



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, MARCH 28, 2024 - 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 approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 14, 2024.

4. ACTION ITEMS

A. PRELIMINARY PLAT: FRIENDSWOOD CITY CENTER

Consider approval of the Preliminary Plat Friendswood City Center, being 106.472 acres of land all of that certain tract as described by deed recorded under H.C.C.F. No. RP-2023-65754 and a Replat of Restricted Reserves "A" and "C" Clear Creek Community Church Final Plat, Sarah McKissick League, Abstract No. 549, Harris County, Friendswood, Texas.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 11, 2024, and (ii) Thursday, April 25, 2024.
- B. 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.

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 25th day of March 2024, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 28, 2024

Subject: Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 14, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 3-14-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 14, 2024 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD 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
MARCH 14, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 14, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

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

2. COMMUNICATIONS FROM THE PUBLIC

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

No public comments.

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, February 22, 2024.

****Commissioner Brian Bounds moved to approve the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, February 22, 2024. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 2600 S FRIENDSWOOD DRIVE FROM SFR TO CSC

- i Conduct a public hearing regarding a request for a zone classification change located at 2600 S Friendswood Drive, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, according to the map or plat recorded in Volume 254-A, Page 6 and transferred to Plat Record 3, Map Number 61A, both of the map records of Galveston County, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Community Shopping Center (CSC) and amendment to the Future Land Use Map to change the property from Low Density Residential to Retail.

Harbin stated the proposed zone change was for a tract of land, roughly five acres, that fronted FM 518. She said this was a straight zone change and that the commission would see a commercial site plan when it came time to develop the property. She explained any future project would be subject to the Community Overlay District requirements that include enhanced landscaping.

Harbin said recent revisions to the Future Land Use Map involved discussions on whether to identify this tract as future commercial or future residential. She said the subcommittee thought the property could be developed either way because one side abutted other commercial property and one side abutted residential property. She did mention there is a significant drainage ditch that naturally buffers this tract from the Rancho Viejo neighborhood.

Mr. Shane Hudson, a resident of West Ranch, said that he was not opposed to the proposed zone change, but would not want to see another development such as the nearby gas station. He said he did talk with the property owner on Facebook and was in favor of her plans.

- ii Consider making a recommendation to City Council regarding a request for a zone classification change located at 2600 S Friendswood Drive, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, according to the map or plat recorded in Volume 254-A, Page 6 and transferred to Plat Record 3, Map Number 61A, both of the map records of Galveston County, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Community Shopping Center (CSC) and amendment to the Future Land Use Map to change the property from Low Density Residential to Retail.

****Commissioner Marcus Rives moved to approve making a recommendation to City Council**

regarding a request for a zone classification change located at 2600 S Friendswood Drive, from Single Family Residential (SFR) to Community Shopping Center (CSC) and amendment to the Future Land Use Map to change the property from Low Density Residential to Retail. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

Commissioner Rives commented that this tract would most likely become commercial at some point due to its proximity to the West Ranch future townsite and frontage on FM 518. He said the applicant's future development plans would be a good buffer between Rancho Viejo and the West Ranch mixed use tracts. Commissioner Conrad agreed.

Chairman Hinckley agreed, as well, and reminded the audience that, although word was spreading about a wedding venue development, the commission was currently only voting on the proposed zoning change.

B. Consider approving an amendment to the Georgetown Subdivision Master Plan.

**Commissioner Brian Bounds moved to approve an amendment to the Georgetown Subdivision Master Plan. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.

Harbin said the Georgetown Subdivision has submitted a revised Master Plan to reflect the decreased lot count. She explained the developer removed sections that would be behind the adjacent gun range, but will still have entrances in both Alvin and Friendswood. She said all the lots within the Friendswood boundary would be zoned to Friendswood Independent School District. Harbin added that the detention pond is currently under construction.

Commissioner Rives asked if there were any major differences to the plan, to which Harbin said just the decrease in lots. She said because of the lower lot yield, Georgetown Blvd would not be a divided boulevard.

C. Consider approving a site plan for Friendswood Scoop Shop to be located at 901 S Friendswood Drive.

**Commissioner Marcus Rives made a motion to discuss. Seconded by Commissioner Brian Bounds.

**Commissioner Marsha Conrad moved to approve a site plan for Friendswood Scoop Shop to be located at 901 S Friendswood Drive. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

Harbin said the site plan was for the Friendswood Scoop Shop to be located at 901 S. Friendswood Drive, also known as the old Glines' historic house. She explained the new owner is proposing an ice cream shop and retail shop. Harbin stated there were some clerical items left on the plans to be addressed by the owner. Harbin also explained the owner is requesting approval of an alternate landscape plan based on credit for large, existing trees already on the property.

Commissioner Rives stated he would like to see some trees planted along FM 518 and Chairman Hinckley agreed. Katie Chandler, owner, said there are several obstacles along FM 518 including overhead power lines, and an existing magnolia tree plus a palm tree. She added that she had received three saplings from the city's Arbor Day event and plans to plant them on the property.

Harbin also mentioned that TxDOT had installed sidewalks along FM 518 and FDEDC would be installing streetlights.

5. COMMUNICATIONS

- A. Discuss a recommendation from the Ad Hoc Parking Subcommittee regarding parking.

Commissioner Rives explained that the City Council appointed an Ad Hoc Parking Subcommittee to review the city's existing parking regulations. He said the subcommittee began by gathering information, including visiting other cities, and decided on a few recommendations. Rives said the subcommittee is proposing a 20% reduction in the number of parking spaces in the Design Criteria Manual along with staff promoting alternate parking options and incentivizing redevelopment of large parking areas, such as Captain's Corner. He said, most importantly, the subcommittee would review the requirements every two years.

Commissioner Anderson questioned why 20%? Rives answered that many cities are removing parking minimums and the subcommittee did not want to make such a drastic change, so they settled on 20% being a palatable number. Chairman Hinckley said he was also on the subcommittee and thought a lot could be done with 20% more land. Harbin said redevelopment of parking lots could include small coffee shops, or drive-thru-only places. Rives mentioned Sno Beach, which was located in the Stonestrow parking lot.

Harbin said cities with no parking minimums tend to have public transportation and parking garages. She said the next steps are to present to City Council, then back to the Commission, and an update to the Design Criteria Manual.

- B. Receive an update regarding the Zoning Board of Adjustment (ZBOA) 2023 Annual Report.

Harbin said the Zoning Board of Adjustment held zero meetings in 2023, which means the city's zoning ordinance is working. She said there are usually a higher number or repetitive cases when a code needs to be changed or updated.

- C. Receive an update regarding the Planning and Zoning 2023 Annual Report provided to City Council on March 4, 2024.

Chairman Hinckley recapped the annual report he provided to City Council. The recap included the number of meetings held, ordinance recommendations, and approvals made by the Commission in 2023.

- D. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, March 28, 2024, and (ii) Thursday, April 11, 2024.
- E. Receive the DRC Report for February 2024, 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 annual report was well done and said he knows first-hand how much work goes into serving on the commission. He thanked the commissioners for meeting at least twice a month and keeping developers moving.

6. ADJOURNMENT

This meeting was adjourned at 06:38 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 28, 2024

Subject: **PRELIMINARY PLAT: FRIENDSWOOD CITY CENTER**

Consider approval of the Preliminary Plat Friendswood City Center, being 106.472 acres of land all of that certain tract as described by deed recorded under H.C.C.F. No. RP-2023-65754 and a Replat of Restricted Reserves "A" and "C" Clear Creek Community Church Final Plat, Sarah McKissick League, Abstract No. 549, Harris County, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The preliminary plat of Friendswood City Center will create the reserves in accordance with the PUD site plan and proposed uses. The plat consists of 13 reserves. Included in the plat is the replat of restricted reserves A and C of the Clear Creek Community Church Final Plat. The detention pond originally built by the church will be relocated as part of the City Center project.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

There are a number of corrections that have not been addressed at this time. See attached Corrections Report.

P&Z Action Options:

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 future 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.

Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary.

Conditional Approval or Disapproval (conditions or reasons included on attached corrections report)

The commission shall provide the applicant a written statement of the conditions for a conditional approval or reasons for the disapproval that clearly articulates each specific condition. Each condition or reason specified in the written statement must be directly related to the requirements under this appendix and include a citation to the law, including a statute, municipal ordinance or resolution, that is the basis for the conditional approval or disapproval, and may not be arbitrary.

1.Applicant Response. After the conditional approval or disapproval of a plat, the applicant may submit to the commission a written response that satisfies each condition for the conditional approval or

remedies for each reason for disapproval. The commission may not establish a deadline for an applicant to submit a response.

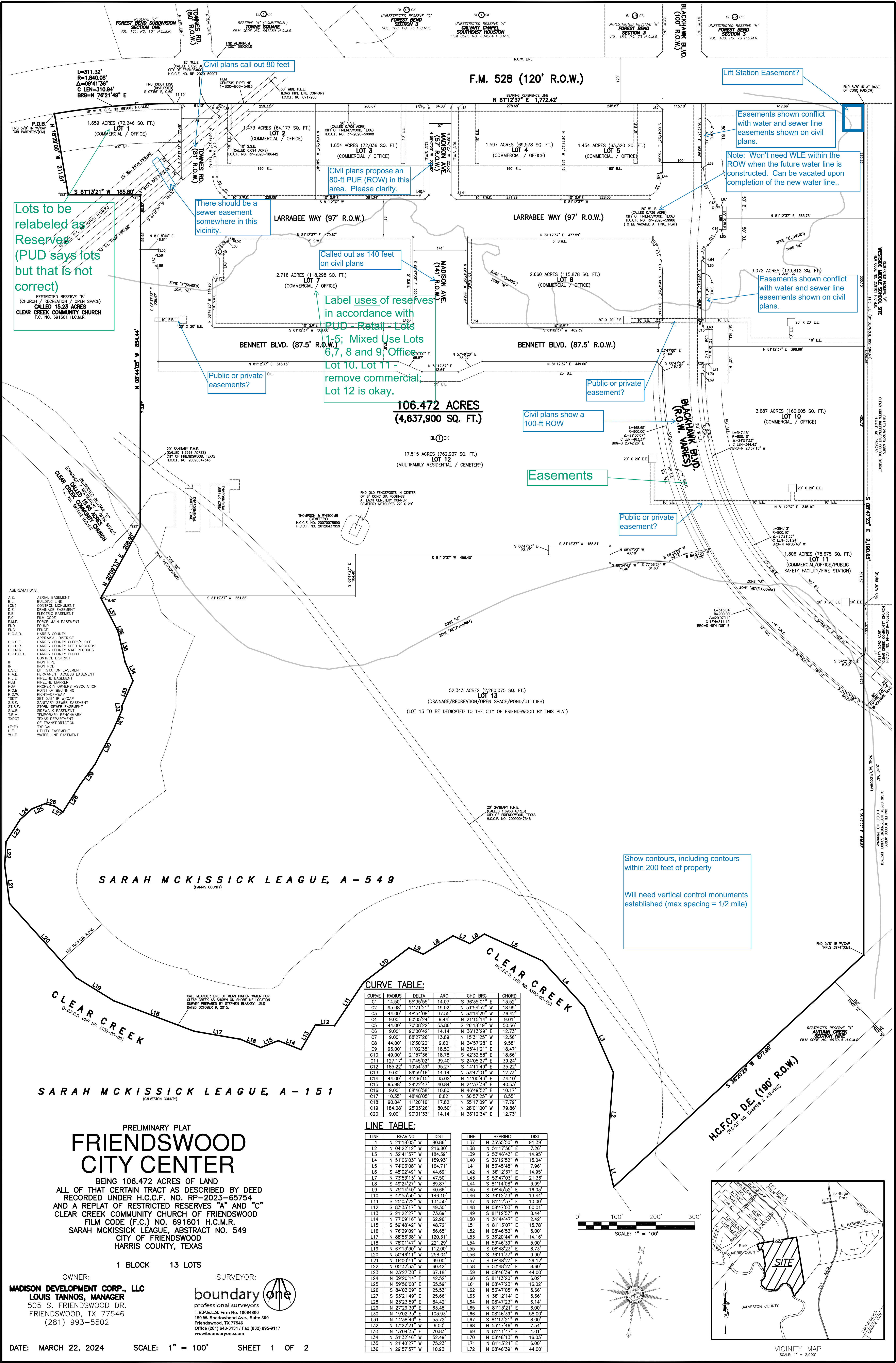
2.Commission Response. Once a response is received from the applicant, the commission shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat no later than the 15th day after the date the response was submitted. The decision of the commission must comply with section V.C. and the commission may disapprove the plat only for a specific condition or reason provided to the applicant previously.

3.The commission shall approve a previously conditionally approved plat or disapproved plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

4.Inaction. A previously conditionally approved or disapproved plat is approved if the applicant files a response that adequately addresses each condition of the conditional approval or each reason for the disapproval AND the commission does not disapprove the plat within 15 days of the submittal of the response and in accordance with section V.E.2.

ATTACHMENTS

1. Friendswood City Center Prelim Plat Page 1 of 2
2. Friendswood City Center Prelim Plat Page 2 of 2
3. Friendswood City Center PUD Document
4. PLT2024-0830 - Corrections Report 03-25-2024



STATE OF TEXAS
COUNTY OF _____

We, Madison Development Corp., LLC, owner hereinafter referred to as Owners, whether one or more, of the 106.472 acre tract described in the above and foregoing plat of FRIENDSWOOD CITY CENTER, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements, or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public utility easements shown hereon.

WITNESS my hand in the City of Friendswood, Texas, this _____ day of _____, 2024.

MADISON DEVELOPMENT CORP., LLC

Louis Tannos
Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for _____ County, _____.
My Commission Expires: _____

LIENHOLDER SUBORDINATION:

We, b1 Bank, owner and hider of a lien against the property described herein as FRIENDSWOOD CITY CENTER, said lien being evidenced by instrument of record under Harris County Clerk's File No(s). RP-2023-65754, RP-2023-65755 and RP-2023-65756, Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Matthew S. Greenman, Trustee
b1 Bank

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Matthew S. Greenman, Trustee of b1 Bank, owner and holder of a lien upon said property, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for _____ County, _____.
My Commission Expires: _____

I, Christian Offenburger, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch and a length of not less than three (3) feet; that the plat boundary corners have been tied to the nearest platted subdivision corner; that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies; and that the survey substantially complies with the Texas Society of Professional Surveyors' Standards for a Category 1B, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489

General Notes: (City of Friendswood)

- This tract lies partially in Zone "X" (shaded), designated as "Areas of 0.2% (500-year) annual chance Flood", Zone "AE", designated as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% (100-year) annual chance flood-Base Flood Elevations determined" and in Floodway Areas of Zone "AE" as per the National Flood Insurance Program. FIRM Community Panel Number 485468-0018-G, latest available published revision dated August 19, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- 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 have a width of not 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 erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- Bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83 (NA2011).
- This survey substantially complies with Texas Society of Professional Surveyors' Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- 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 POA shall be responsible for these items. The POA 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 streetlights shall be the responsibility of POA.
- 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.
- 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 POA.
- All existing pipelines or pipeline easements through the subdivision have been shown.
- All electric easements (E.E.) as shown hereon to be maintained by Center-Point Energy Houston Electric, LLC.

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of FRIENDSWOOD CITY CENTER in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2024.

By: _____
Becky Bennett
Assistant Planner

By: _____
Tom Hinckley
Chairman, Planning and Zoning Commission

I, Jildardo Arias, P.E., C.F.M., City Engineer and Director of Engineering of the City of Friendswood, Texas do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas, and further it complies with all of the ordinances as currently adopted by City Council.

Jildardo Arias, P.E., C.F.M.
City Engineer/Director of Engineering

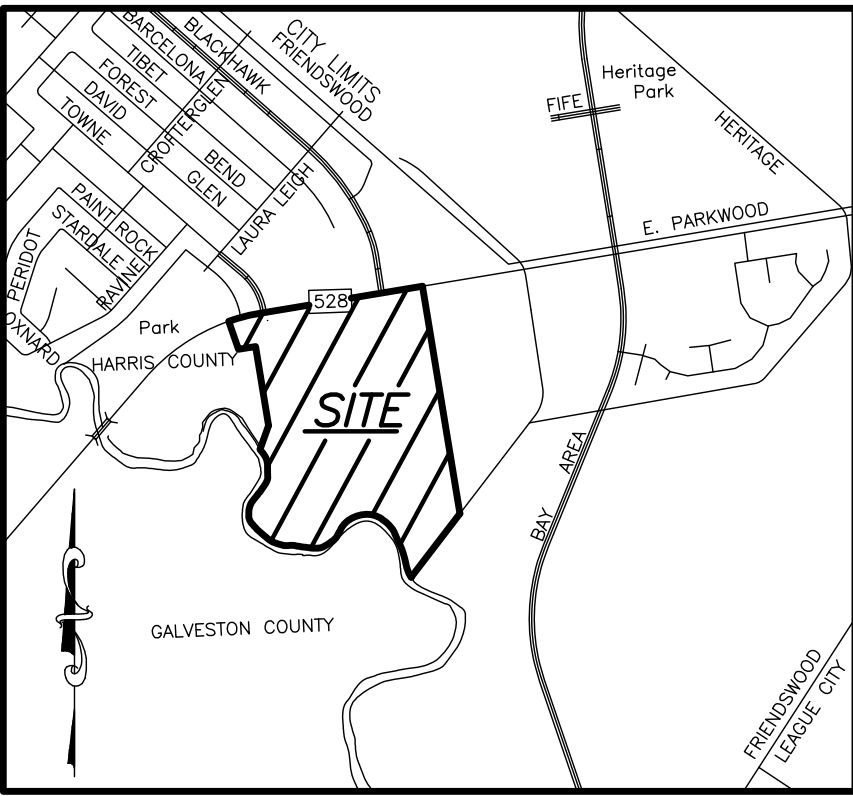
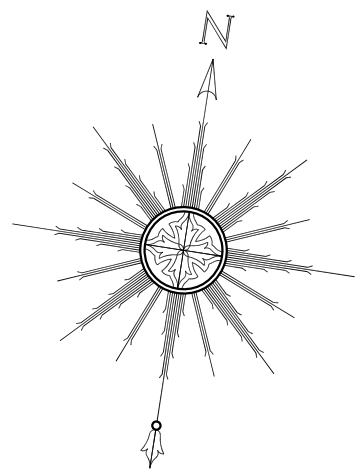
I, Tenneshia Hudspeth, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2024, at _____ o'clock _____ M., and duly recorded on _____, 2024, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, Texas, the day and date last above written.

Tenneshia Hudspeth
Clerk of the County Court
Harris County, Texas

By: _____
Deputy

0' 100' 200' 300'
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2,000'

METES AND BOUNDS DESCRIPTION
106.472 ACRES (4,637,900 SQUARE FEET)
SARAH MCKISSICK LEAGUE, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 106.472 acres (4,637,900 square feet) 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 all of a called 106.472 acre tract of land conveyed to Madison Development Corp., LLC as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2023-65754; said 106.472 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

BEGINNING at a 5/8-inch iron rod with cap stamped "GBI PARTNERS" found on the curved southerly right-of-way (R.O.W.) line of F.M. 528 (120 feet wide) and marking the northerly common corner of said Restricted Reserve "A" and "B", CLEAR CREEK COMMUNITY CHURCH; said iron rod also for the northwest corner of the herein described tract;

THENCE, Northeasterly, an arc distance of 311.32 feet along said southerly R.O.W. line and a curve to the right, having a radius of 1,840.08 feet, a central angle of 094°1'36", and a chord which bears North 76°21'40" East, 310.94 feet to a point of tangency, from which a disturbed Texas Department of Transportation (TXDOT) aluminum disk found bears South 07°56' East, 0.69 feet;

THENCE, North 81°12'37" East, along said southerly R.O.W. line, at 90.40 feet passing a 5/8-inch iron rod found marking the northeast corner of said Restricted Reserve "A", continuing in all for a total distance of 1,772.42 feet to a 5/8-inch iron rod found at the base of a concrete pad and marking the northwest corner of a called 28.9270 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598260; said iron rod for the northeast corner of the herein described tract;

THENCE, South 08°47'23" East, departing said southerly R.O.W. line, at 1,289.36 feet passing a 5/8-inch iron rod found marking the westerly common corner of said 28.9270 acre tract and a called 10.0000 acre tract of land conveyed to Clear Creek I.S.D. as described by deed recorded under H.C.C.F. No. P598262, continuing in all for a total distance of 2,190.65 feet to a 5/8-inch iron rod with cap stamped "RPLS 3974" found on the northwesterly R.O.W. line of a Harris County Flood Control District drainage easement (150 feet wide) as described by deeds recorded under H.C.C.F. No(s). E449568 and X384682; said iron rod for the southeast corner of the herein described tract;

THENCE, South 38°20'29" West, along said northwesterly R.O.W. line, a distance of 877.99 feet to the call meander line of mean higher water for Clear Creek as per survey prepared by Stephen Blaskey, LSLS, dated October 9, 2015 and for the most southerly corner of the herein described tract;

THENCE, along said mean higher water line of Clear Creek, the following courses and distances:

- North 21°17'29" West, a distance of 80.86 feet to an angle point;
- North 04°22'12" East, a distance of 216.80 feet to an angle point;
- North 32°41'57" West, a distance of 184.39 feet to an angle point;
- North 51°06'03" West, a distance of 159.93 feet to an angle point;
- North 7403°08" West, a distance of 164.71 feet to an angle point;
- South 48°02'49" West, a distance of 44.69 feet to an angle point;
- North 73°53'13" West, a distance of 47.50 feet to an angle point;
- South 49°24'27" West, a distance of 89.87 feet to an angle point;
- North 75°14'40" West, a distance of 40.66 feet to an angle point;
- South 43°53'50" West, a distance of 146.10 feet to an angle point;
- South 25°05'22" West, a distance of 134.50 feet to an angle point;
- South 83°33'17" West, a distance of 49.30 feet to an angle point;
- South 21°22'27" West, a distance of 73.69 feet to an angle point;
- North 77°09'16" West, a distance of 62.96 feet to an angle point;

South 59°48'42" West, a distance of 48.72 feet to an angle point;

North 76°29'09" West, a distance of 56.65 feet to an angle point;

North 88°56'38" West, a distance of 120.31 feet to an angle point;

North 78°01'47" West, a distance of 221.29 feet to an angle point;

North 67°13'30" West, a distance of 112.00 feet to an angle point;

North 50°48'11" West, a distance of 258.04 feet to an angle point;

North 16°00'41" West, a distance of 99.00 feet to an angle point;

North 05°32'33" West, a distance of 60.42 feet to an angle point;

North 23°27'30" East, a distance of 67.18 feet to an angle point;

North 39°20'14" East, a distance of 42.52 feet to an angle point;

North 59°56'00" East, a distance of 35.59 feet to an angle point;

South 84°03'09" East, a distance of 25.53 feet to an angle point;

South 63°21'49" East, a distance of 25.66 feet to an angle point;

North 23°23'59" East, a distance of 84.42 feet to an angle point;

North 27°29'30" East, a distance of 63.48 feet to an angle point;

North 19°18'32'35" East, a distance of 103.93 feet to an angle point;

North 14°38'12" East, a distance of 53.72 feet to an angle point;

North 13°22'21" West, a distance of 9.00 feet to an angle point;

North 15°04'35" East, a distance of 70.83 feet to an angle point;

North 31°32'46" West, a distance of 52.49 feet to an angle point;

North 21°40'27" West, a distance of 75.23 feet to an angle point;

North 29°57'57" West, a distance of 101.93 feet to an angle point;

North 35°55'50" West, a distance of 91.39 feet to a southerly corner of Restricted Reserve "D", CLEAR CREEK COMMUNITY CHURCH;

THENCE, North 20°09'13" East, departing said mean higher high water line of Clear Creek and along the common line of said Restricted Reserves "C" and "D", CLEAR CREEK COMMUNITY CHURCH, a distance of 208.95 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most southerly corner of said Restricted Reserve "B" and for an angle point;

THENCE, North 08°44'05" West, along the common line of said Restricted Reserves "B" and "C", CLEAR CREEK COMMUNITY CHURCH, at 606.49 feet passing the westerly common corner of said Restricted Reserves "A" and "C", continuing along a common line of said Restricted Reserves "A" and "B" for a total distance of 854.44 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a common corner of said Restricted Reserves "A" and "B" and for an angle point;

THENCE, South 81°13'21" West, continuing along a common line of said Restricted Reserves "A" and "B", CLEAR CREEK COMMUNITY CHURCH, a distance of 211.51 feet to the POINT OF BEGINNING and containing 106.472 acres (4,637,900 square feet) of land. This description is based upon a Land Title Survey of 106.472 Acres of land prepared by Boundary One, LLC. Project Number 6767-2209-6576.

PRELIMINARY PLAT

FRIENDSWOOD CITY CENTER

BEING 106.472 ACRES OF LAND
ALL OF THAT CERTAIN TRACT AS DESCRIBED BY DEED
RECORDED UNDER H.C.C.F. NO. RP-2023-65754
AND A REPLAT OF RESTRICTED RESERVES "A" AND "C"
CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD
FILM CODE (F.C.) NO. 691601 H.C.M.R.
SARAH MCKISSICK LEAGUE, ABSTRACT NO. 549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

1 BLOCK 13 LOTS

OWNER:

MADISON DEVELOPMENT CORP., LLC
LOUIS TANNOS, MANAGER
505 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
(281) 993-5502

SURVEYOR:

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10084800
150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
Office (281) 646-3131 / Fax (832) 895-9117
www.boundaryone.com

DATE: MARCH 22, 2024

SCALE: 1" = 100'

SHEET 2 OF 2

Planned Unit Development Friendswood City Center PUD

Prepared For
Tannos Development Group, LLC

August, 2023



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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		





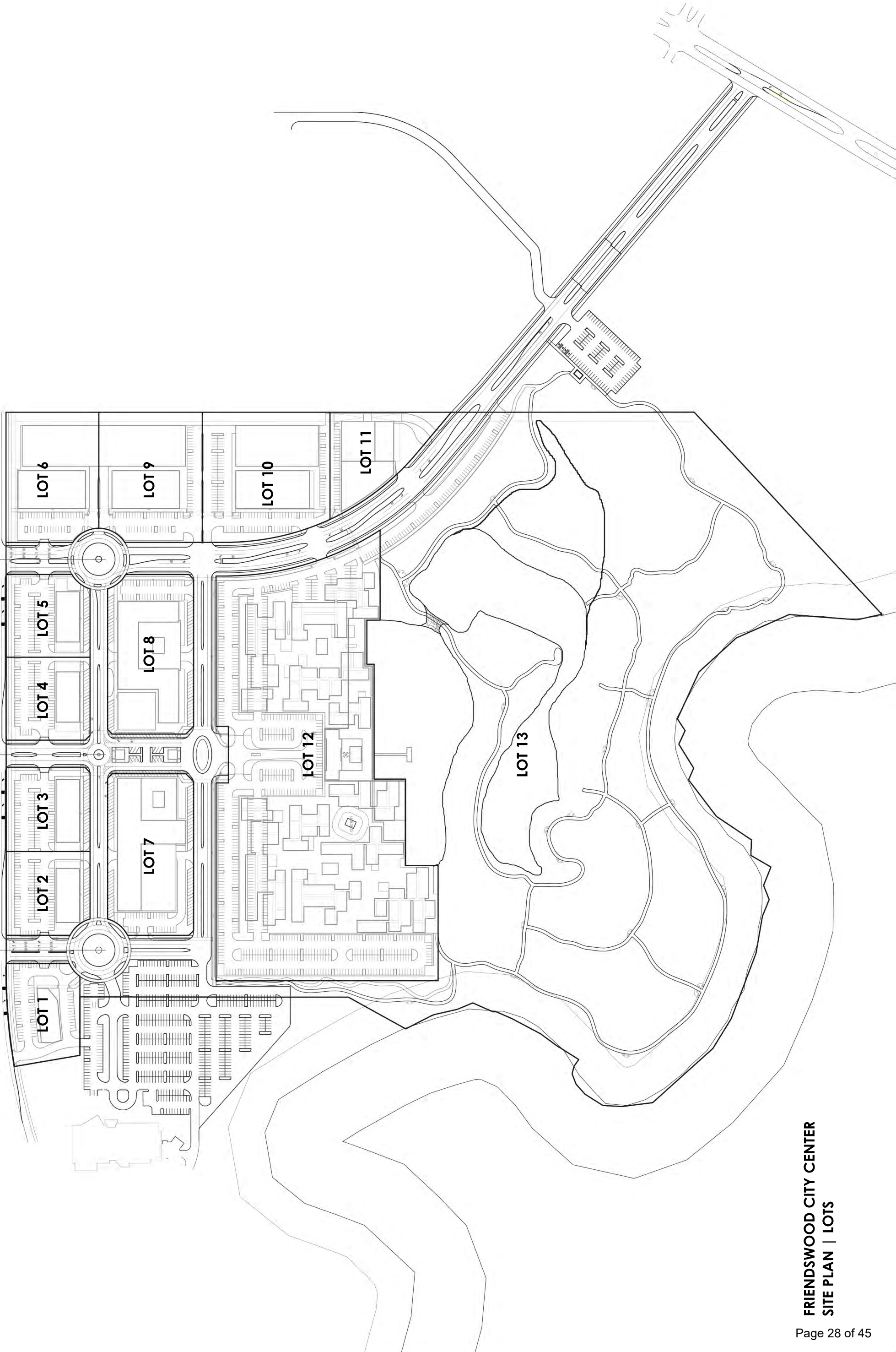
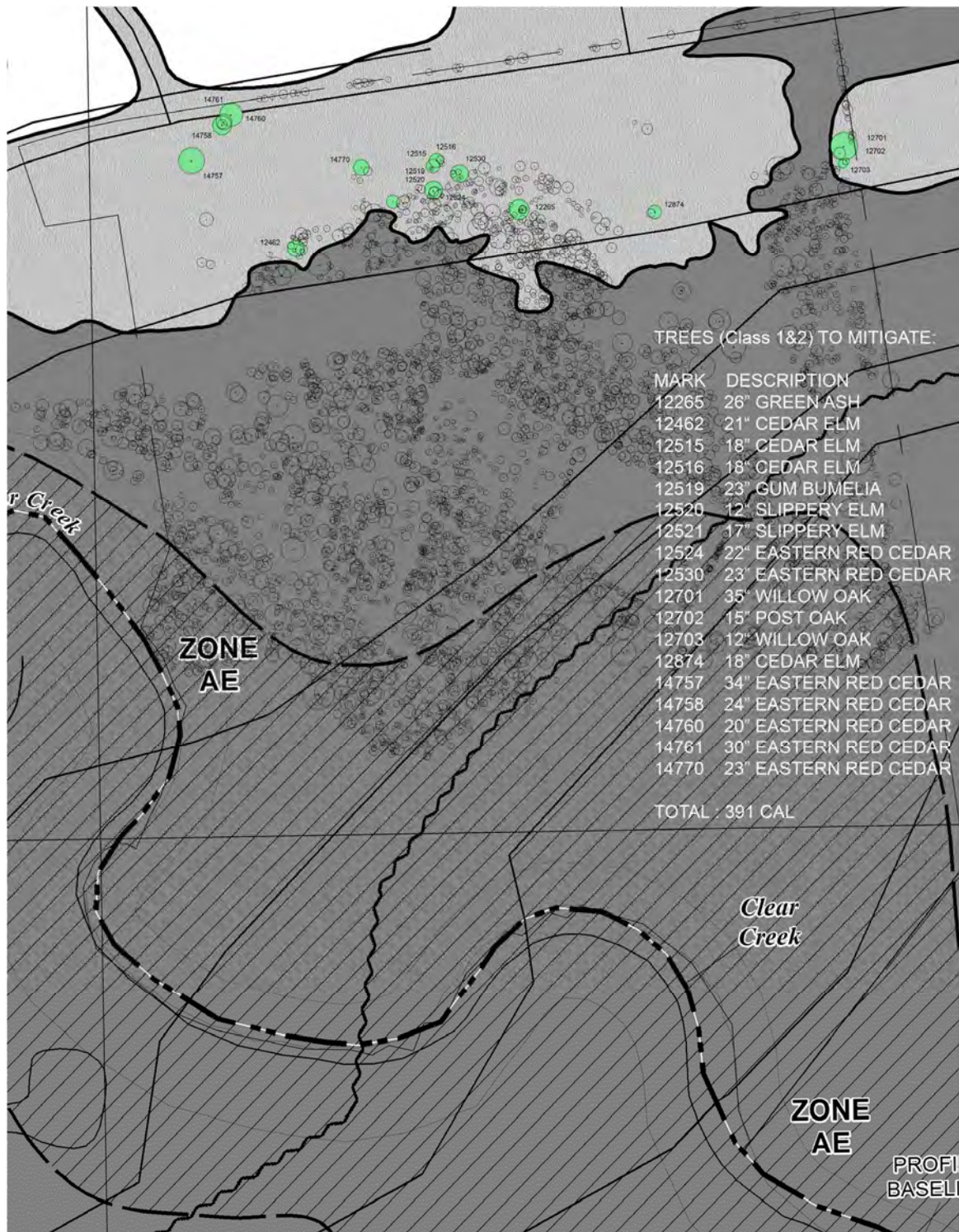


Exhibit B | TREE MITIGATION PLAN

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	Weekday	Weekend	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											
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

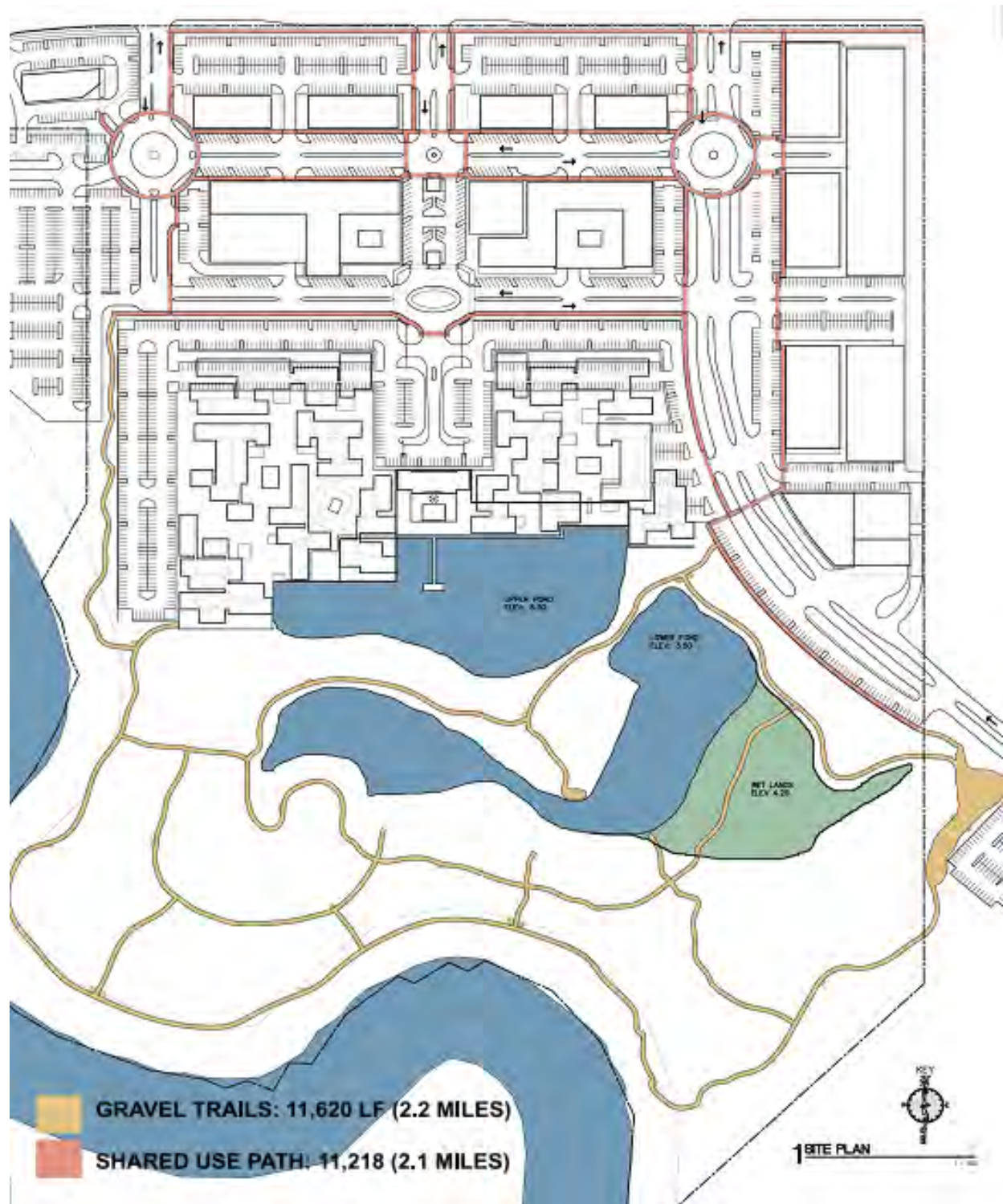




Exhibit E | Project Phases

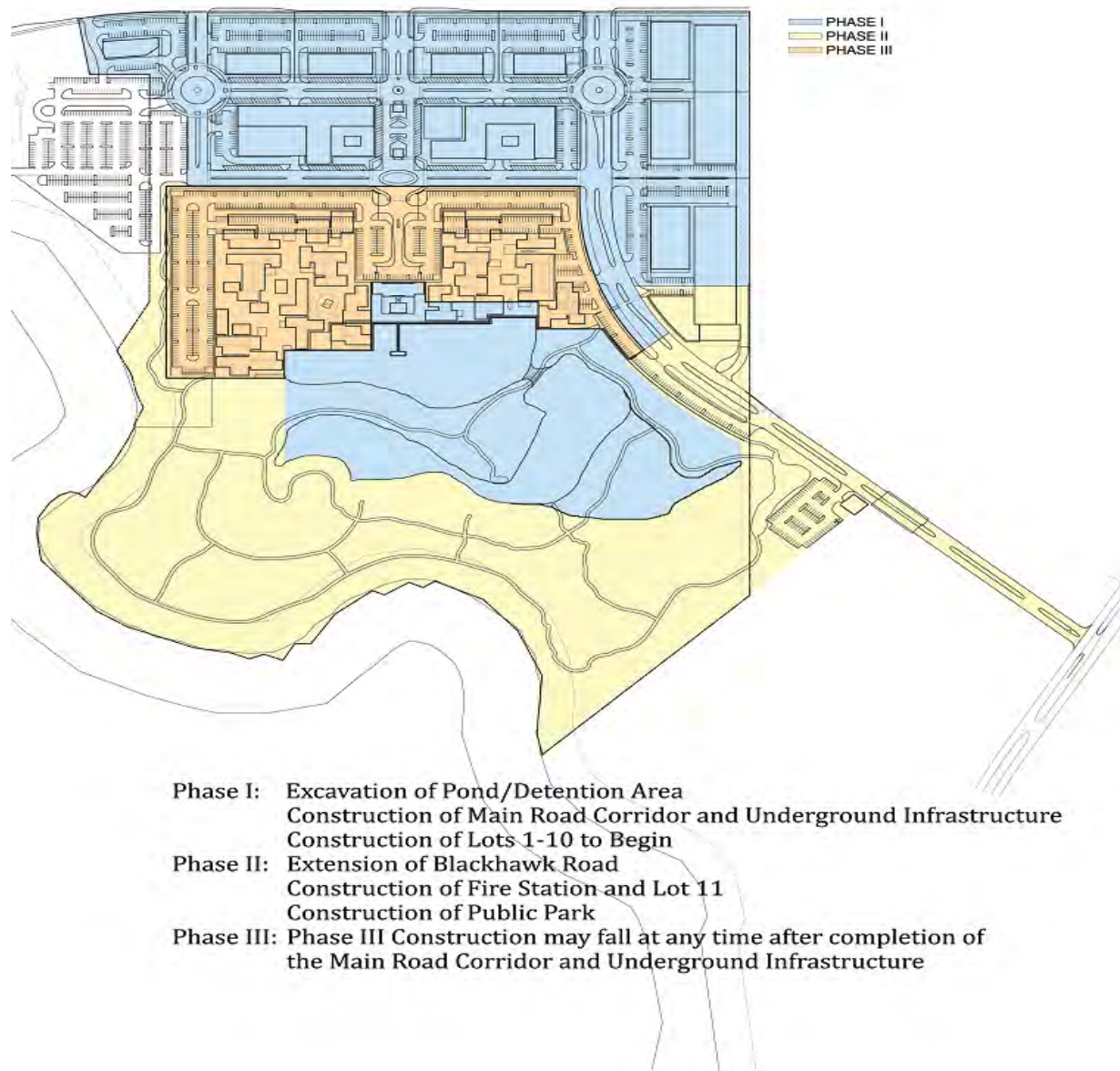


Exhibit F1 | Exterior Finishes

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

Friendswood, Texas

910 S Friendswood Drive
Friendswood, TX 77546



Final Report - Corrections Required
Application No. PLT2024-0830
Address : FM 528 77546

Submission Documents:

Document Name	Document ID
FRIENDSWOOD CITY CENTER_PG 1 OF 2_032224.pdf	52931

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1
Jil Arias	jarias@friendswood.com	1
Aubrey Harbin	aharbin@friendswood.com	1

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
65	PLAT1	Callout	Jil Arias : Engineering	Open	Civil plans call out 80 feet	
66	PLAT1	Callout	Jil Arias : Engineering	Open	There should be a sewer easement somewhere in this vicinity.	
67	PLAT1	Callout	Jil Arias : Engineering	Open	Civil plans propose an 80-ft PUE (ROW) in this area. Please clarify.	
68	PLAT1	Callout	Jil Arias : Engineering	Open	Called out as 140 feet on civil plans	
69	PLAT1	Callout	Jil Arias : Engineering	Open	Public or private easements?	
70	PLAT1	Callout	Jil Arias : Engineering	Open	Public or private easement?	
71	PLAT1	Callout	Jil Arias : Engineering	Open	Civil plans show a 100-ft ROW	
72	PLAT1	Callout	Jil Arias : Engineering	Open	Easements shown conflict with water and sewer line easements shown on civil plans.	
73	PLAT1	Callout	Jil Arias : Engineering	Open	Note: Won't need WLE within the ROW when the future water line is constructed. Can be vacated upon completion of the new water line..	

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
74	PLAT1	Callout	Jil Arias : Engineering	Open	Easements shown conflict with water and sewer line easements shown on civil plans.	
75	PLAT1	Callout	Jil Arias : Engineering	Open	Lift Station Easement?	
76	PLAT1	Free Text	Jil Arias : Engineering	Open	Show contours, including contours within 200 feet of property Will need vertical control monuments established (max spacing = 1/2 mile)	
77	PLAT1	Callout	Jil Arias : Engineering	Open	Public or private easement?	
55	PLAT1	Callout	Aubrey Harbin : Planning	Open	Label uses of reserves in accordance with PUD - Retail - Lots 1-5; Mixed Use Lots 6,7, 8 and 9; Office - Lot 10. Lot 11 - remove commercial; Lot 12 is okay.	
64	PLAT1	Callout	Becky Bennett : Planning	Open	Lots to be relabeled as Reserves (PUD says lots but that is not correct)	
78	PLAT1	Callout	Becky Bennett : Planning	Open	Easements n/a in a ROW	

Notes:

* Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.

* Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department

* The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

