



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, OCTOBER 26, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. COMMUNICATIONS

- A. Receive a report regarding updates to the Parks Master Plan.
- B. Announcement of the next Planning and Zoning Commission's (i) regular meetings on Thursday, November 16, 2023, and Thursday, November 30, 2023; and (ii) Annual Retreat on Thursday, November 30, 2023.
- C. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

4. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, October 12, 2023.

5. ACTION ITEMS

- A. Consider a making a recommendation to the City Council concerning (i) a requested zone classification change for property located at 3801 RM 528 Rd., being further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use."

- B. Consider approving the Partial Preliminary Plat of Georgetown Section 1, a subdivision of 21.225 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.
- C. Consider approving the Partial Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Galveston County, Friendswood, Texas.
- D. Consider approving the Preliminary Plat of Sherry Lane Street Dedication, being a subdivision of 2.171 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

6. ADJOURNMENT

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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 23rd day of October 2023, at 3:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Receive a report regarding updates to the Parks Master Plan.

Action:

SUMMARY / ORIGINATING CAUSE

Tim May, EHRA Engineering, will be presenting an update to the Parks Master Plan. The intent of meeting with the Commission is to seek input and gain insight from that governance related to future of Friendswood parks. EHRA's presentation and subsequent conversation with the Commission is informational in context and the intent is to discuss and receive any comments and input that may come from meeting with the commissioners.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Parks & Recreation updates their master plan every 10 years. Having a master plan is beneficial in applying for project grants and funding.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. 2023-10-26 EHRA to Friendswood P&Z (rev) - parks master plan

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
Meeting of October 26, 2023

PARKS AND TRAILS MASTER PLAN

Update, focus and listening (rev)

1. **Introduction** – EHRA Landscape Architecture, Planning
 - Tim May, Practice Area Leader for Landscape Architecture
 - Cris Gonzalez, Project Manager
2. **Purpose** – a City-wide Parks and Trails Master Plan – 10-year parks projection (a year 5 update will be needed)
3. **Reason** – update to the Parks/Trails Master Plan is necessary due to changing demographics, community needs, budgeting, and funding (O&M, grants); submission to Texas Parks and Wildlife Department (for potential State grant eligibility)
4. **Task** – write a master plan with strategic and prioritized goals for the next 5 to 10 years
5. **Categories** within the Plan –
 - A. PLAN INTRODUCTION AND CONTEXT
 - B. COMMUNITY BACKGROUND
 1. Community history
 2. Demographics/Census
 3. Parks history within the community
 - C. ASSESSMENTS
 1. Community Input:
 - a. Meetings/Interviews conducted:
 1. 4/4/2023: Parks staff interviews
 2. 9/7/2023: Parks re-kickoff with Director of Parks
 3. 9/13/2023: Parks Master Plan schedule presentation to Director of Parks
 4. 9/20/2023: Parks staff interviews
 5. 9/26/2023: Keep Friendswood Beautiful
 6. 10/16/2023: Senior Advisory Committee interview
 7. 10/26/2023: Friendswood P&Z Commission meeting
 8. 10/26/2023: Engineering Staff interviews
 9. 11/1/2023: CEDC Meeting interviews
 10. TBD: Friendswood City Council meeting
 11. TBD: Public Engagement Meeting #1
 12. TBD: Public Engagement Meeting #2

2. Physical:
 - a. Parks
 1. May 2023 – July 2023: Inventory and photograph
 2. 9/26/2023: Parks tour with Staff
 - a. Activity Building (grounds, site)
 - b. Westwood Elementary soccer fields
 - c. Renwick Park/Friendswood Youth Baseball
 - d. Harold Whittaker Detention Basin
 - e. Fire Station #3 (grounds, site)
 - f. Bay Area Park
 - g. Lake Friendswood Park
 - h. Centennial Park
 - i. Sports Park
 - j. 27 Acre tract (church site)
 - k. The Hanger (grounds, site, facility)
 - l. Old City Park
 - m. Stevenson Park – Rotary Pavilion
 - n. Stevenson Park
 - b. Trails (on street and off-street)
 - c. Facilities
 1. 10/11/2023: Facilities tour with Staff:
 - a. Animal Shelter
 - b. Fire Station #1
 - c. Fire Station #2
 - d. Fire Station #3
 - e. Fire Station #4
 - f. Public Safety Building
 - g. Deep Wood Facility
 - h. Blackhawk Facility
 - i. Library
 - j. Activities Building
 - k. The Hanger

6. Recommendations

- A. Goals and priorities
 1. Parks
Existing Park upgrades, enhancements, improvements
 2. Trails
 3. Facilities
Current facilities and programming
Future facilities and programming
 4. Real Estate

Existing City-owned land for potential parks

Future land needs for proposed facilities, offerings

7. Planning and Zoning Commission input:

A. PARKS INPUT

CURRENT

1. Current Parks conditions and physical improvements needed
2. Current Parks programming and facilities needs and improvements necessary

FUTURE

1. Future of Parks in current parks
2. Future Park amenities, offerings
3. Future Park land needs

B. TRAILS INPUT

Off-street and connectivity

On-Street, connectivity, and safety

C. FACILITIES INPUT

CURRENT

1. Current facilities conditions and physical improvement needed
2. Current facilities programming and facilities needs and improvements necessary

FUTURE

1. Future facilities in current parks, facilities
2. Future facilities – new
3. Future land needs for facilities

D. GOALS AND PRIORITIES INPUT

E. TIMELINE FOR IMPLEMENTATION INPUT

F. Thank you for your participation.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, October 12, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to review and approve the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, October 12, 2023. Said minutes are attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 10-12-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 12, 2023 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
OCTOBER 12, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 12, 2023, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN AND VICE-CHAIRMAN RICHARD SASSON WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

Chris Johnson/36 Wilderness Trail spoke against the alignment of Friendswood Parkway that was proposed in the Master Plan of the Estates of Wilderness Trail. He said he and six other neighbors

on Wilderness Trail are not against the property being developed but ask that the boulevard take a different route.

3. CONSENT AGENDA

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

- A. Consider approval of the minutes for the regular meeting held Thursday, September 28, 2023

****Commissioner Marcus Rives moved to approve the minutes for the regular meeting held Thursday, September 28, 2023. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: FRIENDSWOOD CITY CENTER PLANNED UNIT DEVELOPMENT (PUD)

- i Conduct a public hearing regarding a request for a zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development.

Harbin read the Rezoning Report explaining the proposed mixed-use development would consist of commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. She said minimum requirements for Planned Unit Developments were recently created by the Ordinance Subcommittee and approved by the Commission and that this proposal exceeds the minimum requirements for a PUD.

- ii Consider making a recommendation to City Council concerning (i) the requested zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the

Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use."

****Commissioner Marcus Rives moved to discuss a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use." Seconded by Commissioner Catherine Koerner.**

Commissioner Rives commented that the proposed density was three times more than the city's standard. Louis Tannos, the developer, explained that the apartment operators require a minimum number of units to make the complex feasible. Tannos said the partnering retailers and national employers also require a "captive audience" to support their businesses. Rives questioned the phasing plan and Tannos said the first phase would include the detention facilities followed by retail pad sites along FM 528 since they already have access and utilities.

Koerner asked if sidewalks would be installed along FM 528 and if there would be a buffer between the school and the parking garages. Tannos said the development will install sidewalks along all rights-of-way and there are Centerpoint Energy power lines and green space between his development and the adjacent school.

Conrad commented that the proposed development was beautifully done and she thinks it is the Commission's obligation to ensure quality development to increase the City's tax revenue. Tannos said the project is around \$700 million.

Hinckley said he, too, is concerned about the residential density. He asked if the roundabouts were designed to slow traffic. Tannos answered that the roundabouts are to slow traffic because this community is being developed as completely walkable, especially for the residents within the development. Hinckley questioned if additional security would be needed at the adjacent schools. Harbin said the schools have been working with the City and the developer.

Commissioner Rives motioned to postpone the item until October 26, 2023. Koerner seconded the motion. The vote passed 4 to 1 with Koerner against.

- B. Consider changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings.

****Commissioner Marcus Rives moved to approve changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings. Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meeting for Thursday, October 26, 2023.
- B. Announcement of the date for the Annual Retreat.

Harbin said the proposed date for the retreat is November 6, 2023.

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

Councilman Matranga said the City Council approved the second reading of the Sign Ordinance at their last meeting. Harbin reminded the Commission of the upcoming American Planning Association conference and said Rives would be attending if anyone else wanted to, as well.

6. ADJOURNMENT

This meeting was adjourned at 06:35 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Consider a making a recommendation to the City Council concerning (i) a requested zone classification change for property located at 3801 RM 528 Rd., being further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use."

Action:

SUMMARY / ORIGINATING CAUSE

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.

The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

According to the Zoning Ordinance, a PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;
4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or
6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development exceeds the minimum of one criterion by meeting criteria 1, 4, 5 and 6.

New Information Added

Density comparison of other existing multi-family developments in Friendswood

Density comparison of multi-family allowances in other cities

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This is the third major proposal for a Planned Unit Development on this tract. Previous versions have included a similar mix of uses, including retail and offices, as well as 500-600 residential units. In 2015, the residential units were removed from the PUD by City Council at the time the ordinance was approved. The density of the development and its proximity to any nearby residential properties requires residential use within the development to support the businesses.

RECOMMENDATIONS

At the regular meeting held Wednesday, October 4, 2023, the Community Economic Development Corporation (CEDC) voted unanimously 5-0 (members Guzzetta and Brown were absent) in favor of the zone change.

ATTACHMENTS

1. Friendswood City Center PUD - Proposed
2. Friendswood City Center PUD Rezoning Report Sept 2023
3. Friendswood City Center PUD Aerial Map
4. Friendswood City Center PUD FLUM
5. Friendswood City Center PUD Location Map
6. Friendswood City Center PUD Zoning Map
7. City Comparison of Multi Family Density Allowances
8. Friendswood Existing Multi Family Units and Density

Planned Unit Development Friendswood City Center PUD

Prepared For
Tannos Development Group, LLC

August, 2023



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Exhibit F1 Exterior Finishes

Exhibit F2 Architectural Features

Exhibit F3 Examples of Site Amenities

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive Mixed Use Development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with 10-0 wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

Friendswood City Center PUD

Building Regulations

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (6 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1	n/a	15000	100	150	100	10	10	25	90	15	5
Lots 2-5	n/a	15000	100	150	160	10	10	25	90	15	5
Lots 7-8	n/a	15000	100	150	0	10	10	10	90	0	0
Lots 6, 9, 10	n/a	15000	100	150	50	0	10	25	90	15	5
Lot 11	n/a	15000	100	150	0	0	10	25	90	0	0
Lot 12 MFR	35	n/a	n/a	n/a	25	0	25	25	90	0	5

Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

Lot coverage based on approved drainage plan.

Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures are permitted in the landscape buffer except for along FM 528.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	<i>Mining, Quarrying, and Oil and Gas Extraction</i>	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	<i>Utilities</i>	
221	Utilities	
23	<i>Construction</i>	
236	Construction of buildings	
237	Heavy and civil engineering construction	
238	Specialty trade contractors	
31-33	<i>Manufacturing</i>	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	Wholesale Trade	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	Retail Trade	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	<i>Transportation And Warehousing</i>	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	<i>Information</i>	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	<i>Finance and Insurance</i>	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	<i>Real Estate and Rental and Leasing</i>	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	<i>Professional, Scientific and Technical Services</i>	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	<i>Management of Companies and Enterprises</i>	
551	Management of companies and enterprises	P
56	<i>Administrative and Support and Waste Management and Remediation Services</i>	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	<i>Education Services</i>	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	<i>Health Care and Social Services</i>	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	<i>Arts, Entertainment and Recreation</i>	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
712120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	<i>Accommodation and Food Services</i>	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	<i>Other Services (Except Public Administration)</i>	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
812220	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	<i>Public Administration (City Services)</i>	

921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

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

- (b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

- RETAIL | 63,800 SF
- OFFICE | 191,000 SF
- MIXED USE | 478,300 SF
- GARAGE | 1,215 PARKING SPACES
- APARTMENTS | 500 UNITS

FM 528



528 Site Calculations

		Qty	% of Site
Lot 1	Total Site Area	69,715 SF	100%
	Parking Lot & Drive Area	31,693 SF	45%
	Other NonPervious Area	6,249 SF	9%
	Bldg SF	10,290 SF	15%
	Green Space	21,483 SF	31%
	Parking Spaces	74 Spaces	
Lot 2	Total Site Area	69,066 SF	100%
	Parking Lot & Drive Area	34,793 SF	50%
	Other NonPervious Area	1,099 SF	2%
	Bldg SF	13,882 SF	20%
	Green Space	13,292 SF	19%
	Parking Spaces	102 Spaces	
Lot 3	Total Site Area	71,083 SF	100%
	Parking Lot & Drive Area	35,660 SF	50%
	Other NonPervious Area	7,286 SF	10%
	Bldg SF	15,008 SF	21%
	Green Space	13,129 SF	18%
	Parking Spaces	108 Spaces	
Lot 4	Total Site Area	70,283 SF	100%
	Parking Lot & Drive Area	33,875 SF	48%
	Other NonPervious Area	8,861 SF	13%
	Bldg SF	12,006 SF	17%
	Green Space	15,541 SF	22%
	Parking Spaces	101 Spaces	
Lot 5	Total Site Area	68,747 SF	100%
	Parking Lot & Drive Area	33,625 SF	49%
	Other NonPervious Area	8,412 SF	12%
	Bldg SF	11,999 SF	17%
	Green Space	14,711 SF	21%
	Parking Spaces	97 Spaces	
Lot 6	Total Site Area	119,660 SF	100%
	Parking Lot & Drive Area	56,297 SF	47%
	Other NonPervious Area	6,947 SF	6%
	Bldg SF	25,800 SF	22%
	Green Space	30,616 SF	26%
	Parking Spaces	296 Spaces	
Public	Total Site Area	2,756,133 SF	n/a
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Spaces	325 Spaces	n/a

Total Site Calculations

Total Site Area	4,637,900 SF	100%
Parking Lot & Drive Area	809,388 SF	17%
Other NonPervious Area	179,313 SF	4%
Bldg SF	417,306 SF	9%
Green Space	469,759 SF	10%
Parking Spaces	3,532 Spaces	

		Qty	% of Site
Lot 7	Total Site Area	138,181 SF	100%
	Parking Lot & Drive Area	56,006 SF	41%
	Other NonPervious Area	24,482 SF	18%
	Bldg SF	40,380 SF	29%
	Green Space	17,312 SF	13%
	Parking Spaces	240 Spaces	
Lot 8	Total Site Area	138,132 SF	100%
	Parking Lot & Drive Area	26,821 SF	19%
	Other NonPervious Area	42,377 SF	31%
	Bldg SF	40,128 SF	29%
	Green Space	28,806 SF	21%
	Parking Spaces	189 Spaces	
Lot 9	Total Site Area	134,038 SF	100%
	Parking Lot & Drive Area	77,884 SF	58%
	Other NonPervious Area	11,271 SF	8%
	Bldg SF	25,800 SF	19%
	Green Space	19,083 SF	14%
	Parking Spaces	296 Spaces	
Lot 10	Total Site Area	160,218 SF	100%
	Parking Lot & Drive Area	88,420 SF	55%
	Other NonPervious Area	14,904 SF	9%
	Bldg SF	28,200 SF	18%
	Green Space	28,694 SF	18%
	Parking Spaces	619 Spaces	
Lot 11	Total Site Area	76,843 SF	100%
	Parking Lot & Drive Area	46,874 SF	61%
	Other NonPervious Area	3,221 SF	4%
	Bldg SF	17,918 SF	23%
	Green Space	8,830 SF	11%
	Parking Spaces	305 Spaces	
Lot 12	Total Site Area	765,801 SF	100%
	Parking Lot & Drive Area	287,440 SF	38%
	Other NonPervious Area	44,204 SF	6%
	Bldg SF	175,895 SF	23%
	Green Space	258,262 SF	34%
	Parking Spaces	780 Spaces	
Lot 13	Total Site Area	2,251,203 SF	100%
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Spaces		





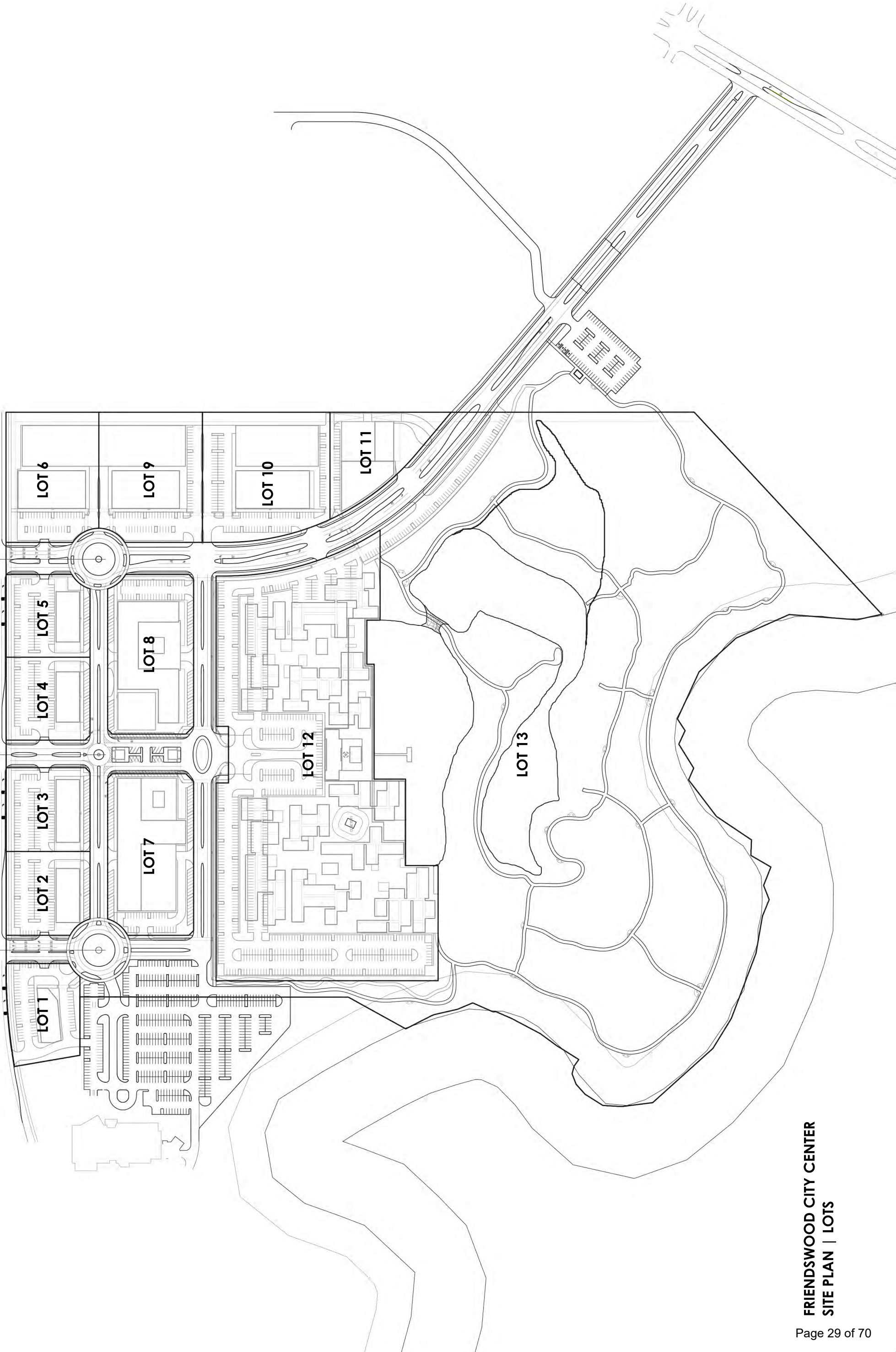
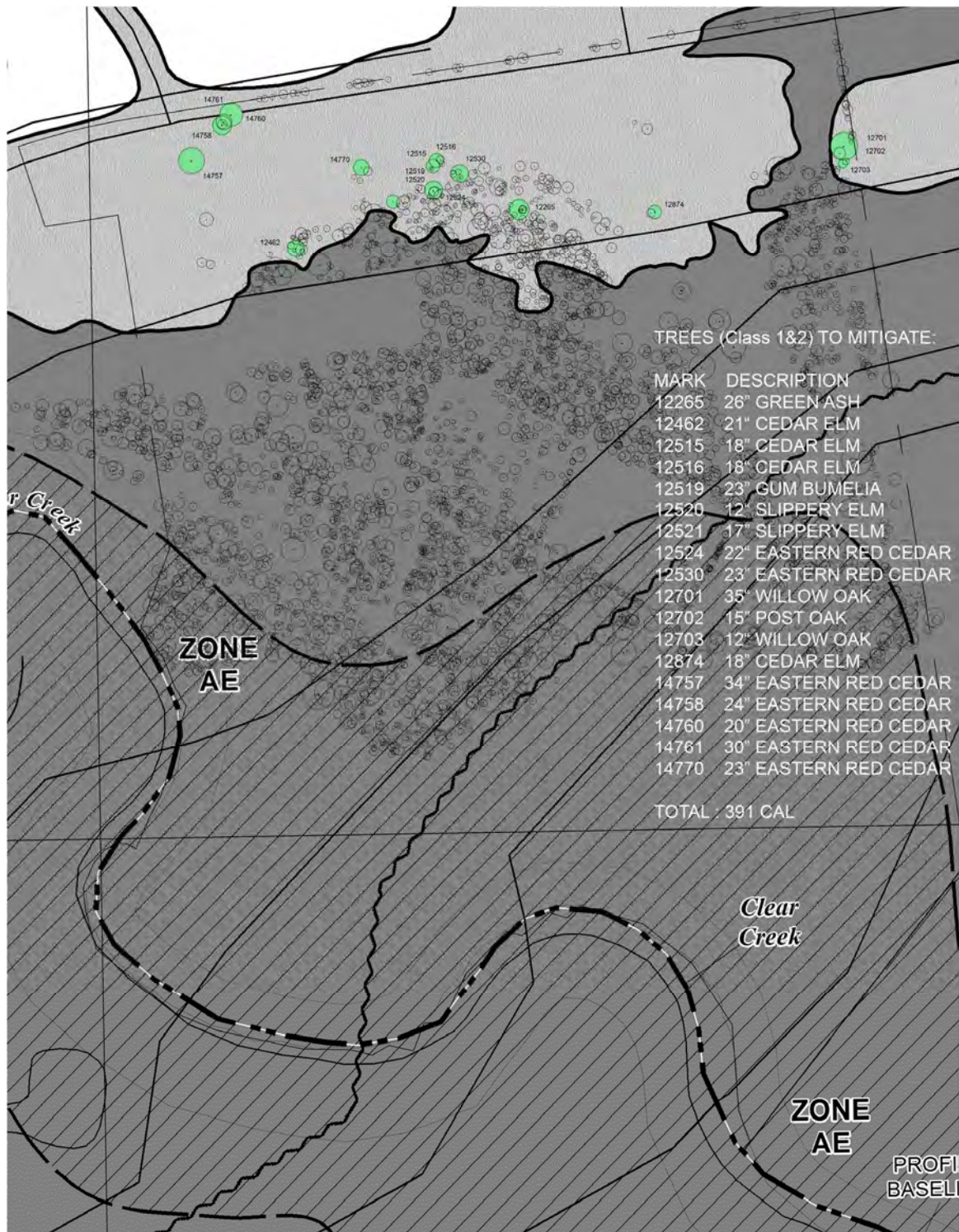


Exhibit B | TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows: 12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.



Friendswood City Center PUD

Exhibit C | Mixed Use Parking Calculations

Class	Use	Parking Required	Weekday		Weekday		Weekday		Weekend		Weekend		Weekend	
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight				
1	Office	772	38.6	772	231.6	38.6	0	77.2	0	0				
	Financial Facility	0	0	0	0	0	0	0	0	0				
2	Apartment	996	996	249	498	946.2	996	647.4	498	846.6				
	Hotel	255	255	25.5	127.5	216.75	255	25.5	127.5	191.25				
3	Clinic (Medical Complex)	450	22.5	450	225	22.5	0	45	0	0				
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0				
	Veterinary Clinic	0	0	0	0	0	0	0	0	0				
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0				
5	Church	0	0	0	0	0	0	0	0	0				
	Day Care	0	0	0	0	0	0	0	0	0				
	School	0	0	0	0	0	0	0	0	0				
	Library	0	0	0	0	0	0	0	0	0				
	Art Gallery	0	0	0	0	0	0	0	0	0				
6	Movie Theater	0	0	0	0	0	0	0	0	0				
	Bowling Alley	0	0	0	0	0	0	0	0	0				
	Gym/Health Spa	0	0	0	0	0	0	0	0	0				
7	Dessert Shop	0	0	0	0	0	0	0	0	0				
	Small Restaurant	507	50.7	253.5	380.25	202.8	76.05	380.25	507	253.5				
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0				
	Restaurant	250	25	125	187.5	100	37.5	187.5	250	125				
	Tavern	0	0	0	0	0	0	0	0	0				
	Small Bar	0	0	0	0	0	0	0	0	0				
	Bar, club or lounge	0	0	0	0	0	0	0	0	0				
8	Retail (excluding shopping center)	626	31.3	313	469.5	62.6	31.3	626	469.5	62.6				
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0				
	All Others	0	0	0	0	0	0	0	0	0				
Total			3856	1419.1	2188	2119.35	1589.45	1395.85	1988.85	1852	1478.95			
			2188											
Put 1 if this qualifies as a historic building			0		0									
Total Reduction					0									
PARKING SPACES REQUIRED:			2188											

Proposed Parking on Site: 3600 Spaces

Friendswood City Center PUD

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

	RATIO/K AREA	6.0 RETAIL	10.0 REST	3.8 OFF<25	3.4 OFF 25-100	2.8 OFF>100	15.0 BAR	4.5 MED COMF	0.4 CHURCH	1.5 HOTEL	1.3 Hotel	1.5 Apt 18	1.8 Apt 28	2.0 Apt 38
LOT1	10,290	5808	4482											
LOT2	13,882	9009	4873											
LOT3	15,006	5713	9293											
LOT4	12,006	6791	5215											
LOT5	12,000	6000	9576											
LOT6	100,000	38000	12000		50000									
LOT7	120,000	15000	5500		35000							45	45	
LOT8	120									120				
LOT9	100,000	18000	12000		70000									
LOT10	112,800		12800					100000						
LOT11	72,000				72000									
LOT12	500 Apts											175	250	75
Totals per Use		626	757	0	772	0	0	450	0	255	0	330	516	150

Exhibit D | Project Trails

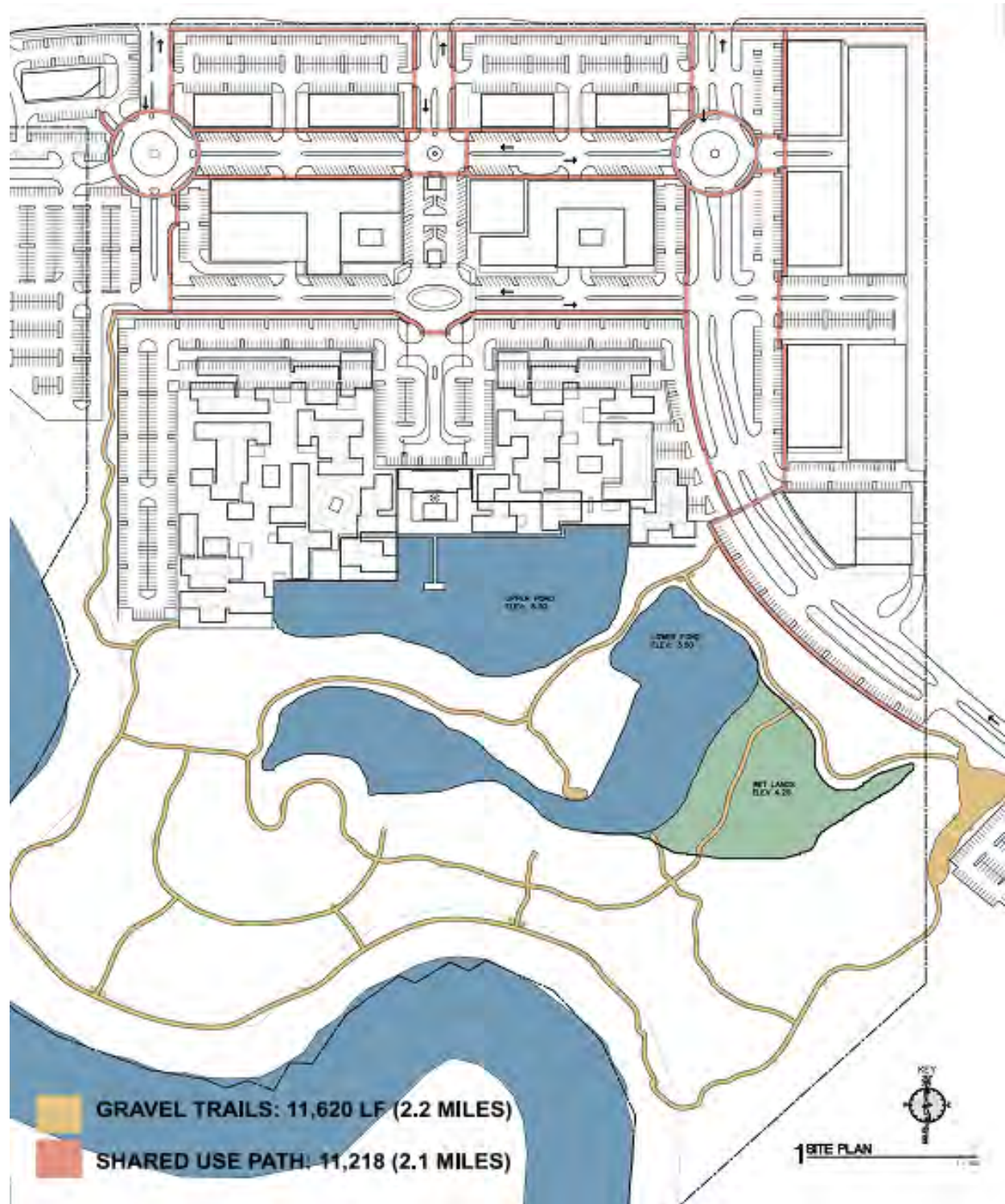




Exhibit E | Project Phases

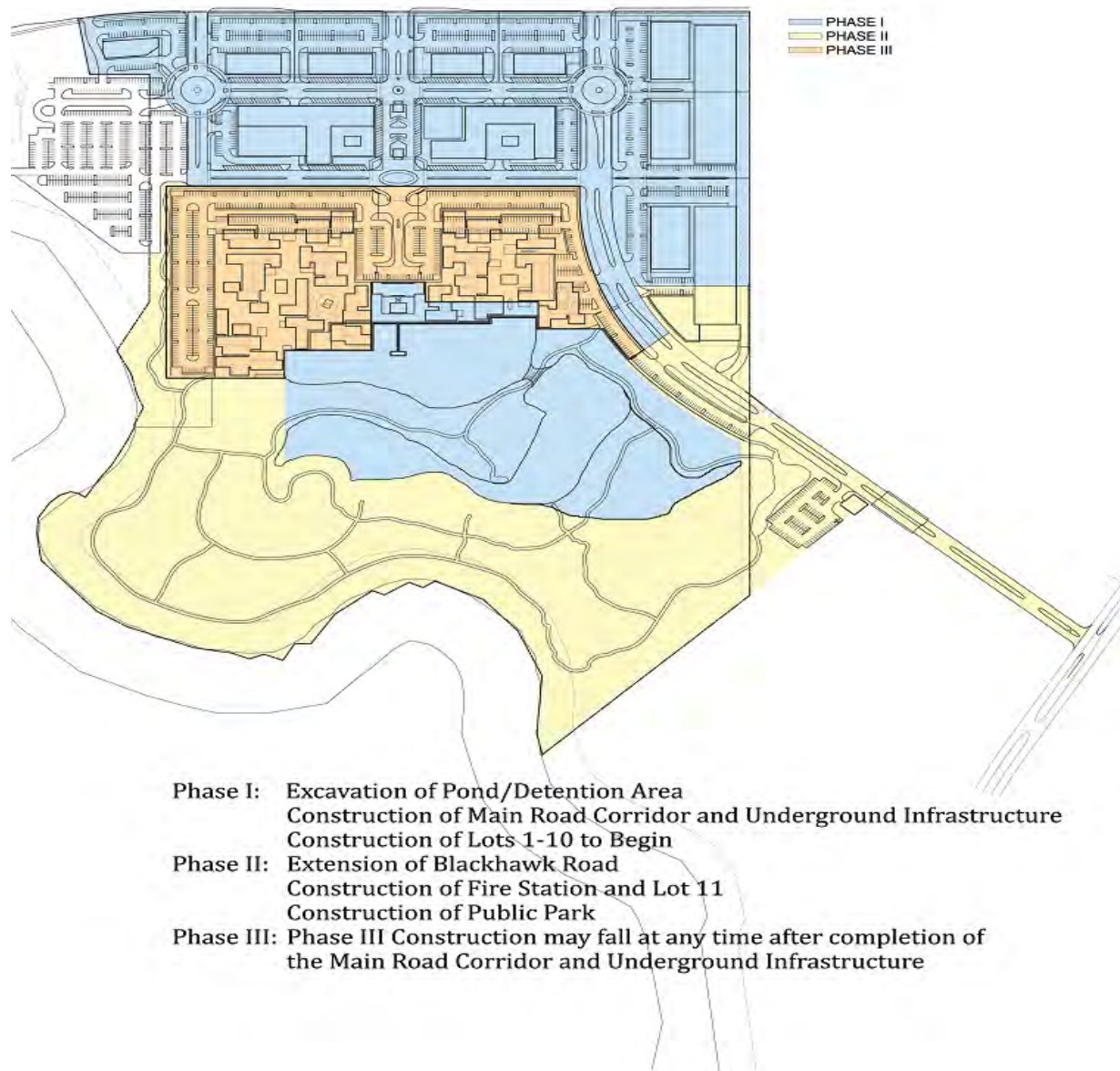


Exhibit F1 | Exterior Finishes

Exterior Finishes shall incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

(a.) All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.
2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.
3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units are not acceptable as an exterior finish.
4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.
5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).
6. Cement fiberboard;
7. Architectural glass block (less than 25 percent reflectance).
8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.
9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less than twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.
2. Corrugated, metal, plastic, or fiberglass panels.
3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.
4. Wood siding or plastic siding.
5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.
6. Exposed aggregate.
7. Corten Steel Panels.

Exhibit F1 | Exterior Finishes

Contemporary Brick (examples of colors)



Cut Stone, split-faced or honed (examples of colors)



Wood Composite, (examples of colors)

Approved accent colors to be no more than 15% of building



Primary Paint Colors (examples)

Approved accent colors to be no more than 15% of building



Composite Metal Panels, (examples of colors)



Exhibit F2 | Architecture Features and Schematic Design Concepts

Architecture



Focal Points

Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F3 | Examples of Site Amenities



Trails



Planters



Urban Area

Water Stations



Exhibit F3 | Examples of Site Amenities

Benches



Urban Area



Trails

Urban Area



Lighting



Trails



Rezoning Report

September 2023

Location: 3801 FM 528

Legal: 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County Texas; being all of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records (H.C.M.R); being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk’s File (H.C.C.F.) No. 20150231965, City of Friendswood, Harris County, Texas

Project: Friendswood City Center – Mixed-Use Development

Request: Zone classification change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development, including an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from “Public and Semi Public” and “Retail” to “Mixed Use.”

Planned Unit Development (from Appendix C Zoning Ordinance)

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.

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 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; or
7. To promote economic development in accordance with the city's plans for such.

Proposed Use (Permitted Uses, Location, Size, etc.)

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.



The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and

Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

Existing Use/Site Attributes

The tract is currently undeveloped apart from a detention pond built by Clear Creek Community Church, which will be relocated to the rear of the tract and an existing cemetery which will be preserved. Pipelines and a City of Friendswood 28” force main traverse the property. Portions of the property are located within the 500-Year floodplain, the 100-Year floodplain, and the floodway.



Aerial Map from Friendswood GIS

Zoning History

2015 Zoning Change: Planned Unit Development (PUD) 2015-18 (included Clear Creek Community Church)

2014 Zoning Application: request to change from PUD to SFR and CSC; Withdrawn by Applicant

2013 Zoning Application: request to change from PUD to SFR and CSC; Denied

2005 Zone Change: Planned Unit Development (PUD) 2005-34

Increased the geographic boundary from 134 acres to 137.307, changed Land Use Summary and revised the master site development plan in accordance with the Land Use Summary. Open Space was increased from 26.70 acres to 40.17 acres.

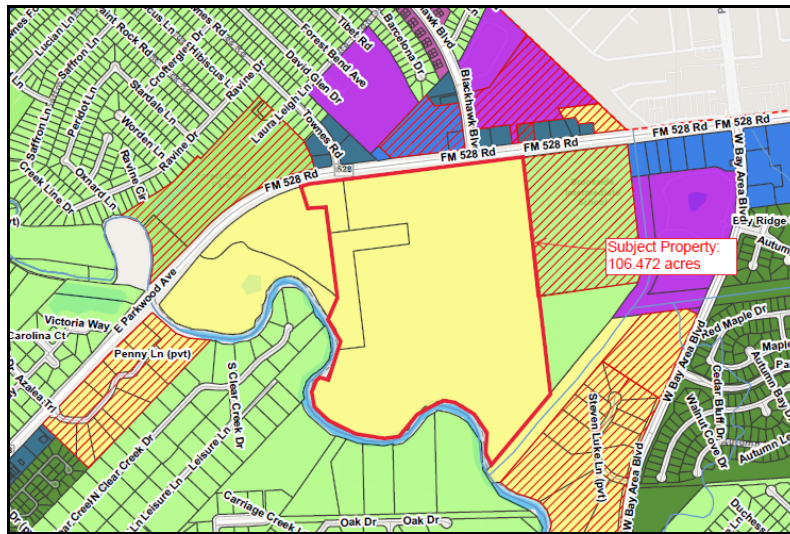
2004 Zone Change: Planned Unit Development (PUD) 2004-13

PUD allowed office, retail, hotel/spa, gas station, amphitheater, marina, and residential (600 units). The uses allowed in these categories were dictated by the City's Permitted Use Table at the time; since then the PUD column has been removed from Permitted Use Table so no use is permitted by right in a PUD; allowed uses must be listed specifically. The PUD encompassed 134 acres. The following uses were strictly prohibited per PUD 2004-13: air, rail, water, truck and pipeline transportation; motor vehicle towing; mini-warehouse storage; sports teams, clubs, racetracks and other spectator sports; welding shops; death care services; and utility service or storage yard or related buildings.

Previous Zoning: Single Family Residential (SFR); Prior to approval of PUD 2004-13, the property was zoned Single Family Residential.

Adjacent Zoning/Land Use

The property fronts FM 528, a TxDOT right-of-way. The southerly portion of the property is bordered by Clear Creek and a drainage ditch owned by Harris County. Brookside Intermediate School, which is part of Clear Creek ISD, is located on one side and Clear Creek Community Church is on the other. Clear Creek Community Church will need to submit a zone change application in the near future since the PUD that allowed their building will be going away.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 106.472 acres, which is the remainder of the original 135.778 acres out of the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas. Clear Creek Community Church platted a portion of the original 135 acres, and this development includes 2 of the reserves from that plat. A new plat will be required in order to proceed with development.

Current Planning Analysis

The revised Planned Unit Development (PUD) is intended to create a unique, mixed-use community within the City of Friendswood providing retail services, restaurants, hospitality, office space, multi-family residential units as well as recreational areas and open space by preserving much of the area along the creek.

A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;
4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or

6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development exceeds the minimum of one criteria by meeting criteria 1, 4, 5 and 6.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as “Retail” and “Public and Semi Public” since the church owned a portion of the land. An amendment to the Future Land Use Map to change to “Mixed Use” is included in the request.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:

A Drainage Impact Analysis is required for development of the tract. Portions of the property lie within the 500 –Year Floodplain, the 100-Year Floodplain, and the Floodway. At the time of platting and submittal of the construction plans, an engineered drainage plan must be submitted. On-site detention will be required. Any developed flows directed to FM 528 will be limited to the pre-development flow quantities. As said facility is a Texas Department of Transportation (TXDOT) facility, approval by them is required. Any new outfall structures into Clear Creek will require Army Corps of Engineer and Harris County Flood Control District approval; Hydraulic and Hydrologic (H&H) Study is required to justify proposed drainage mitigation within the floodway.

Utilities:

Capacity for water and wastewater is available for the development of this tract. The conveyance of those utilities must be determined at the time of development. A lift station and water line extension were installed by Clear Creek Community Church.

Transportation:

The Major Thoroughfare Plan requires the extension of Blackhawk Boulevard through the tract. The proposed development includes the addition of a four-way intersection, at FM 528, and the extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard. A second four-way intersection at Townes Road will also provide guided and safe traffic flow in and out of the development. An entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department of Transportation, which may also require the need for a deceleration lane. Interior streets will also be constructed and dedicated as public streets with head-in parking and roundabouts. Since these improvements are being planned as part of the development, a Traffic Impact Analysis is not warranted.

Aerial Map



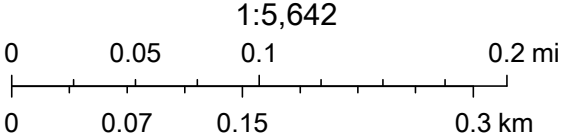
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City Limits

Streets

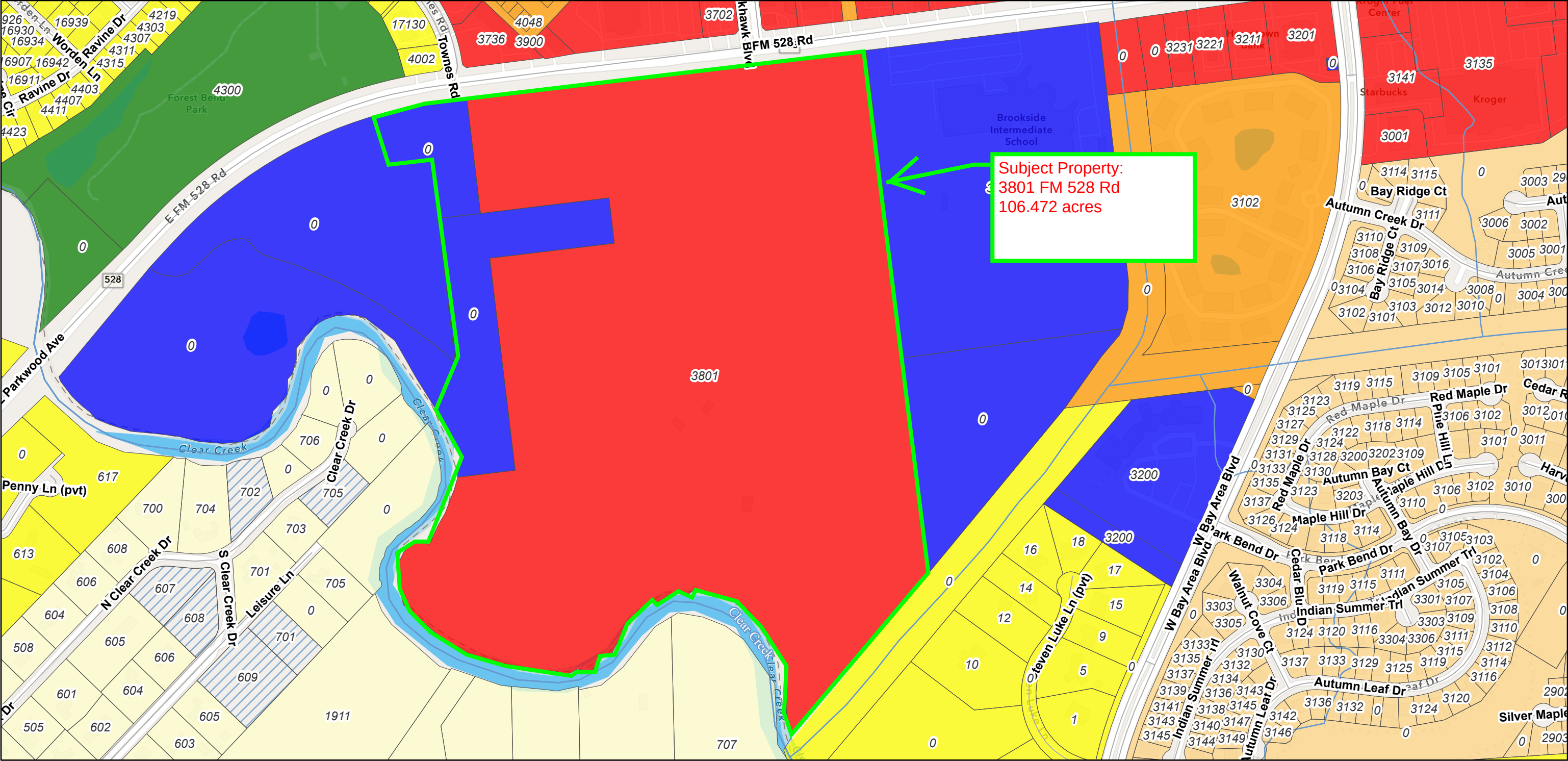
Parcels

All Linear Water Features



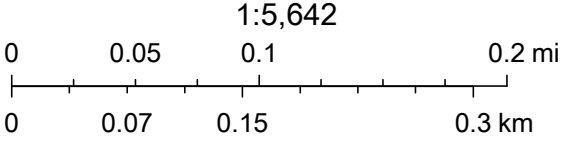
Houston- Galvesotn Area Council

Future Land Use Map (2021)



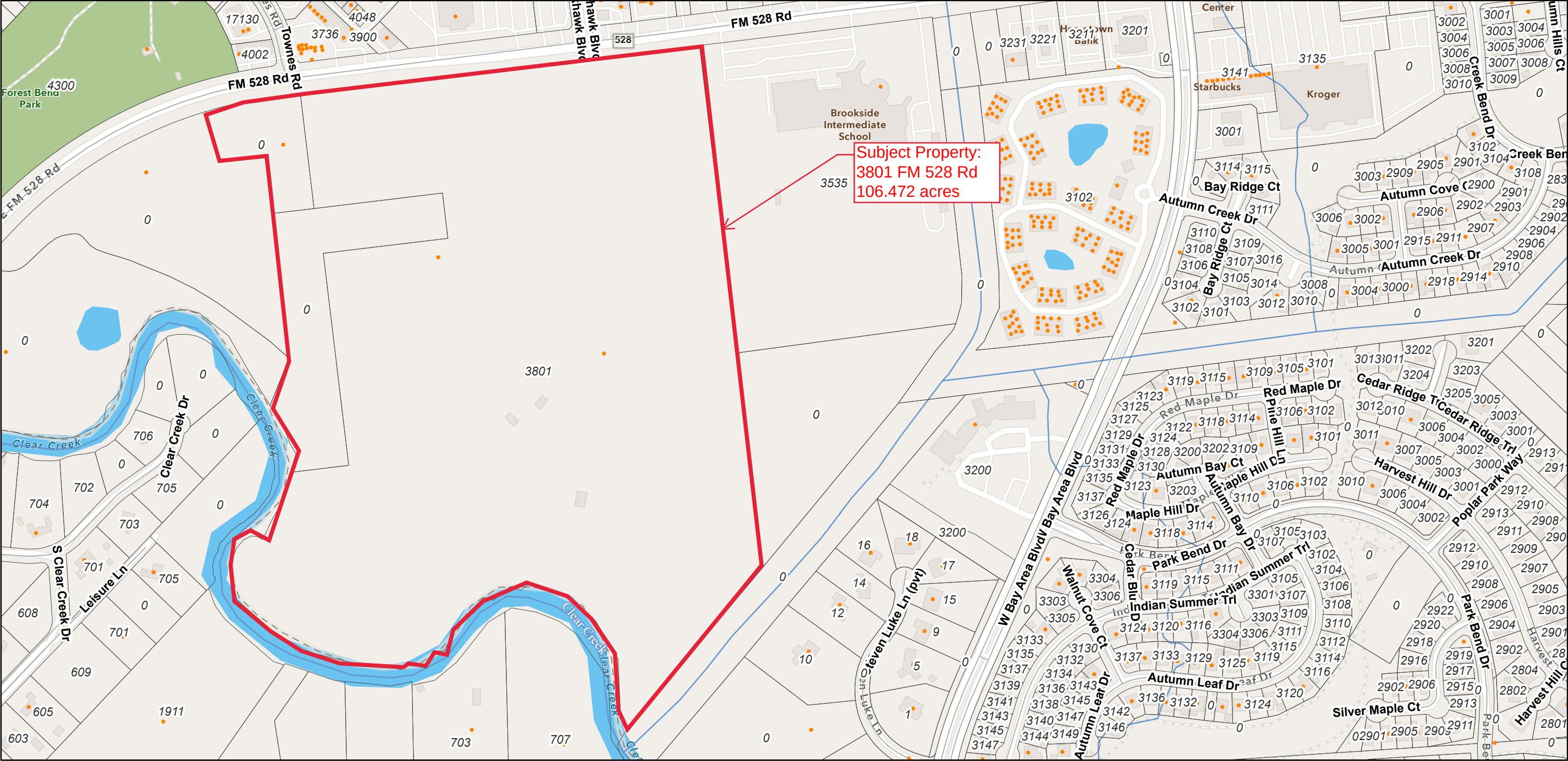
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- City Limits
- Streets
- Parcels
- All Linear Water Features
- Future Land Use Adopted 2021
- SFR- Estate
- Low Density
- Garden Homes
- High Density Residential
- Retail
- Parks
- Public and Semi-Public
- Buyout Lots



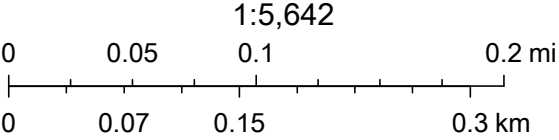
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Location Map



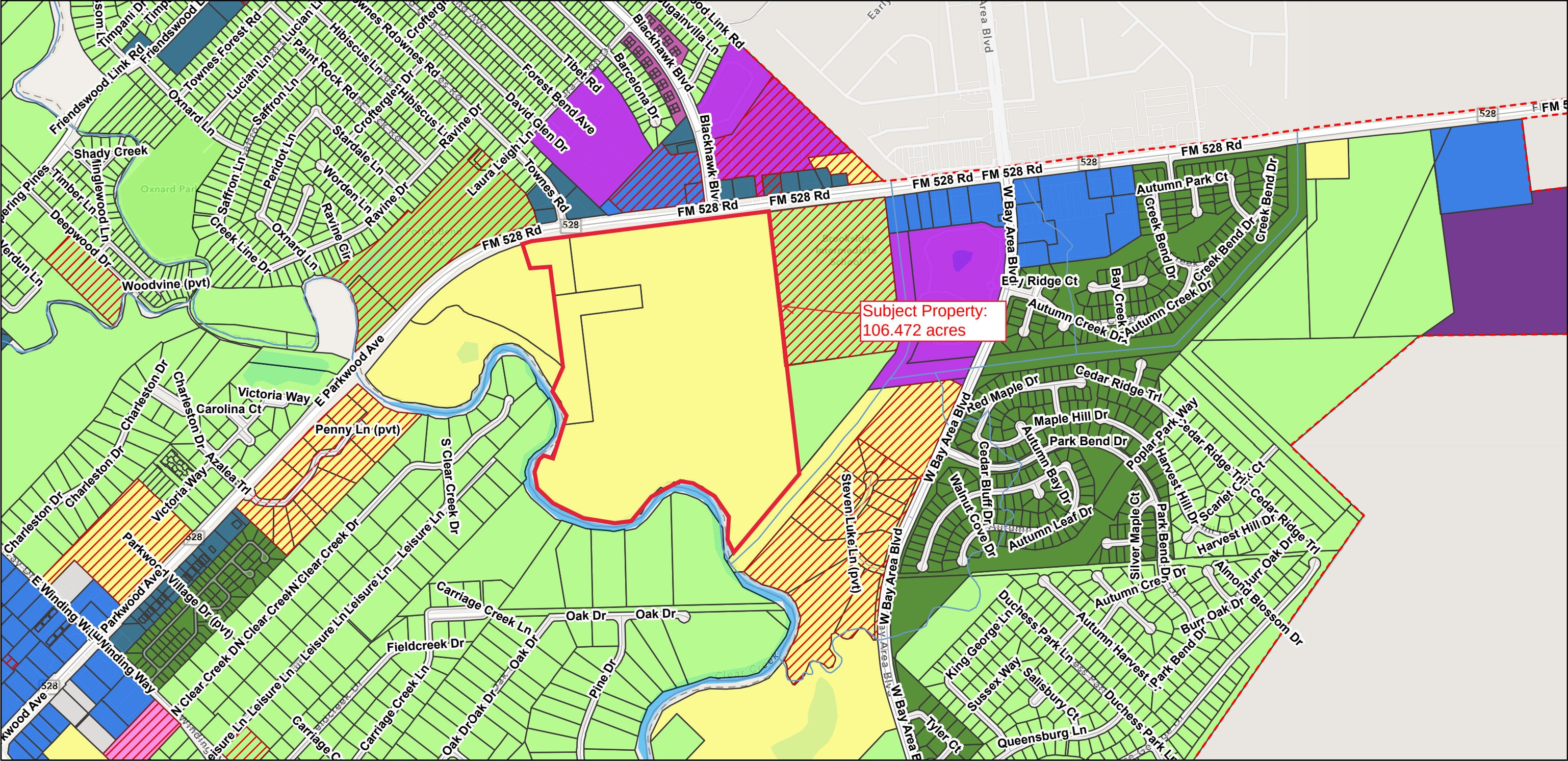
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- City Limits
- Address Points
- Streets
- Parcels
- All Linear Water Features



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Zoning Map



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City Limits

Streets

All Linear Water Features

Surrounding Cities

Specific Use Permits

Zoning by Parcel

GHD

MFR-H

MFR-L

MFR-M

NC

OPD

PUD

SFR

BP

CSC

A scale bar for the map. It shows distances in miles (0, 0.1, 0.2, 0.4) and kilometers (0, 0.17, 0.35, 0.7). The scale is 1:11,285.

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City of Friendswood Staff
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Multi-Family Density Comparison with other cities

City	Low	Medium	High	Townhomes	Notes
League City		22	36		
Pearland			16		
Missouri City		15	20	10	
Tomball			20; up to 26 if carports are provided		
Farmers Branch			Min. 55		
Webster	6	12	14		(e)Additional PD district regulations:(1)Apartment developments in a PD district shall meet the following requirements:a.Maximum of 14 units per acre.b.Maximum of 180 units.c.Minimum of 2,000 feet from apartment developments existing on the effective date of this section.d.Exterior not less than 95 percent masonry exclusive of doors and windows. In this section, masonry means brick, stone, cementitious stucco, or a combination thereof. Masonry shall not be painted.

Friendswood Multi-Family Developments
Units and Density Examples

Name	Address	Acreage	Units	Units per Acre
Gardens at Friendswood Lakes	1423 W Parkwood Ave	4.995	114	22.82282282
Bellevue at Clear Creek	17231 Blackhawk Blvd.	12.597	224	17.78201159
Bay Meadows Apartments	17201 Blackhawk Blvd.	6.5076	122	18.74731084
Reserve at Autumn Creek	3102 W Bay Area Blvd.	17.75	212	11.94366197
Huntington Woods	701 S Friendswood Dr.	3.979	72	18.09499874
Salem Square	110 Clearview Ave.	7.46	153	20.50938338
Village Square	111 Skyview	1.608	33	20.52238806
The Bedford	111 Dunbar	12.997	117	9.002077402
The Beldon	555 N Friendswood Dr.	9.53	108	11.33263379
Quail Crossing	5000 Watkins Way	16.5475	264	15.95407161
Baywood Apartments	5025 FM 2351	4.92	124	25.20325203
Bridgestone Apartments	4949 FM 2351	3.491	76	21.7702664
The Albritton	408 S Friendswood Dr	3.35	111	33.13432836
Friendswood City Center	Lot 12	17.56	500	28.4738041



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Consider approving the Partial Preliminary Plat of Georgetown Section 1, a subdivision of 21.225 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat is the first section of the Georgetown Subdivision which will consist of 31 lots and 6 reserves.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the Commission, in accordance with the City of Friendswood Subdivision Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and the Police Department.

ATTACHMENTS

1. Compliance Memo_Georgetown Section 1 Prel Plat
2. Prel Plat_Georgetown Section 1

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: October 23, 2023
Re: Georgetown Section 1 Preliminary Plat

Project Description: This plat is the first section of the Georgetown Subdivision which will consist of 31 lots and 6 reserves.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

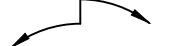
- 1) Missing letter of no objection from Centerpoint Energy for natural gas service
- 2) Updated title report pending
- 3) Missing letter of no objection from Comcast for cable service
- 4) Updated deed restriction pending
- 5) Partial Plat Statement pending
- 6) Water, sewer, and storm sewer should be located within the right-of-way. Provide revised utility one-line plans and plat that show easements only where necessary around knuckles, etc.

Pending Staff Items: *Does not require reconsideration by the Commission.*

None.

Date: Oct 18, 2023, 4:49pm User ID: N164640\PL-409571D PRELIM.dwg
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NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
-  INDICATES STREET NAME CHANGE SYMBOL
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 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 HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022684.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVSION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES,PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

REGULATION MATRIX—RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3 of Appendix C, Zoning Ordinance.

Yards - Minimum Feet												
Side												
Exterior (Corner Lot)												
Backing Up to an Abutting Side Yard												
Backing Up to an Abutting Rear Yard												
Height Maximum Feet (b and e)												
Parking Requirement Unit												
Zero Lot Lines Y or No												
Maximum Lot Coverage												
	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Front	Rear (a)	Interior (d)	25 A	20 C	40	K	No	35%
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%

- A. Lots less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
B. Thirty-five feet on thoroughfares.
C. Twenty-five feet on thoroughfares.
F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additions provided they are not less than a minimum of five feet.
K. Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

METES AND BOUNDS DESCRIPTION
FOR

A 21.225 ACRES, OR 924,561 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON -TEXAS, LTD., AND DESCRIBED AS "PARCEL 1" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 (CO-RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288) AND BEING A PORTION OF A 74.240 ACRE TRACT OF LAND CONVEYED TO 94 GEORGETOWN INVESTMENTS, LTD., IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2023022688, SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID 21.225 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 61°39'56" E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, OVER AND ACROSS SAID 10.6202 ACRE TRACT, A DISTANCE OF 746.18 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND AT AN ANGLE CORNER ON A WEST LINE OF SAID 132.008 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 15.0859 ACRE TRACT OF LAND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FOR THE NORTH CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 21.225 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 132.008 ACRE TRACT AND 74.240 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 16°29'30" E, A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 100°04'02", A CHORD BEARING AND DISTANCE OF S 56°27'29" E, 866.06 FEET, FOR AN ARC LENGTH OF 986.77 FEET;

S 06°25'28" E, A DISTANCE OF 406.15 FEET;
S 86°12'52" E, A DISTANCE OF 60.97 FEET;
N 83°34'32" E, A DISTANCE OF 20.00 FEET;
N 86°33'29" E, A DISTANCE OF 492.08 FEET;
N 86°45'31" E, A DISTANCE OF 77.12 FEET;
N 86°44'07" E, A DISTANCE OF 586.21 FEET;
N 03°17'45" W, A DISTANCE OF 130.29 FEET;
N 86°42'15" E, A DISTANCE OF 91.65 FEET;

ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 15°51'47", A CHORD BEARING AND DISTANCE OF N 78°46'22" E, 23.46 FEET, FOR AN ARC LENGTH OF 23.53 FEET;

S 83°49'07" E, A DISTANCE OF 298.44 FEET;
S 06°14'37" W, A DISTANCE OF 97.53 FEET;
S 83°45'23" E, A DISTANCE OF 209.89 FEET;
S 06°14'37" W, A DISTANCE OF 60.00 FEET;
N 83°45'23" W, A DISTANCE OF 209.89 FEET;
S 06°14'37" W, A DISTANCE OF 103.12 FEET;
N 74°57'22" W, A DISTANCE OF 42.73 FEET;

ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 18°20'23", A CHORD BEARING AND DISTANCE OF N 84°07'33" W, 203.98 FEET, FOR AN ARC LENGTH OF 204.86 FEET;

S 86°42'15" W, A DISTANCE OF 1651.67 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 11°19'08", A CHORD BEARING AND DISTANCE OF N 87°38'11" W, 110.45 FEET, FOR AN ARC LENGTH OF 110.63 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF N 33°29'16" W, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET;

N 74°59'55" W, A DISTANCE OF 80.00 FEET;

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N 74°59'55" W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF S 63°29'26" W, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 10°28'36", A CHORD BEARING AND DISTANCE OF N 62°46'55" W, 102.25 FEET, FOR AN ARC LENGTH OF 102.40 FEET;

N 57°32'37" W, A DISTANCE OF 159.08 FEET;
N 25°22'52" E, A DISTANCE OF 20.15 FEET;
N 25°22'52" E, A DISTANCE OF 46.66 FEET;

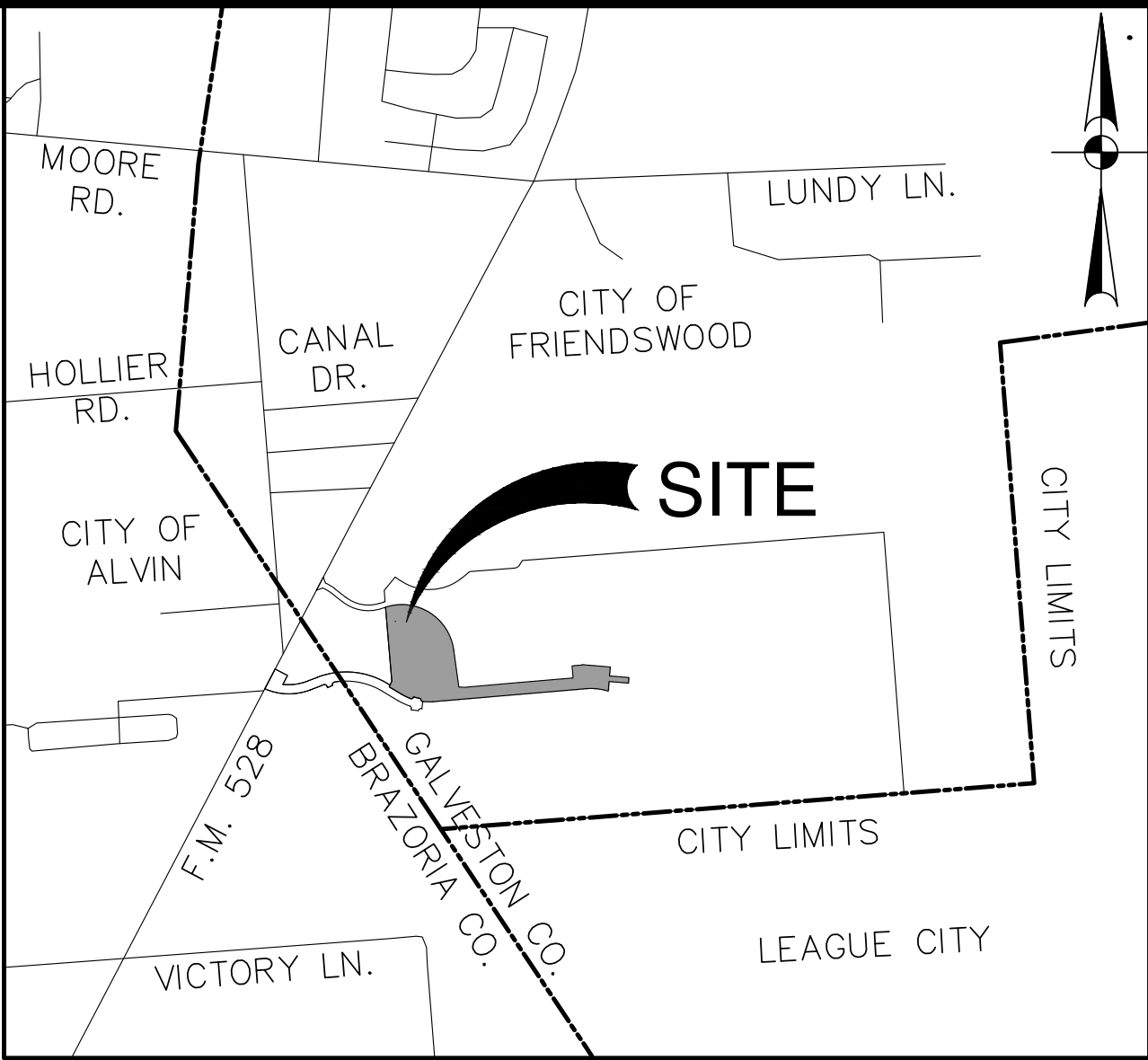
THENCE: N 03°15'11" W, A DISTANCE OF 799.96 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.225 ACRES IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.

GEORGETOWN SEC 1				GEORGETOWN SEC 1			
LOT TABLE				LOT TABLE			
BLOCK	LOT	SQUARE FEET	Acres	BLOCK	LOT	SQUARE FEET	Acres
1	1	13,337	0.31	1	17	11,700	0.27
1	2	14,070	0.32	1	18	13,354	0.31
1	3	11,697	0.27	1	19	13,025	0.30
1	4	11,700	0.27	1	20	11,700	0.27
1	5	11,700	0.27	1	21	11,700	0.27
1	6	11,700	0.27	1	22	11,700	0.27
1	7	11,700	0.27	1	23	11,856	0.27
1	8	11,700	0.27	1	24	13,033	0.30
1	9	11,700	0.27	1	25	18,028	0.41
1	10	12,423	0.29	2	1	12,874	0.30
1	11	14,080	0.32	2	2	13,118	0.30
1	12	15,011	0.34	2	3	13,364	0.31
1	13	12,033	0.28	2	4	12,915	0.30
1	14	11,700	0.27	2	5	12,380	0.28
1	15	11,700	0.27	2	6	12,782	0.29
1	16	11,700	0.27				

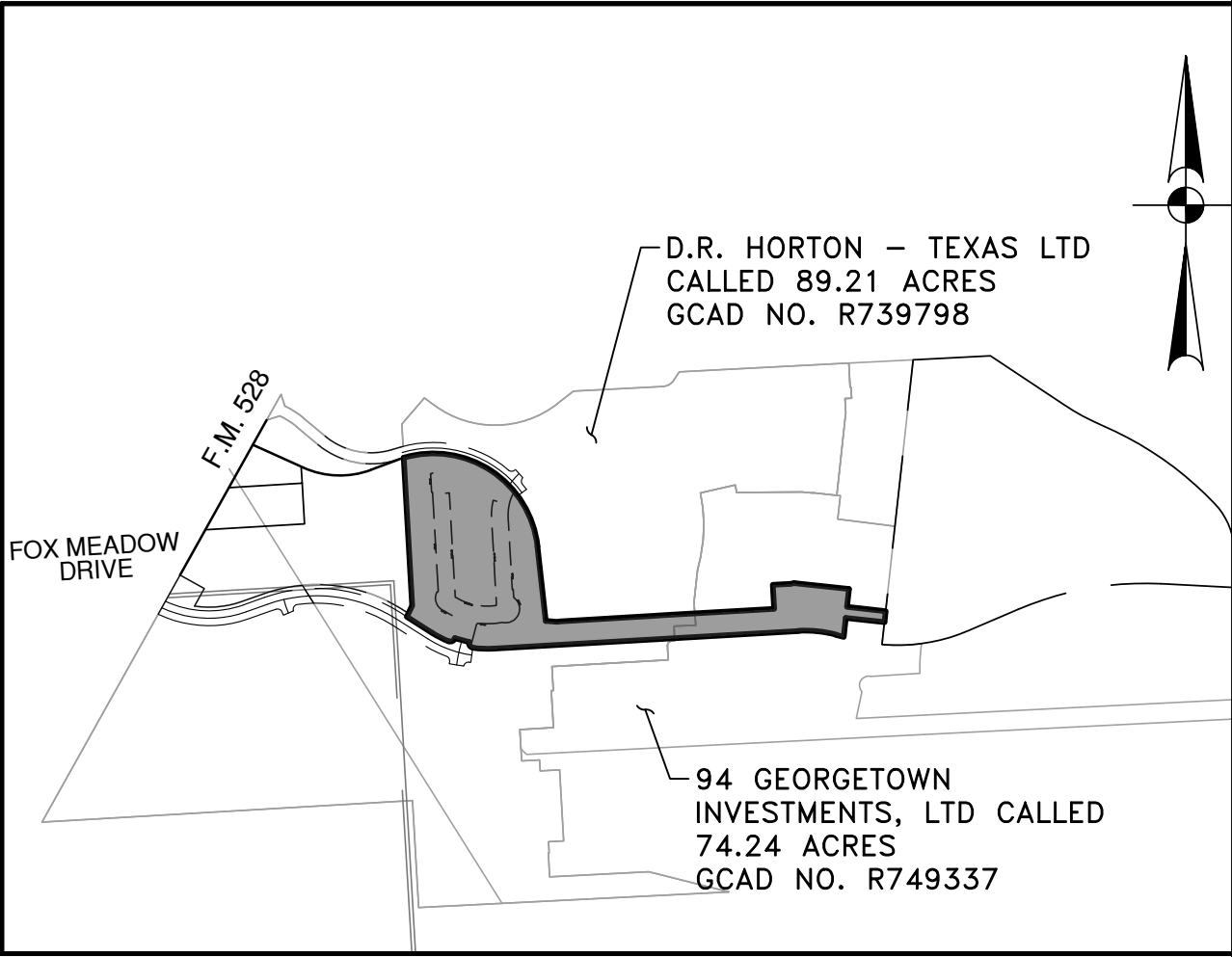
LOT SUMMARY

AVG LOT AREA	12,872 SQ FT
--------------	--------------



VICINITY MAP

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



PARTIAL PLAT LOCATION

SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 21.225 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 6 RESERVES 2 BLOCKS

SCALE: 1"= 60' OCTOBER 2023

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

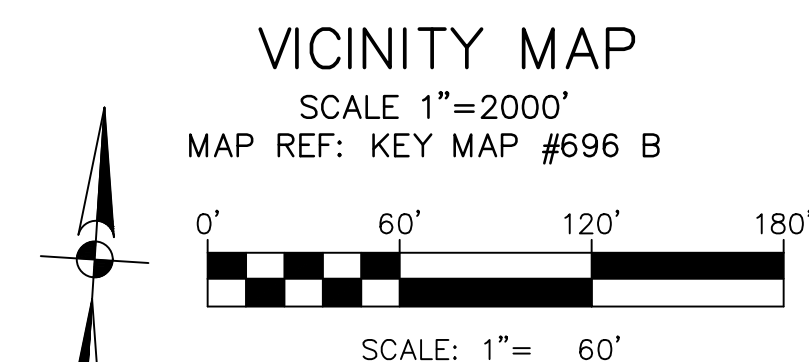
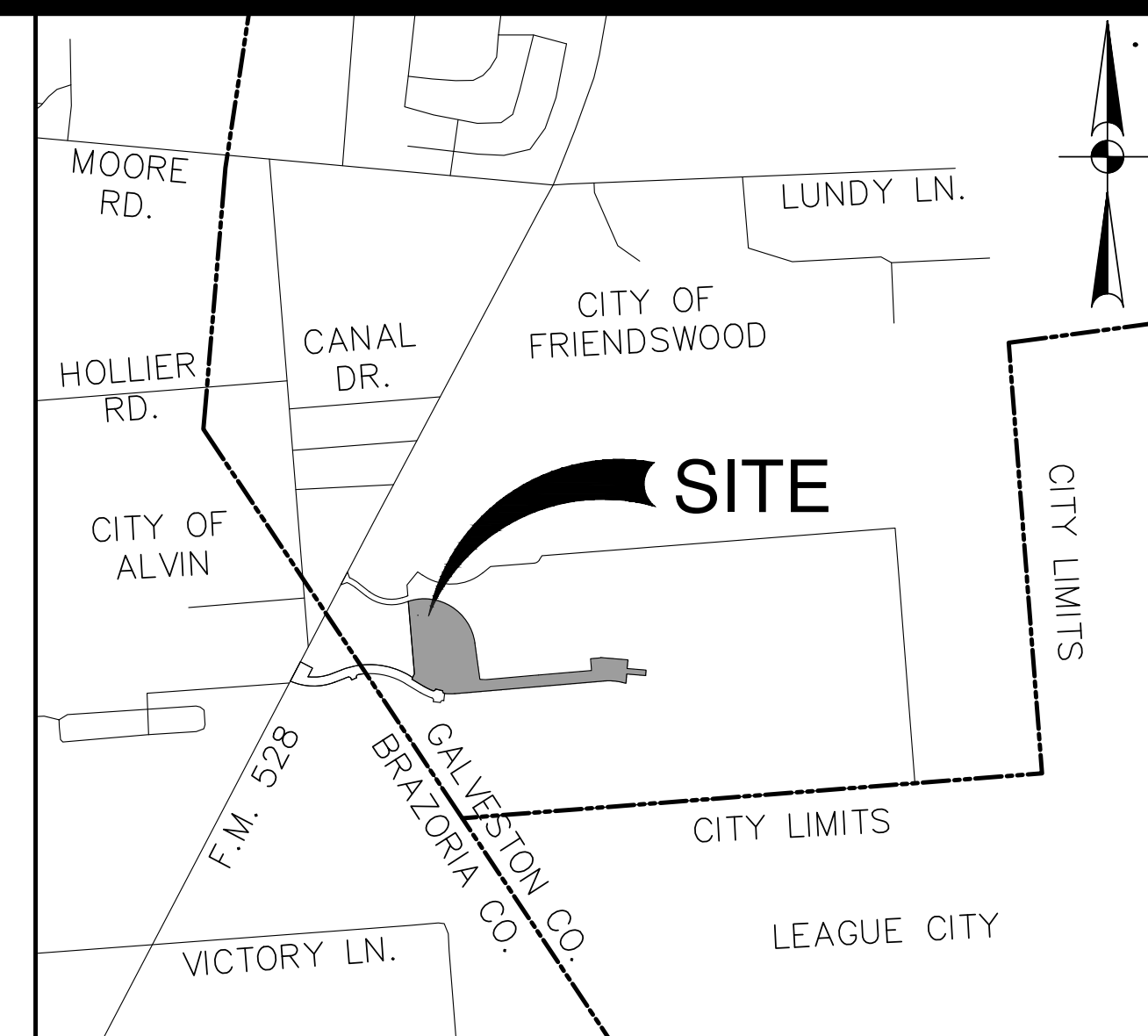
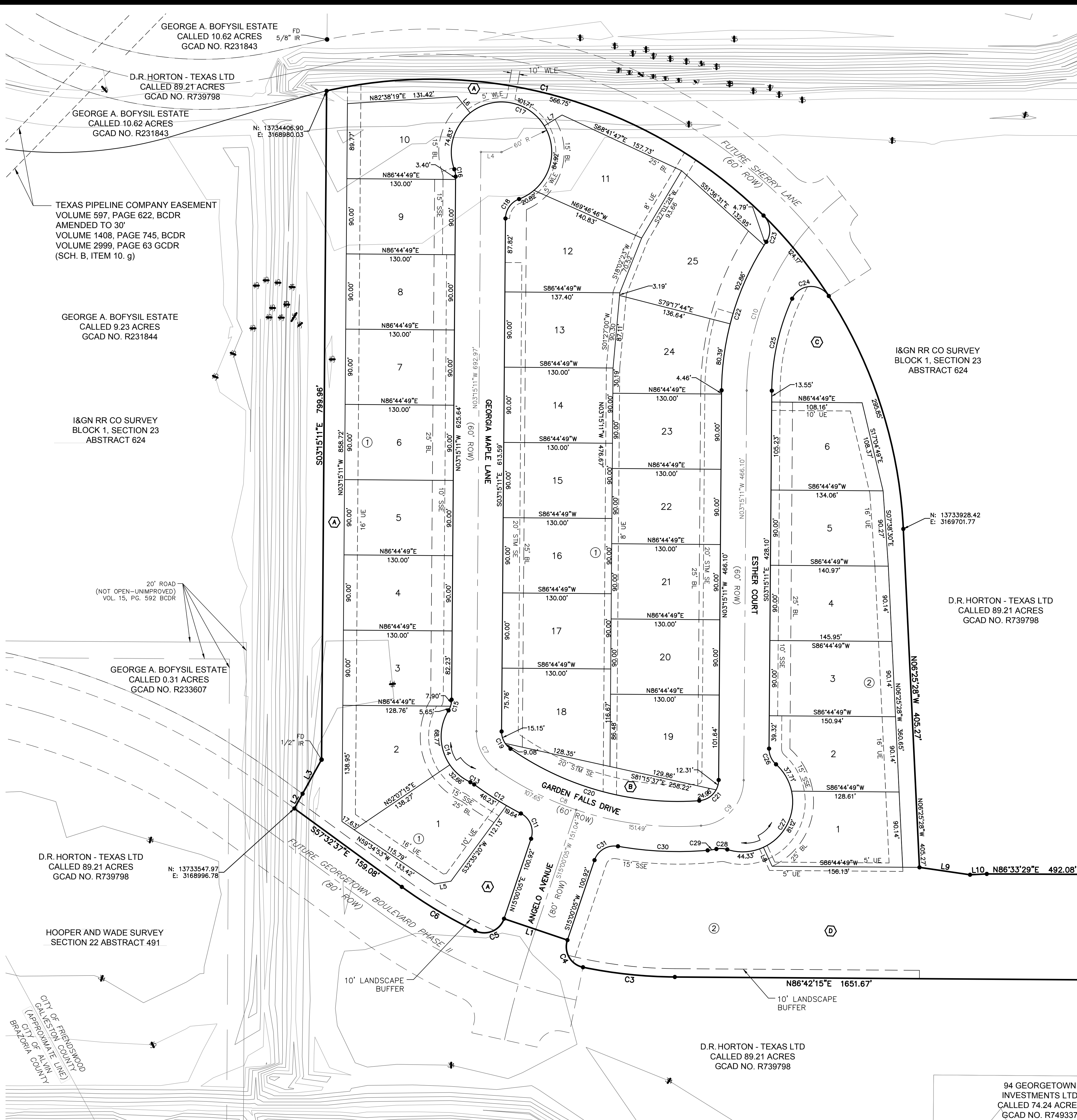
**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

(A)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE, DRAINAGE, AND OPEN SPACE PURPOSES ONLY)	1.145 AC. 49,857 SQ. FT.
(B)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE AND OPEN SPACE PURPOSES ONLY)	0.136 AC. 5,934 SQ. FT.
(C)	RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE AND OPEN SPACE PURPOSES ONLY)	0.546 AC. 23,791 SQ. FT.
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L6	S42°17'40"E	25.00'
L7	N54°49'54"E	25.00'
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L10	N83°34'32"E	20.00'
L11	N86°45'31"E	77.12'
L12	N86°42'15"E	91.65'
L13	N61°43"E	60.00'
L14	S61°43'7"W	103.12'
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CURVE TABLE					
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LEGEND

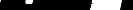
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PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 21.225 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 6 RESERVES 2 BLOCKS
SCALE: 1"= 60' OCTOBER 2023

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



**PAPE-DAWSON
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10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
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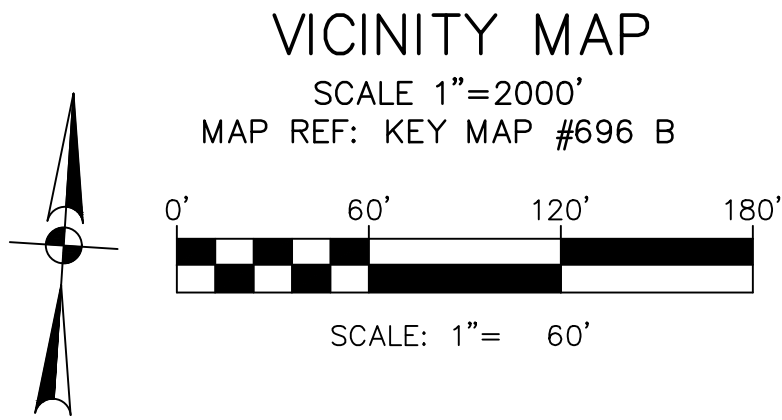
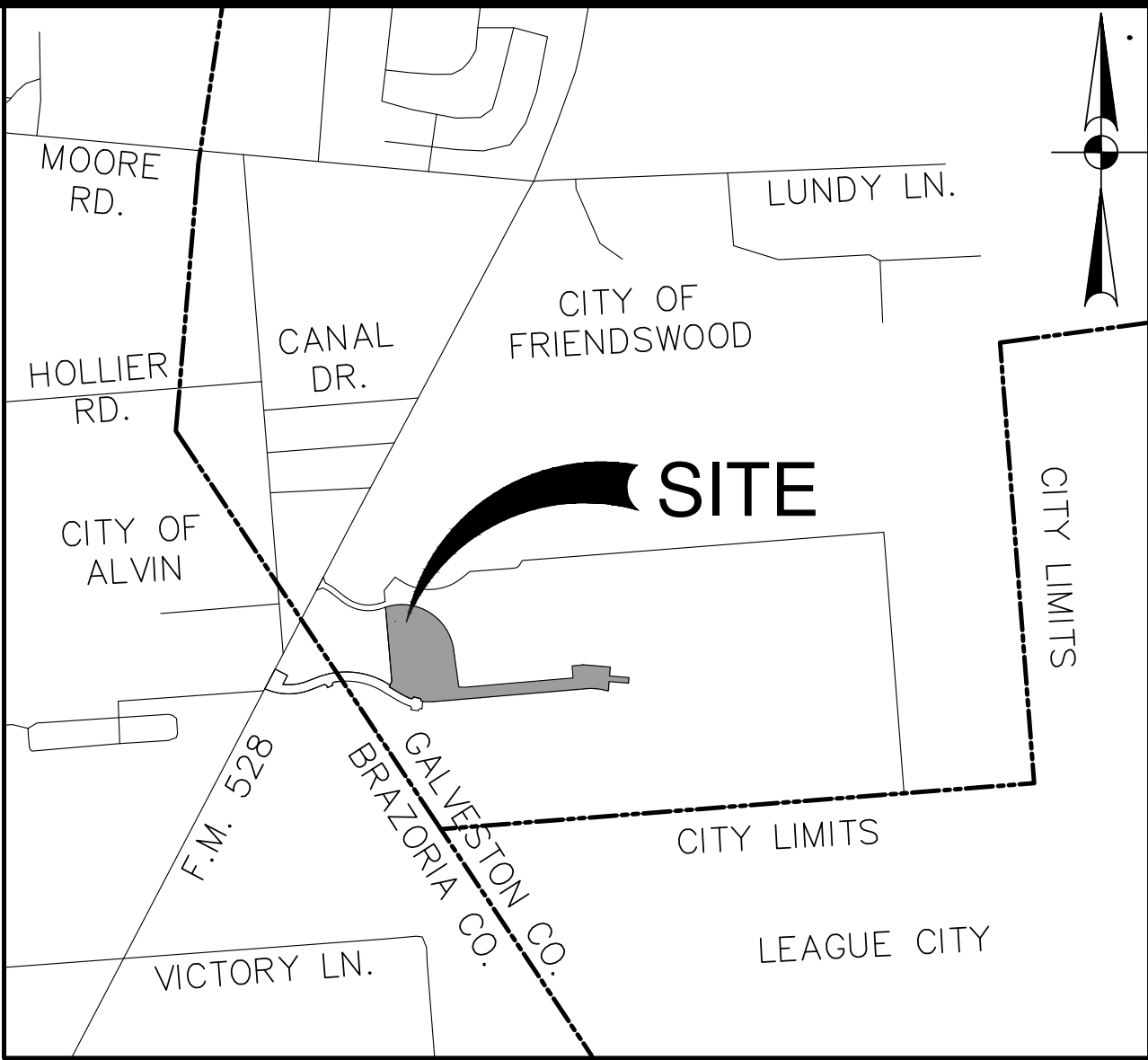
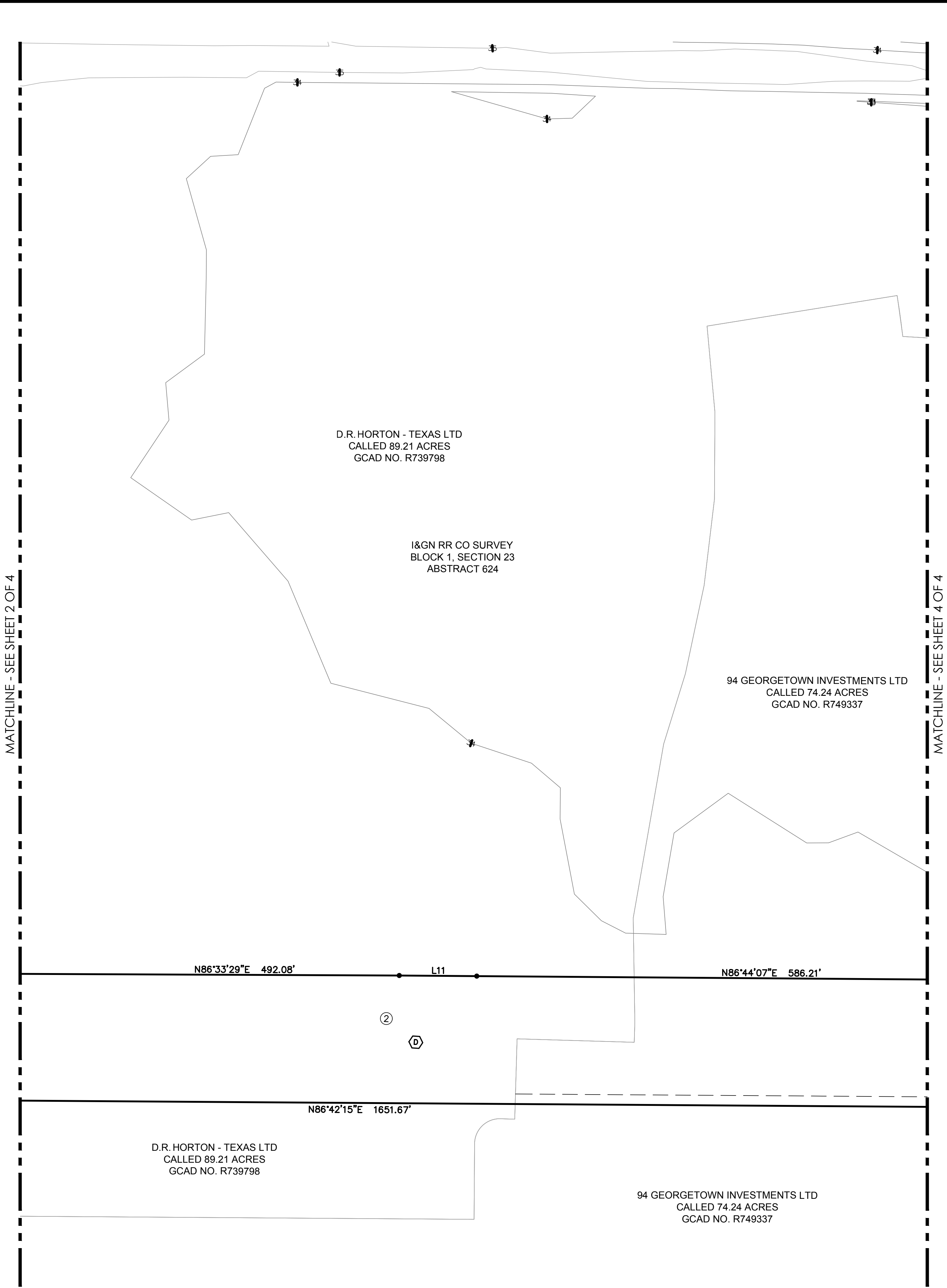
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A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100

**PAPE-DAWSON
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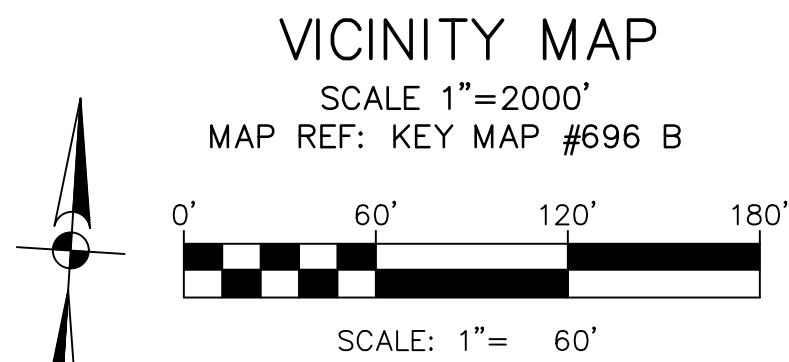
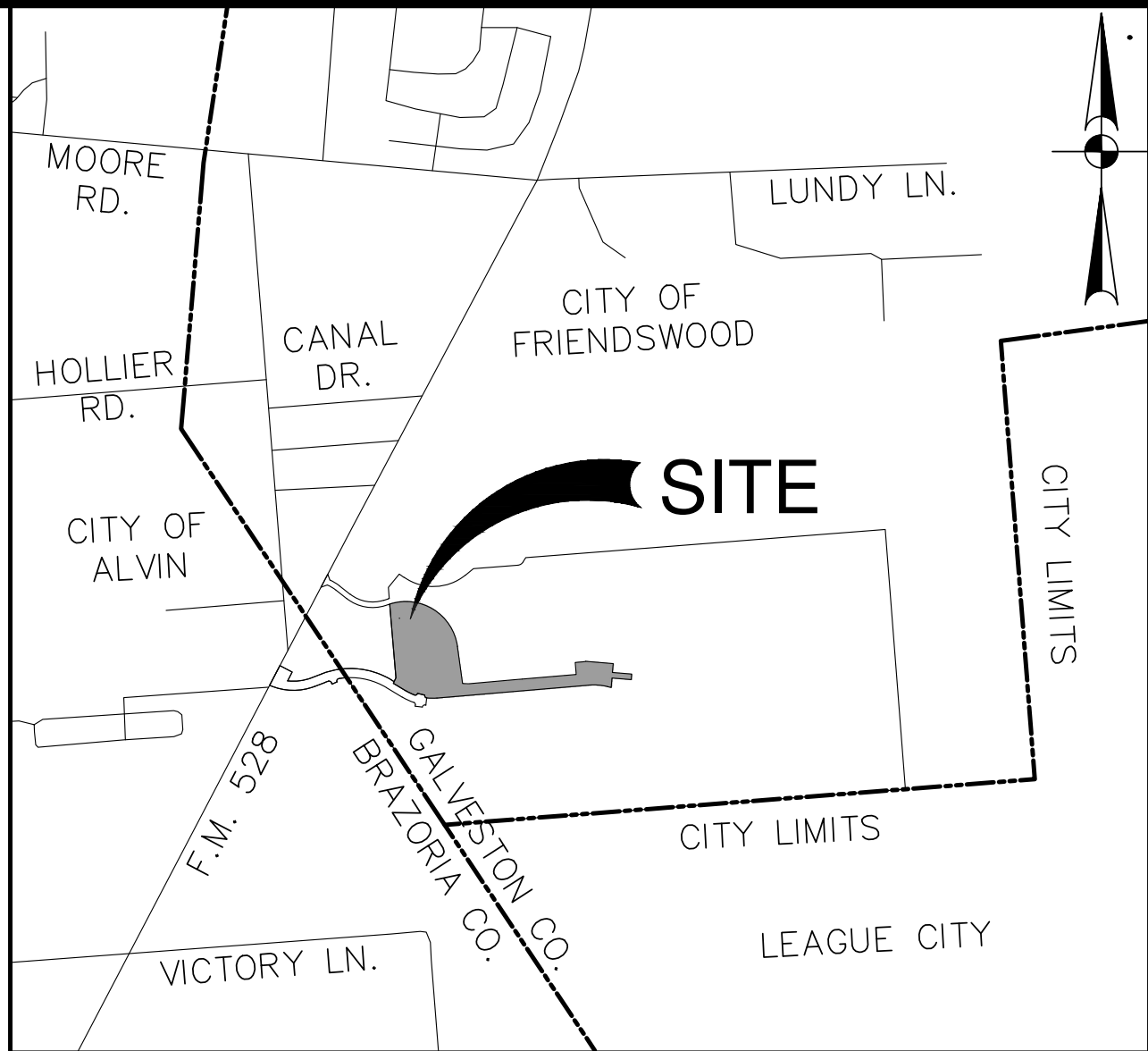
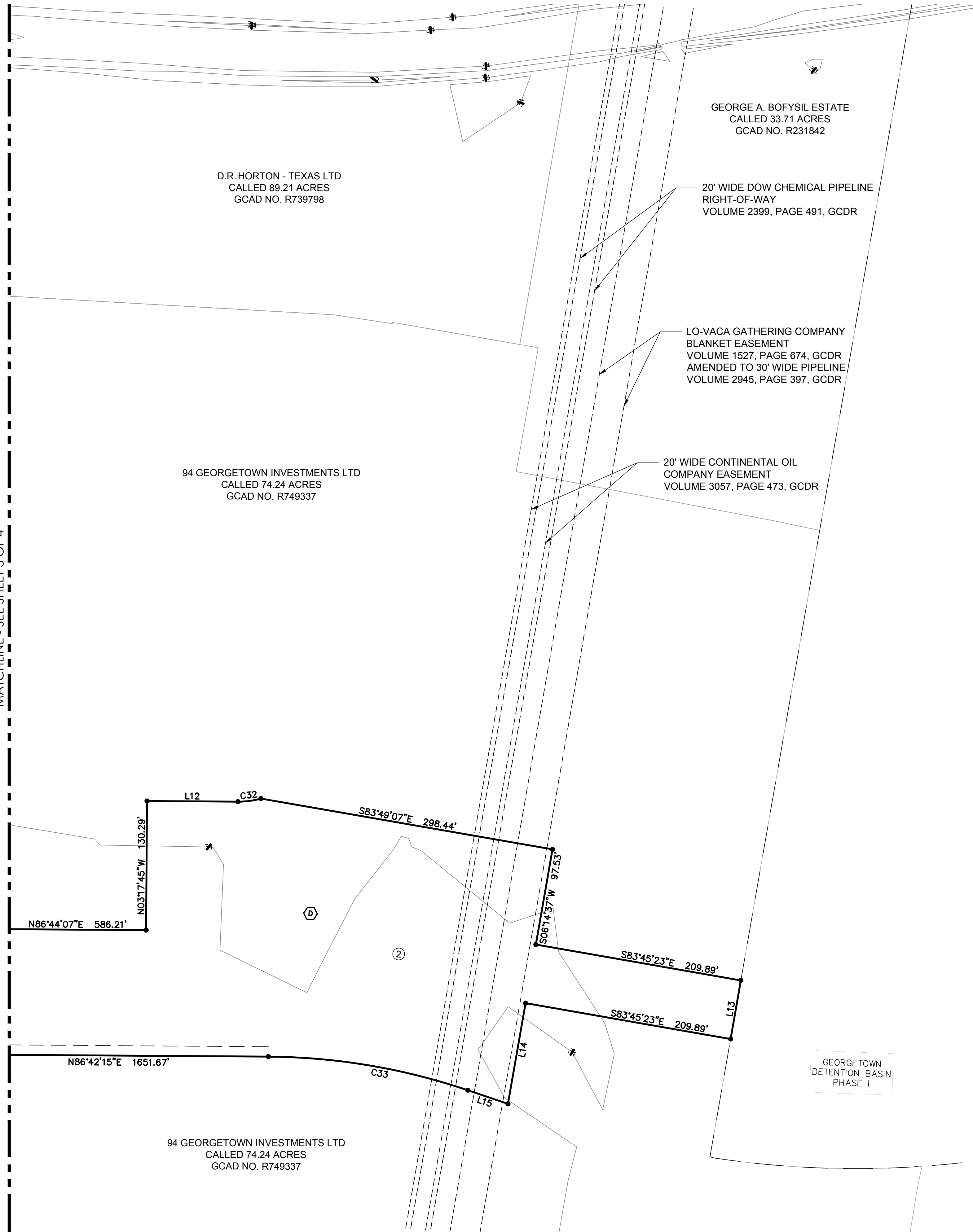
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TSP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10193974

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MATCHLINE - SEE SHEET 3 OF 4



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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Consider approving the Partial Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat will connect the Alvin entrance to the main boulevard and the first section of the Georgetown Subdivision.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the Commission, in accordance with the City of Friendswood Subdivision Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and the Police Department.

ATTACHMENTS

1. Compliance Memo_Georgetown Blvd Ph II Prel Plat
2. Prel Plat_Georgetown Blvd Ph II

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Assistant Planner
Date: October 23, 2023
Re: Georgetown Boulevard Phase II Preliminary Plat

Project Description: This plat will connect the Alvin entrance to the main boulevard and the first section of the Georgetown Subdivision.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

- 1) Partial Plat Statement pending
- 2) Update title report pending

Pending Staff Items: *Does not require reconsideration by the Commission.*

None.

Date: Oct 18, 2023, 4:30pm User ID: N16d1c1c
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NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.999866150.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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. FOUR FOOT SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE BOULEVARD.
- NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, 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 HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY. THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION
FOR
A 2.139 ACRE, OR 93,190 SQUARE FEET MORE OR LESS, TRACT OF LAND
COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- A PORTION OF A CALLED 177.58 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", CONVEYED TO DR. CHRISTOPHER ANGELO, TRUSTEE AND GAB, INC., AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9523753 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, AND SAME DEED FILED IN CLERK'S FILE NO. 95-020415, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, WITH THE UNDIVIDED INTEREST OWNED BY GAB, INC. SUBSEQUENTLY CONVEYED TO THE ESTATE OF GEORGE A. BOFYSIL, JR., DECEASED, AS DESCRIBED IN A SPECIAL WARRANTY EXCHANGE DEED RECORDED IN CLERK'S FILE NO. 2012042830 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS,
 - A PORTION OF A CALLED 251.85 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., INDIVIDUALLY, AND DESCRIBED IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9863937,
 - A PORTION OF A CALLED 0.8878 ACRE TRACT OF LAND DESCRIBED AS "SOUTH ACCESS TRACT" WITH 50% INTEREST CONVEYED TO DR. CHRISTOPHER ANGELO, TRUSTEE AND GAB, INC. IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9523752,
 - A PORTION OF A CALLED 15.0859 ACRE TRACT OF LAND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS,
- SAID 2.139 ACRE TRACT BEING SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, AND SECTION 22 OF THE HOOPER AND WADE SURVEY, ABSTRACT NO. 491, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, ESTABLISHED FOR THE SOUTH CENTRAL ZONE, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD2011), EPOCH 2010.00:
- COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR. TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 21°11'07" W, ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 526.51 FEET TO A POINT;

THENCE: S 32°06'20" E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 688.86 FEET TO A POINT WITHIN SAID 15.0859 ACRE TRACT, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.139 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 15.0859 ACRE TRACT AND SAID 0.8878 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 05°13'06" E, A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37°40'29", A CHORD BEARING AND DISTANCE OF S 76°22'51" E, 555.36 FEET, FOR AN ARC LENGTH OF 565.49 FEET TO A POINT, AND

S 57°32'37" E, A DISTANCE OF 39.18 FEET TO A POINT; FROM WHICH A 1/2 INCH IRON ROD FOUND ON A WEST LINE OF SAID 177.58 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 0.8878 ACRE TRACT AND THE SOUTHEAST CORNER SAID 15.0859 ACRE TRACT BEARS N 25°22'52" E, A DISTANCE OF 46.66 FEET;

THENCE: OVER AND ACROSS SAID 0.8878 ACRE TRACT, SAID 177.58 ACRE TRACT, SAID 251.85 ACRE TRACT AND SAID 15.0859 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 25°22'52" W, A DISTANCE OF 20.15 FEET TO A POINT,

S 57°32'37" E, A DISTANCE OF 159.08 FEET TO A POINT,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 10°28'36", A CHORD BEARING AND DISTANCE OF S 62°46'55" E, 102.25 FEET, FOR AN ARC LENGTH OF 102.40 FEET TO A POINT,

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF N 63°29'26" E, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET TO A POINT,

S 74°59'55" E, A DISTANCE OF 80.00 FEET TO A POINT,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 74°59'55" E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°58'42", A CHORD BEARING AND DISTANCE OF S 33°29'16" E, 37.44 FEET, FOR AN ARC LENGTH OF 42.31 FEET TO A POINT,

S 08°01'23" W, A DISTANCE OF 80.00 FEET TO A POINT,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N 08°01'23" E, A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 00°48'03", A CHORD BEARING AND DISTANCE OF N 81°34'36" W, 8.95 FEET, FOR AN ARC LENGTH OF 8.95 FEET TO A POINT,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'20", A CHORD BEARING AND DISTANCE OF S 53°44'46" W, 35.40 FEET, FOR AN ARC LENGTH OF 39.34 FEET TO A POINT,

N 81°19'54" W, A DISTANCE OF 80.00 FEET TO A POINT,

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 81°19'54" E, A RADIUS OF 1180.00 FEET, A CENTRAL ANGLE OF 00°37'35", A CHORD BEARING AND DISTANCE OF N 08°58'54" E, 12.90 FEET, FOR AN ARC LENGTH OF 12.90 FEET TO A POINT,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°12'03", A CHORD BEARING AND DISTANCE OF N 30°18'20" W, 31.87 FEET, FOR AN ARC LENGTH OF 34.56 FEET TO A POINT,

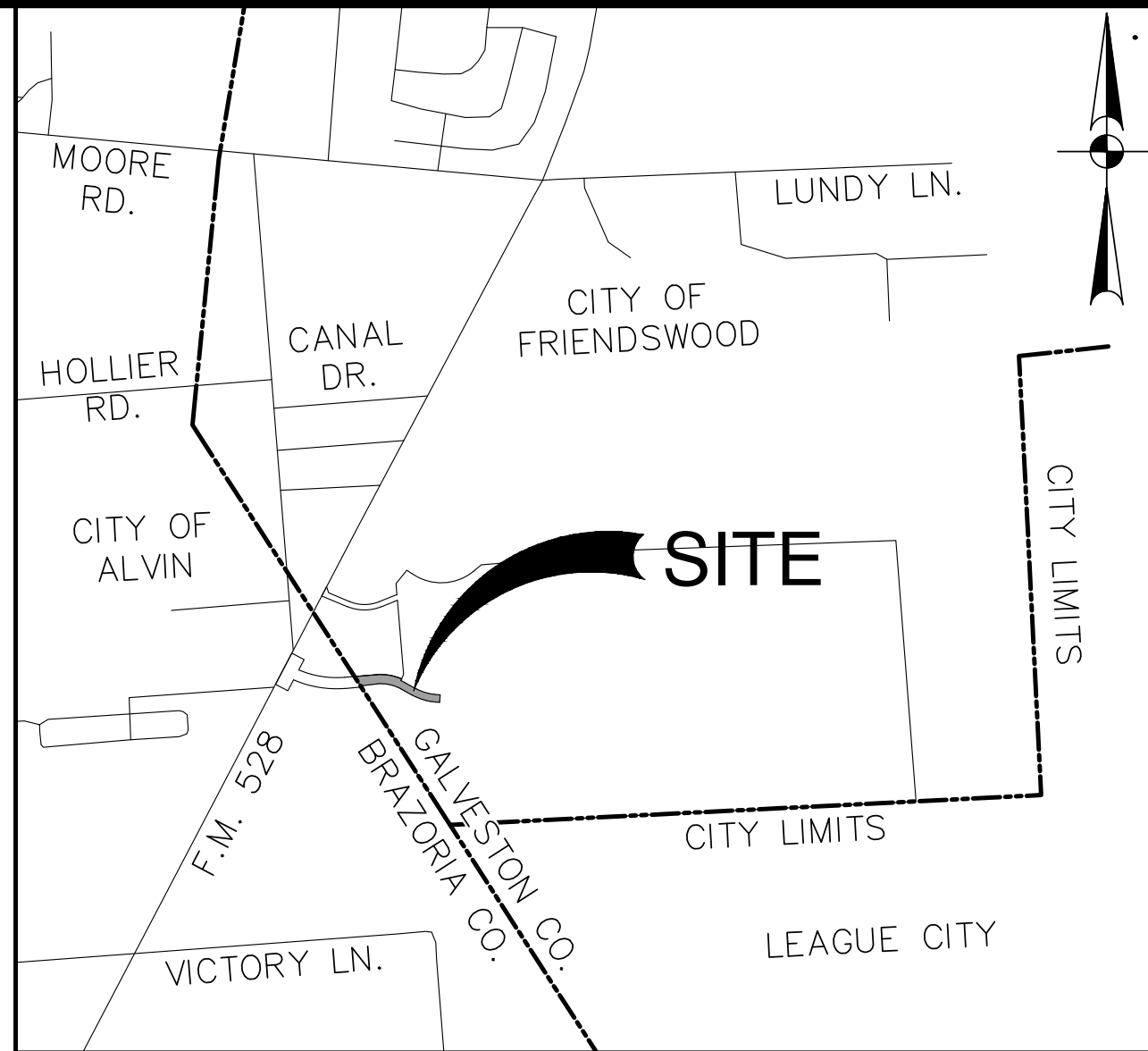
NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 12°21'45", A CHORD BEARING AND DISTANCE OF N 63°43'28" W, 137.82 FEET, FOR AN ARC LENGTH OF 138.09 FEET TO A POINT,

N 57°32'37" W, A DISTANCE OF 200.74 FEET TO A POINT,

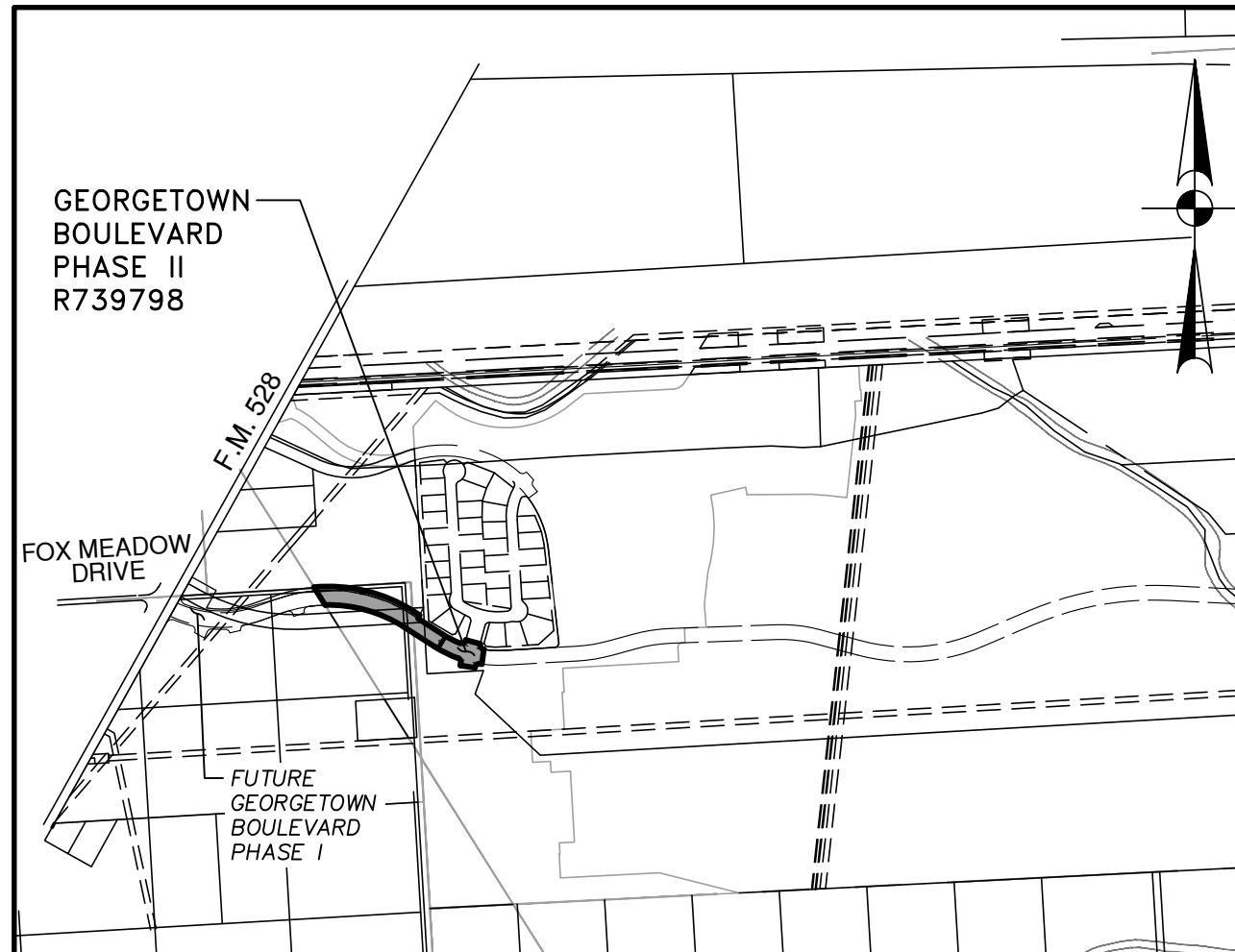
NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 33°46'56", A CHORD BEARING AND DISTANCE OF N 74°26'04" W, 441.64 FEET, FOR AN ARC LENGTH OF 448.10 FEET TO A POINT,

N 32°06'20" W, A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.139 ACRES IN GALVESTON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.



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



PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN BOULEVARD STREET DEDICATION PHASE II

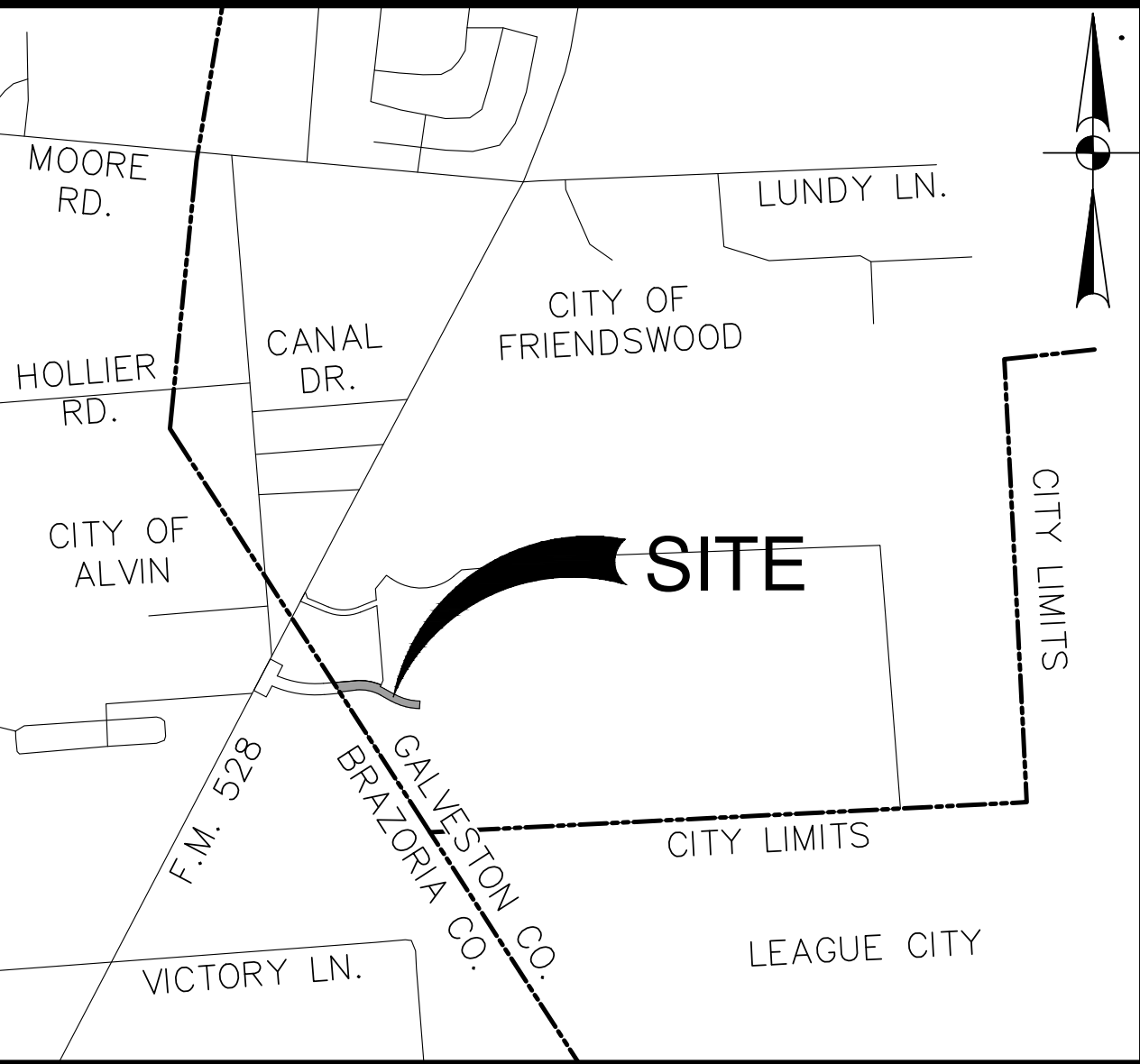
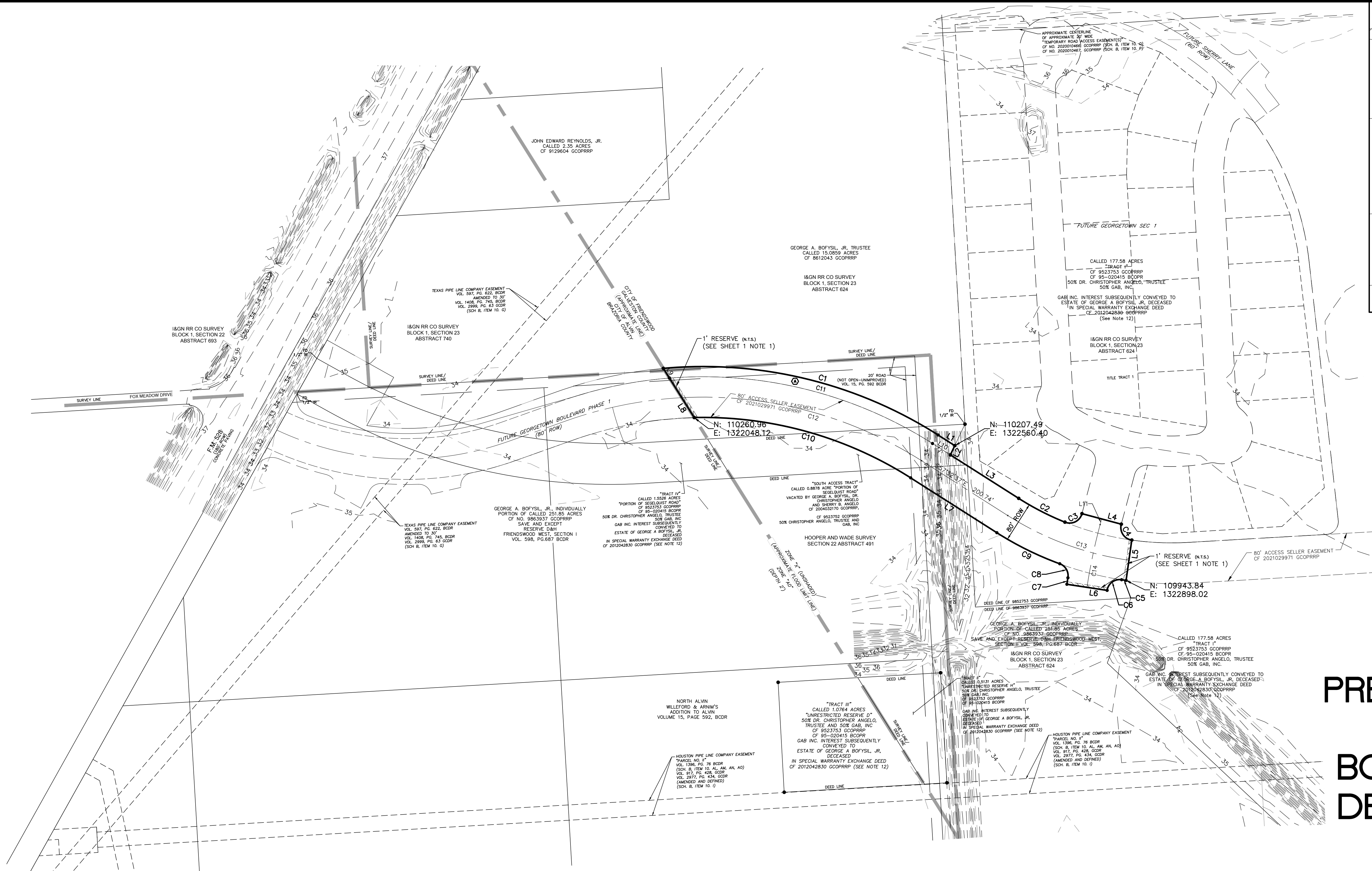
A SUBDIVISION OF 2.139 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624 AND
HOOPER & WADE SURVEY, SECTION 22,
ABSTRACT 491
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

1 RESERVE 1 BLOCK
SCALE: 1"= 100' OCTOBER 2023

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

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



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

LEGEND

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

PRELIMINARY PLAT OF GEORGETOWN BOULEVARD STREET DEDICATION PHASE II

A SUBDIVISION OF 2.139 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624 AND
HOOPER & WADE SURVEY, SECTION 22,
ABSTRACT 491
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

1 RESERVE 1 BLOCK

SCALE: 1"= 100' OCTOBER 2023

OWNER:
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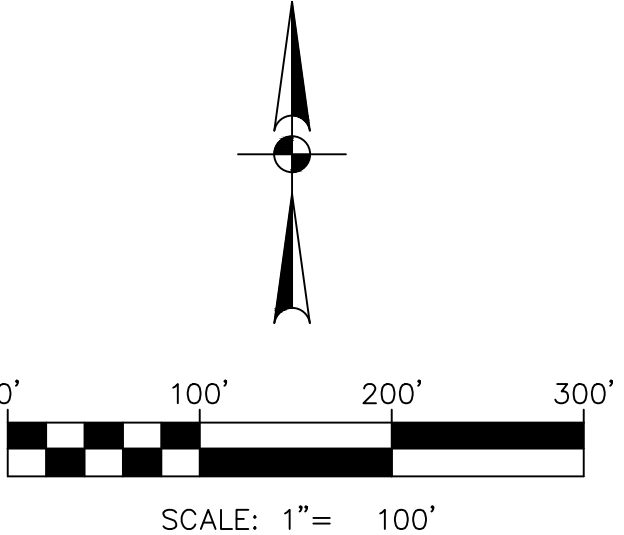
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TSPF FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10193974

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N57°32'37"W	39.18'
L2	N25°22'52"E	20.15'
L3	N57°32'37"W	159.08'
L4	N74°59'55"W	80.00'
L5	N8°01'23"E	80.00'
L6	S81°19'54"E	80.00'
L7	S57°32'37"E	200.74'
L8	S32°06'20"E	114.09'
L9	S32°06'20"E	22.49'
L10	S57°32'37"E	41.66'
L11	S15°00'05"W	11.52'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	860.00'	37°40'29"	N76°22'51"W	555.36'
C2	560.00'	10°28'36"	N62°46'55"W	102.25'
C3	25.00'	96°58'42"	S63°29'26"W	37.44'
C4	25.00'	96°58'42"	N33°29'16"W	37.44'
C5	640.00'	0°48'03"	S81°34'36"E	8.95'
C6	25.00'	90°09'20"	N53°44'46"E	35.40'
C7	1180.00'	0°37'35"	S8°58'54"W	12.90'
C8	25.00'	79°12'03"	S30°18'20"E	31.87'
C9	640.00'	12°21'45"	S63°43'29"E	137.82'
C10	760.00'	33°46'56"	S74°26'04"E	441.64'
C11	840.00'	36°58'51"	S76°02'02"E	532.81'
C12	800.00'	35°28'26"	N75°16'50"W	487.44'
C13	600.00'	24°26'00"	S69°45'37"E	253.93'
C14	1140.00'	6°19'59"	S11°50'06"W	125.94'

RESTRICTED RESERVE
(RESTRICTED TO DRAINAGE,
LANDSPACE, AND OPEN SPACE
PURPOSES ONLY)
0.273 AC. 11,885 SQ. FT.





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: October 26, 2023

Subject: Consider approving the Preliminary Plat of Sherry Lane Street Dedication, being a subdivision of 2.171 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This plat will dedicate the northern entrance from FM 528 to the first section of the Georgetown Subdivision.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the Commission, in accordance with the City of Friendswood Subdivision Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and the Police Department.

ATTACHMENTS

1. Compliance Memo_Sherry Lane Street Dedication Prel Plat
2. Prelim Plat_Sherry Lane Street Dedication

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Assistant Planner

Date: October 23, 2023

Re: Sherry Lane Street Dedication Preliminary Plat

Project Description: This plat will dedicate the northern entrance from FM 528 to the first section of the Georgetown Subdivision.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

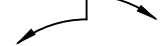
- 1) Update title report pending
- 2) TxDOT approval for tie-in pending

Pending Staff Items: *Does not require reconsideration by the Commission.*

None.

Date: Oct 18, 2023, 9:56am User ID: N166163
File: K:\Projects\103137\1\A\2-a Design\2-a Plat\2-3-1 Preliminary\PL-4099714 Prelim.dwg

NOTES:

- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
-  INDICATES STREET NAME CHANGE SYMBOL
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, 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 WITHN PRIVATE EASEMENTS; THE HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHN THE PUBLIC RIGHT-OF-WAY OR WITHN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE HOA.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERCTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES,PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION
FOR

A 2.171 ACRE, OR 94,554 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON -TEXAS, LTD., AND DESCRIBED AS "PARCEL 1a" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 (CO-RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288), SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, SAID 2.171 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSLIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSLIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: N 29°11'07" E, ALONG AND WITH SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M 528, A DISTANCE OF 12.88 FEET, FOR THE NORTH CORNER AND POINT OF BEGINING OF THE HEREIN DESCRIBED 2.171 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 132.008 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 18°13'39" E, A DISTANCE OF 67.60 FEET;

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 25°30'52" W, A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 14°15'19", A CHORD BEARING AND DISTANCE OF S 7°21'28" E, 119.12 FEET, FOR AN ARC LENGTH OF 119.42 FEET;

S 50°13'49" E, A DISTANCE OF 151.50 FEET;

ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF S 78°21'39" E, 367.76 FEET, FOR AN ARC LENGTH OF 382.96 FEET;

N 73°30'30" E, A DISTANCE OF 50.00 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 57°01'20", A CHORD BEARING AND DISTANCE OF S 77°58'50" E, 596.66 FEET, FOR AN ARC LENGTH OF 622.02 FEET;

ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°17'35", A CHORD BEARING AND DISTANCE OF N 88°53'02" E, 33.23 FEET, FOR AN ARC LENGTH OF 36.34 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 00°49'51", A CHORD BEARING AND DISTANCE OF N 47°39'10" E, 4.79 FEET, FOR AN ARC LENGTH OF 4.79 FEET;

S 41°55'54" E, A DISTANCE OF 60.00 FEET;

ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 41°55'54" E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°49'21", A CHORD BEARING AND DISTANCE OF S 04°09'25" W, 34.68 FEET, FOR AN ARC LENGTH OF 38.32 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 03°19'40", A CHORD BEARING AND DISTANCE OF S 38°05'26" E, 36.30 FEET, FOR AN ARC LENGTH OF 36.30 FEET;

S 53°34'24" W, A DISTANCE OF 60.00 FEET;

ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 53°34'24" W, A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 70°03'54", A CHORD BEARING AND DISTANCE OF N 71°27'33" W, 648.67 FEET, FOR AN ARC LENGTH OF 690.92 FEET;

S 73°30'30" W, A DISTANCE OF 50.00 FEET;

ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF N 78°21'39" W, 424.34 FEET, FOR AN ARC LENGTH OF 441.88 FEET;

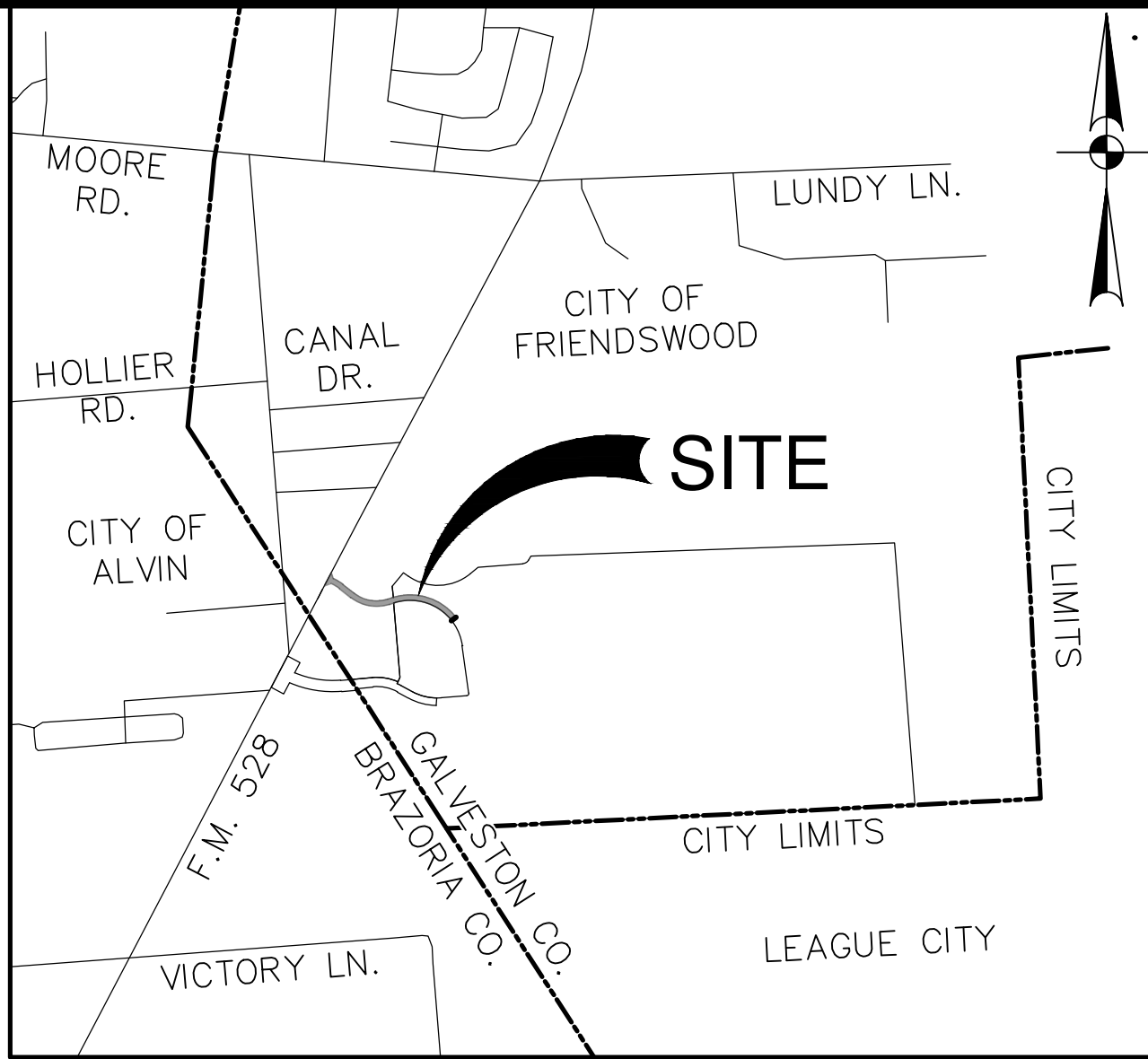
N 50°13'49" W, A DISTANCE OF 151.50 FEET;

ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 14°47'51", A CHORD BEARING AND DISTANCE OF N 57°37'44" W, 108.17 FEET, FOR AN ARC LENGTH OF 108.47 FEET;

S 71°46'21" W, A DISTANCE OF 73.36 FEET;

THENCE: N 29°11'07" E, A DISTANCE OF 159.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.171 ACRES IN THE IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.



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

PRELIMINARY PLAT OF SHERRY LANE STREET DEDICATION

A SUBDIVISION OF 2.171 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

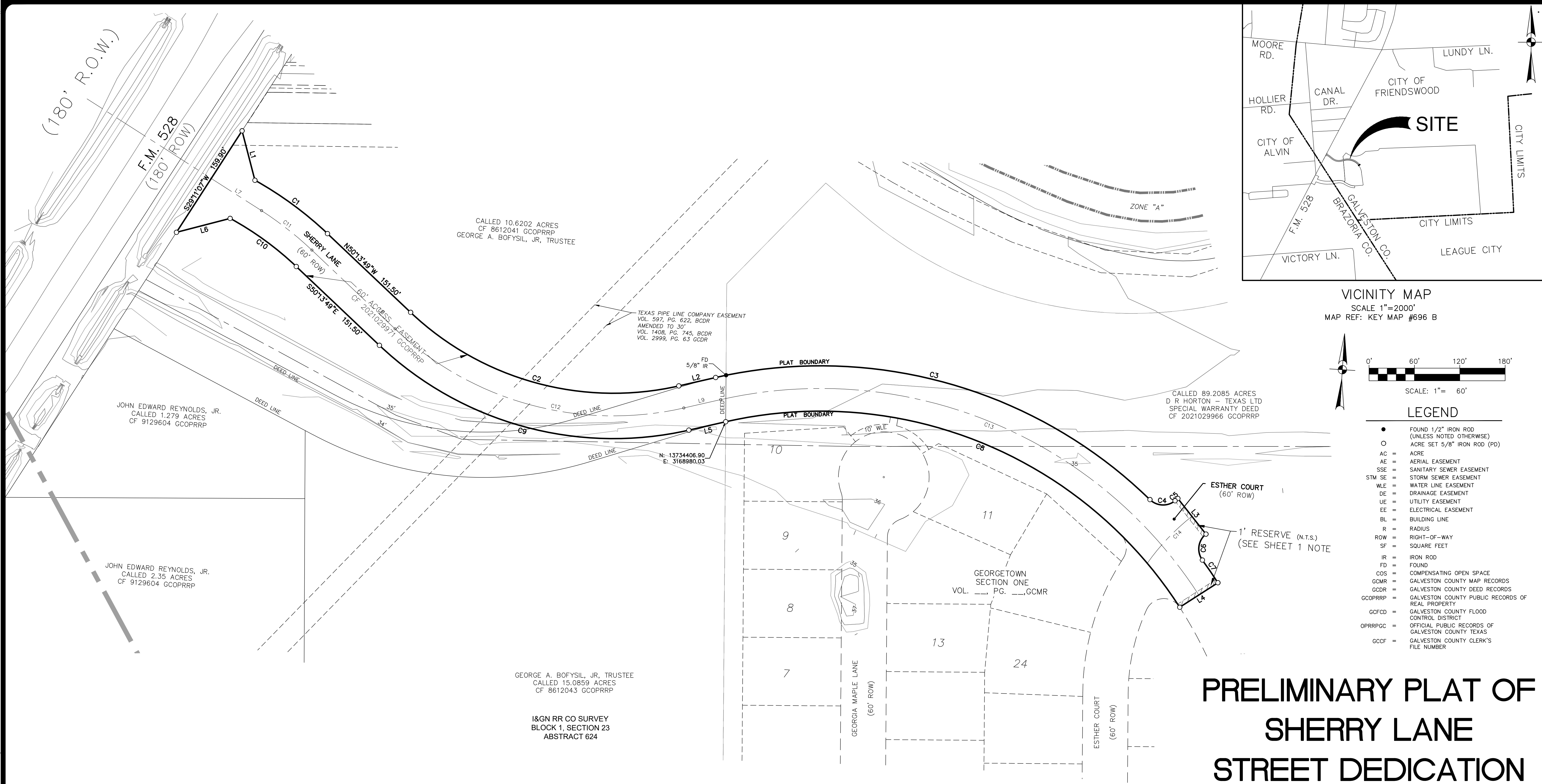
SCALE: 1"= 60' OCTOBER 2023

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

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Oct 18, 2023, 9:36am User ID: N100103
File: K:\Projects\103137\1A\2-a Design\2-a Plat\2-3-1 Preliminary\PL-4099714 Prelim.dwg



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°13'39"W	67.60'
L2	S73°30'30"W	50.00'
L3	N41°55'54"W	60.00'
L4	N53°34'24"E	60.00'
L5	N73°30'30"E	50.00'
L6	N71°46'21"E	73.36'
L7	S61°01'08"E	78.89'
L8	S50°13'57"E	151.54'
L9	N73°30'30"E	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	14°15'19"	N57°21'28"W	119.12'	119.42'
C2	390.00'	56°15'41"	S78°21'39"E	367.76'	382.96'
C3	625.00'	57°01'20"	N77°58'50"W	596.66'	622.02'
C4	25.00'	83°17'35"	N88°53'02"E	33.23'	36.34'
C5	330.00'	0°49'51"	S47°39'10"W	4.79'	4.79'
C6	25.00'	87°49'21"	S4°09'25"W	34.68'	38.32'
C7	625.00'	3°19'40"	N38°05'26"W	36.30'	36.30'
C8	565.00'	70°03'54"	N71°27'33"W	648.67'	690.92'
C9	450.00'	56°15'41"	S78°21'39"E	424.34'	441.88'
C10	420.00'	14°47'51"	N57°37'44"W	108.17'	108.47'
C11	450.00'	10°47'11"	N55°37'32"W	84.59'	84.72'
C12	420.00'	56°15'33"	S78°21'43"E	396.03'	412.40'
C13	595.00'	70°03'54"	N71°27'33"W	683.11'	727.61'
C14	300.00'	16°25'24"	S39°51'24"W	85.70'	85.99'

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

PRELIMINARY PLAT OF SHERRY LANE STREET DEDICATION

A SUBDIVISION OF 2.171 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
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SCALE: 1"= 60' OCTOBER 2023

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