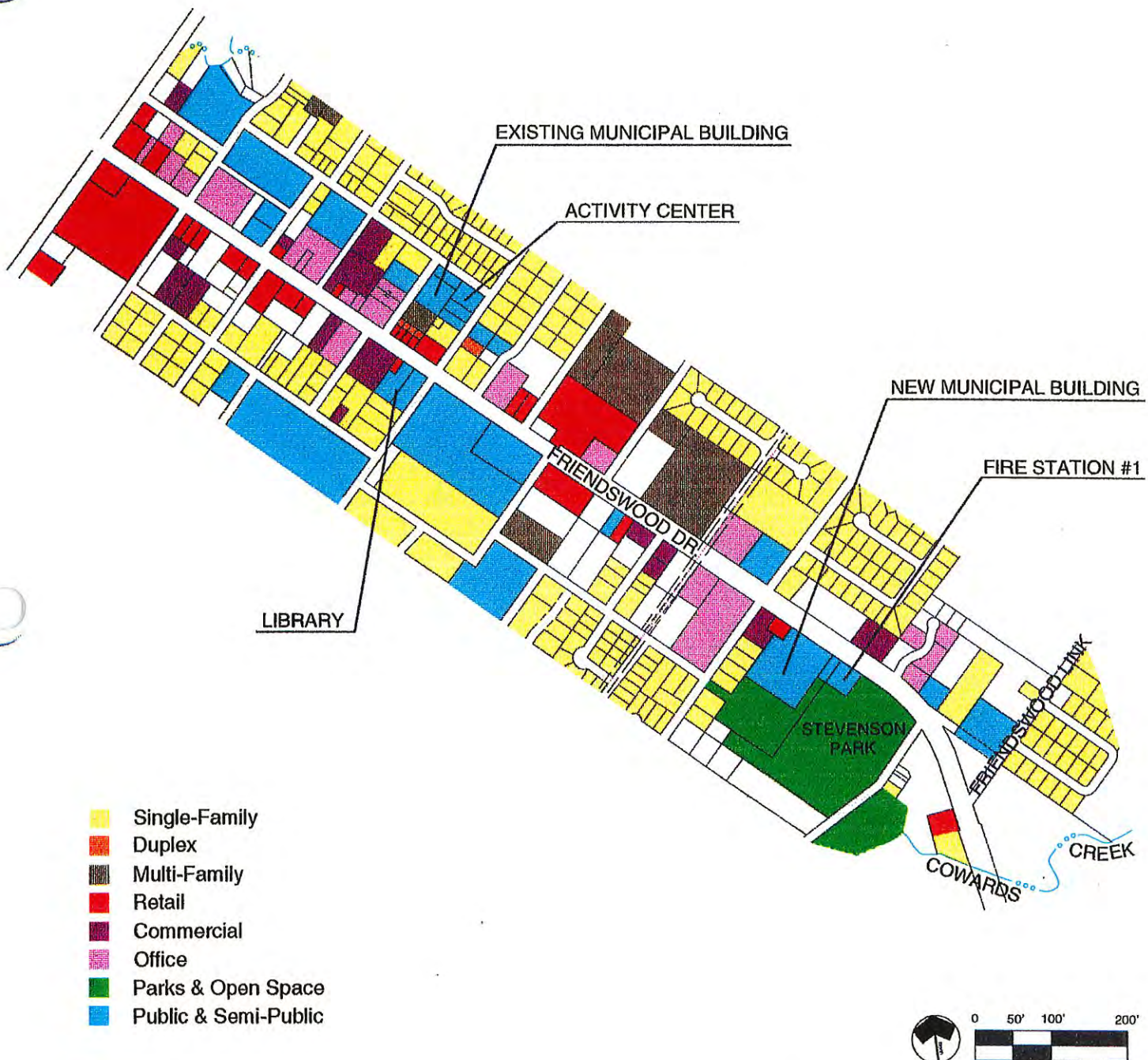
City Hall - The location of the new municipal building is at 910 South Friendswood Drive adjacent to Fire Station 1 and Stevenson Park. Offices at this new location are Administration, City Secre-

tary, Community Services (parks and recreation), Administrative Services (finance, human resources, utility billing, municipal court, MIS) and Community Development, which includes engineering, planning, zoning, and building inspection. There are approximately 22,100 square feet of space in the City Hall for administrative use and the Council Chamber. This space should be sufficient to accommodate personnel growth which will gradually occur with population growth.

Library - The city library recently moved into a single story building on Friendswood Drive from its previous location on Morningside. This newer building was formerly used as an office and has been refurbished for the library which will have expanded space for all library activities, as well as meeting room space. The current building includes approximately 15,600 square feet. The site has high visibility to the public and the building is positioned to allow space for landscape treatment along the thoroughfare with adequate parking area behind the building.

This facility is expected to serve the library needs for the City's ultimate population. The central relationship of the library within the community and the service area are both factors which minimize the need for any future branch facilities. The purchase of the small tract adjacent to the library on Friendswood Drive is planned and will complement this site.

Police - The police department had been sharing space with the administrative and parks offices in the 13,000 square-foot building located at 109 Willowick. The fire marshal's office will be the fire activity located in this building. Given the age of the building, and



City of Friendswood, Texas

MUNICIPAL BUILDING, POLICE & LIBRARY

FIGURE 17

the ability of the building to provide functional space for police and other public safety activities are both factors to be evaluated in a pending study to determine the long range needs for housing public safety functions.

Fire - The present fire facilities consist of the following stations:

- Station Number 1 is located at 1000 South Friendswood Drive adjacent to the new City Hall and Stevenson Park. In past years the station was centrally located but growth has brought about change and other stations were required to provide adequate fire coverage and service.
- Station Number 3 is located at 4402 Laura Leigh Street in Forest Bend Park. A significant section of the station's service area is outside of the City. However, areas north of Clear Creek are served from this station which is a major factor should crossing the creek from the south become restricted. The important factor to be considered in spacing stations is to be assured the engine can reach the fire within a reasonable time from when reported.
- Station Number 2 is located at 2605 West F.M. 528 south of Sun Meadow Boulevard. Fire training facilities which are used to train personnel in fire fighting techniques are located on this site.

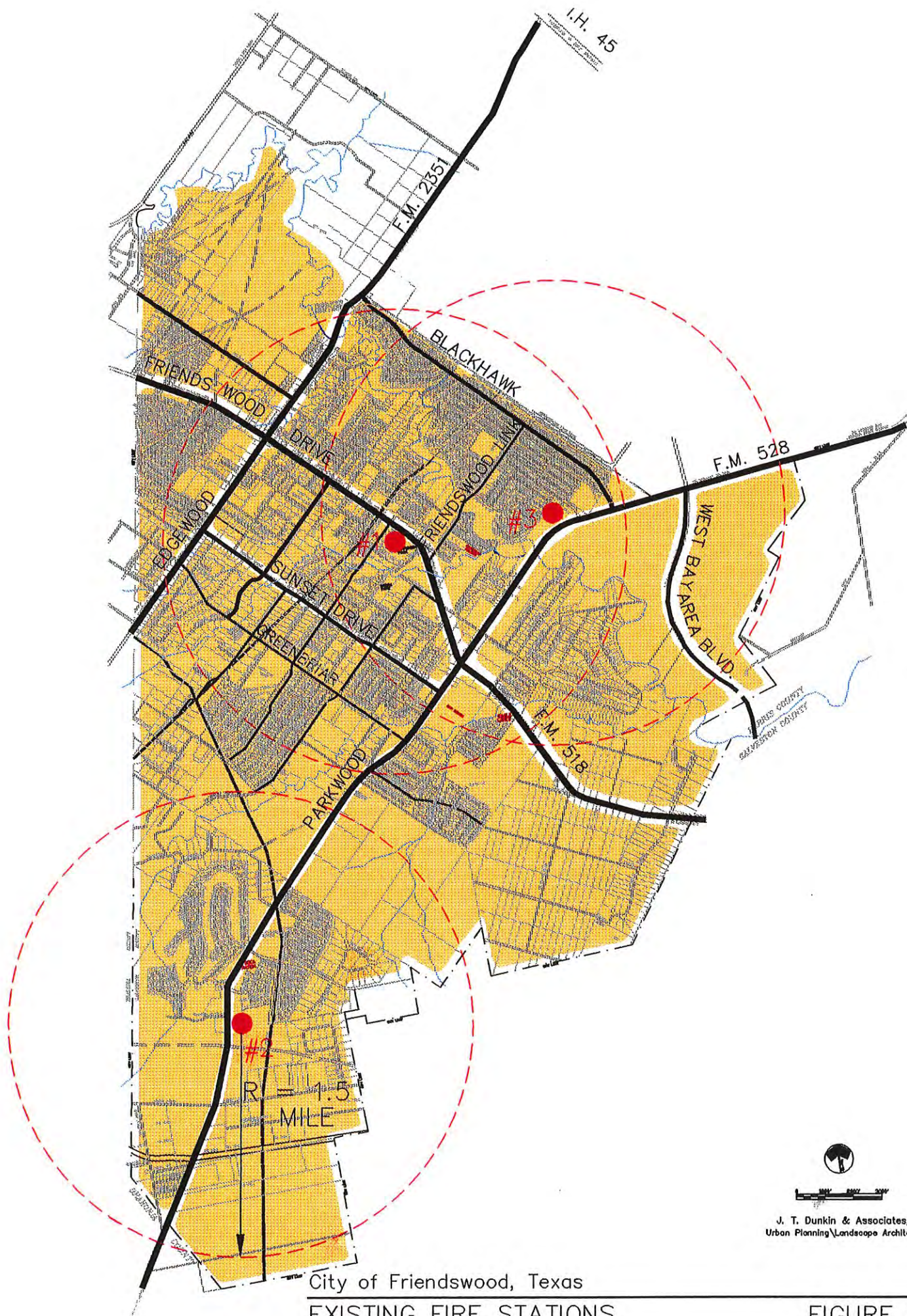
Each of the above sites is shown on Figure 18 with a one and one-half mile service area. As shown, there is a significant overlap in

service areas and not all of the City has coverage. The greater the overlap without added benefits, or protection, the more costly it is to provide the fire protection. When stations can be spaced where there is minimum overlap with adequate protection, the fewer the number of stations will be needed to provide coverage within the City, and likewise, the lesser cost for fire station capital investments and operational costs.

There are various methods for determining proper fire station spacing. One standard often used is to have a response time which does not exceed three minutes. Another standard is to use a one and one-half mile service radius from the station to define the service area as shown on Figure 18. This distance is based on the above response time. The location on or close to the thoroughfares for stations 1, 2, and 3 is ideal for travel when responding to a fire or providing emergency equipment.

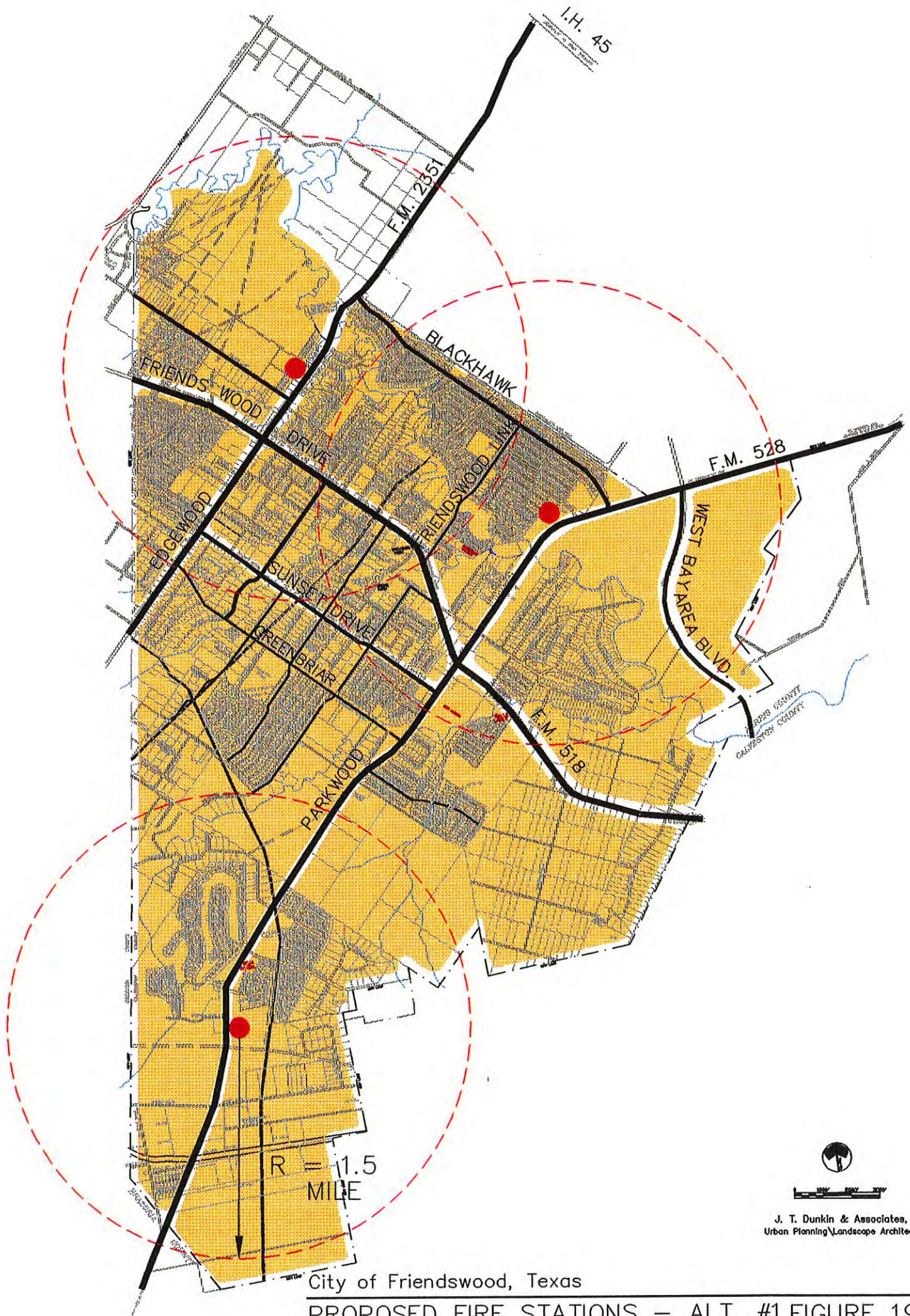
Two proposals for the spacing of fire stations in the future are shown on Figures 19A and 19B, using the one and one-half mile service radius. The proposal shown on Figure 19A indicates the relocation of Number 1 to Edgewood Drive just north of Friendswood Drive. From this location there would be good coverage for the present and future development in the northwest quadrant of the City. Station 3 is not adjusted because of its strategic location north of Clear Creek. Also Station 2's location is shown to remain. As it is located nicely for coverage of the Southern part of the City.

The service configuration shown on Figure 19B indicates two new stations: (1) relocation of Central to Edgewood Drive and (2) a new



City of Friendswood, Texas

EXISTING FIRE STATIONS



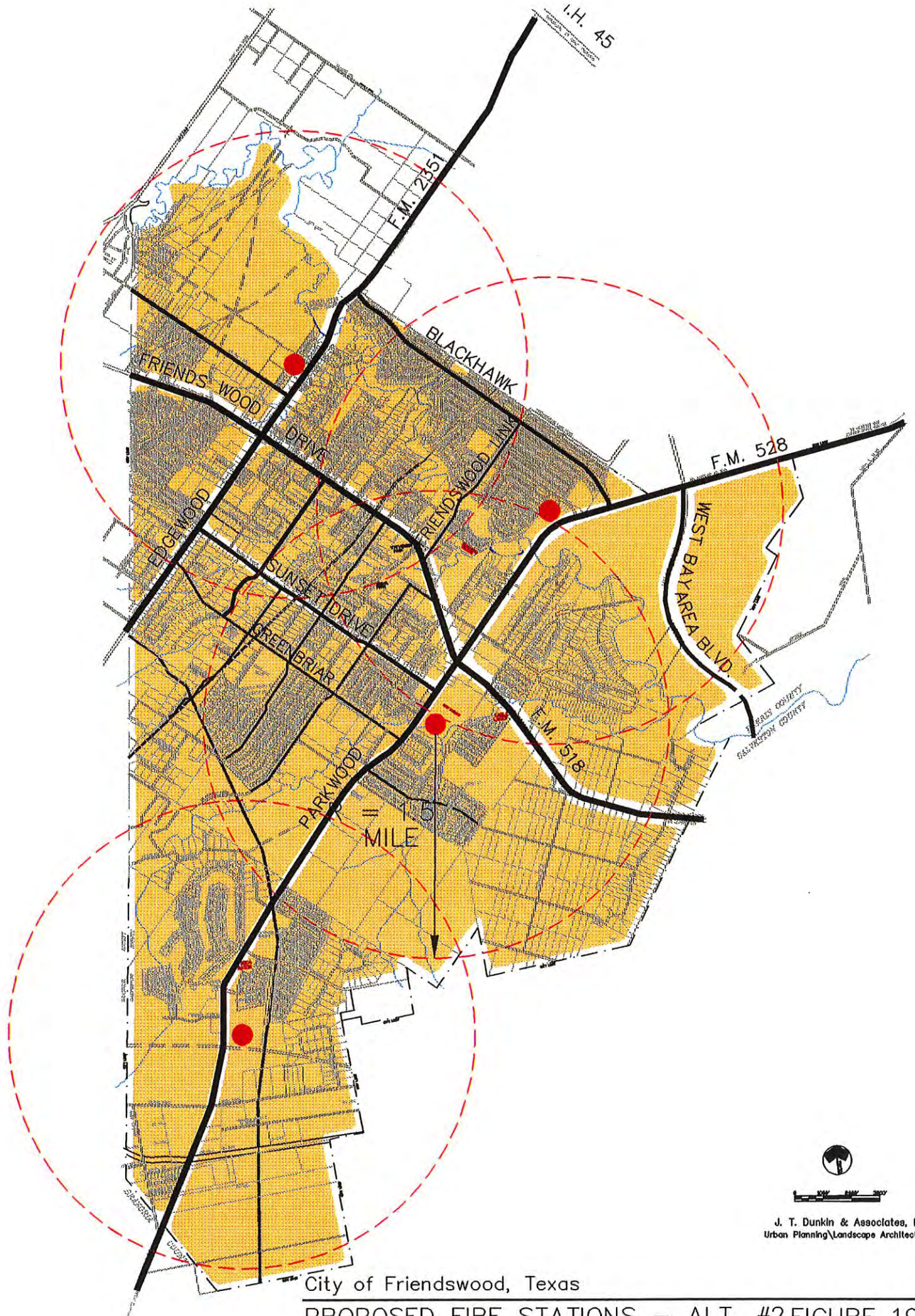
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City of Friendswood, Texas

PROPOSED FIRE STATIONS — ALT. #1

FIGURE 19A

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City of Friendswood, Texas

PROPOSED FIRE STATIONS – ALT. #2 FIGURE 19B

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station location of Parkwood Avenue south of Sunset Drive. Should this proposal be implemented, it would appear some type of inter-city cooperation could be undertaken to share costs for coverage in the adjoining cities of League City and Pearland.

From the above proposals, it is evident that some adjustment will be required to provide adequate fire protection to the City's future urban area. Both of these proposals would be costly. Therefore, it is recommended more detailed study be done before final decisions are made. Such study would involve actual response times from locations, the type of equipment that would be in use, man-power and other similar considerations influencing the station's operation and location.

Public Works - The Public Works building and surrounding grounds are located on approximately three acres at 1306 Deepwood Drive. This site also serves as the center for field operations for water, sewer and streets within the public works function and park maintenance. These field activities work out of a 2200 square-foot maintenance building. The present site area used for maintenance purposes is considered to be adequate in the future for the types of operations presently handled from this location.

Activity Building - This building did house the library function, but since has become an Activity Building. Currently, the building is used for senior activities with future plans to include arts and craft rooms, meeting rooms, and a larger assembly area.

Summary - The recent purchase of the building for the Library, the

construction of the new City Hall, and the redesignation of the spaces vacated by these two functions has created adequate spaces from which to operate for the administrative offices, police, engineering, public works and community development as the City nears build-out.

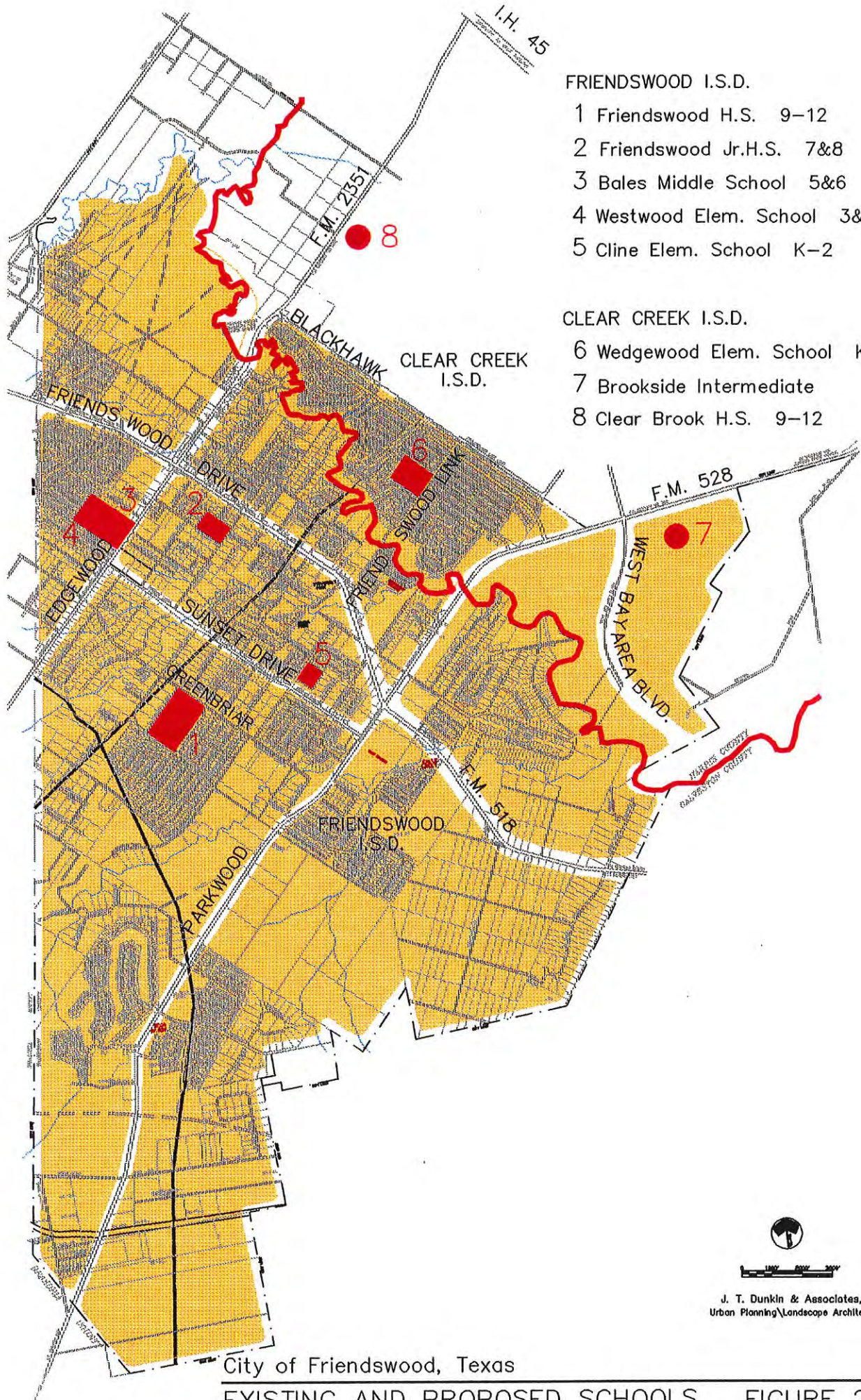
For capital improvement purposes, plans should reflect the eventual up-grading of the police facility and sites for new fire stations. Planning for these sites should be undertaken in the near future to determine their precise location. This is especially important in locating a site on Edgewood Drive north of Friendswood Drive where sites along the thoroughfare south of Clear Creek are developing for other purposes.

SCHOOL FACILITIES

Friendswood is served by two school districts which are separated within the City by Clear Creek. North of the creek and inside the city, the Clear Creek Independent School District operates Wedgewood Elementary and Brookside Intermediate. An elementary site has also been purchased adjacent to Brookside Intermediate. Both sites are on F.M. 528 and are shown on Figure 20. Although not in the City of Friendswood, the Clear Brook High School is nearby just north of Blackhawk on Edgewood Drive.

Friendswood Independent School District serves the area of the City south of Clear Creek using the five types of schools shown on Figure 20. The school district has vacant property at the intersection of Parkwood Avenue and Windsong.

School district facilities need to be factored into the Comprehensive



City of Friendswood, Texas

EXISTING AND PROPOSED SCHOOLS

FIGURE 20
Page 158 of 205

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Urban Planning/Landscape Architecture

Plan even though the City has no authority to designate specific locations for school facilities. However, when considering future school sites, the City and school can work in a cooperative manner to designate sites as land develops. By showing the intent of school sites in the Plan, the development community is made aware that such sites are needed and can plan their property appropriately to accommodate these facilities. Further, when elementary school sites are designated, the City can begin to direct the platting for development of the neighborhood around this site. Also, the City can consider joint use of a site for park-school purposes and purchase land with the District.

As mentioned, the Clear Creek District has purchased a middle and elementary site on Parkwood Avenue. Even though the City was not involved in the land acquisition, it still may desire to explore a neighborhood park for this area of the City.

Within the Friendswood District, there are two areas where vacant land will ultimately be developed principally for residential purposes. These areas are either side of South Friendswood Drive towards League City and East of Parkwood Avenue towards Alvin. To satisfy the elementary school, and possibly the middle school needs, the general location for future sites should be designated for these areas.

Friendswood ISD - To provide some direction to future school needs, very preliminary projections are set forth below to indicate the scope of these needs:

- In the 1990 Census which was taken around mid-1989, the number of occupied dwelling units in the City in Galveston County was 4,983 units.
- The total enrollment in the FISD for the 1989-90 school year was 3,232 students.
- The ratio between the above values is .65 students per dwelling unit.
- Examining this relationship between population/dwelling unit and student enrollment indicates the following for the grade levels shown:

K - 5 = .29 students per unit

6 - 8 = .16 students per unit

9 - 12 = .20 students per unit

.65 students per unit

When applying a similar approach to the end of the 1994 year's housing units and the January, 1995 student enrollment the following comparison can be made.

- Assuming all, or the preponderance of all, new dwellings since 1989-90 have been built in the FISD portion of the City, the dwelling count is the 1990 count of 4,983 plus the 1,573 units built since 1989 for a total of 6,556 units.
- The January 1995 enrollment was 4,208 students.

- The ratio between dwelling units and student enrollment is .64.

Therefore, it should be valid to examine below the built-out dwelling units and a factor of .64 to provide a preliminary estimate for elementary enrollment which can be converted to classrooms and ultimately to school(s).

- A built-out population of 45,000 persons with 2.8 persons per dwelling is assumed. The number of dwellings for the total City would be approximately 16,000 units. Adjusting this value to the FISD would place approximately 12,000 units in the District.
- Applying the .64 factor to the dwelling count would generate a total enrollment of 7,680 students.
- Further division of the enrollment to the elementary level of K-5 would result in an enrollment of approximately 3,500 students. This value would require five schools each having a capacity of about 720 students.

From the above analysis, it is reasonable to assume the District will likely need two additional lower grade level schools to serve the City's future urban area. These sites are shown on Plate 10 as future schools with one location generally situated south of Friendswood Drive in an area where a neighborhood park is proposed on the Park Plan. The other location is further west in a general location where another neighborhood park is proposed on the Park

Plan.

The City and School District have an opportunity to make a significant contribution to the future residential areas in the southeastern section of the City by jointly undertaking site acquisition and development of the future neighborhood facilities. The school projections made herein make certain assumptions which may be varied in a more detailed analysis, but the conclusions reached for a minimum of two additional lower level grade schools should be valid.

UTILITY SYSTEMS

EXHIBIT "A"

UTILITY SYSTEMS

UTILITY SYSTEMS

The City of Friendswood operates and maintains both a water system and a wastewater system. Future expansion to these systems required to meet the community's future growth will be implemented through the use of impact fees. These fees, charged against new development, will pay the cost for new facilities, but they cannot be used for replacement costs. Therefore, costs associated with upgrading the existing systems will require some other type of funding source. The following sections discuss the existing features of each system and proposed capital improvements as set forth in the 1997 study which updated the City's impact fees.

WATER SYSTEM

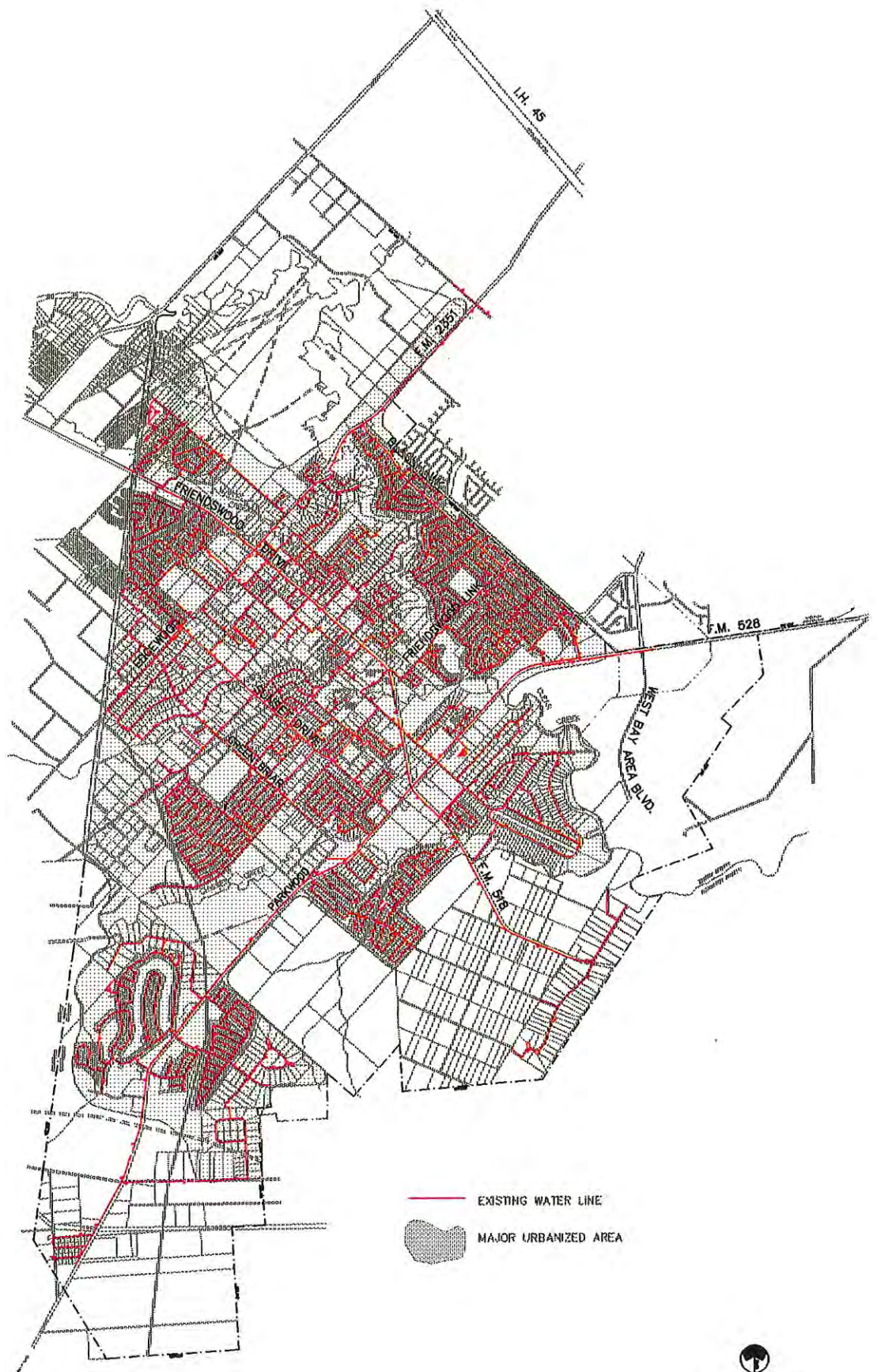
Water Source - The City has two sources for its water supply. These sources are from ground water wells and surface water which is purchased from the City of Houston. This water purchase is for 3.0 million gallons per day which is in excess of current needs. The purchase was in response to direction by the Harris-Galveston Coastal Subsidence District that the service area in which the City of Friendswood is located would convert to the surface water supply whereby 80 percent of the total demand would be served by surface water and that a maximum of 20 percent of the total demand would be served by the City's existing water wells. The City also has an agreement with the City of Houston to secure a second take point for surface water when additional capacity is required. Based upon current estimates, Friendswood will require an additional 2.3 MGD of surface water at build out.

Demand - In 1996, the City's average water consumption was approximately 3.58 million gallons per day. Of the 10,011 connections, the customer connections were divided between 8,189 single family and 1,463 multi-family units. The remaining 359 connections were split among commercial (193), sprinkler systems (119), and semi-public uses such as parks, schools and churches (47).

The system demand will exceed the available surface water capacity in the future and the City of Friendswood will be acquiring additional surface water from Houston. As of 1997, a study of the water distribution system and additional surface water take point(s) is underway but has not been completed. This study will determine what improvements are needed to the City's water system and at what point additional surface water will be required.

Distribution System - Figure 21 shows the present water distribution system. The system is primarily comprised of six and eight inch lines. Major lines in the system are the following:

- A ten inch line is in Friendswood Drive east of Parkwood Avenue to Viejo Drive near the eastern city limits.
- A twelve inch line is also in Parkwood Avenue south of Friendswood Drive to within approximately one thousand feet of the southern city limits.
- From the intersection of Friendswood Drive and Parkwood Avenue, a fourteen inch line in this right-of-way extends



City of Friendswood, Texas

WATER UTILITIES

FIGURE 21

easterly to the city limits.

- A ten inch line (with some 8-inch segments) is in Friendswood Drive between Parkwood Avenue and Edgewood Drive.
- A twelve inch line (with some 8-inch segments) is in Blackhawk Boulevard between Parkwood Avenue and Edgewood Drive.
- A twelve inch line from the ten inch line in Friendswood Drive to the twelve inch in Parkwood Avenue.

The location of the larger trunk lines described above which are located in the City's southeastern section will provide the opportunity to meet future growth and water demands in this area.

Completed projects associated with surface water are the transmission, pumping, and storage facilities which are expected to be adequate to serve the City's requirements to the time when approximately fifty percent of the City is built out. As the City approaches this level of development, a second transmission line in Beamer Road and Dixie Farm Road with associated pumping and storage facilities is envisioned by the City's engineers. Currently, an eight inch line is located in the rights-of-way of Beamer and Edgewood and tie to the twelve inch line in Blackhawk Boulevard.

Future Improvements - There are three growth areas in the City where future capital improvements are proposed for the water system: the Melody Lane system, Bay Area Boulevard Service Area and the South Friendswood system.

- The Melody Lane area extends service into a vacant area of approximately 400 acres between Melody Lane and Clear Creek. The proposed eight and twelve inch lines tie to an eight inch line in Melody Lane.
- Proposals for the South Friendswood System include the looping of minor distribution lines which are comprised of eight and twelve inch sizes within proposed residential developments. This line network would serve approximately 1,088 acres.
- Proposals for the Bay Area Boulevard Area include constructing of a 14-inch trunk line from Parkwood (along the Bay Area Boulevard right-of-way) to the 10-inch line in Friendswood Drive. This would enable a second take point for surface water to be located in the north portion of the city and the system could then push water to the south.

WASTEWATER SYSTEM

Treatment - The Blackhawk Regional Wastewater Treatment Plant is located in Friendswood on Clear Creek in the northeastern section of the City. Friendswood owns 4.875 million gallons per day of the plant total capacity. This capacity was purchased in two phases. Phase I provided 2.375 million gallons per day and this capacity is serving present development. An additional 2.5 million gallons per day was obtained by the City in the Phase II construction and is available to serve future development. This capacity will serve the City through the ten-year capital improvements set forth in the impact fee study, from 1997 - 2007.

• In 1996, the number of equivalent units was estimated to be 9,850

for wastewater treatment purposes. Using an average daily demand of 100 gallons per capita per unit and the 1990 census data of an average of 2.86 persons per unit, the 1996 estimate of capacity utilized at the Blackhawk Plant is 2.817 million gallons per day. Based upon same criteria, the capacity required of the plant at buildout, assuming 17,500 equivalent units, would be 5 million gallons per day. Assuming no adjustment to usage per capita or the number of persons per unit, the City would be required to purchase a small amount of additional capacity (estimated population is 48,600).

Collection System - This system is shown by Figure 22, Sewer Utility. Most collection lines in the system which service the adjoining properties are six and eight inches in size. Trunk lines range upward from twelve inches to thirty-six inches. Not all areas of the City are provided sanitary sewer service as shown by Figure 22. Approximately two hundred units were not served by the City's system as reported in the 1990 Census. An area of the City shown on Figure 22 receives sanitary sewer service from the City of Pearland. If the residentially developed properties north of this area were connected to a sanitary sewer system, it is likely they too would be served by Pearland.

The non-served areas are scattered over the community and most are close to existing lines, or could be reached by line extensions if the line gradient is feasible.

Future Improvements - There is one area proposed to receive sanitary sewer trunk lines through the impact fee capital improvement program. This area is the Bay Area Boulevard Area which

also coincides with capital projects for water.

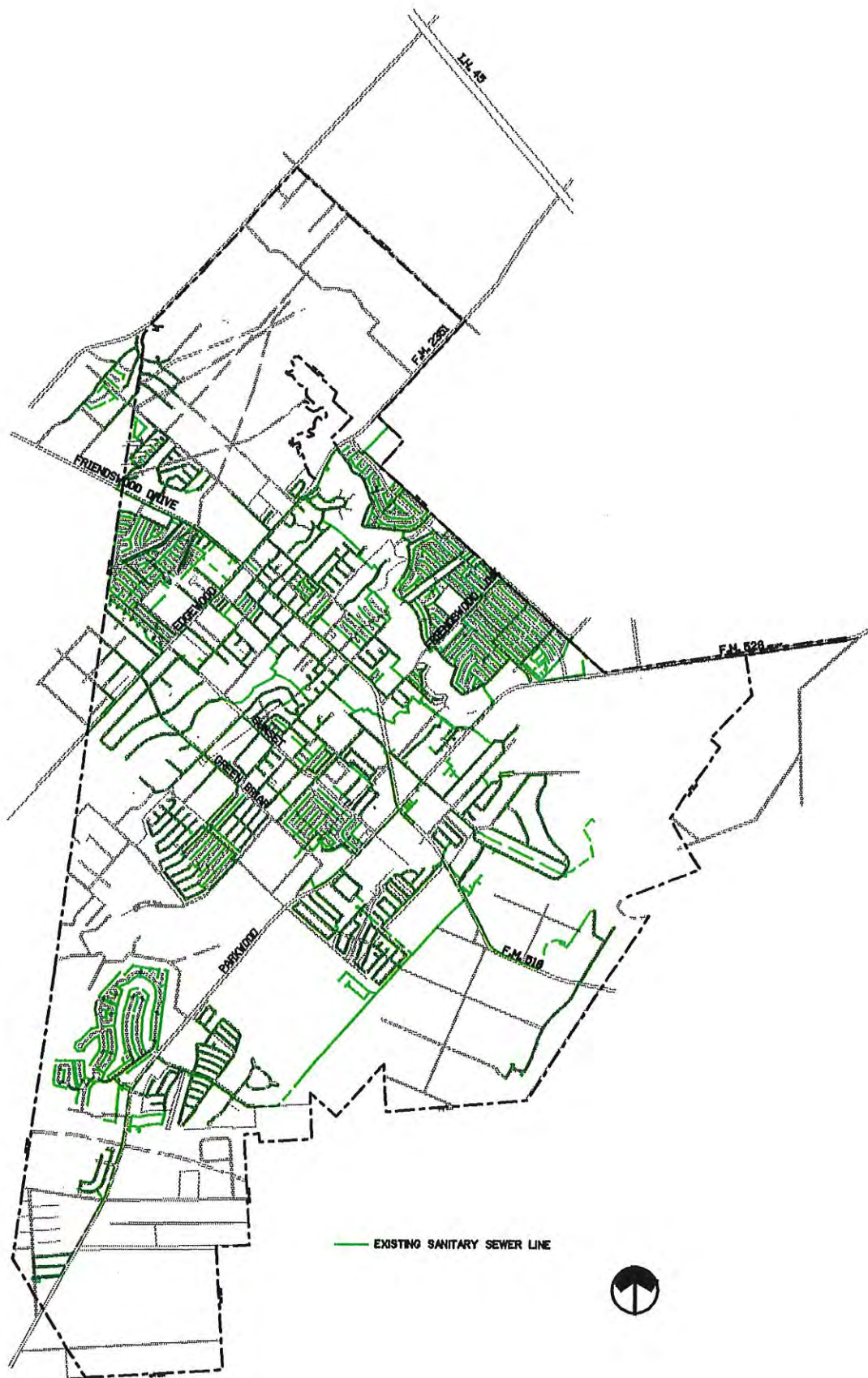
- The Bay Area Boulevard Service Area is proposed to be served by a sanitary trunk force main system. The single biggest factor influencing the selection of a force main over a gravity trunk line in the channel by-pass being proposed by Harris County Flood Control District. The details of the proposed improvements are identified in the study for that area due out in the Summer of 1998.

Other projects will be financed by funds from sources other than impact fees. These projects are designed to take service into previously unserved areas.

The utility planning performed for the City has been designed to match water and sewer services against growth in those areas not heretofore served. Through the collection of impact fees over a period of time as these areas develop, the capital costs and some associated costs will be recovered whereby new development will have paid for their lines. Other costs for improvement needed such as extension of sewer services to developed properties will require other funding sources to make these improvements.

SUMMARY

Recent improvements and future plans for improvements to the Blackhawk Wastewater Treatment Facility and current supplies of water will allow the City adequate utility infrastructure and availability through its expected built out capacity of a 48-50,000 total population. Any increase beyond that point would probably require increased capacity in wastewater treatment and increased purchases of water supplies to accommodate that increase in population.



City of Friendswood, Texas
SANITARY SEWER UTILITIES

FIGURE 22

MASTER DRAINAGE PLAN

DRAINAGE

GENERAL

The initial phase of a master drainage plan was undertaken in 1992 and completed in 1993. The purposes of this initial study was to create a planning tool to be used by the City and developers to provide guidance for the provision of adequate drainage for the continued growth of the city. This was to be accomplished by providing the City with a city-wide drainage map with the delineated drainage areas, determining run off flows from each drainage area and analyzing existing capacities of twenty designated outfalls.

This resultant study has become Phase I of the City of Friendswood's Master Drainage Plan. It is recommended that, as subsequent phases are completed, additional tasks be performed to supplement the City of Friendswood's Comprehensive Master Drainage Plan. These tasks can also be performed in phases over a period of years. These should include, but not necessarily be limited to:

- Update Flood Plain Information
- Erosion and Sediment Deposition
- Storm Water Management
- Flood Plain Ordinance and Drainage Criteria
- Miscellaneous - funding alternatives, flood alert system, monumentation, elevation certification, and implementation strategies and schedules

STUDY COMPONENTS

The following summarizes the major elements undertaken in Phase I:

- **Mapping** - The mapping for the drainage system was city-wide. Since the mapping was from original map data, there are expected to be some inconsistencies in the base map coming out of this first phase, as well as storm data. Based on City and Consultant data, all the drainage areas within the City were mapped. This mapping effort was not intended to search out and rectify all inconsistencies but to provide a map for "working" purposes that the City of Friendswood can utilize and improve upon as the system evolves and inconsistencies are discovered.
- **Analysis** - Completion of base mapping and definition of the drainage area allows the analysis phase to be completed. The purpose of this phase was to provide the City with the magnitude of the flows that could be expected from each drainage area for given frequency storms. This analysis was based on existing land use. These flows are to be used as a planning tool to provide guidance for the provision of adequate drainage as the City continues to grow.
- **Specific Problem Areas** - The third phase of the study was an analysis of twenty designated problem outfalls. It was determined that many of the problems stem from undersized storm sewer systems and/or a lack of drainage ditch capacity. This analysis does not examine any downstream impact from increased flows to the creeks.

DRAINAGE ANALYSIS

The purpose of this analysis was to determine the magnitude of runoff flows that can be expected from the various drainage areas. The analysis is based on existing land use. The intent of this analysis is to give the City a planning tool to provide guidance for the provision of adequate drainage as the City continues to grow.

For each problem site, a proposed solution was determined. It is important to understand that the solutions presented in this planning study are only conceptual. The stated pipe sizes may vary based upon eventual detailed engineering and topographic surveying which will be performed during project design. The proposed solutions presented in this study provide the City a possible solution, magnitude of cost and basis for planning future engineering and construction. It is expected that after initiation of actual design engineering, acquisition of detailed survey data and analysis of alternatives, site specific parameters and city requirements, a more refined and cost effective solution can be obtained.

Of the 226 defined drainage areas within the City, 20 problem areas were identified by the City staff utilizing empirical information and citizen input. The problem areas are shown by Figure 23. The analysis for each of these areas has been condensed in this Plan to the identity of area, statement of problem and the proposed solution. A complete analysis can be gained from the Drainage Study.

- **#1 Woodlawn Storm Sewer**

Statement of Problem: Street flooding

Proposed Solution:

A. Woodlawn at Shadowbend: Three possible solutions

1. Construct a detention basin in the vicinity of Wood-

lawn and Shadowbend to collect the flows which cannot enter the storm sewer system.

2. Replace the existing storm drains from Shadowbend with two 60 inch storm drains.
3. Convey the flows from the drainage areas north of Shadowbend down a ditch along the back property lines between Woodlawn and David St.

B. Laurel Drive Storm Drain:

This system requires complete reconstruction beginning at Woodlawn Drive by replacing the 24 inch storm drain with a 60 inch storm drain and ending with a 36 inch storm drain on Laurel Dr.

C. Spreading Oaks from Woodlawn to the tributary of Cowards Creek:

The double 36 inch storm drain pipes should be replaced with double 72 inch pipes to convey the flow to the tributary of Coward's Creek.

D. Tributary of Coward's Creek:

The Tributary should be cleaned out, widened, and grass lined in order to convey the greater discharge resulting from these upstream improvements.

• **#2 Briarmeadow Ditch**

Statement of Problem: Area flooding

Proposed Solution:

- A. Construct a storm drain from the intersection of Sunset Drive and Briarmeadow north to Winding Way and then west to Coward's Creek.
- B. Install an 84 inch storm drain at a slope of .00006 ft/ft along Briarmeadow toward the north. Connect it to the

existing 48 inch storm sewer, continuing north along Briar-meadow and then west along Winding Way to Coward's Creek, with an 84 inch storm drain. At northwest corner of Sunset and Briar-meadow intersection place a junction box with a 36 inch stub-out to pick up the flows from west in the north roadside ditch of Sunset. Cross Briar-meadow with a 60 inch RCP to pick up flows from the east of Briar-meadow. Cross Sunset Drive with 60 inch RCP and install a junction box with a 48 inch pipe to the west and a 42 inch pipe to the South. These pipes should be used in the future to extend the storm drain system along Briar-meadow and west along Sunset.

C. As roads are improved, extend storm drains south, east, and west.

- #3 Leslyn/Sterlingwood Outfall

Statement of Problem: Street flooding

Proposed Solution:

- A. Runoff from the Sterlingwood subdivision requires both the existing 48 inch storm pipe on the north side of Merriewood and the double 24 inch storm drain on the south side. The 24 inch storm pipes should be connected to the manhole on the north side of Merriewood and the pipes which drain the Briar-meadow ditch from the south should be blocked off .
- B. Leslyn Subdivision requires four additional inlets and a 36 inch storm drain to the north paralleling the existing system.
- C. When designed in the 5-year street replacement program, Merriewood and the crest in Deseret Drive should be

lowered to allow relief of 100-year flood flows down Deseret and across Merriewood to the detention pond north of Merriewood.

- **#4 Sunset Ditch**

Statement of Problem: Ditch flooding

Possible Solution:

Install a storm drain pipe on the south side of Sunset Drive from Mills to Cowards Creek. Outfall the storm drain at Coward's Creek on the north (downstream) side of Sunset.

- **#5 High School Outfall**

Statement of Problem: Street flooding

Proposed Solution:

- A. Remove and replace three 36 inch pipes under Falling Leaf Drive with four 60 inch RCP's, lower the flow line of the ditch to allow positive drainage.
- B. Install a 48 inch storm drain in Larkspur toward West Castlewood with inlets at the sag, and at the Outfall of the drainage easement behind the properties facing West Castlewood. Extend a 36 inch drain culvert to Castlewood Drive with a headwall in the Castlewood Ditch to collect the 5 year flows from Castlewood Dr.
- C. Construct a riprap overflow section from Larkspur to the ditch for flows exceeding the storm drain capacity.
- D. Perform a detail drainage analysis on the High School property and adjacent neighborhood.

- **#6 Greenbriar Ditch**

Statement of Problem: Area flooding

Proposed Solution:

- A. Install a storm drain from Chigger Creek to Briarmeadow.
- B. Install double 24 inch cross connections to the north at Briarmeadow, install 1 cross connector to the north ditch at the 10 foot easement north of Londonderry, stub out to the south at Wilderness Trail West ditch.
- C. Install 600 feet of 54 inch (36 inch for smaller line) storm drain west from the 60 inch. Install 24 inch cross connectors to the north ditch each side of Murphy Lane and install inlets in the south ditch at the same location.
- D. Install 400 feet of 48 inch (24 inch for smaller line) storm drain west from the 54 inch to midway between Murphy and Mills Drive and install a 24 inch cross connector.
- E. Install 400 feet of 42 inch (18 inch for smaller line) storm drain west from the 48 inch to Mills Drive and two 18 inch cross connectors to the north at Mills Drive and inlets on the south ditch at the same location.

- **#7 Wilderness Trails/GlenShannon Outfall**

Statement of Problem: Street flooding

Proposed Solution:

- A. Install a 72 inch RCP with headwall from the west side of Wilderness Trail at GlenShannon Subdivision to Chigger Creek along the back of the properties facing Greenbriar Avenue. Install ditch headwall and modify ditch to accommodate the 72 inch line. Tie existing 48 inch line to the 72 inch RCP.
- B. When and if Wilderness Trail is changed to curb and gutter, install parallel line in GlenShannon, add inlets at street intersections, tie parallel line to 72 inch and block of

headwall.

- **#8 Falcon Ridge I**

Statement of Problem: Street flooding

Proposed Solution:

- A. Remove the curb at southeast corner of White Wing Circle for a length of 243 feet. Install ballards to keep pedestrians and cars from entering the proposed swale.
- B. Construct a grass lined swale from the southwest corner of White Wing Circle southeast to the utility easement line. This swale would have a minimum depth of 2.5 feet, a 5 foot bottom width with a 5:1 side slopes for ease of maintenance on a minimum slope of 0.0025 ft/ft slope.

- **#9 Mission Estates Outfall**

Statement of Problem: Street flooding

Proposed Solution:

- A. Improve conveyance through the off site access road downstream from the 54 inch constriction structure.
- B. Install one additional 54 inch culvert through the restriction berm resulting in a 1.5 foot freeboard during the 5-year flood and the ability to accommodate larger floods.
- C. Insure adequate outfall ditches to convey the difference between the 5-year flow in the pipes and the 100-year flow through the streets allowing a maximum 1 foot depth of flooding in the streets.

- **#10 Carmel Village**

Statement of Problem: Street flooding

- A. Insure adequate outfall ditches to convey the difference

between the 5-year flow in the pipes and the 100-year flow through the streets allowing a maximum 1 foot depth of flooding in the streets.

- B. Install two (2) additional 66 inch RCP culverts under San Joaquin Parkway.
- C. Purchase at least two lots between South Mission and the ditch at sag locations and install overflow ditches capable of conveying the 100-year flow to the ditch without flooding the streets to a depth greater than one foot.

- #11 Sun Meadow Main Outfall

Statement of Problem: Street flooding

Proposed Solution:

- A. Purchase a drainage easement with the golf course area (approximately 7 acres). Excavate 61 acre feet for a detention pond below elevation 31.
- B. Disconnect existing pipes at detention pond crossing(s), and install headwalls at each outfall.
- C. Construct concrete overflow swales from East Castle Harbor Drive to the open area. average overflow width is 10 feet.
- D. Install a flap gate at end of 72 inch outfall so that Chigger Creek flows will not back up into the local detention facility.
- E. Connect the relief storm sewer which flows north to the detention pond.
- F. Evaluate the "Regional Flood Control Plan for the Clear Creek Watershed" for improvements to Chigger Creek to reduce flooding in this subdivision.

- **#12 Sun Meadow Relief Storm Sewer**
Statement of Problem: Street flooding
Proposed Solution: Connect the existing relief storm drain to the proposed detention facility.

- **#13 Garden Drive Ditch @ Spreading Oaks**
Statement of Problem: Area flooding
Proposed Solution:
 - A. Improve the swales along W. Shadow bend from Sedora Drive to the tributary draining this area.
 - B. Install a 48 inch culvert across Garden Drive on the west side of Shadow Bend to convey the ditch flow across the road.

- **#14 Garden Road Ditch @ FM 2351**
Statement of Problem: Area flooding
Proposed Solution:
 - A. Install a 48 inch culvert under W. Edgewood Drive next to the 42 inch storm drain to equalize the ditch flows and convey flows to the proposed swale in Sedora Drive.
 - B. Install a 36 inch storm drain from Brigadoon to the south side of W. Edgewood. Connect the 18 inch storm drain in Brigadoon to this pipe and install a ditch inlet south of Stadium Lane. Clean the ditches along W. Edgewood South of Stadium Lane.

- **#15 Block bounded by FM 528, FM 518, Winding Way and Leisure Lane**
Statement of Problem: Area flooding
Proposed Solution: Extend the Highway storm drain to

Winding Way via Leisure Lane and install inlets and ditch headwall to pick up ditch flows or improve ditches along Leisure Lane, and as the vacant areas develop include detention to maintain existing flows.

- **#16 Melody Lane**

Statement of Problem: Inadequate Drainage

Proposed Solution:

- A. Acquire a 30 foot drainage easement from Melody Lane to Mary's Creek east of the Dunbar Estates subdivision. Construct a 4 foot deep ditch in the easement at a slope of 0.004 ft/ft. with 3:1 side slopes.
- B. Install two double 24 inch culverts under Melody Lane east of Dunbar Estates at an equal distance from the proposed swale.
- C. Improve the ditches on both sides of Melody Lane to have a consistent slope toward the double 24 inch culverts.
- D. As development occurs, encourage detention to maintain the existing low flows from the area.

- **#17 FM 518 - Willowick to Mary's Creek Tributary**

Statement of Problem: Street flooding

Proposed Solution: Construct a parallel relief storm along Edgewood and South Friendswood.

- **#18 FM 518 - Willowick to Coward's Creek**

Statement of Problem: Street flooding

Proposed Solution: Construct a parallel relief storm sewer line along the southwest edge of FM 518.

- **#19 Annalea Outfall**

Statement of Problem: Area flooding

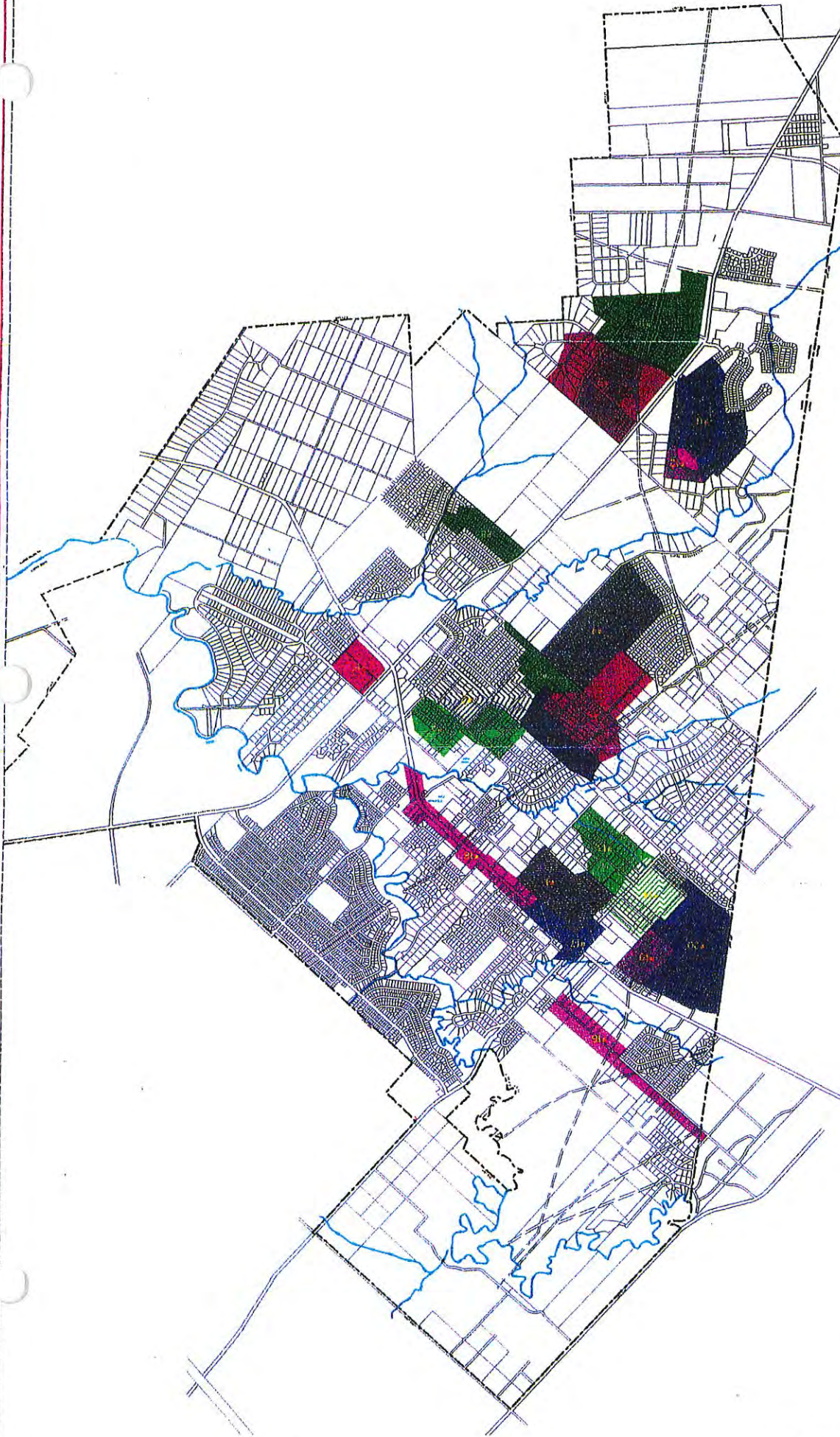
Proposed Solution:

- A. Replace recent 36 inch RCP at the outfall from Virginia toward drainage ditch with a 48 inch RCP. Extend this line to the pipe from Rachael. Connect the two inlets on the south side of Virginia at Rachael to this new line.
- B. Replace the existing 24 inch line from Annette and Lottie Lanes with a 33 inch line.
- C. Add an Inlet at Lottie Lane, add a manhole at Lottie Lane and replace 18 inch line with a 24 inch line.
- D. Extend the 48 inch line to Mary Ann Lane and connect south inlets at this intersection to the new line.
- E. Extend a 36 inch line south along Mary Anne to the inlets at Linda Lane.

- **#20 Whitehall Outfall**

Statement of Problem: Street flooding

Proposed Solution: Increase the inlet capacity by adding inlets or replacing with larger RCP and culverts.



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CITY OF FRIENDSWOOD MASTER DRAINAGE PLAN

FIGURE 23

CITY OF FRIENDSWOOD
20 DETAIL PROBLEM AREAS

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN

PLAN

COMPONENT

The Comprehensive Land Use Plan brings together all the planning elements into a consolidated Plan. The graphic representation of the Plan, shown by Figure 24, is supplemented by appropriate descriptions, when necessary, to emphasize certain parts of the Plan. Each of the individual planning elements set forth in the Plan are shown with the exception of utilities and drainage elements.

The Plan represents, at this point in time, the most appropriate urban structure and land use pattern for achieving a functional and harmonious urban area as the City develops.

Implementation of the Plan for new areas will be driven by growth, and to some extent, planning efforts directed toward any change in the developed areas of the community will also likely be responsive to the present population and new population. The thrust of the Plan is to create an urban environment which has quality, value, and features which can be enjoyed by all age groups.

POPULATION

Population estimates of the City's future growth have been made for different purposes in recent years. These estimates are important because they are used to forecast the timing, and to what extent various improvements are to be planned and implemented for meeting the needs of the future population.

It is appropriate for the Plan to tie together these estimates and create a common base for the Plan.

- The studies performed in 1990 and the updating in 1993 of the City's Land Use Assumptions, Capital Improvements Plan and Impact Fees were mentioned in the Utility Element. These studies use the population estimate as an integral part of the calculations made for the impact fees. The population estimate from this study is shown in Table 12.
- The Houston-Galveston Area Council of Governments' (HGACOG) population projections for Friendswood is also the projection used in the 1993 updating of impact fees.
- Projections made for the Parks Master Plan prepared in 1993 prior to the Comprehensive Plan forecasted population based on building permit projections. This estimate is shown in Table 3 by population ranges.

TABLE 12
COMPARATIVE POPULATION PROJECTIONS

Year	City	Projection		
		Impact Fee	HGACOG	Parks Plan
1990		22,814	22,814	22,814
1995		30,850	30,850	29,400 - 29,800
2000		38,900	38,900	34,000 - 36,000
2003		43,724	—	—
2005		46,960	46,960	39,600 - 43,800

Projections beyond 2005 made by the above sources push the City's potential population beyond 50,000 persons. However, there are

factors which may limit the City's population below this value. A consideration not given to the projections made for the Park Plan is the amount of land which may be converted to the detention or retention of storm water. All of the projections would be influenced by any portion of the vacant 5,200 acres currently zoned for single family use being absorbed for the above purposes. Further, decreases in residentially zoned land which is converted to other uses or remains vacant would also influence these projections. Therefore, a population at the time the City approaches a built out condition of 45-50,000 persons is assumed reasonable for the Plan at this time. As various factors affecting land absorption become better defined and in future Plan updating, the long range projections can then be refined.

PLAN STRUCTURE

The Plan concept is structured using the various elements in the Plan with the thoroughfare arrangements providing the primary structuring element. This system of existing and proposed traffic arteries serve as corridors for safe and efficient traffic movement in and through the City which is one of the Plan objectives. Along these corridors and at intersection nodes, the visibility and access offered by the thoroughfares provide the opportunity for various types of land use to locate, which by nature, need these two features to remain viable. The thoroughfare system affords one other opportunity in directing the City's development pattern. This is the formation of areas having similar residential characteristics which can be capable of supporting a neighborhood park and possibly an elementary school. Both of these features are generally the core of a neighborhood area. Therefore, the neighborhood planning concept should be used as decisions are made for locating future

thoroughfares.

Another Plan objective is the provision of adequate park and recreational areas. The system of neighborhood parks is in consonance with the existing and future neighborhood areas. Not shown on Figure 24 in the detail set forth on Figure 16 are the opportunities to link neighborhood areas and recreational facilities with hike and bike trails, some of which would be along existing easements and rights-of-way. The provision for a community park facility to meet immediate recreational needs is proposed on the new site recently purchased south of F.M. 518. The location for a future facility shown on Figure 24 in the Melody Lane area north of Friendswood Drive will likely be needed as the City approaches a developed condition.

Educational facilities also have some structuring capabilities. The school arrangement shown on Figure 24 represents the existing facilities for the two Districts plus the proposal for two elementary grade level school infrastructure capabilities are also an important aspect of the plan in determining growth limits and patterns. Current and future plans have established a population cap of 48-50,000 persons. This limit could indeed be exceeded but it would necessitate increased expenditures of funds for infrastructures improvements and the dollar value per capita ratio would increase significantly for the Friendswood Independent School District in the southern section of the City. When possible, it is not only more economical, but it is also more functional to group recreational and educational facilities in neighborhood areas as is discussed in the Park Plan.

Each of the above elements has a significant part in creating the structure upon which the land use pattern for residential and nonresidential uses can be arranged to best serve the community's residents.

LAND USE ELEMENT

Use of land has the broad characteristic of being either residential or nonresidential. This characteristic plus the quality and intensity of the developed use is, among others, a result of applicable zoning, subdivision and building code requirements and regulations. The Land Use Plan establishes the concept and broad criteria for those requirements which are found in these documents, and is a legislative requirement for the zoning ordinance.

Several proposed nonresidential land use relationships shown by Figure 24 follow closely the existing use of land. However, some proposals offer different concepts than those established by zoning. The following comments discuss the intent of the land use categories shown and some of the more important characteristics.

Residential Land Use Categories - There are three categories for residential use.

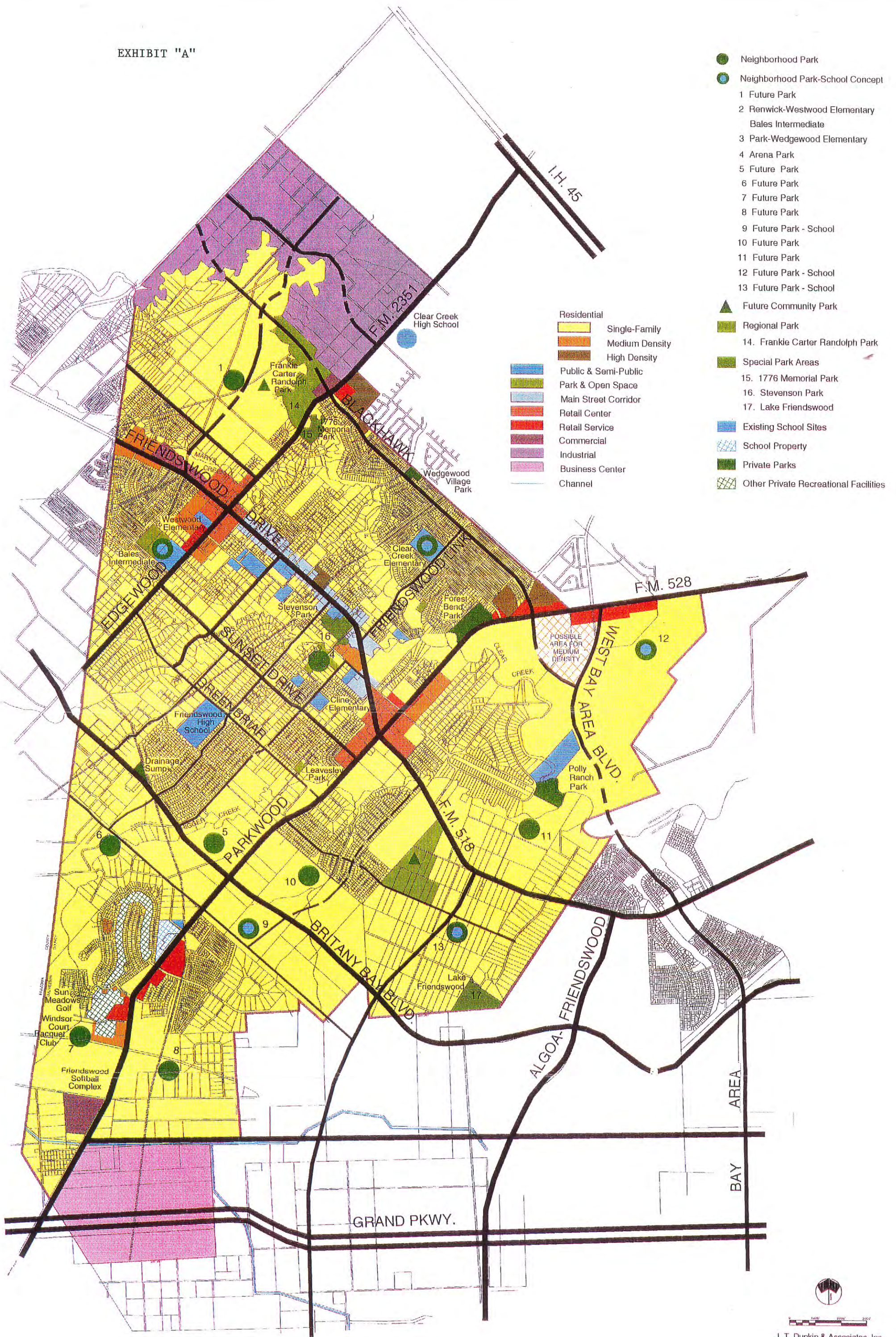
- **Single-family** - This type of land use is the predominant color on the Plan. It represents all areas, either existing or future, which are intended for single-family detached dwellings. The density of dwellings per acre of developed land for this category is 2.7.
- **Medium Density** - The medium density land use is intended to provide space for the smaller lot product, such as the garden home and multi-family or attached housing units of

low and medium densities. Density in this category can be as high as nine units per acre. Areas for medium density are generally located adjacent to the thoroughfare corridors.

- **High Density** - Areas shown on Figure 24 in this category are existing multi-family developments. The density set forth for this category is no greater than 18 units per acre for developments built before 1996 and no greater than 12 units per acre for developments built after 1996.

Nonresidential Land Use Categories - There are three land use categories shown on Figure 24 which have the intent to provide space for businesses related to retail and personal services. These are the Main Street Corridor, Retail Center and Retail Service.

- **The Main Street Corridor** land use proposal occurs between Parkwood Avenue and Edgewood Drive, either side of the Friendswood Drive. The intent of this land use category is to create, through zoning and development standards, a business corridor which would attract a variety of unique retail land uses. An inviting environment is suggested to be developed through the use of development standards for landscape and site treatment of private properties with emphasis on streetscape treatment of the Friendswood parkways and median. Uses perceived to be future users in this corridor range from retail shops for day-to-day needs to specialty shops for crafts, services and offices to a variety of restaurants and food establishments.
- There are two types of existing zoning categories which have



City of Friendswood, Texas

COMPREHENSIVE LAND USE PLAN

approximately 500 acres now zoned for retail and commercial services. For many cities in the State, a range of four to ten acres of retail use per 1,000 persons is an adequate inventory of property for these needs. At the present, the relationship between retail and commercial land and the population is approximately nine acres per 1,000 persons. Based upon the quantities zoned and a population projection in the range of 45,000 persons, there are adequate areas for new retail and commercial developments.

- **The Retail Center** land use category is influenced by the above comparisons. The two locations shown on Figure 24 for this category are both on Friendswood Drive at Parkwood Avenue and at Edgewood Drive. Each is a prominent location within the City and is partially developed for retail uses commonly found in retail centers.

The Plan implies these areas are to be homogeneously developed on each of the intersection's corners. It will require some assemblage of smaller parcels to larger tracts to achieve this objective and to create attractive shopping centers.

- **The Retail Service** land use category somewhat follows the intent of the present zoning category titled Neighborhood Commercial District. This proposed land use category is for retail sales of convenience goods and services to persons residing in adjacent residential areas.
- **The Commercial** land use category is proposed for business

uses which generally are of a non-retail characteristic, but may provide services such as an auto repair shop. This Commercial category is a more intense use of the land than those categories associated with retail land uses. Uses in this category possible would have associated out-of-doors, but screened, storage and could include fence contractors, building contractors, or the assembly of a product.

The Commercial land use areas are designed around locations which now have some uses which best fit in this category. The principal area for this land use development is on Friendswood Drive west of Edgewood Drive. The private softball complex on Parkwood Avenue is shown to be in this category.

- **A Business Center** land use category is delineated on Figure 24 in the southern section of the City. This area is located adjacent to Parkwood Avenue and would have the future Grand Parkway located within its boundaries. Approximately 500 acres are shown for this area perceived to be a location within Friendswood for future high technology users, possibly built in a campus setting. This is a long-range land use projection but the potential benefits from such a development for employment and tax base are worthy to be followed in the City's future economic development.
- **The Industrial** land use proposal shown on Figure 24 is located north of Clear Creek and west of Edgewood Drive. Current zoning for this area is in consonance with this proposal, with the exception of a strip of land approximately

four hundred feet deep adjacent to Edgewood Drive. Various types of uses are now located along this side of the corridor. An approach to examine the potential of this larger area for development would be the formation of a general plan. The plan could be prepared by the City as a concept for attracting potential industrial users.

OTHER PLAN ELEMENTS

The utility and drainage elements are not shown on the Comprehensive Land Use Plan but both are integral elements in addressing and guiding the City's future. When making land use or other decisions related to Figure 24, both Plans should become a part of the process used in arriving at such decisions.

ENTRYWAYS

Another feature of the City's future environment which becomes a part of the overall planning process is emphasis on the treatment of both private and public spaces along the City's entryways. This can become a major factor in the process of making land use decisions for private properties adjacent to the thoroughfare corridor entries and along their routes in the City.

The City's recent approval of an entryway overlay district for zoning purposes will address such features as signage, screening, utilities, landscape treatment, and architectural elements within a distance extending two hundred feet from the right-of-way or to the rear property line, whichever distance is less. This emphasis on each of the City's corridors over a period of time can bring significant change to the character of the City's environment.

SUMMARY

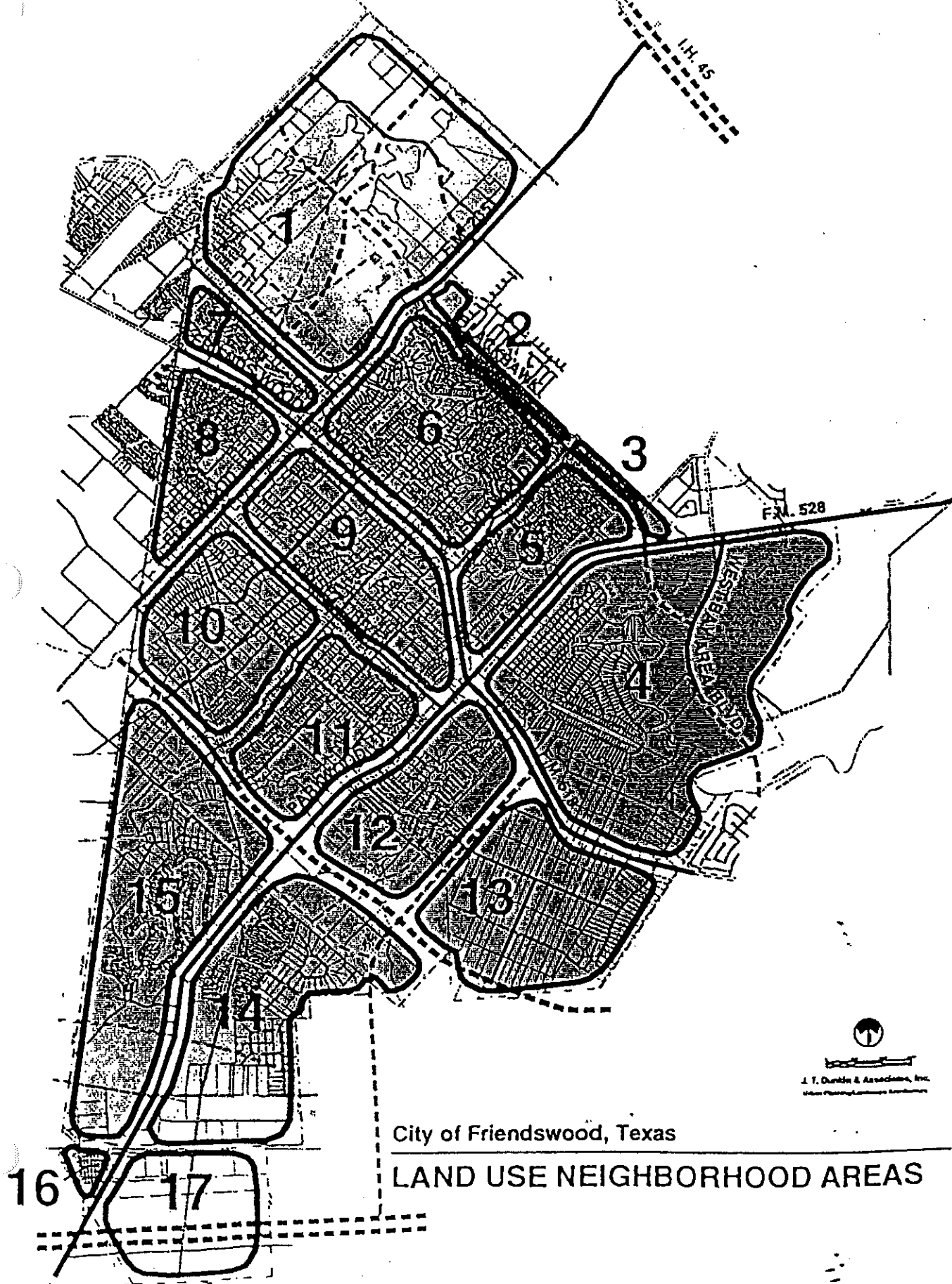
Statistics shown that the current breakdown of residential, commercial, and retail are adequate, in regards to percentages of land use, to accommodate a city of 50,000 persons. It is also clear from the land use maps, however, that some adjustments in locations are necessary to more effectively use the land and direct growth in the proper directions to afford the most compatibility among the various uses. The current industrial zoning on the north side of the City is sufficient for any type of industrial use that may locate within the City. It would be advisable to consider the area south of the American Canal as a possible Industrial Park to take advantage of the NAFTA agreement and subsequent expansions of I-35. It is also possible that a joint venture with the City of Alvin at this location could be accomplished.

Designation of the Industrial Park and adjusting the locations of some of the existing zoning sites will adequately address the proper percentages of land dedicated to the types of land use. Part of this process should include a redefining of the current zoning districts as well as a restructuring of the permitted uses contained within each of the districts. There presently exists many inconsistencies that have developed over the period of time since the city adopted its Zoning Ordinance. These have been created by amendments to the text, permitted use charts, and zoning map, and should be reviewed.

APPENDIX A

EXISTING LAND USE
CITY OF FRIENDSWOOD
1994

Areas	SF	2F	MF	MH	P&SP	Parks	Private Parks	Park/ Comm	Retail	Comm.	Office	Ind.	Ceasl	Vacant	ROW	Total
1	133.9	-	-	-	9.5	90.8	-	-	-	62.9	-	5.1	-	1,545.3	72.2	1,919.7
2	33.1	-	2.6	-	0.4	-	5.2	-	37.1	-	-	-	-	3.7	21.9	104.0
3	25.4	-	14.9	-	0.4	-	-	-	9.8	-	-	-	-	-	18.3	68.8
4	440.3	-	8.5	-	1.8	-	17.2	-	1.9	-	3.5	-	-	1,477.5	117.4	2,071.1
5	215.3	-	18.4	-	16.8	34.1	17.0	-	10.3	11.1	1.3	-	-	101.2	96.6	524.1
6	491.4	2.8	15.3	-	37.4	14.6	1.4	-	9.1	8.8	11.2	-	-	180.3	172.9	945.2
7	98.6	-	13.1	-	-	-	-	-	2.6	5.1	0.5	-	-	117.9	38.6	276.4
8	232.9	-	-	-	24.4	21.4	-	-	10.8	4.2	0.5	-	-	96.5	99.4	490.1
9	354.6	2.0	12.9	6.6	52.4	34.2	1.4	-	24.1	8.4	8.6	-	-	189.9	147.2	822.3
10	394.4	-	-	0.4	42.9	-	-	-	-	2.9	-	-	-	197.1	104.2	741.9
11	343.9	-	-	-	-	2.8	-	-	5.4	-	-	-	-	230.7	99.7	672.5
12	141.3	-	-	-	46.5	-	-	-	5.8	5.6	-	-	-	500.6	90.1	789.9
13	109.2	-	-	-	-	-	-	-	-	5.3	-	-	-	786.5	55.9	956.9
14	266.6	-	-	-	18.4	-	-	-	-	-	-	5.9	8.0	736.7	93.0	1,128.6
15	325.1	-	0.7	-	2.4	-	-	188.2	1.5	12.1	-	-	4.5	757.0	107.4	1,398.9
16	11.8	-	-	-	1.0	-	-	-	-	-	-	-	4.0	42.7	11.7	71.2
17	-	-	-	-	-	-	-	-	-	2.5	-	-	8.0	574.8	7.1	592.4
Totals	3,620.8	4.8	86.4	7.0	254.3	197.9	42.2	188.2	118.4	128.9	25.6	11.0	24.5	7,510.4	1,333.6	13,374.0



APPENDIX B

CITY OF FRIENDSWOOD

PRIVATE PARKS AND OPEN SPACE

The park and open spaces listed below are developed for recreational use as a part of a residential subdivision. Acreages indicated for facilities have been calculated from map information and are only approximate in area. Facilities listed are those principal types of recreational features developed on each respective site. These facilities do contribute to satisfying the community's overall recreational needs but are considered to be for member use. Except for Forest Bend, either the physical size or the park layout limits the recreational opportunities that can occur on most of these sites.

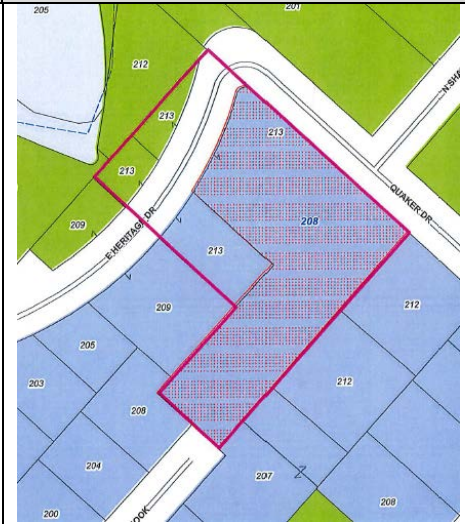
<u>Facility</u>	<u>Approximate Acreage</u>	<u>General Facilities</u>
1. Eagle Lakes	2.0 Acres	Pool
2. Falcon Ridge	2.1 Acres	Pool
3. Field Creek Forest	1.0 Acres	Lawn
4. Forest Bend	26.0 Acres	Community building, pool, play apparatus, ballfields and backstops
5. Imperial Estates	2.0 Acres	Pool, lawn
6. Imperial Gardens	1.2 Acres	Play apparatus, pool
7. Kingspark/Whitehall	2.0 Acres	Pool, play apparatus and open space
8. Laurelfield	.6 Acres	Detention pond and park benches
9. Mission Circle	.3 Acres	Lawn
10. Polly Ranch	15.0 Acres	Play apparatus and open space
11. Renington Court	.8 Acres	Landscaping
12. San Joaquin	.3 Acres	Lawn
13. Sun Meadow	1.0 Acres	Lawn

<u>Facility</u>	<u>Approximate Acreage</u>	<u>General Facilities</u>
14. Sunset Meadows Estates	1.0 Acres	Pool, play apparatus and open space
15. The Park	16.0 Acres	Pool, tennis courts, lake and trails
16. Wedgewood Village	1.3 Acres	Pool, play apparatus and open space
17. Wedgewood Village	5.4 Acres	Trail, play apparatus and parking
18. Wilderness Trails	.8 Acres	Pool

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: November 5, 2019
 Re: DRC Report

The following DRC Meetings were held in October 2019.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
213 E Heritage Dr. Townhomes	MFR-L Allows townhomes 9 units per acre	No	Preliminary and final plats required; site plan approval required; park dedication fee of \$600 per dwelling unit due at time of building permit issuance; water and sewer services exist along both street frontages; 4-ft sidewalks required along both street frontages; on-site detention required/may be eligible to receive credit for existing impervious cover; application to GCCDD required; located in AE flood zone; minimum required finished floor elevation is 2 feet above base flood elevation	

205 N. Friendswood Dr. Subdivide into commercial reserves for future development	CSC	No	Preliminary and final plats required; extension of any public infrastructure (roads, water, sewer) must be installed and accepted prior to recordation of final plat; site plan approval required for future development of the tracts; any lot within 300 feet of FM 518 will be subject to Community Overlay District (COD); water and sewer services are available; looped water line system will be required; 90ft right-of-way required to be dedicated to GCCDD at rear of property; 5ft sidewalks required along FM 518; TxDOT permits required for any improvements within ROW; rear of the property is located in floodplain	
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