



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, DECEMBER 14, 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. 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, November 16, 2023.
- B. Consider approving the minutes of the Planning and Zoning Commission Special Meeting held on Tuesday, December 5, 2023.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 903 S. FRIENDSWOOD DR FROM NC TO DD

- i Conduct a public hearing regarding a request for a zone classification change for the property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).
- ii Consider a recommendation to the City Council regarding a requested zone classification change for the property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 11, 2024, and (ii) Thursday, January 25, 2024.
- B. Receive the November 2023 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

6. ADJOURNMENT

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

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



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



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 11th day of December 2023, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 14, 2023

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, November 16, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

The minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 11-16-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 16, 2023 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
NOVEMBER 16, 2023

**1. CALL TO ORDER THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIAC)
SPECIAL MEETING**

MINUTES OF A SPECIAL MEETING OF THE CAPITAL IMPROVEMENT ADVISORY
COMMITTEE THAT WAS HELD ON THURSDAY, NOVEMBER 16, 2023, AT 06:04 PM 910
S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER MARSHA CONRAD
COMMISSIONER MARCUS RIVES
COUNCIL LIAISON SALLY BRANSON
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER CATHERINE KOERNER AND COMMISSIONER BRIAN BOUNDS WERE
ABSENT FROM THE MEETING.

A. COMMUNICATIONS FROM THE PUBLIC

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

No public comments.

- B. Discuss the City's Land Use Assumptions, Capital Improvements Plan (CIP) and Impact Fee Analysis for Water and Wastewater, relating to (i) the possible adoption of updated Impact Fees; (ii) Written Comments to be provided to the City Council, in accordance with Chapter 395 of the Texas Local Government Code; and (iii) other findings and details related thereto.

Kendall Ryan of Freese and Nichols presented the proposed 2023 water and wastewater impact fees. He stated the current impact fee totals \$4,227 and the proposed fee would increase to \$5,397 for a one-inch water meter impact onto the city's water and wastewater capacity.

Sasson asked if the city could adopt a rate higher than 50% of the total and Ryan answered a higher rate could be adopted but came with additional requirements. He said most cities choose the 50% rate.

Hinckley questioned why Friendswood's water portion was higher than the wastewater. City Engineer Jil Arias said the city has completed more wastewater projects than water projects in recent years.

- C. Consider approving a recommendation to the City Council regarding the City's Impact Fees and associated final written comments, to be presented at the January 8, 2024, City Council Regular Meeting.

****Vice-Chairman Richard Sasson moved to approve a positive recommendation to the City Council regarding the City's Impact Fees and associated final written comments, to be presented at the January 8, 2024, City Council Regular Meeting. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

2. ADJOURNMENT OF THE CIAC SPECIAL MEETING

The Special Meeting of the Capital Improvement Advisory Committee adjourned at 6:38PM.

3. CALL TO ORDER THE PLANNING AND ZONING REGULAR MEETING

The Planning and Zoning Commission Regular Meeting was called to order at 6:39PM.

4. COMMUNICATIONS FROM THE PUBLIC

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

No public comments.

5. 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 Regular Meeting held Thursday, October 26, 2023.

****Commissioner Marcus Rives moved to approve the minutes of the Planning and Zoning Regular Meeting held Thursday, October 26, 2023. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

6. ACTION ITEMS

A. ZONE CHANGE REQUEST: 901 S FRIENDSWOOD DRIVE

- i Conduct a public hearing regarding a request for a zone classification change located at 901 S Friendswood Drive, .54 acres being Lot One (1), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).

Harbin stated the zone change request was for the "Gline's House" at the corner of East Castlewood Drive and S Friendswood Drive (FM 518). She said the zone change is in compliance with the City's Future Land Use Map to convert the area to the Downtown District. She also mentioned the property owner is hoping to re-develop the property by next summer and that the Commission would see the site plan for that project.

- ii Consider a recommendation to the City Council regarding a requested zone classification change located at 901 S Friendswood Drive to change from Neighborhood Commercial (NC) to Downtown District (DD).

****Commissioner Marcus Rives moved to approve a recommendation to the City Council regarding a requested zone classification change located at 901 S Friendswood Drive to change from Neighborhood Commercial (NC) to Downtown District (DD). Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

The commissioners commented the zone change request made perfect sense and matched the long-term goals of the city.

- B. Consider approving a site plan for two new buildings to be located at 110 and 112 Hunters Lane.

****Vice-Chairman Richard Sasson moved to approve a site plan with staff comments for two new buildings to be located at 110 and 112 Hunters Lane. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Commissioner Marcus Rives recused himself and left the room.

Harbin explained the project includes two new shell buildings to be constructed behind the existing Masa Sushi restaurant. She reminded the Commission that the owner originally applied to change the zoning for townhomes but received a lot of push back from the adjacent neighborhood. She said the proposed parking and landscaping meet the city code and detention is accounted for in the existing Hunters Creek pond.

- C. Consider approving a site plan amendment at 1 Oak Tree to add a parking lot containing 23 new parking spaces.

Commissioner Rives rejoined the meeting.

****Commissioner Marcus Rives moved to approve a site plan amendment at 1 Oak Tree to add a parking lot containing 23 new parking spaces. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained the request was to add another parking lot to the existing Family Animal Hospital of Friendswood. She said the owner is also looking to add to the building but that portion of the project would come back at a later date for approval. Harbin said the site plan amendment includes a request to approve an alternative landscape plan to accommodate the existing, mature trees on the site.

Commissioner Sasson asked what type of new trees would be planted. Larry Brown/general contractor said new 2-inch caliper oak trees were proposed. Brown said they are not removing any trees.

Harbin said the project does not include any new lighting in the parking lot. Sasson questioned the lack of lighting. Brown answered that none of the parking lots in the commercial subdivision use interior lighting but utilize the street lights.

Commissioner Mann questioned whether the street name was Oak Tree Drive or Oaktree Street. Bennett said she is working with Google Maps to have the name corrected to Oak Tree Drive.

D. Consider cancelling the Planning and Zoning Regular Meeting scheduled for Thursday, December 28, 2023, due to the holidays.

****Vice-Chairman Richard Sasson moved to approve cancelling the Planning and Zoning Regular Meeting scheduled for Thursday, December 28, 2023, due to the holidays. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

7. COMMUNICATIONS

A. Receive a legislative update from Karen Horner, City Attorney.

City Attorney Karen Horner presented state legislative changes that relate to development.

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, November 30, 2023, and (ii) Thursday, December 14, 2023.

Hinckley also mentioned the Commission Retreat would be held on December 5, 2023.

C. Receive the October 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.

Councilmember Branson said the Friendswood City Center Planned Unit Development was approved at the last Council meeting.

Commissioners Rives and Conrad said they attended the American Planning Association Conference in Corpus Christi and received a lot of useful information.

Harbin said the October DRC Meeting report was in the backup material.

8. ADJOURNMENT OF THE PLANNING AND ZONING REGULAR MEETING

This meeting was adjourned at 07:11 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 14, 2023

Subject: Consider approving the minutes of the Planning and Zoning Commission Special Meeting held on Tuesday, December 5, 2023.

Action:

SUMMARY / ORIGINATING CAUSE

The minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 12-05-2023 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 5, 2023 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 416 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546, JOYCINA BAKER ROOM, FRIENDSWOOD LIBRARY

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 5, 2023

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON TUESDAY, DECEMBER 5, 2023, AT 06:19 PM **416 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
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 CATHERINE KOERNER WAS ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

No public comments.

3. ACTION ITEMS

- A. Consider establishing and prioritizing goals for the Planning and Zoning Commission.

Chairman Hinckley summarized the Commission's actions taken during 2023. Harbin and Bennett proposed subjects for the Commission to work on during 2024. The group discussed training possibilities for new and ongoing Commissioners.

4. ADJOURNMENT

This meeting was adjourned at 07:37 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 14, 2023

Subject: Conduct a public hearing regarding a request for a zone classification change for the property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is making a request to change the zoning of his property to Downtown District (DD). The property is located within the DD Boundary and the ultimate goal is for as many properties within the boundary as possible be zoned Downtown District (DD). At this time, no additions or alterations are planned for the existing structure on the property.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Neighborhood Empowerment Zone (NEZ) waives development related fees for for-profit businesses within the Downtown District. Additionally, the ultimate goal is for as many properties within the boundary as possible be zoned Downtown District(DD).

RECOMMENDATIONS

The request is in compliance with the Future Land Use Map.

ATTACHMENTS

1. 903 S Friendswood Dr Rezoning Report
2. Aerial Map_903 S Friendswood Dr
3. Location Map_903 S Friendswood Dr
4. Zoning Map_903 S Friendswood Dr
5. Future Land Use Map 903 S Friendswood Dr

Rezoning Report

November 2023

Project: Zone Change Request

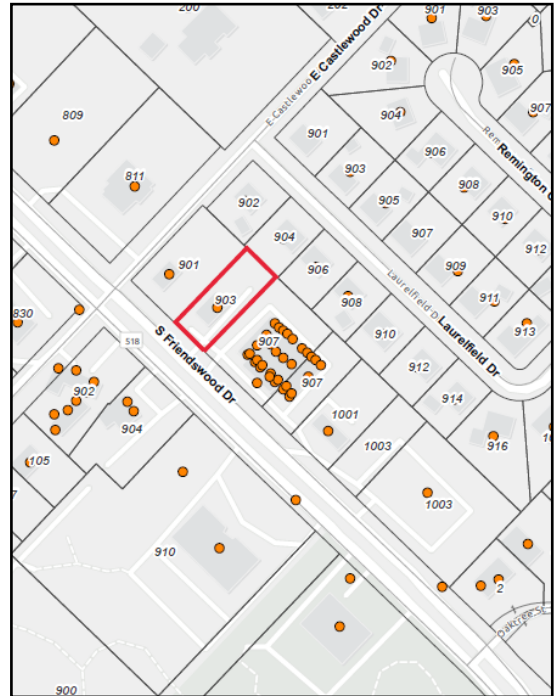
Address: 903 S Friendswood Drive

Legal: .34 acres being Lot Two (2), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas

Request: Zone classification change from Neighborhood Commercial (NC) to Downtown District (DD)

Applicable Zoning Ordinance Excerpts:

Appendix C - Zoning Ordinance
Section 7. Schedule of District Regulations

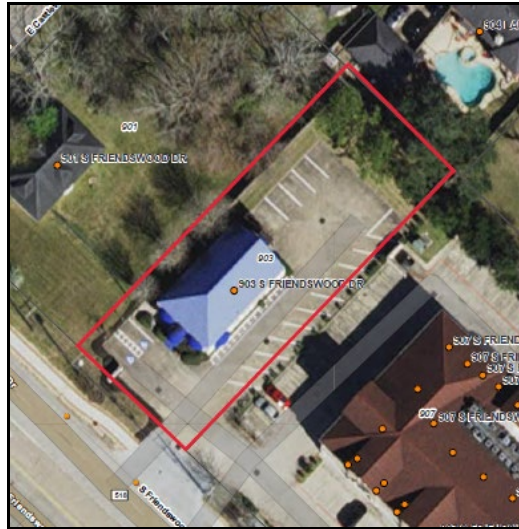


I. Downtown District (DD), general purpose and description. The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the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

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

Existing Use/Site Attributes:

The subject property is .34 acres of land located near the corner of S. Friendswood Drive and E. Castlewood Avenue. The current building was constructed in 1995.



City of Friendswood GIS Aerial Map

Zoning History:

1970 – Original Zoning Map for Friendswood identified the property as C-1 Retail Business District, which was later interpreted to be Community Shopping Center (CSC).

1988 - Ordinance 88-3 changed the zoning from Community Shopping Center (CSC) to Neighborhood Commercial (NC).



City of Friendswood Zoning Map

Adjacent Zoning/Land Use:

The property fronts FM 518, also known as S. Friendswood Drive. We recently approved the request for 901 S Friendswood Drive to change from NC to DD, and the other next-door property at 907 S Friendswood Drive is also zoned DD. The property to the rear is zoned Single Family Residential (SFR).

Platting Analysis:

The property is platted as Southern Breeze Subdivision.

Planning Analysis:

The subject property is located within the Downtown District Boundary. It is the goal to eventually get all properties within the boundary zoned Downtown District (DD).

Comprehensive Planning Analysis:

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

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

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

Utilities:

City water and sewer services are existing.

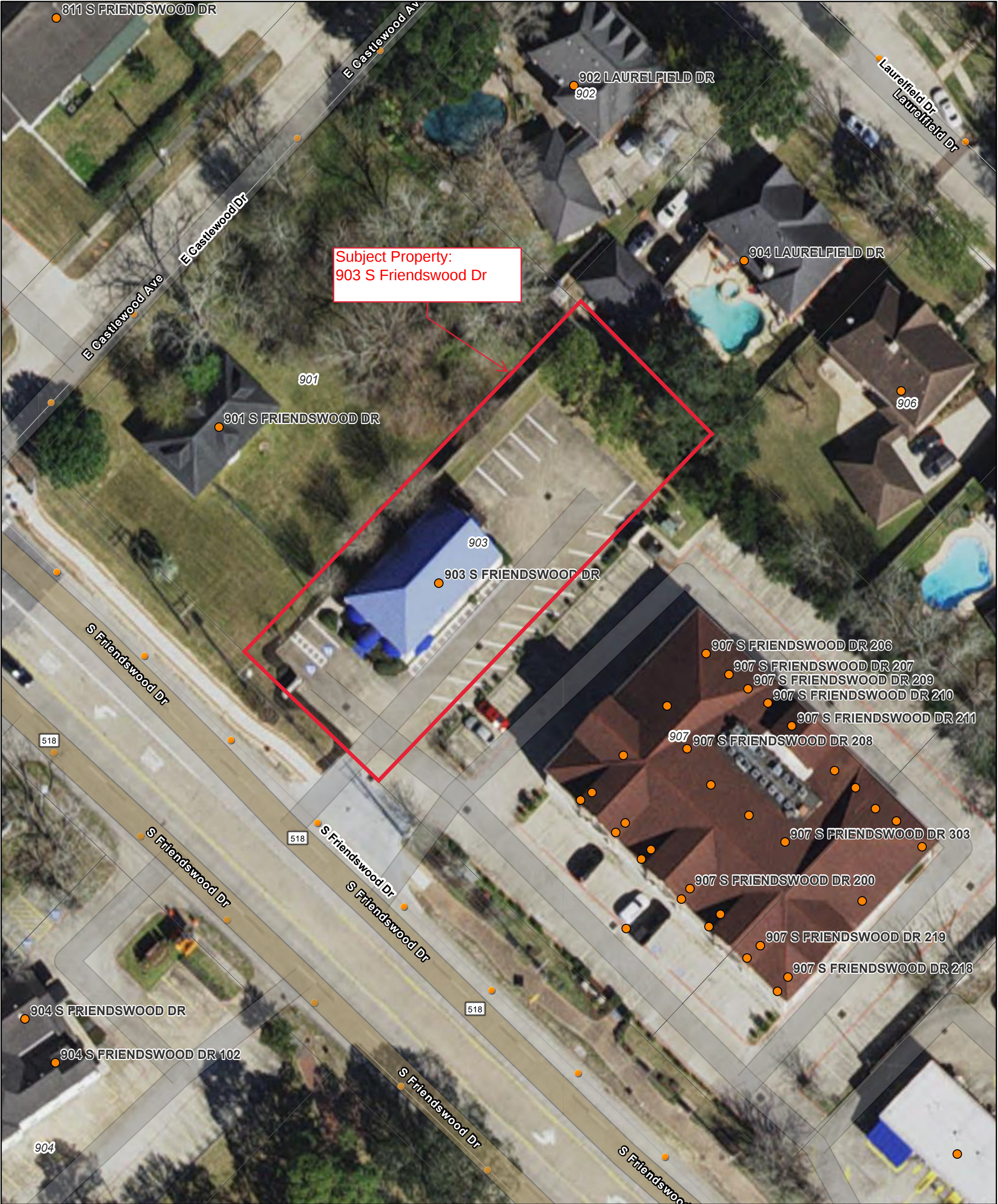
Access:

The property currently has access on FM 518. No additional development is planned at this time.

Park/Open Space:

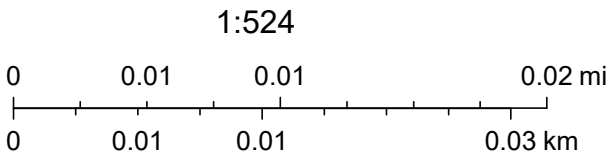
Park Dedication Fees are not applicable for commercial development.

ArcGIS Web Map



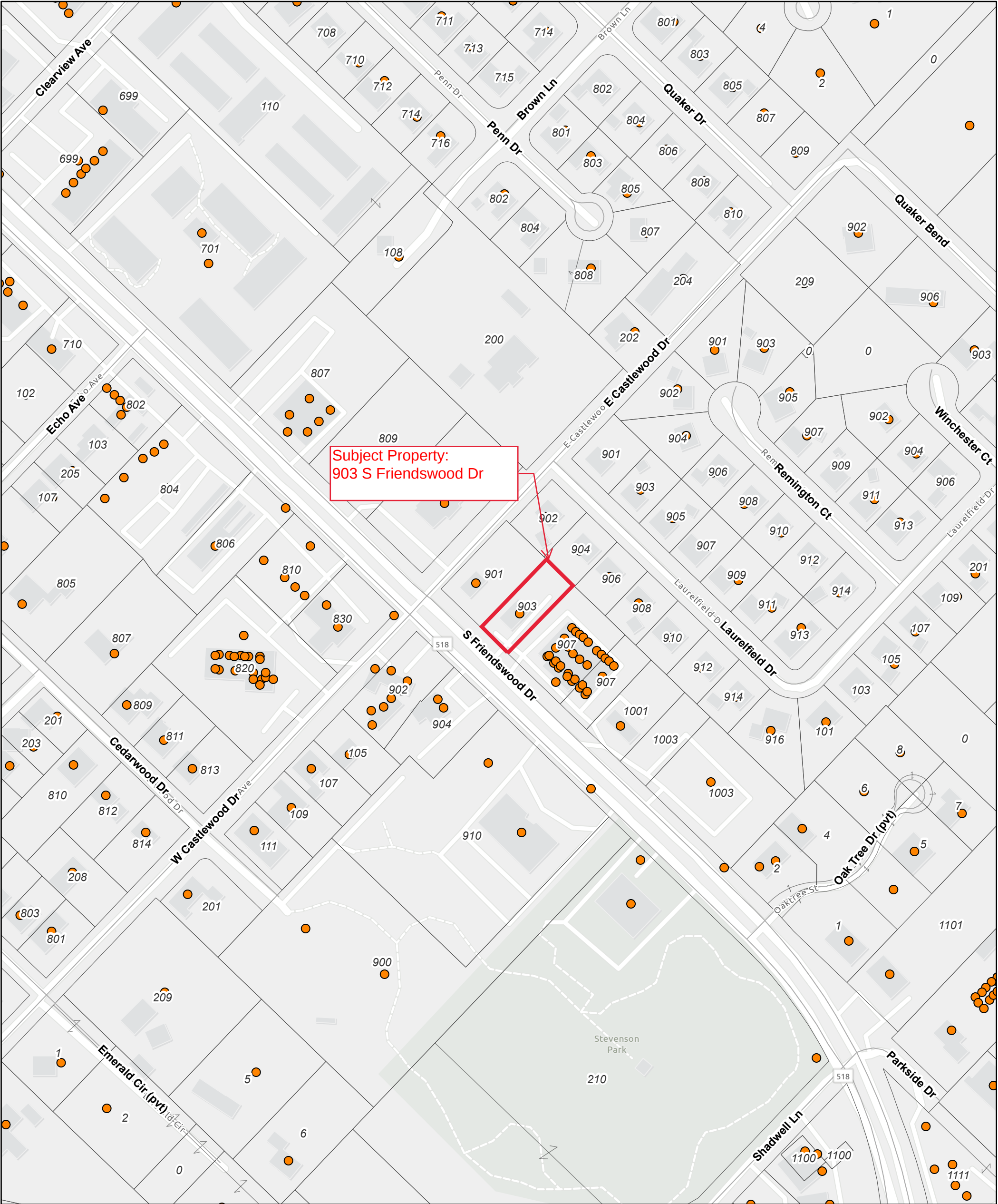
11/1/2023, 3:17:02 PM

-  City Limit
-  Address Points
-  Streets
-  Parcels

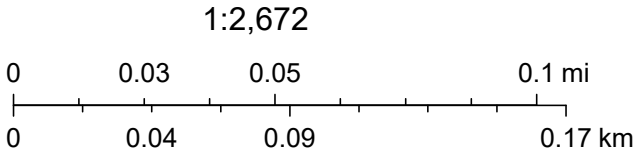


Houston- Galvesotn Area Council, Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

ArcGIS Web Map

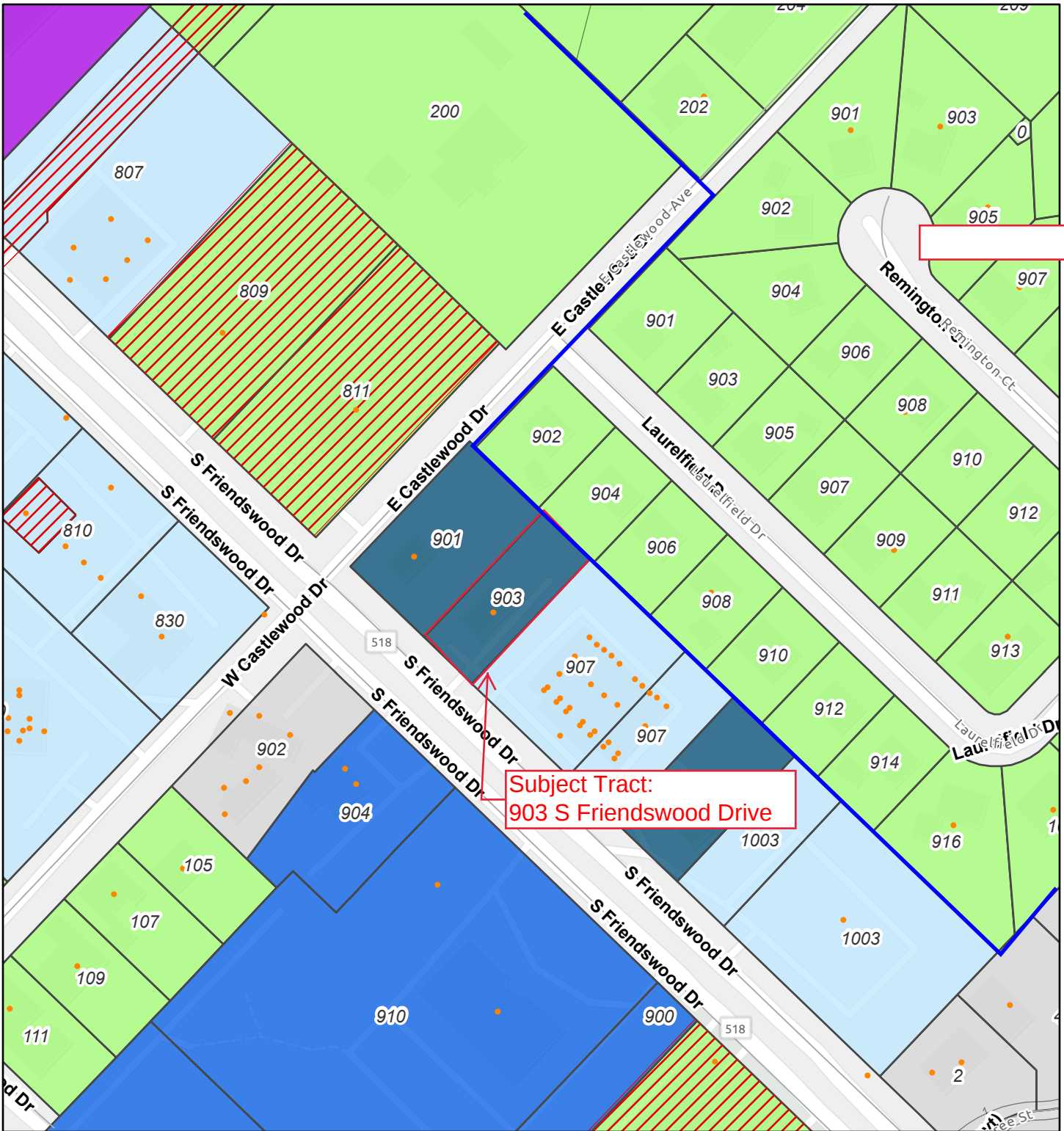


11/1/2023, 3:13:30 PM



Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

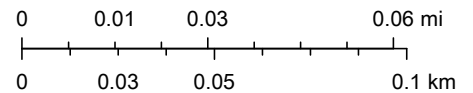
Current Zoning Map



10/4/2023, 10:19:08 AM

1:2,257

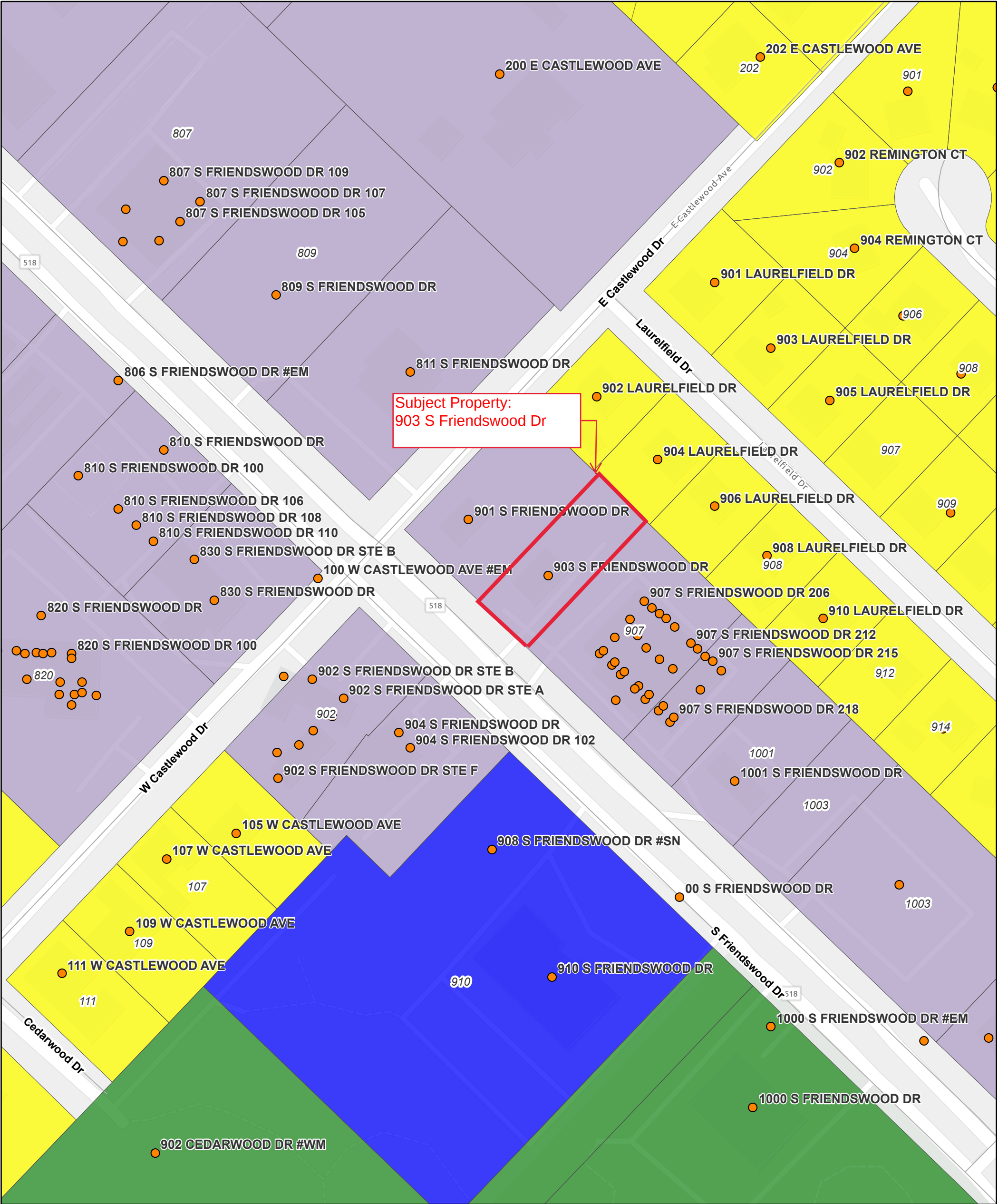
- City Limit
- Address Points
- Streets
- Galveston County - Lot Lines
- Parcels
- ▨ Specific Use Permits
- Downtown District Boundary
- Zoning by Parcel
- DD
- MFR-H
- NC
- OPD
- SFR
- CSC



Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of Friendswood Staff

ArcGIS Web Map



11/1/2023, 3:18:20 PM

City Limit

Address Points

Streets

Galveston County - Lot Lines

Parcels

Future Land Use Adopted 2021

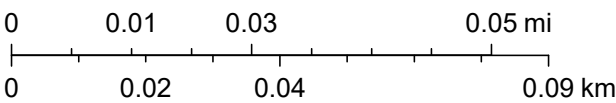
Low Density

Mixed Use

Parks

Public and Semi-Public

1:1,456



Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 14, 2023

Subject: Consider a recommendation to the City Council regarding a requested zone classification change for the property located at 903 S. Friendswood Drive, 0.34 acres being Lot Two (2), of Southern Breeze, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 353, of the Map Records of Galveston County, Texas, to change from Neighborhood Commercial (NC) to Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is making a request to change the zoning of his property to Downtown District (DD). The property is located within the DD Boundary and the ultimate goal is for as many properties within the boundary as possible be zoned Downtown District (DD). At this time, no additions or alterations are planned for the existing structure on the property.

See supporting documents attached to public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Neighborhood Empowerment Zone (NEZ) waives development related fees for for-profit businesses within the Downtown District. Additionally, the ultimate goal is for as many properties within the boundary as possible be zoned Downtown District(DD).

RECOMMENDATIONS

The request is in compliance with the Future Land Use Map.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 14, 2023

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

Action:

SUMMARY / ORIGINATING CAUSE

The November 2023 DRC Report is attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. November 2023 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
NOVEMBER 2023



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1405 Greenbriar Dr. Single Family Residential home on vacant lot Regency Estates Subdivision	SFR	No	☐ Zone change ☒ Meets Future Land Use Map – commercial frontage ☐ Plat required – already platted ☐ Eligible for Certificate of Platting Exemption - issued ☐ Site plan approval ☐ Community Overlay District (300 feet) ☐ Downtown District ☒ Water Available – existing ☒ Sewer Available – existing ☐ On-site detention required ☒ May be eligible for regional detention ☒ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Parking exists where landscaping would go; non-conforming pole sign is existing	