



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, MAY 9, 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 Regular Meeting held Thursday, April 11, 2024.
- B. Consider approval of the Castle Naria Way Final Plat.
- C. Consider approval of the Zeller Estates Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 4201 AND 4209 FM 528 RD TO CHANGE FROM PUD 2015-18 TO CSC/SUP

- i Conduct a public hearing regarding a request for a zone classification change for property located at 4201 and 4209 FM 528 Rd., being 31.18 acres known as Reserves B and D in the Final Plat of Clear Creek Community Church of Friendswood recorded in Harris County Real Property Records, RP-2020-230485, Harris County, Friendswood, Texas, to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.
- ii Consider a recommendation to City Council for the requested zone classification change for property located at 4201 and 4209 FM 528 Rd. to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

5. DISCUSSION

- A. Discussion regarding parking regulations as a follow up to the Ad Hoc Parking Subcommittee presentation and recommendation to City Council.

6. COMMUNICATIONS

- A. Training Session 2 for Commissioners - Subdivision Ordinance overview to be presented by Aubrey Harbin
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 23, 2024, and (ii) Thursday, June 13, 2024.
- C. Receive the April 2024 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.

7. ADJOURNMENT

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

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



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



Posted by: Leticia Brysch, City Secretary
Posted in compliance with the Texas Open Meetings
Act this 6th day of May 2024, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Consider approval of the minutes of the Planning and Zoning Regular Meeting held Thursday, April 11, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review and approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 4-11-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 11, 2024 - 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
APRIL 11, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 11, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

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.

Blaire Johnson/36 Wilderness Trail spoke against the Friendswood Parkway alignment and had

questions about the agenda.

Jennifer Garey/31 Wilderness Trail spoke against the Friendswood Parkway alignment. She said the proposed route is not one of the previously known possible routes and questioned the two 90-degree turns in the road. She added that she is not opposed to the development, in general.

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.

****Vice-Chairman Richard Sasson moved to approve the consent agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approving of the minutes of the Planning and Zoning Regular Meeting held on Thursday, March 28, 2024.
- B. Consider approving the Sedora Acres Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 1900 BLOCK OF W PARKWOOD AVE FROM SFR TO NC

- i Conduct a public hearing regarding a request for a zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

Harbin introduced the zone change from Single Family Residential to Neighborhood Commercial, in compliance with the Future Land Use Map. She also mentioned this property would be subject to enhanced landscaping since it is located in the Community Overlay District. She said the Commission would see a site plan at a later date and the current request is a straight zone change.

Douglas McCoy/3 Windsong Ln was concerned about traffic, citing the nearby school and previous event center. He was not in favor of a straight zone change and said if a gas station were developed, he would be concerned about gas tanks leaking into the ground and contaminating the nearby residents' water wells.

Shawna Clayton/2 Windsong Ln wanted to know what would be developed on the site. Harbin answered that the end user was unknown. Commissioner Mann added that any permitted use in Neighborhood Commercial zoning could be a possibility.

Blaire Johnson/36 Wilderness Trail asked if Windsong Lane would be expanded. Harbin answered that the subject tract is accessed via W. Parkwood Ave.

- ii Consider a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land,

more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

****Commissioner Marcus Rives moved to approve a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave to change from Single Family Residential (SFR) to Neighborhood Commercial (NC). Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Lisa Conway/realtor said this property was listed over a year ago with no residential interest. She said her client is pursuing a zone change before listing the property again.

Commissioner Rives said he expects to see more proactive zone changes coming. He said the Neighborhood Commercial zoning district can be used to provide a buffer between residential lots and heavier commercial uses.

Commissioner Mann said when the Future Land Use map was updated, this parcel was identified as "future retail." He said the Neighborhood Commercial (NC) district would provide a nice buffer between the subdivision and W. Parkwood Ave.

Chairman Hinckley commented that the change matches the city's long range plans. He said the zone change would be followed by platting and site plan approval that will provide more details on what is developed.

Commissioner Sasson added that the commission will make a recommendation to City Council and this item will be on Council's agenda in May for approval/disapproval. He thanked the public for coming to speak and said the commission listens to their concerns as well as considers the property owner's rights.

B. PRELIMINARY PLAT: AJ ESTATES

Consider approving the preliminary plat of AJ Estates, consisting of 15.100 acres of land being all of a called 13.558 acre tract as described by deed recorded under G.C.C.F. No. 2021004118 and the residue of a called 4.00 acre tract as described by dead recorded under G.C.C.F. No. 2021004094 William Henry Survey, Abstract No. 84, City of Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to approve the preliminary plat of AJ Estates, consisting of 15.100 acres of land. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Harbin explained the 15 acre tract of land is for one residential lot. She said the plat still has extensive corrections to be made.

Commissioner Rives amended his motion to approve with conditions. Commissioner Bounds seconded the amendment.

Rives asked why the applicant was platting a single lot. Bennett answered that the tract is too large to qualify for a platting exemption.

C. PRELIMINARY PLAT: CASTLE NARNIA WAY

Consider approving the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to approve the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin explained this property is for a commercial development at the corner of Friendswood Parkway and W. Parkwood Ave. (FM 518). She said there would be multiple buildings and a detention pond. Harbin added the property is zoned Community Shopping Center and also falls within the Community Overlay District (COD). She explained the COD includes enhanced landscaping, prohibits garage bay doors from facing the main thoroughfare, and also encourages building facades other than metal.

Commissioner Mann asked what would be developed on the property. Braeden Allemand/Beacon Land Services answered that the main user would be Castle Biosciences.

D. PRELIMINARY PLAT: FRIENDSWOOD TRAILS SECTION 5

Consider approving the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

****Commissioner Brian Bounds moved to approve with conditions the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres. Seconded by Commissioner Marcus Rives. The motion was approved 6 to 1 with Mann opposed.**

Harbin explained this preliminary plat is for the final section of Friendswood Trails and would be constructing the second bridge over Chigger Creek. She said the plat still had 35 correction items to fix corrections, so the Commission would need to reconsider at a subsequent meeting.

Sel Thint/Everest Design Group provided a background of the approved Planned Unit Development and sections 1 through 4. He said Section 5 would contain larger lots than the previous sections.

Commissioner Bounds asked if there was only one road to Section 5. Thint answered there was also an emergency gate to Sunmeadow subdivision. Harbin added that the creek crossing would be boulevarded, so it meets the requirement for two points of access. She said the access points were determined during the PUD process.

Commissioner Rives said the PUD showed a pipeline through this section but the plat did not. Thint responded the pipeline has been removed and only the easement remains. Rives also mentioned some of the PUD green space is gone on the plat. Bennett answered the green space calculations were part of staff's 35 comments to be addressed.

E. PRELIMINARY PLAT: GEORGETOWN SECTION ONE

Consider approving the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

****Commissioner Brian Bounds moved to approve the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres. Seconded by Commissioner Marcus Rives. The motion was approved**

unanimously.

Harbin said the plat is for Section 1 of Georgetown Subdivision and would include 31 lots to be built in Phase 1.

Commissioner Mann asked if any homes were being proposed south of the adjacent gun range. Harbin said the developers removed homes from that area and are currently building the detention pond there instead.

F. PRELIMINARY PLAT: SHERRY LANE STREET DEDICATION (GEORGETOWN SUBDIVISION)

Consider approving the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Galveston County, Friendswood, Texas.

****Commissioner Travis Mann moved to approve the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin stated Sherry Lane is the entrance to Georgetown Section 1. She said Georgetown Boulevard would be required prior to the approval of Section 2.

G. PRELIMINARY PLAT: ZELLER ESTATES

Consider approving the preliminary plat of Zeller Estates, a subdivision of 1.75 acres of land, being Tracts C&D Linson Acreage, being Tracts out of Tract "4" of a division of Blocks "G" and "H" of Central Park recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151, in the Sarah McKissick or J.R. Williams League, Galveston County, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the preliminary plat of Zeller Estates, a subdivision of 1.75 acres. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said this plat would divide one lot into two residential lots. She said staff only had one clerical correction to be made that could be addressed on the final plat. Commissioner Rives asked if onsite detention would be required. Harbin answered that onsite drainage versus regional detention would be determined by the Galveston County Consolidated Drainage District (GCCDD) during a construction plan review.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 25, 2024, and (ii) Thursday, May 9, 2024.
- B. Receive the March 2024 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 zone change for 2600 S. Friendswood Drive had been approved at the last council meeting. He also mentioned that the Ad Hoc Parking Subcommittee presented their findings to council and council would like the commission to participate in the discussion.

Commissioner Sasson thanked the staff for all their hard work. Commissioner Mann extended a thank you to the public that came to voice their concerns.

Harbin said staff was targeting the May 9th meeting to discuss the Ad Hoc Parking Subcommittee item with the commission. She also reminded everyone that agenda packets are posted online for the public 72 hours prior to a commission meeting and much detail can be found in the linked documents.

6. ADJOURNMENT

This meeting was adjourned at 06:55 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Consider approval of the Castle Naria Way Final Plat.

Action:

SUMMARY / ORIGINATING CAUSE

Castle Narnia Way is a commercial plat subdividing approximately 23 acres of land at FM 528/W Parkwood Ave. and Friendswood Parkway into 5 commercial reserves. This development will consist of multiple commercial buildings and a detention pond. The property is zoned Community Shopping Center (CSC) and future site plan considerations will be subject to the Community Overlay District (COD) along both W. Parkwood Ave. and the future Friendswood Parkway.

Castle Bioscience is the property owner and developer. They currently lease 2 floors in the 4-story building at 505 S Friendswood Drive. Their desire is to construct a medical campus on this property with multi-story buildings with some retail and restaurant services to compliment the development.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to move forward.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

ATTACHMENTS

1. Castle Narnia Way Final Plat

STATE OF TEXAS

COUNTY OF GALVESTON

WE, Castle Narnia Way Real Estate Holding 1, LLC, a Texas limited liability company, acting by and through Castle Biosciences, Inc., a Delaware corporation, its Member, acting by and through Derek Maetzold, its President and CEO, owners, hereinafter referred to as Owners, whether one or more, of the 23,231 acre tract described in the above and foregoing plat of **CASTLE NARNIA WAY**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

IN TESTIMONY WHEREOF, Castle Narnia Way Real Estate Holding 1, LLC, a Texas limited liability company, has caused these presents to be signed by Derek Maetzold, its President and CEO, thereunto authorized, this

_____ day of _____, 2024.

Castle Narnia Way Real Estate Holding 1, LLC,

a Texas limited liability company
By: Castle Biosciences, Inc.,
a Delaware corporation
its Member

By: _____
Derek Maetzold
President and CEO

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Derek Maetzold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for
The State of _____
Printed Name of Notary / Expires _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Brian Wilson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron [or other suitable permanent metal] pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Brian Wilson
Registered Professional Land Surveyor
State of Texas No. 5745

Date

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of **CASTLE NARNIA WAY** 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: _____ By: _____
Becky Bennett, Tom Hincley,
Assistant Planner Chairman

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

By: _____
Jildardo Arias, P.E., CFM, City Engineer/Director of Engineering

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director Date

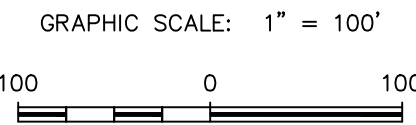
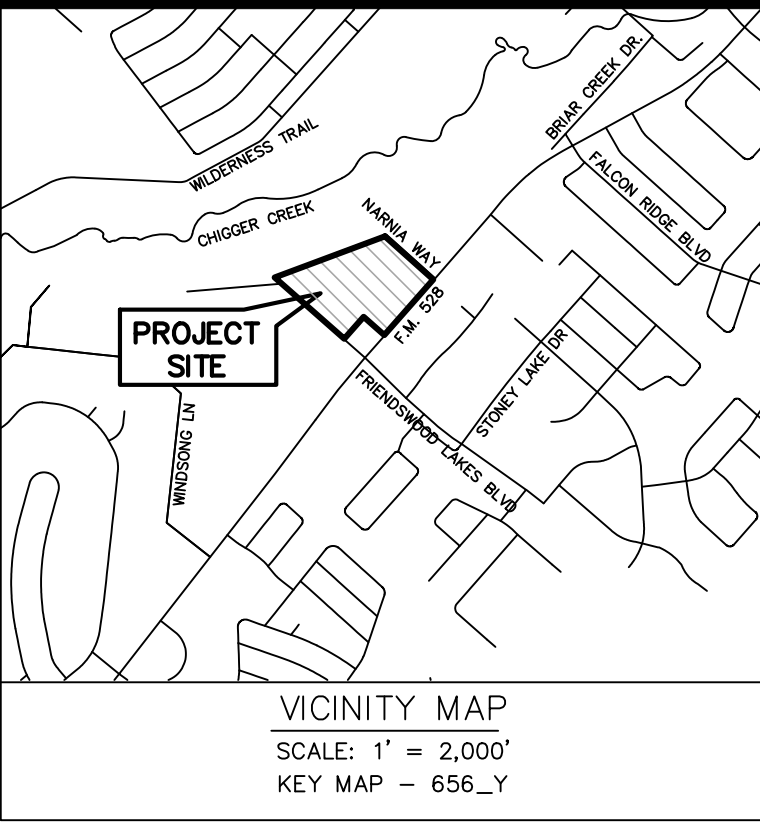
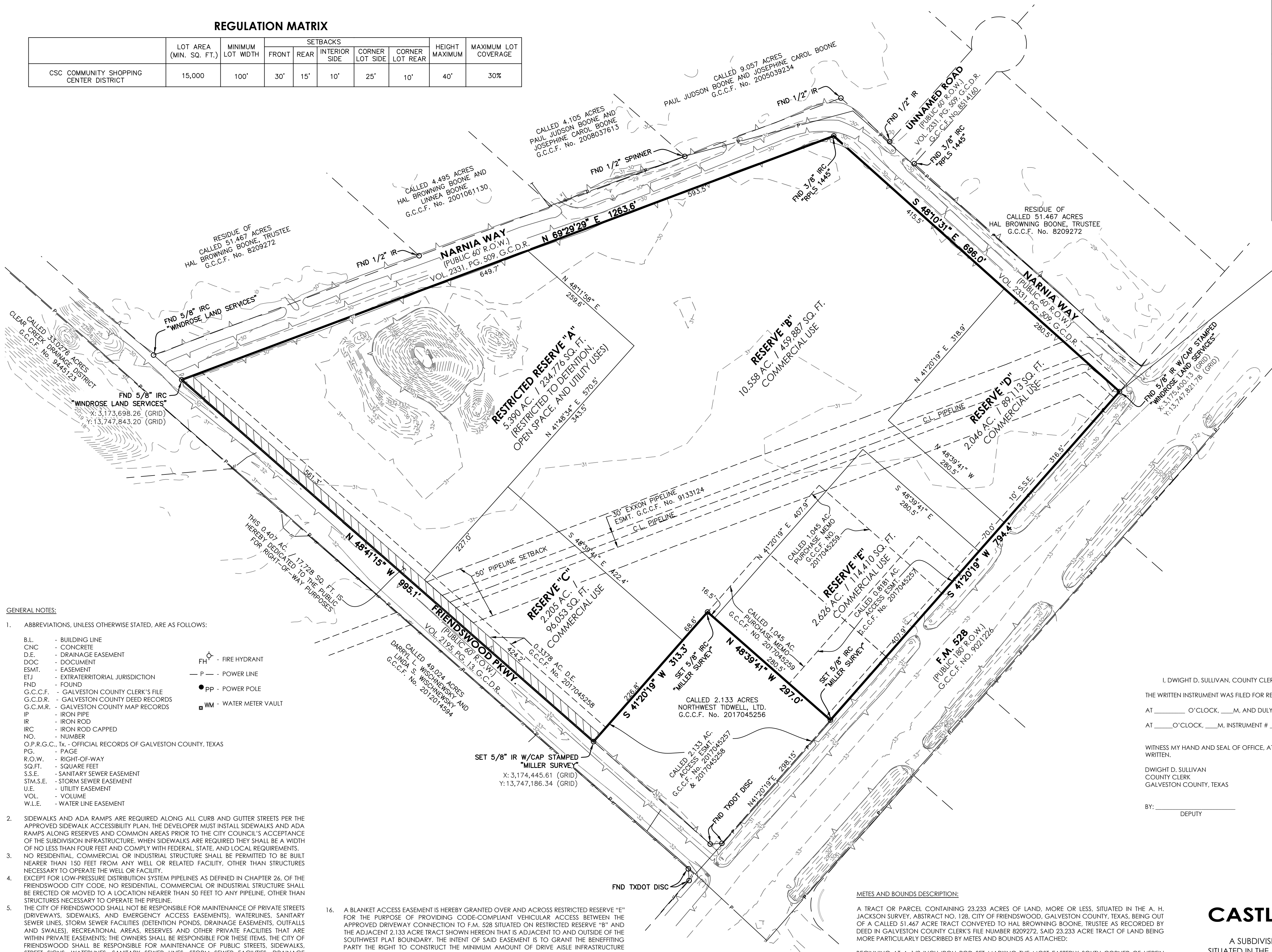
Director Date

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred thirty-five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

GCCDD Ref # G240013

REGULATION MATRIX

	LOT AREA (MIN. SQ. FT.)	MINIMUM LOT WIDTH	SETBACKS			CORNER LOT SIDE	CORNER LOT REAR	HEIGHT MAXIMUM	MAXIMUM LOT COVERAGE
			FRONT	REAR	INTERIOR SIDE				
CSC COMMUNITY SHOPPING CENTER DISTRICT	15,000	100'	30'	15'	10'	25'	10'	40'	30%



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

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

A FINAL PLAT OF

CASTLE NARNIA WAY

A SUBDIVISION OF 23,231 AC. / 1,011,934 SQ. FT., SITUATED IN THE A.H. JACKSON SURVEY, ABSTRACT NO. 128, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

5 RESERVES

APRIL 22nd, 2024

Owners

CASTLE NARNIA WAY REAL ESTATE HOLDING 1, LLC
Derek Maetzold, President and CEO
505 S. Friendswood Dr.
Friendswood, TX 77546
(866) 788-9007

Surveyor
MILLER SURVEY | DCCM
1760 W. Sam Houston Parkway N
Houston, TX 77043
Firm Reg. No. 10047100
(713) 413-1900

Prepared By

BEACON LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 934-0280

PROJECT NO. 5617 / SHEET 1 OF 1

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERS, TREES, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION:

A TRACT OR PARCEL CONTAINING 23,233 ACRES OF LAND, MORE OR LESS, SITUATED IN THE A. H. JACKSON SURVEY, ABSTRACT NO. 128, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 51,467 ACRES TRACT CONVEYED TO HAL BROWNING BOONE, TRUSTEE AS RECORDED BY DEED IN GALVESTON COUNTY CLERK'S FILE NUMBER 8209272, SAID 23,233 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED:

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING THE MOST EASTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT, LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 528 (180' R. O. W. J.), SAID POINT ALSO BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO NORTHWEST TIDWELL LTD BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2017045256;

THENCE NORTH 48° 39'41" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID NORTHWEST TIDWELL LTD TRACT, FOR A DISTANCE OF 313.33 FEET, TO A 1/2 INCH IRON ROD SET MARKING THE MOST WESTERLY SOUTH CORNER OF HEREIN DESCRIBED TRACT, LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF A 60 FOOT UNNAMED ROAD AS RECORDED IN VOLUME 2156 PAGE 13 OF THE GALVESTON COUNTY DEED RECORDS, SAID POINT ALSO BEING THE WEST CORNER OF SAID NORTHWEST TIDWELL LTD TRACT;

THENCE SOUTH 41° 12'43" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID NORTHWEST TIDWELL LTD TRACT, FOR A DISTANCE OF 297.00 FEET TO A POINT FOR CORNER MARKING THE EL CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF SAID NORTHWEST TIDWELL LTD TRACT;

THENCE NORTH 48° 41'15" WEST, ALONG AND COINCIDENT WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NARNIA WAY, A DISTANCE OF 1,263.55 FEET TO THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS NORTH 60° 44'52" EAST A DISTANCE OF 1.04 FEET, SAID POINT BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF NARNIA WAY (60' RD. W.);

THENCE NORTH 69° 27'29" EAST, ALONG AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NARNIA WAY, A DISTANCE OF 1,263.55 FEET TO THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD (FOUND) BEARS 54° 03'40" WEST, A DISTANCE OF 0.41 FEET;

THENCE SOUTH 48° 10'31" EAST, ALONG AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NARNIA WAY, FOR A DISTANCE OF 695.97 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 528;

THENCE SOUTH 41° 20'19" WEST, ALONG AND COINCIDENT WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 528, A DISTANCE OF 794.38 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 23,233 ACRES OF LAND, MORE OR LESS.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Consider approval of the Zeller Estates Final Plat.

Action:

SUMMARY / ORIGINATING CAUSE

Residential plat subdividing one lot into two lots. Both lots will be accessed via Linson Lane. There is an existing house on the property that will be on Lot 2.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the property owner to apply for building permits.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission. The plat is subject to approval by the Commission.

ATTACHMENTS

1. 514 LINSON LANE FINAL PLAT FOR SUBMITTAL 4.12.2024

STATE OF TEXAS
COUNTY OF GALVESTON

I, KURT DAVID ZELLER AND WIFE, LINDA DRING ZELLER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.75 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF ZELLER ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND THIS _____ DAY OF _____, 2024.

BY: _____ BY: _____
KURT DAVID ZELLER, OWNER LINDA DRING ZELLER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT DAVID ZELLER AND LINDA DRING ZELLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, ALLEGIANCE BANK, HOLDING A LIEN UPON THE PRELIMINARY PLAT OF ZELLER ESTATES, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT NATIONS BANK IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2022062295 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____
LESLEE FARLEY, SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLEE FARLEY, SR. VICE PRESIDENT, ON BEHALF OF ALLEGIANCE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PRELIMINARY PLAT OF ZELLER ESTATES, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS.

THIS _____ DAY OF _____, 2024.

BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

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

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2024, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2024, AT _____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS.

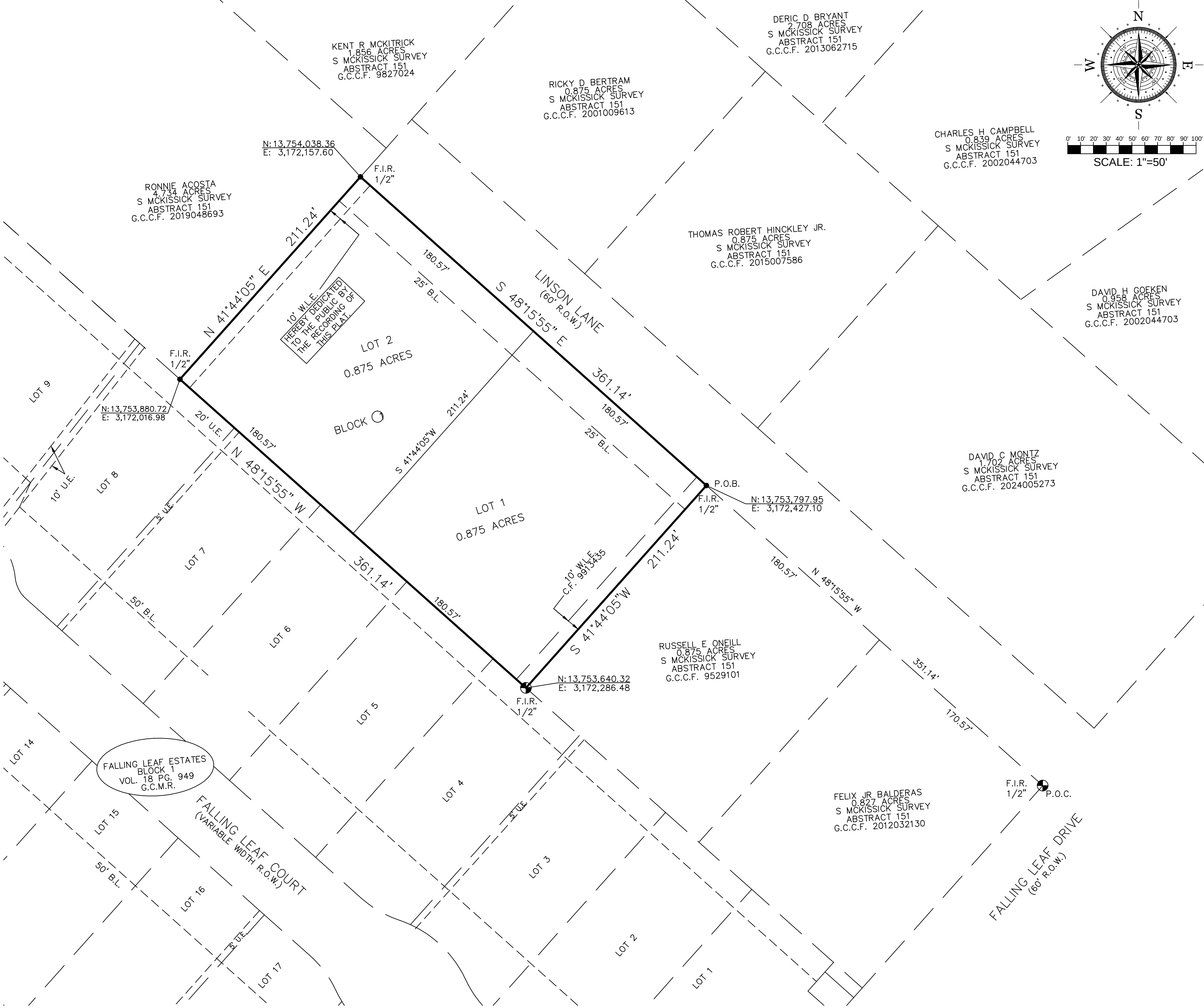
By: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
GCCDD REF ID# G24003

DIRECTOR: _____ DATE _____

DIRECTOR: _____ DATE _____

THIS IS TO CERTIFY THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.



GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
3. 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.
4. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

FLOOD STATEMENT
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONES "X" AND SHADED "X".

BENCHMARK NGS E459 EL 26.00 NAVD 88

BRASS DISC SET IN CONCRETE ON THE WEST SIDE OF BRIARMEADOW DRIVE, APPROXIMATELY 45 FEET WEST OF THE CENTERLINE OF BRIARMEADOW DRIVE AND APPROXIMATELY 190 FEET SOUTH OF THE CENTERLINE OF SUNSET DRIVE.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.75 ACRES OF LAND, TRACTS C & D OF LINSON ACREAGE, BEING TRACTS OUT OF TRACT "4" OF A DIVISION OF BLOCKS "G" AND "H", OF CENTRAL PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, IN VOLUME 105, PAGE 151, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FALLING LEAF DRIVE, BASED ON A WIDTH OF 60.00 FEET, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF LINSON LANE, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING ALSO THE EASTERLY CORNER OF A CALLED 0.827 ACRE TRACT OF LAND AS CONVEYED TO FELIX BALDERAS JR BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2012032130;

THENCE NORTH 48°15'55" WEST, ALONG AND COINCIDENT WITH THE SAID SOUTHWEST RIGHT-OF-WAY LINE AT A DISTANCE OF 170.57 FEET PASSING THE EASTERLY CORNER OF A CALLED 0.875 ACRE TRACT AS CONVEYED TO RUSSELL E O'NEILL BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 9529101, AND CONTINUING FOR A TOTAL DISTANCE OF 351.14 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER SAID RUSSELL E O'NEILL;

THENCE SOUTH 41°44'05" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID RUSSELL E. O'NEILL TRACT, A DISTANCE OF 211.24 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE COMMON LINE OF THE FALLING LEAF ESTATES SUBDIVISION RECORDED IN VOLUME 18, PAGE 949, OF THE GALVESTON COUNTY MAP RECORDS;

THENCE NORTH 48°15'55" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID FALLING LEAF ESTATES SUBDIVISION, A DISTANCE OF 351.14 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RONNIE ACOSTA IN GALVESTON COUNTY CLERK'S FILE NUMBER 2019048693;

THENCE NORTH 41°44'05" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID RONNIE ACOSTA TRACT, A DISTANCE OF 211.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT SAID POINT BEING IN THE SAID SOUTHWEST RIGHT OF WAY LINE OF LINSON LANE;

THENCE SOUTH 48°15'55" EAST, ALONG AND COINCIDENT WITH THE SAID RIGHT OF WAY LINE OF SAID LINSON LANE, A DISTANCE OF 351.14 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 1.75 ACRES.

ZONING DISTRICT	SFR
UNITS PER ACRE	2.7
LOT AREA (MIN. SQ. FT.)	15,600
LOT WIDTH MINIMUM FEET	120 A
YARD MINIMUM FEET FRONT	25 B
YARD MINIMUM FEET REAR	25
YARD MINIMUM FEET SIDE INTERIOR	10 F
HEIGHT MAXIMUM FEET	40
MAXIMUM LOT COVERAGE	35%

A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.

B. 35 FEET ON MAJOR 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.

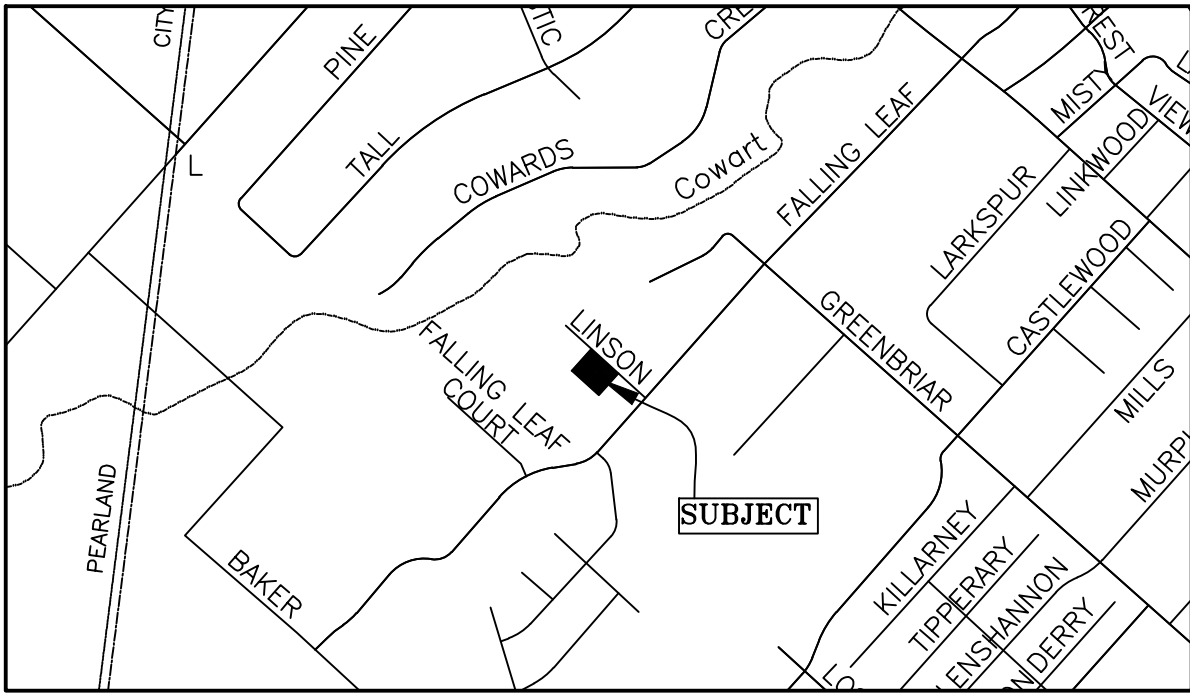
SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 04/12/2024

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"



VICINITY MAP SCALE 1 INCH = 1/4 MILE (1320 FT) KEY MAP 556

GENERAL PLAT NOTES:

1. INDICATES MONUMENT.
2. INDICATES CONTROL MONUMENT.
3. B.L. INDICATES BUILDING LINE.
4. F.I.R. INDICATES FOUND IRON ROD.
5. U.E. INDICATES UTILITY EASEMENT.
6. R.O.W. INDICATES RIGHTS-OF-WAY.
7. VOL./PG. INDICATES VOLUME/PAGE.
8. P.O.B. INDICATES POINT OF BEGINNING.
9. P.O.C. INDICATES POINT OF COMMENCEMENT.
10. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
11. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
12. NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. 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.
15. 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.
16. 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.
17. 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 THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
18. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
19. 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 PROPERTY OWNER.
20. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791024-00970, DATED MARCH 15, 2024 WITH AN EFFECTIVE DATE OF MARCH 10, 2024.
21. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
22. THE PLAT BOUNDARY CLOSES TO WITHIN 1:10,000.
23. SUBJECT TO RESTRICTIONS SET FORTH IN VOLUME 1847, PAGE 633, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

FINAL PLAT ZELLER ESTATES

A SUBDIVISION CONTAINING 1.75 ACRES OF LAND, BEING TRACTS C & D LINSON ACREAGE, BEING TRACTS OUT OF TRACT "4" OF A DIVISION OF BLOCKS "G" AND "H", OF CENTRAL PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, IN VOLUME 105, PAGE 151, IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD

2 LOTS 1 BLOCK

APRIL 12 2024

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS
KURT DAVID ZELLER
LINDA DRING ZELLER
601 FOREST BEND LANE
FRIENDSWOOD, TX 77546
PHONE: 832-454-2514

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Conduct a public hearing regarding a request for a zone classification change for property located at 4201 and 4209 FM 528 Rd., being 31.18 acres known as Reserves B and D in the Final Plat of Clear Creek Community Church of Friendswood recorded in Harris County Real Property Records, RP-2020-230485, Harris County, Friendswood, Texas, to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

Action:

SUMMARY / ORIGINATING CAUSE

The public hearing for this item allows the Commission to receive public comments regarding the proposed zone changes. This zone change request is a cleanup item. Originally, the church property was included in the 135 acres that made up the Planned Unit Development 2015-18. The church constructed their building and then eventually sold off approximately 106 acres of the land and that developer changed the zoning of the 106 acres to a revised Planned Unit Development, thus making the original PUD moot. This request will change the underlying zoning to Community Shopping Center (CSC) with a Specific Use Permit for Religious Organizations to allow the church use to continue. The site plans with all additions (parking, fence, storage, building, and playground) are included with the request.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The requested zone change is a cleanup item and is in conformance with the Future Land Use Map (2021).

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. 4201 and 4209 FM 528 Rd Rezoning Report
2. CCCC SUP Site and Building Plans
3. 4201 and 4209 Property Deed
4. Clear Creek Community Church Final Plat
5. Aerial Map_CCCChurch
6. FLUMap_CCCChurch
7. Location Map_CCCChurch
8. Zoning Map_CCCChurch



Rezoning Report

April 2024

Location: 4201 and 4209 FM 528

Legal: 31.18 acres known as Reserves B and D in the Final Plat of Clear Creek Community Church of Friendswood recorded in Harris County Real Property Records, RP-2020-230485, Harris County, Friendswood, Texas

Project: Clear Creek Community Church

Request: Zone classification change from Planned Unit Development (Ord. 2015-18) to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

Applicable Zoning Ordinance Excerpts

Appendix C - Zoning Ordinance

[Section 7. Schedule of District Regulations](#): CSC Zoning District – this section includes the Permitted Use Table, which defines allowed uses, and the Commercial Regulation Matrix for setbacks, building heights, and lot coverage

[Section 7.5. - Community overlay district](#)

[Section 9.G. Specific Use Permits](#)

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

The property is developed. The church began construction of their building in 2019 and completed it in 2022. The original site plan, landscape plan, building elevations, and photometric plans along with site plans for four additions to the site are included with the site plan document. Additions include True Grid parking area (2022), a fence (2022), storage building (2023), and a slide and shade structure (2024).

The existing detention for the church will be relocated and combined with the new detention for Friendswood City Center. If the zone change is approved, future additions to the property would be subject to the Community Shopping Center (CSC) zoning regulations, the Specific Use Permit (SUP), and the Community Overlay District (COD) regulations.

Zoning History

Historically these two tracts were included with the development of the entire 135 acres known as the Whitcomb Property. The current Planned Unit Development (PUD) was approved in 2015.

Date	Zoning Change Request	Action
2015	Planned Unit Development (PUD) 2015-18 (included Clear Creek Community Church)	Current
2014	request to change from PUD to SFR and CSC	Withdrawn by Applicant
2013	request to change from PUD to SFR and CSC	Denied
2005	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.	Approved; Ord 2005-34
2004	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.	Approved – Ord 2004-13
Original Zoning	Single Family Residential (SFR)	

Adjacent Zoning/Land Use

The property fronts FM 528, a Texas Department of Transportation right-of-way. Clear Creek runs along the southern side of the property. The Friendswood City Center will be located adjacent to the tract.

Platting Analysis

Clear Creek Community Church platted a portion of the original 135 acres. The Clear Creek Community Church Final Plat consists of 39.41 acres and 4 reserves. Two of the commercial reserves will be replatted with the Friendswood City Center project.

Planning Analysis

Since the original Planned Unit Development (PUD) 2015-18 that included the church changed drastically with the approval of the Friendswood City Center Planned Unit Development (PUD) in 2023, it became necessary for the church to correct the zoning of their property.

Comprehensive Planning Analysis

The Future Land Use Map (2021) identifies this property as developing as “Retail.” The zone change request complies with the FLUM.

Infrastructure/Service Delivery Impacts

Storm Water Management and Floodplain Issues:

The existing detention pond for the church development will be relocated and combined with the new detention for Friendswood City Center. Once that pond is built, it will be dedicated to the City of Friendswood. A License Agreement for the detention to be located on City property will be required in the future.

Utilities:

The building has adequate City water and sewer connections.

Access:

The property currently has access onto W. Parkwood Ave/FM 528. Any driveway improvements would require approval by the Texas Department of Transportation (TXDOT).

Park/Open Space:

Park Dedication Fees are not applicable for commercial development.

GENERAL NOTES:

1. REFERENCE LINES AND GRADES. THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. EXISTING UTILITIES. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. PIPELINES. NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY. OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. GEOTECHNICAL PLANS PROVIDED BY QC LABORATORIES, INC. PROJECT NO. 16G13593 DATED 1/20/2017.
10. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONAL SITE PLAN.

SURVEY NOTES:

1. THIS LIMITED DESIGN SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1070M, MAP REVISED JANUARY 6, 2017, THE SURVEYED TRACT LIES IN ZONES X (SHADED), AE AND FLOODWAY AREAS OF AE. FLOOD ZONE BOUNDARIES ARE SHOWN FROM FIRM PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.
3. ALL DATA SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED ADJUSTMENT FACTOR 0.9998715961.

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010090. ALUMINUM DISC STAMPED A 100 BM 04 RESET 2001 AND SET IN CONCRETE SIDEWALK ON THE DOWNSTREAM SIDE OF F.M. 528 BRIDGE CROSSING CLEAR CREEK. ELEVATION=23.89' NAVD88 (2001 ADJUSTMENT)

T.B.M. BOX CUT ON SOUTHWEST CORNER OF INLET LOCATED ±12 FEET WEST OF ENTRANCE DRIVEWAY TO SURVEYED TRACT ALONG SOUTH SIDE OF F.M. 528. ELEVATION=21.97' NAVD88 (2001 ADJUSTMENT)

CAUTION!!!
OVERHEAD POWER LINES

F.M. 528
(120' R.O.W.)

ENTRANCE AND EXIT

EXISTING POWER POLE
TO BE RELOCATED

PROP SANITARY SEWER LINE
(SEE SHEET 07)

RESTRICTED
RESERVE "A"
(COMMERCIAL/OFFICE)
3.02 ACRES
131,573 SQ.FT.

PARKING LOT TO
HAVE SCREENING BUFFER
(SEE LANDSCAPE PLANS)

PROPOSED 5' SIDEWALK

15' LANDSCAPE BUFFER
(SEE LANDSCAPE PLANS)

PROP WATER LINE
(SEE SHEET 07)

RESTRICTED RESERVE "B"
(CHURCH/RECREATION/OPEN SPACE)
13.23 ACRES
663,536 SQ.FT.

PROPOSED ONE STORY
BUILDING
36,950 SF
(13 ENTRANCE/EXITS)

N:13758057.8359
E:3185162.0299

PROP STORM SEWER LINE
(SEE SHEET 12)

PROP DETENTION POND
(SEE SHEET 14)

RESTRICTED RESERVE
(DETENTION/DRAINAGE)
7.67 ACRES
334,248 SQ.FT.

50 0 50 100 150 Feet
SCALE: 1"=50'



NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING AND BUFFER.
2. REFER TO ARCHITECTURAL PLANS FOR THE DUMPSTER ENCLOSURE DETAIL.
3. ZONING FOR PROPERTY IS P.U.D.

LOT COVERAGE SUMMARY

RESERVE B - 1,448,343 SF
PARKING - 106,112 SF (7% COVERAGE)
BUILDING - 36,950 SF (3% COVERAGE)
COVERAGE PROVIDED - 10%

PARKING SUMMARY

RELIGIOUS ORGANIZATION -
0.4 SPACE PER 1 SEAT
AUDITORIUM OCCUPANT LOAD -
593 SEAT
SPACES REQUIRED - 238
ACCESSIBLE SPACES REQUIRED
FOR 201 TO 300 SPACES - 7 REQ.
TOTAL PROVIDED
STANDARD SPACES - 236
ACCESSIBLE SPACES - 8
TOTAL SPACES PROVIDED - 244

PIPELINE NOTES:

1. CONTRACTOR SHALL NOTIFY GENESIS PIPELINE 24 HOURS PRIOR TO CONSTRUCTION AT 832-603-9937 OR 281-573-5433 (MOBILE).
2. CONTRACTOR SHALL PROVIDE A TEMPORARY 4' DIRT MOUND TO COVER PIPELINE DURING CONSTRUCTION.



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

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

2/13/2020
DATE

2/13/2020
DATE

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

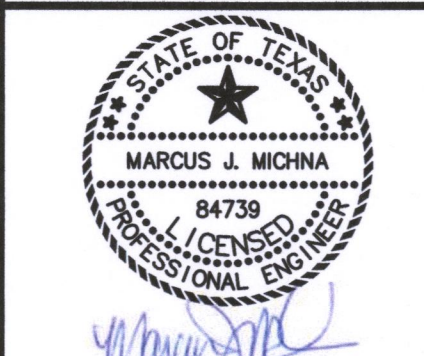
EFFECTIVE DATE: APRIL 3RD, 2019

PROJECT:



ISSUED FOR

08/09/19
PERMIT SET
10/16/19
CITY COMMENTS
11/22/19
CITY COMMENTS #2
01/17/20
CITY COMMENTS #3



DWG NAME:
SITE PLAN

DWG NO:

06 OF 33

SCALE: 1:50
JOB NO: 16-417
BY: CLI
REV: -

Original site plan approved subject to PUD 2015-18.



SITE PLAN LEGEND

- FLOODPLAIN BOUNDARY
- 100-YEAR FLOOD LINE
- SETBACK LINE
- GENESIS PIPELINE
- FUTURE PAVING
- GREY CONCRETE HARDSCAPE PAVED PLAZA AND SIDEWALKS, SEE CIVIL AND LANDSCAPE DWS FOR MORE INFORMATION.
- FIRE ACCESS LANE
- ADA ACCESSIBLE PARKING SPOT
- ADA ACCESSIBLE PATH

SITE PLAN KEYED NOTES

KEYED NOTES - SITE

- 001 ENTRY PLAZA SCORED GREY CONCRETE HARDSCAPE, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 002 OPEN FIELD AREA, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 003 PAVED FIRE ACCESS ROAD, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 004 STABILIZED CRUSHED GRAVEL FIRE ACCESS ROAD AND TURNAROUND, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 006 GREY CONCRETE SIDEWALK HARDSCAPE, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 007 LANDSCAPED ISLAND, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 008 REMOVABLE DECORATIVE BOLLARDS, REFER TO LANDSCAPE AND CIVIL PLANS FOR EXACT LOCATIONS AND DETAILS.
- 010 LOADING DOCK STAIRS AND RAMP SEE ARCH AND STRL ENLARGED PLANS/DETAILS FOR MORE INFO.
- 013 SPEED TABLE AT ENTRY PLAZA DROP-OFF AREA, REFER TO LANDSCAPE AND CIVIL PLANS FOR MORE INFO.
- 014 HVAC UNITS ON CONCRETE PADS ON GRADE, REFER TO MECHANICAL DWS FOR MORE INFO.

PARKING COUNT - PHASE 1

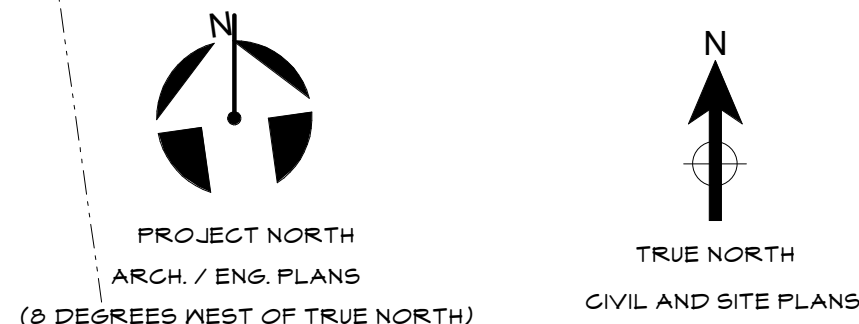
RELIGIOUS ORGANIZATION - 0.4 SPACE PER 1 SEAT
AUDITORIUM OCCUPANT LOAD - 593 SEATS
SPACES REQUIRED - 593 x 0.4 = 238

ACCESSIBLE SPACES REQUIRED FOR 201-300 SPACES = 1 REQ.

TOTAL PARKING PROVIDED	
STANDARD SPACES	236
ACCESSIBLE SPACES	8
TOTAL	244

(PARKING SPACE DIMENSIONS : 9' X 18')

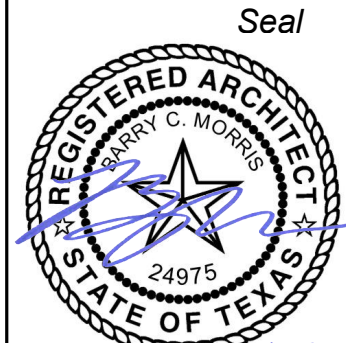
PARKING SPACE LOCATION	COUNT
NORTH PARKING LOT (INCL. 2 ADA SPOTS)	51
SOUTH PARKING LOT (INCL. 6 ADA SPOTS)	193
TOTAL PARKING SPACES	244



SITE PLAN - PARCEL

SCALE
1" = 50'-0"

1



Consultant

CLEAR CREEK COMMUNITY CHURCH
NEW WORSHIP AND CHILDREN'S MINISTRY CENTER

4201 FM 528
FRIENDSWOOD, TEXAS 77546

PARCEL SITE PLAN

SHEET ISSUE & REVISION

#	DATE	DESCRIPTION
B	4/26/2019	Bid Addendum #B
1	10/16/19	PLAN COMMENTS #1
2	11/22/19	PLAN COMMENTS #2

DESIGN TEAM

Designed By	RB/MVP/GC
Drawn By	DM/JPT/TT/GT/GC
Checked By	AV/MVP
Approved By	GC/MVP

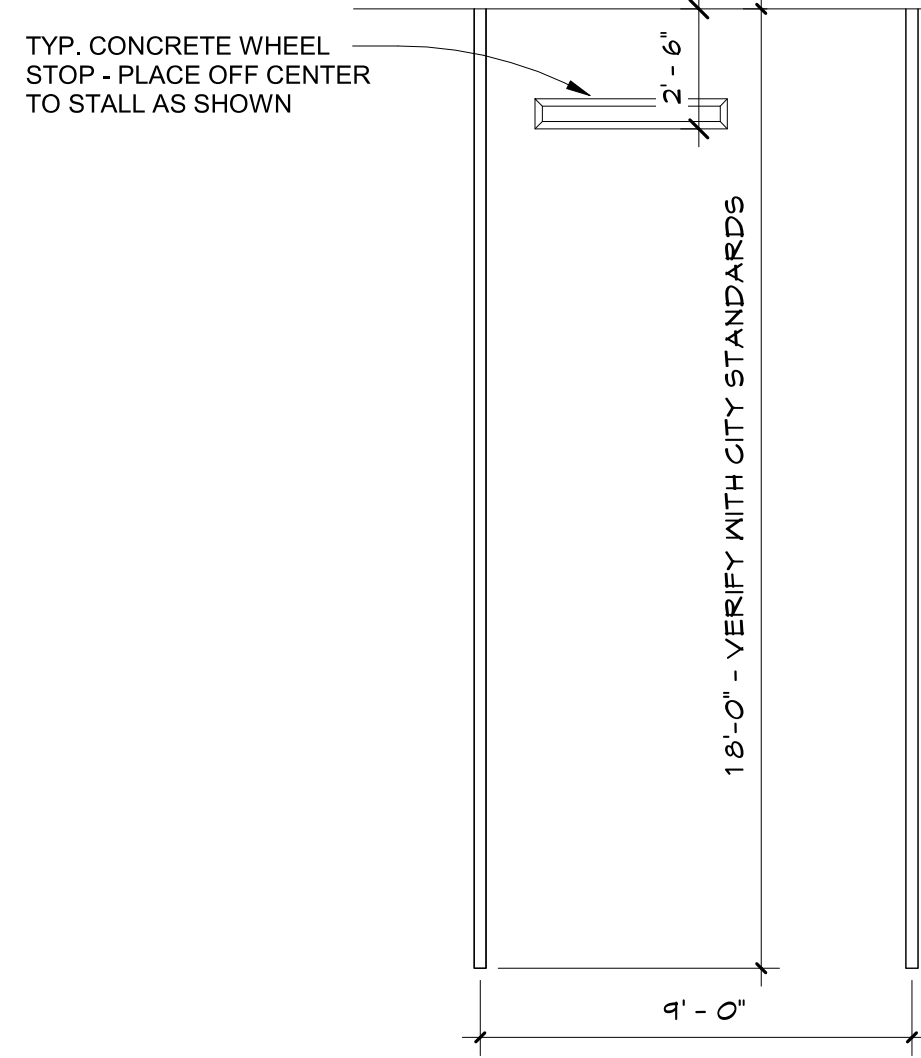
Project No. 16118

Date 08.09.2019

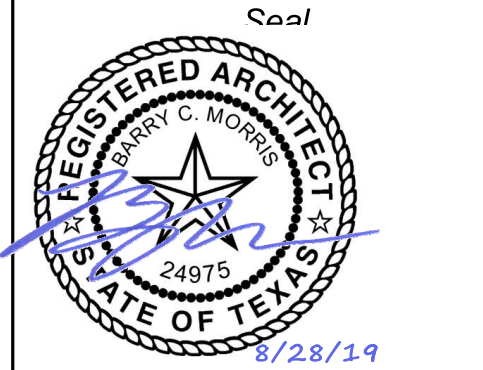
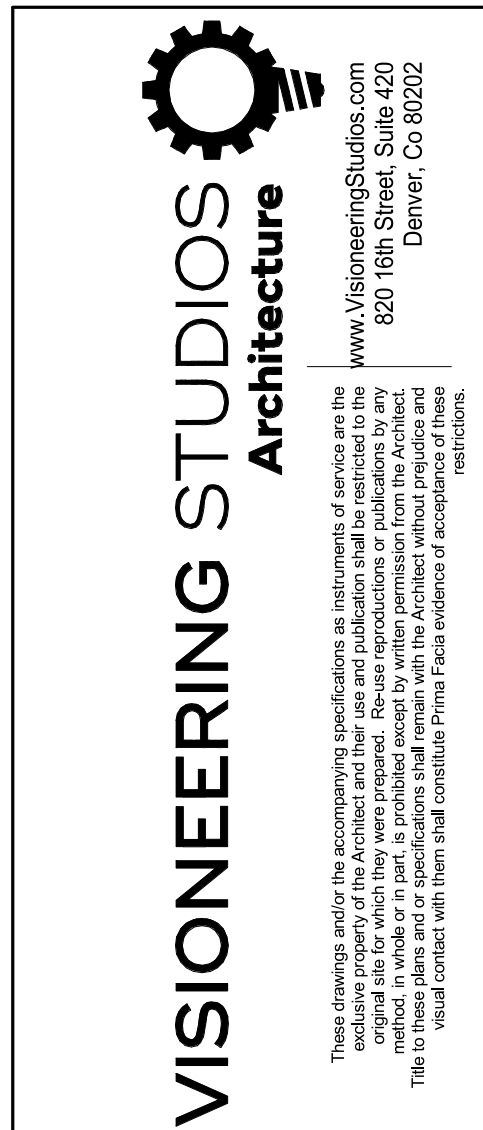
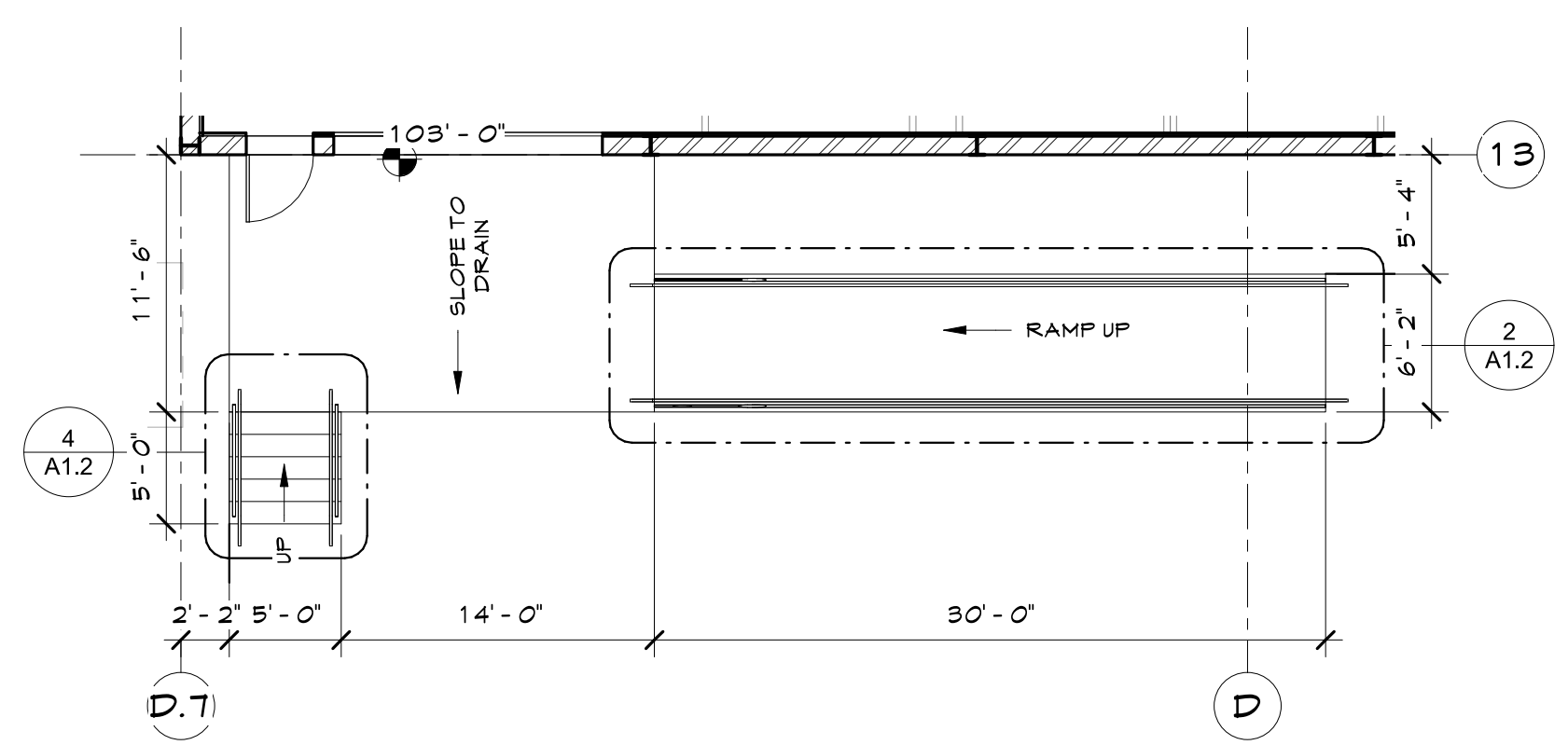
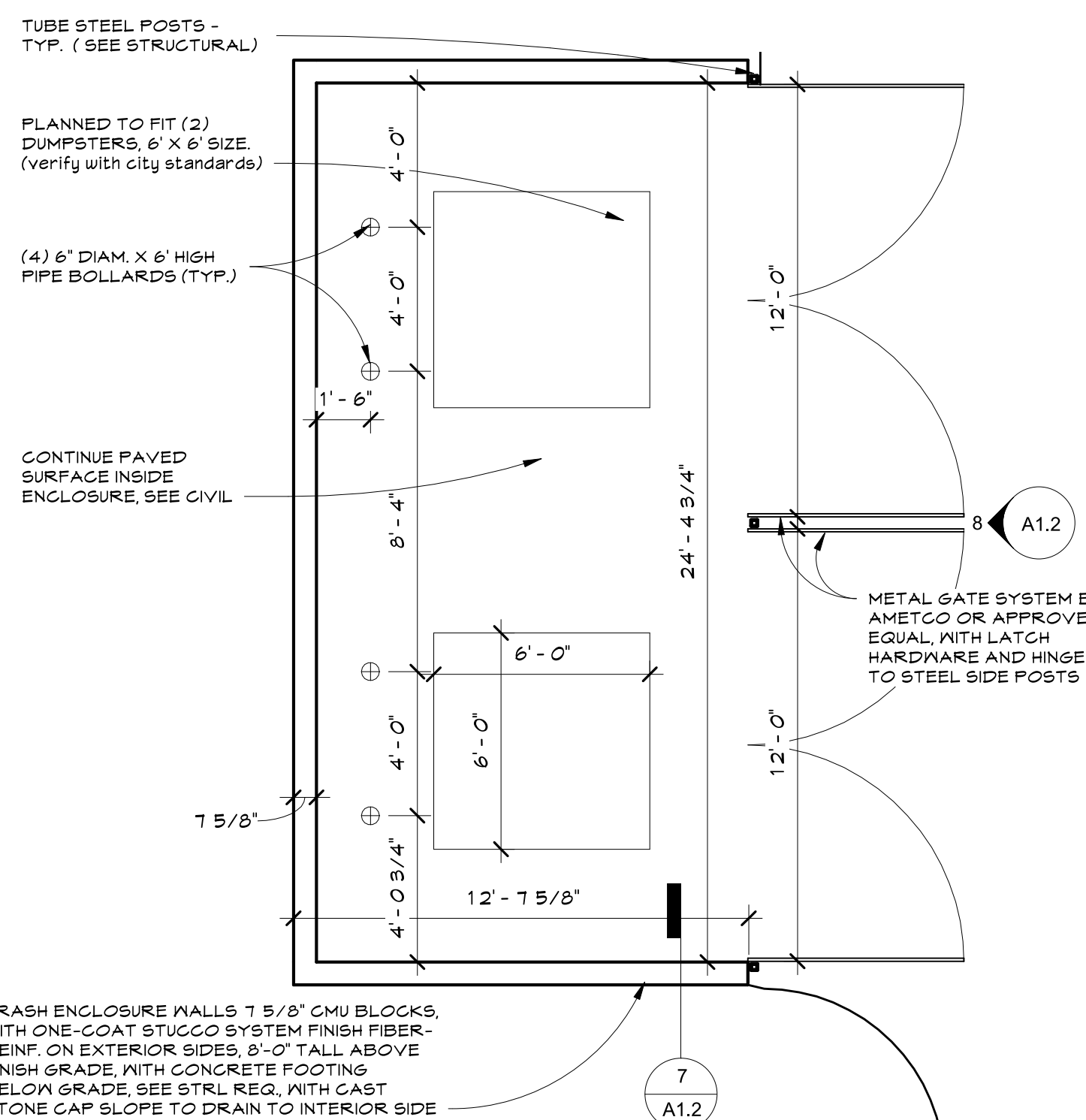
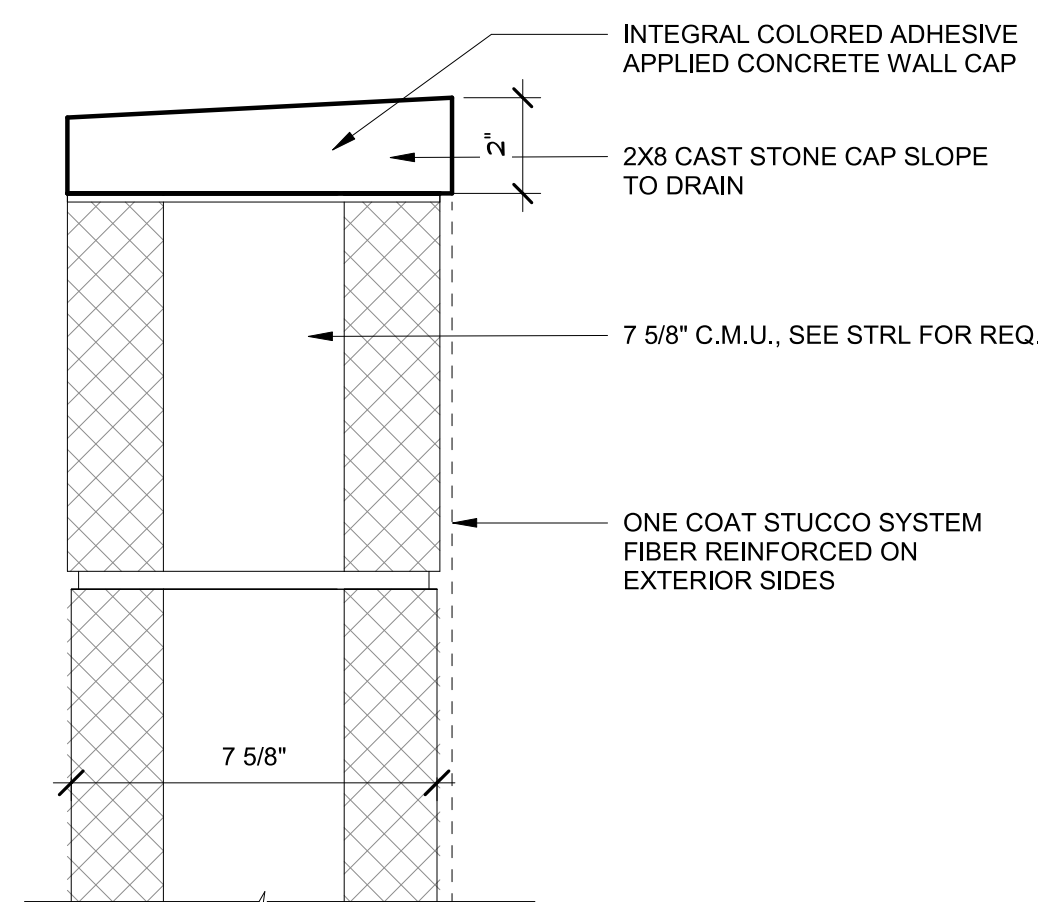
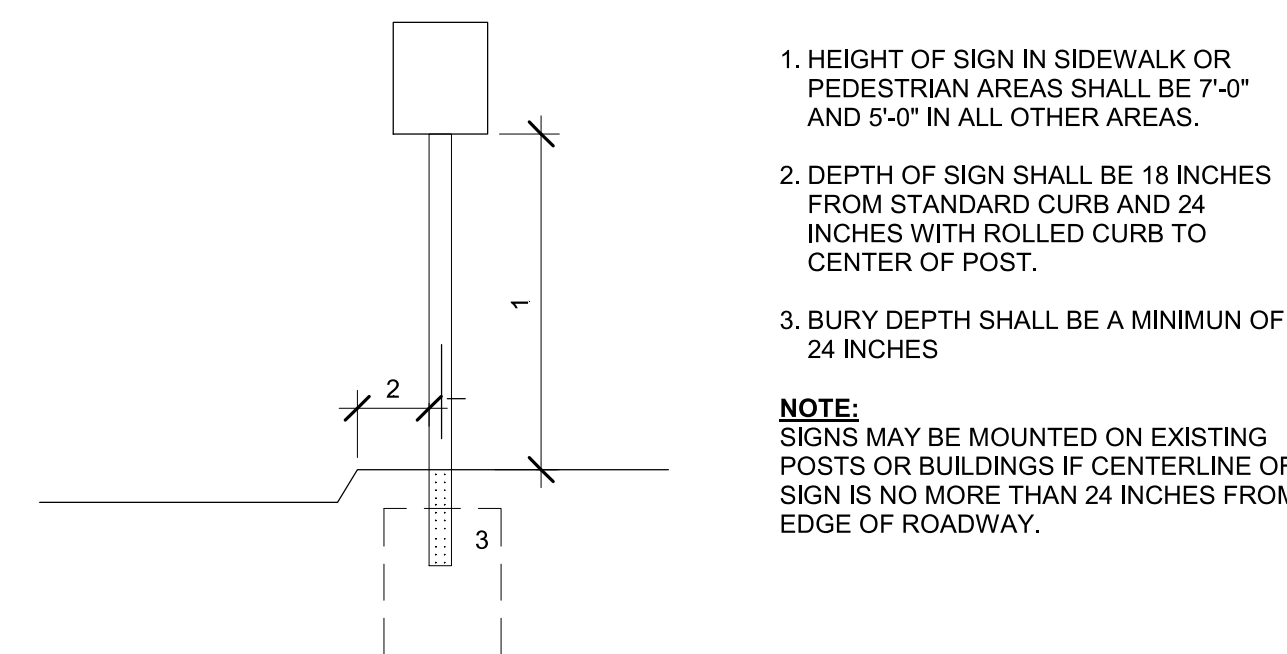
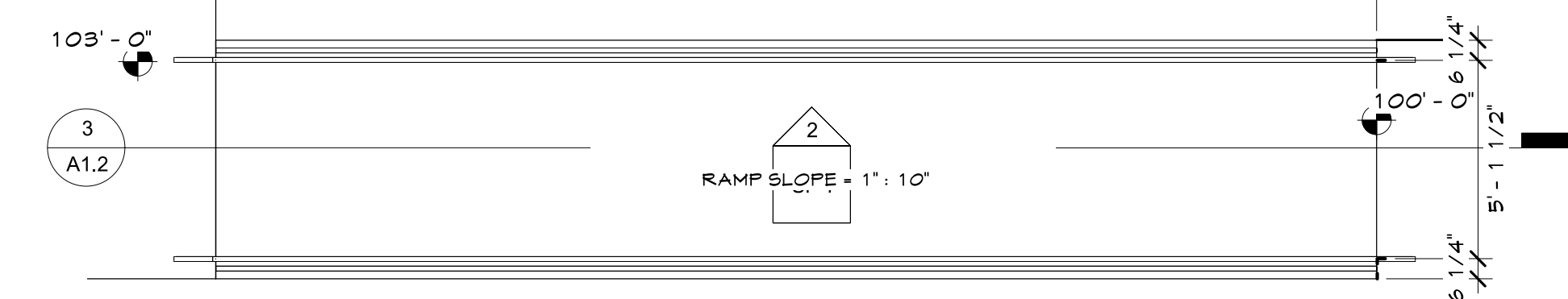
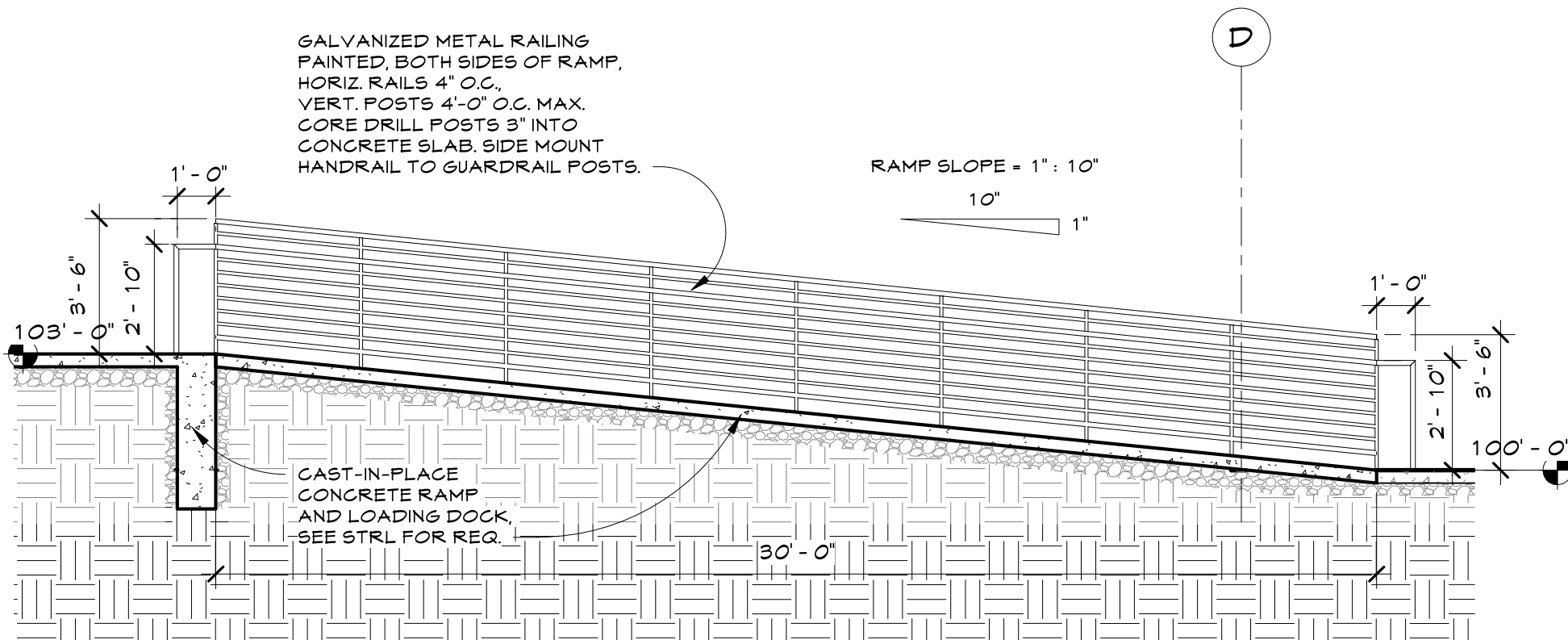
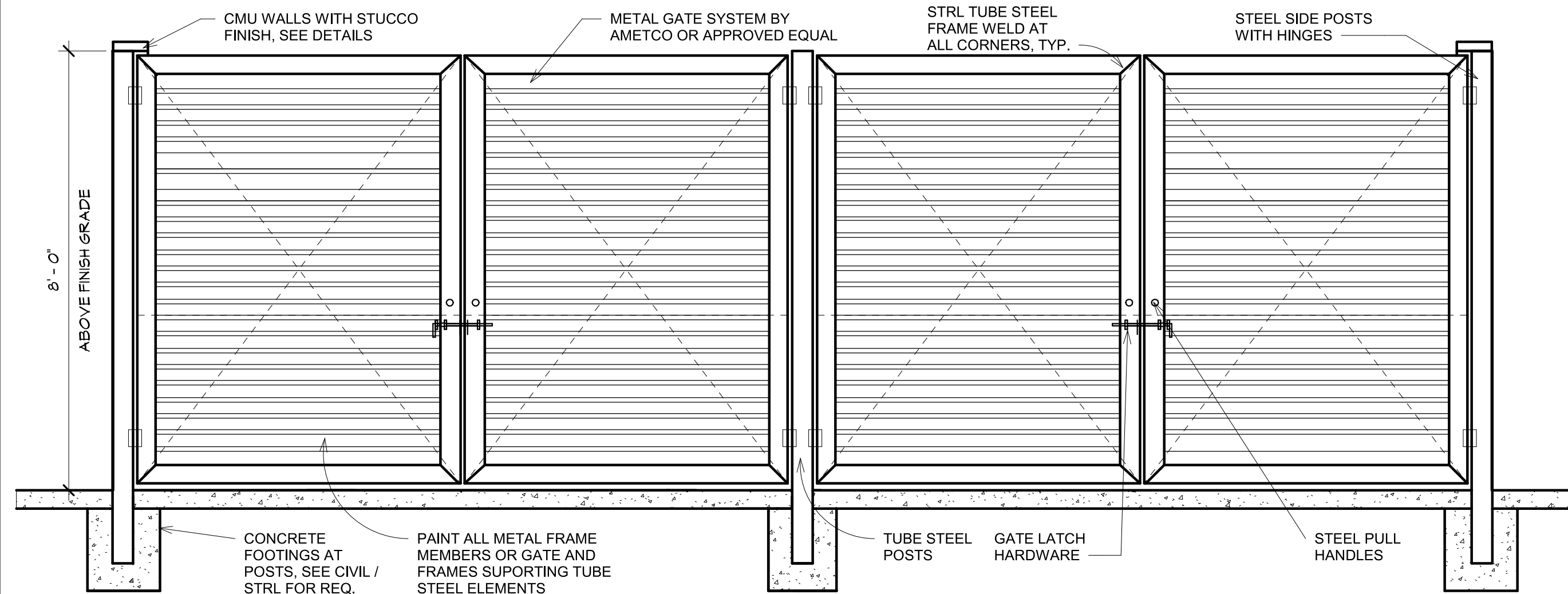
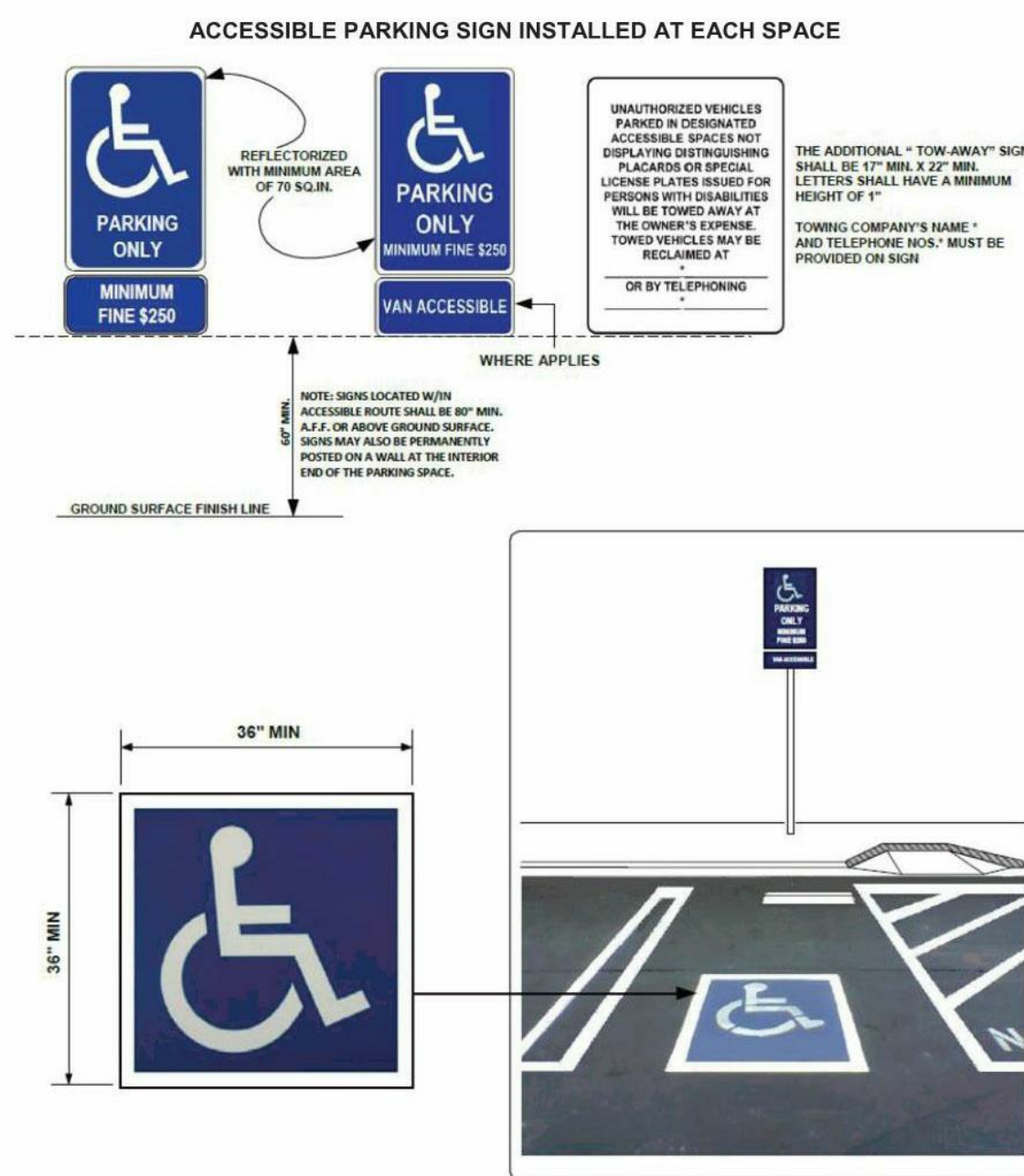
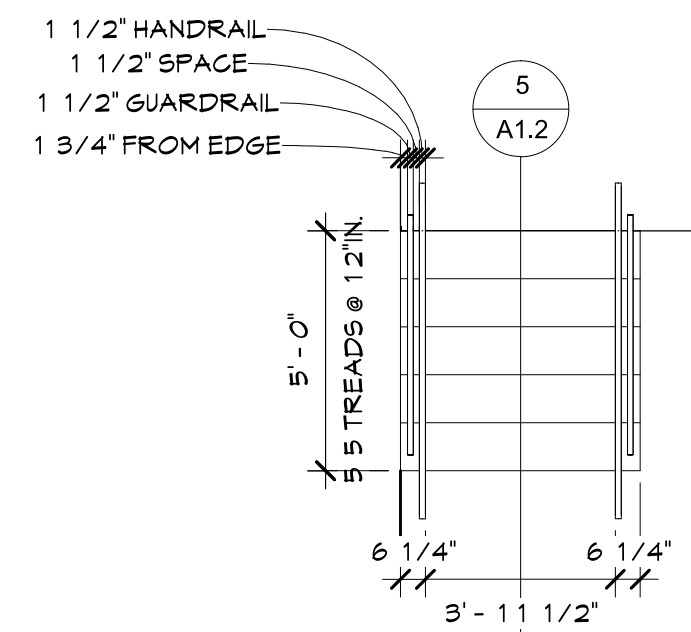
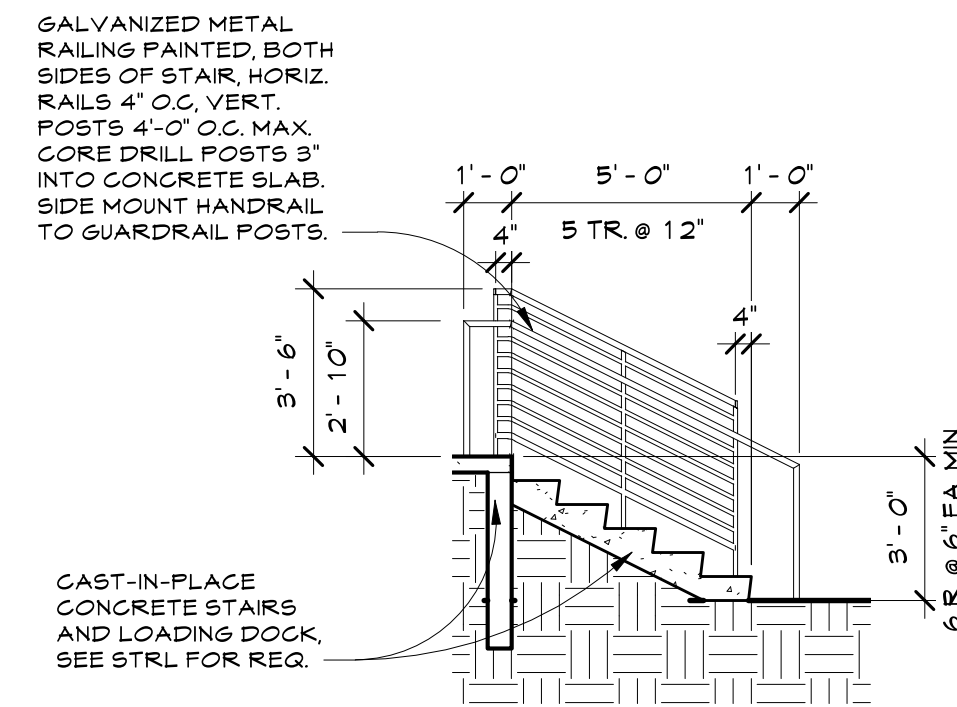
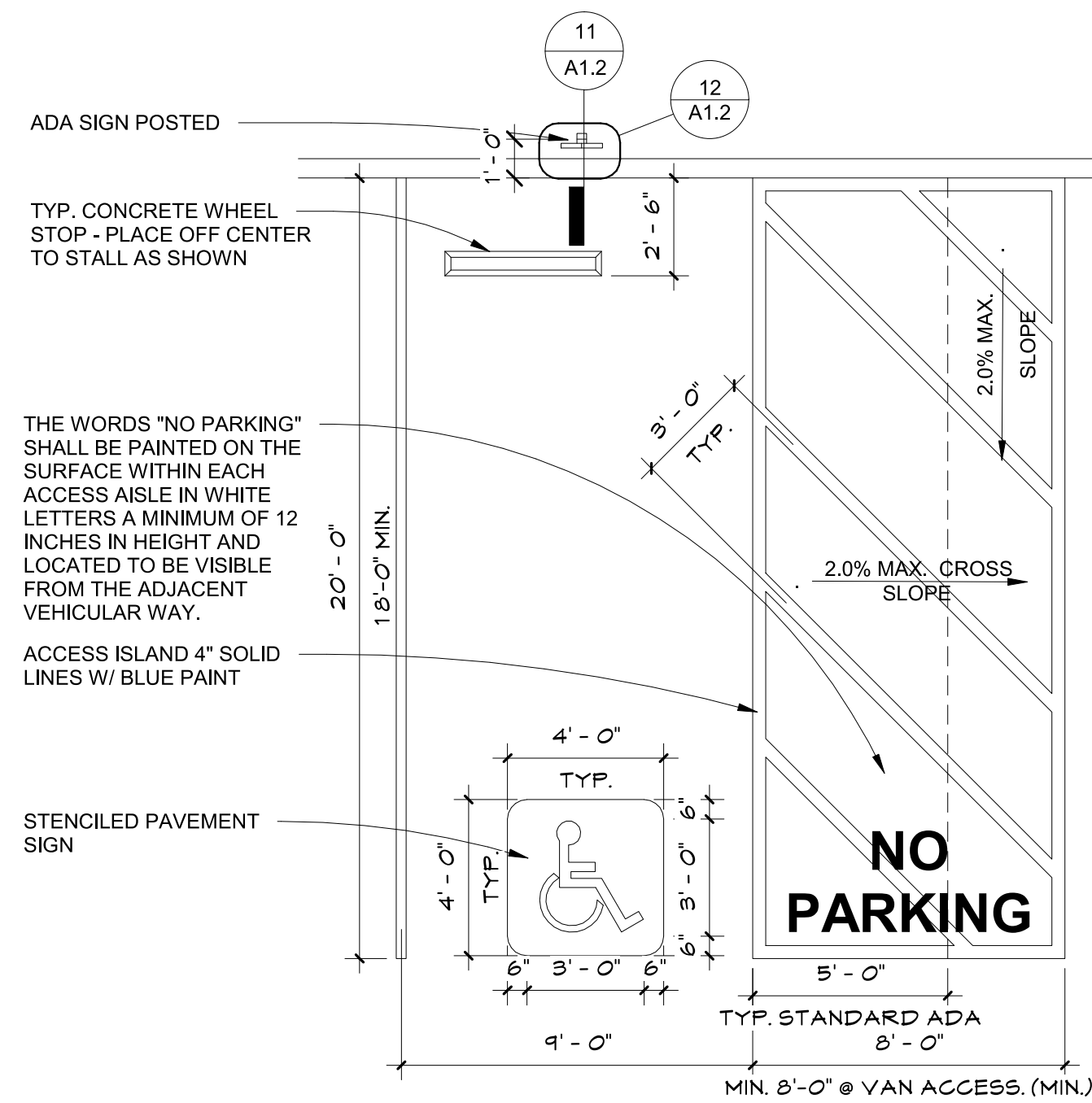
Project Status
PERMIT SET

PARCEL SITE PLAN

A1.1



Original dumpster enclosure and handicap parking plans approved subject to PUD 2015-18.



**CLEAR CREEK COMMUNITY
CHURCH
NEW WORSHIP AND CHILDREN'S MINISTRY
CENTER**
3801 FM 528
FRIENDSWOOD, TEXAS 77546

ENLARGED SITE PLANS & DETAILS

[illegible]

DESIGN TEAM	
Designed By	RB/MVP/GC
Drawn By	DM/JP/TT/GT/G
Checked By	AV/MVP
Approved By	GC/MVP

Project No.	161
Date	08.09.20

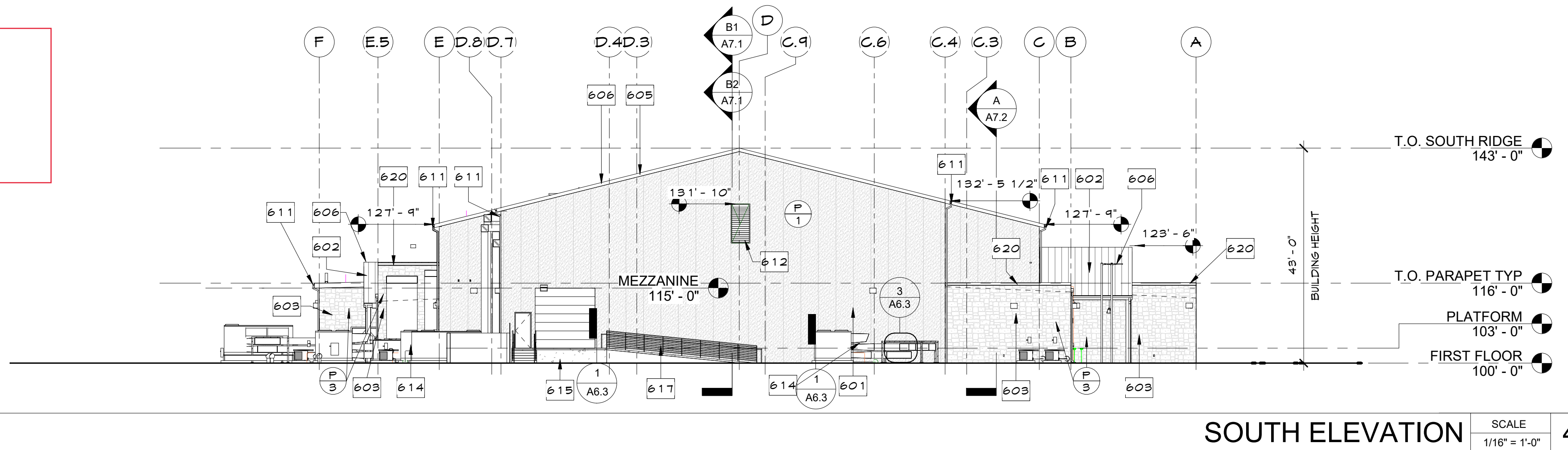
Project Status
PERMIT SET

ENLARGED SITE PLAN
& DETAILS

A1.2

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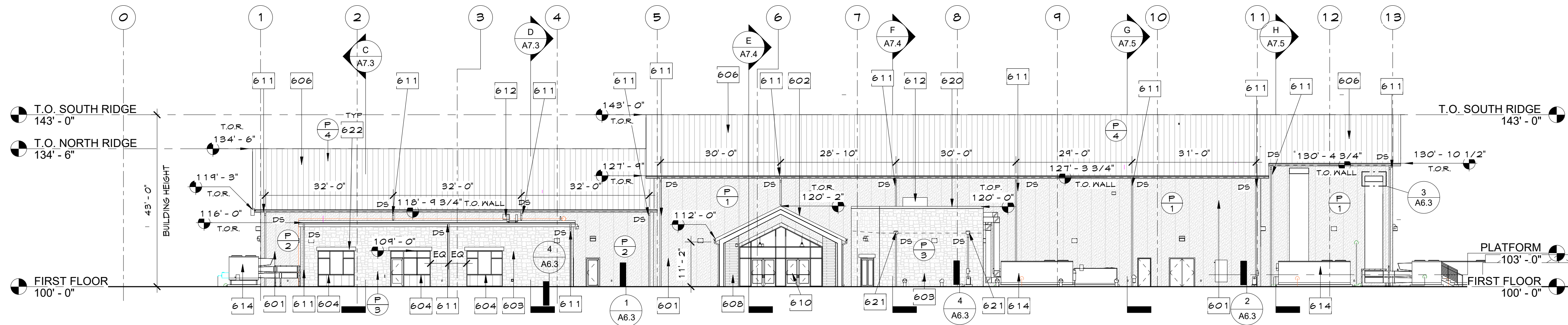
Original Elevation Plans approved subject to PUD
2015-18.



SOUTH ELEVATION

SCALE
1/16" = 1'-0"

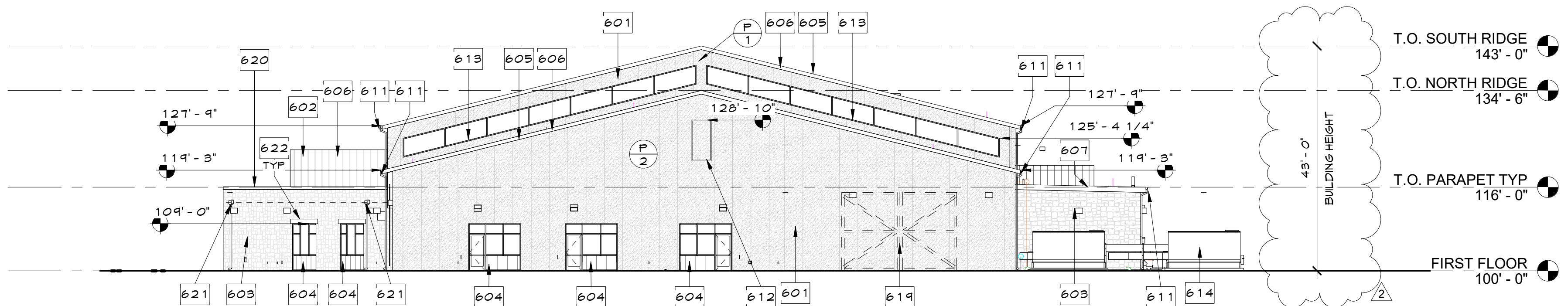
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WEST ELEVATION

SCALE
1/16" = 1'-0"

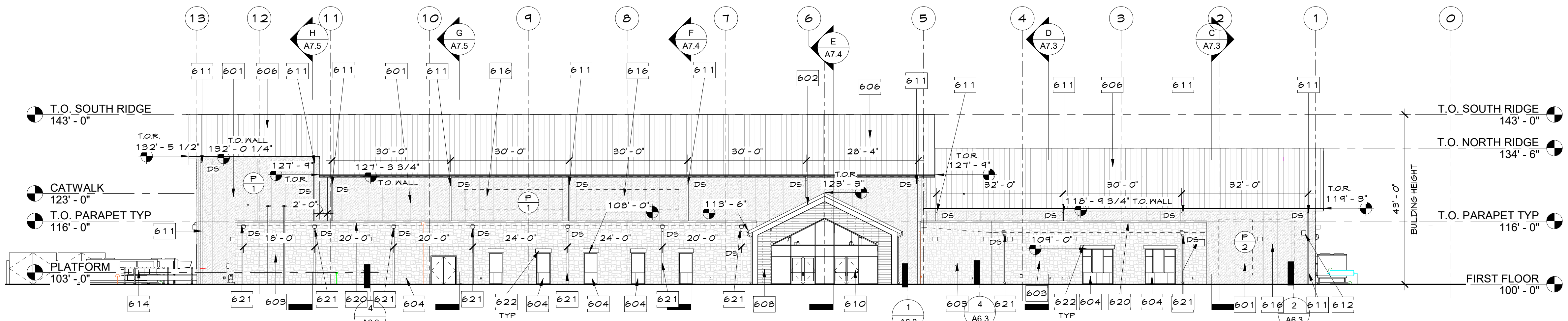
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NORTH ELEVATION

SCALE
1/16" = 1'-0"

2



EAST ELEVATION

SCALE
1/16" = 1'-0"

1

ELEVATION LEGEND

ABBREVIATIONS:

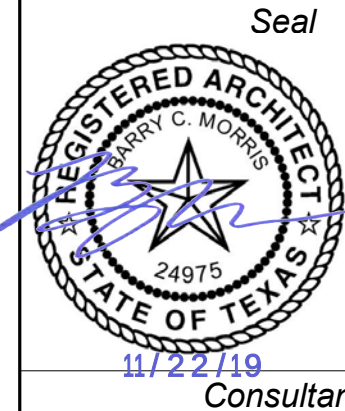
D.S.	DOWNSPOUT LOCATION
T.O.	TOP OF
T.O.B.	TOP OF BEARING
T.O.C.C.	TOP OF CONCRETE CURB
T.O.S.	TOP OF SLAB
T.O.C.P.	TOP OF CONCRETE PAVEMENT
T.O.S.R.	TOP OF GUARD RAIL
T.O.L.M.	TOP OF LOW WALL
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF ROOF
T.O.T.S.	TOP OF TOPPING SLAB
T.O.M.D.	TOP OF METAL DECK
T.O.C.	TOP OF CANOPY
T.O.M.	TOP OF MASONRY

ELEVATION COLOR LEGEND

- (P 1) PRE-ENG. MTL. BLDG. - STUCCO-FACED INSULATED PANEL SIDING
COLOR 1 - GREY - TO BE SELECTED BY ARCH.
- (P 2) PRE-ENG. MTL. BLDG. - STUCCO-FACED INSULATED PANEL SIDING
COLOR 2 - RED - TO BE SELECTED BY ARCH.
- (P 3) AUSTIN LIMESTONE ROCK VENEER - COLOR TO BE SELECTED BY ARCH.
- (P 4) STANDING SEAM METAL ROOF BY PEMB MANUF. - DARK GREY

KEYED NOTES

- 601 PER PRE-ENG. METAL BLDG. MANUF. - KINGSFAN STUCCO-TEXTURE PANELS, COLORS TO BE COORD. WITH BLDG. MANUF. PALETTE. SEE COLORS MARKED ON ELEVATIONS.
- 602 PER PRE-ENG. METAL BLDG. MANUF. - CANOPY STRUCTURE
- 603 AUSTIN LIMESTONE - STONE VENEER, SEE DETAILS AND SPECS
- 604 ALUMINUM STOREFRONT WINDOW SYSTEM WITH METAL SPANDREL ACCENT PANEL IN LOWER SECTION. SEE SCHEDULES, DETAILS, AND SPECS.
- 605 PER PRE-ENG. METAL BLDG. MANUF. - METAL ROOF FASCIA PANEL, COLOR TO BE SELECTED BY ARCHITECT FROM MANUF. PALETTE.
- 606 PER PRE-ENG. METAL BLDG. MANUF. - METAL STANDING SEAM ROOFING ASSEMBLY
- 607 SINGLE-PLY MEMBRANE ROOF SYSTEM, SEE DETAILS AND SPECS.
- 608 MANUFACTURED "RECLAIMED" WOOD SIDING - STAINED FINISH, SEE DETAILS AND SPECS.
- 610 ALUMINUM STOREFRONT WINDOW SYSTEM, SEE SCHEDULES, DETAILS, AND SPECS.
- 611 PER PRE-ENG. METAL BLDG. MANUF. - METAL GUTTER WITH LEADERHEADS AND DOWNSPOUTS. SPACING DIMENSIONS SHOWN FOR DESIGN INTENT.
- 612 MECH. LOUVERED VENT, SEE MECH. DWGS. FOR MORE INFO.
- 613 CLERESTORY WINDOWS - ALUMINUM STOREFRONT WINDOW SYSTEM.
- 614 HVAC UNITS, REF. MECHANICAL PLANS, TYP.
- 615 LOADING DOCK, SEE STRL. FOR REQUIREMENTS.
- 616 EXTERIOR GRAPHICS/SIGNAGE BY OWNER, LOCATIONS TO BE DECIDED BY OWNER.
- 617 METAL RAILING GALVANIZED AND PAINTED
- 618 PROPOSED FUTURE SIDING DESIGN FEATURE.
- 619 PRE-FIN METAL PARAPET COPING GAP, SEE DETAILS AND SPECS.
- 620 PRE-FIN METAL SCUPPER, LEADER HEAD, AND DOWNSPOUT WITH THROUGH-WALL FLASHING SEALED FOR WATERTIGHT CONDITION.
- 621 DOWNSPOUT LEADER SIZE 5X4.
- 622 HEADER STONE - BY STONE VENEER MANUF. - TYP.



Consultant

**CLEAR CREEK COMMUNITY
CHURCH**
**NEW WORSHIP AND CHILDREN'S MINISTRY
CENTER**

4201 FM 528
FRIENDSWOOD, TEXAS 77546

EXTERIOR ELEVATIONS

SHEET ISSUE & REVISION

#	DATE	DESCRIPTION
2	11/22/19	PLAN COMMENTS #2

DESIGN TEAM

Designed By	RB/MVP/GC
Drawn By	TEAM
Checked By	AV
Approved By	GC

Project No. 16118

Date 08.09.2019

Project Status
PERMIT SET

EXTERIOR ELEVATIONS

A6.1

Original elevation plans
approved subject to PUD
2015-18.

Bird's Eye View of Phase 1 – Church Facility



Pedestrian View of Phase 1 – Church Facility



East Elevation



North Elevation



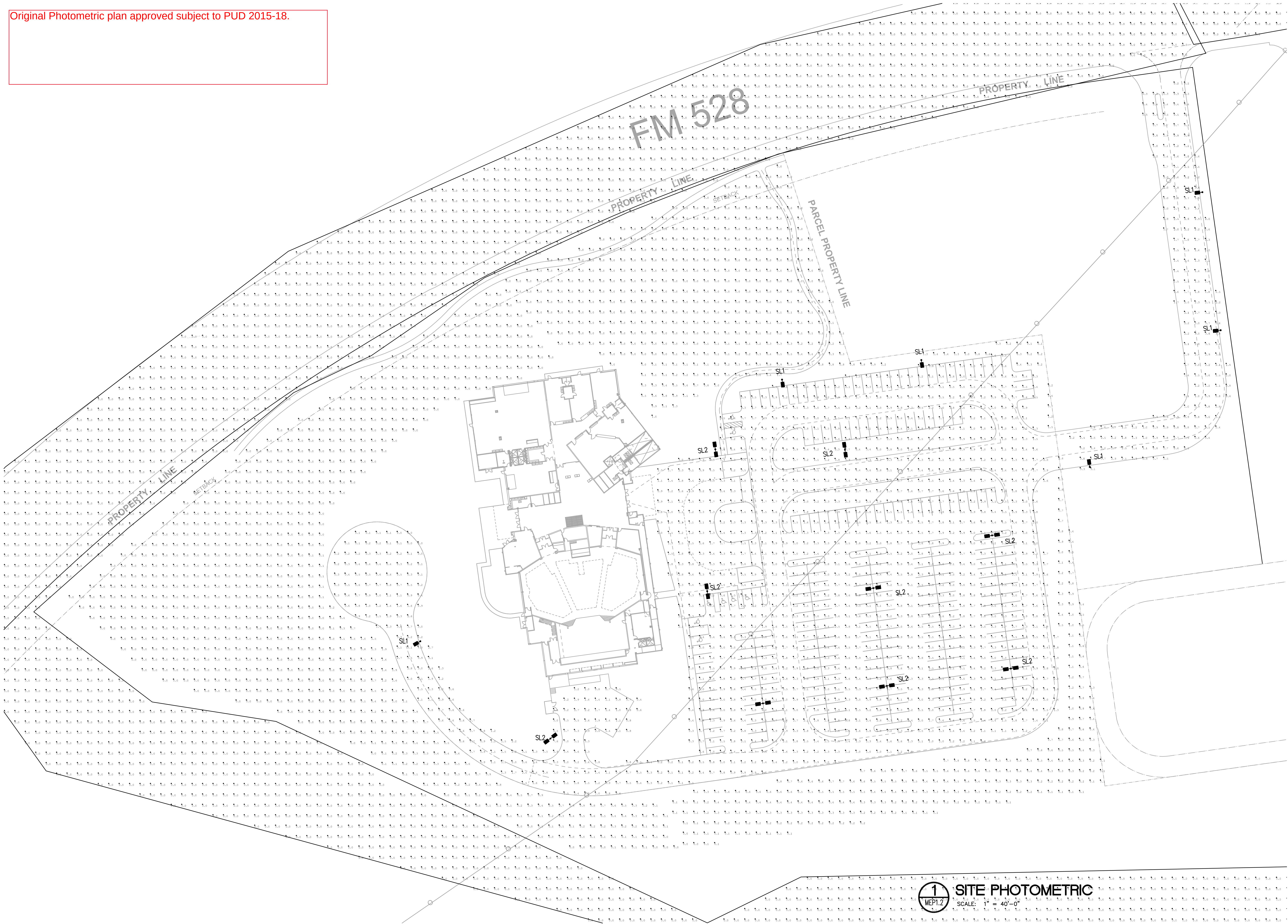
West Elevation



South Elevation



Original Photometric plan approved subject to PUD 2015-18.



1 SITE PHOTOMETRIC
MEP1.2 SCALE: 1" = 40'-0"

VISIONEERING STUDIOS
envision.design.build

www.VisioneeringStudios.com
820 16th Street, Suite 420
Denver, CO 80202

Digitally signed
by Adam Jones
Date:
2019.09.03
11:36:19-05'00'

Consultant
#DBR
MEP ENGINEERING - TYPE Firm Registration No. 2234
9990 Richmond Ave S. Building, Suite 300 Houston, TX 77042
[DBR Project Number 170061.000]
AJ DR PW JD

CLEAR CREEK COMMUNITY
CHURCH
NEW WORSHIP BUILDING
135 ACRE TRACT
F.M. 528
FRIENDSWOOD, HARRIS COUNTY, TEXAS
MEP SITE PLAN

SHEET ISSUE & REVISION		
#	DATE	DESCRIPTION

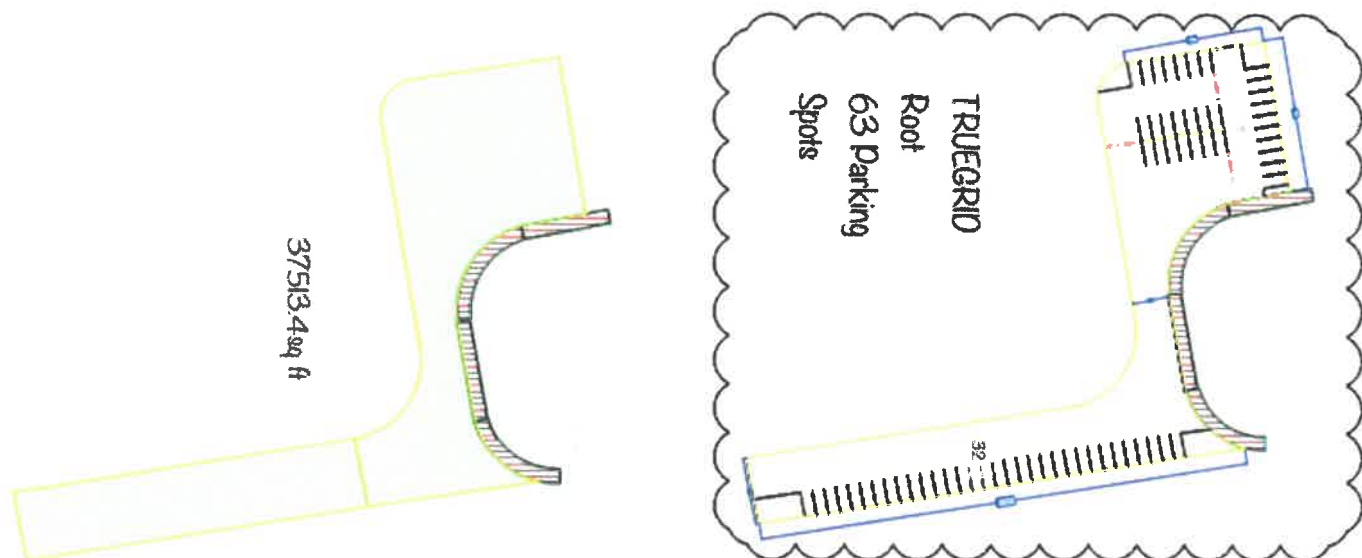
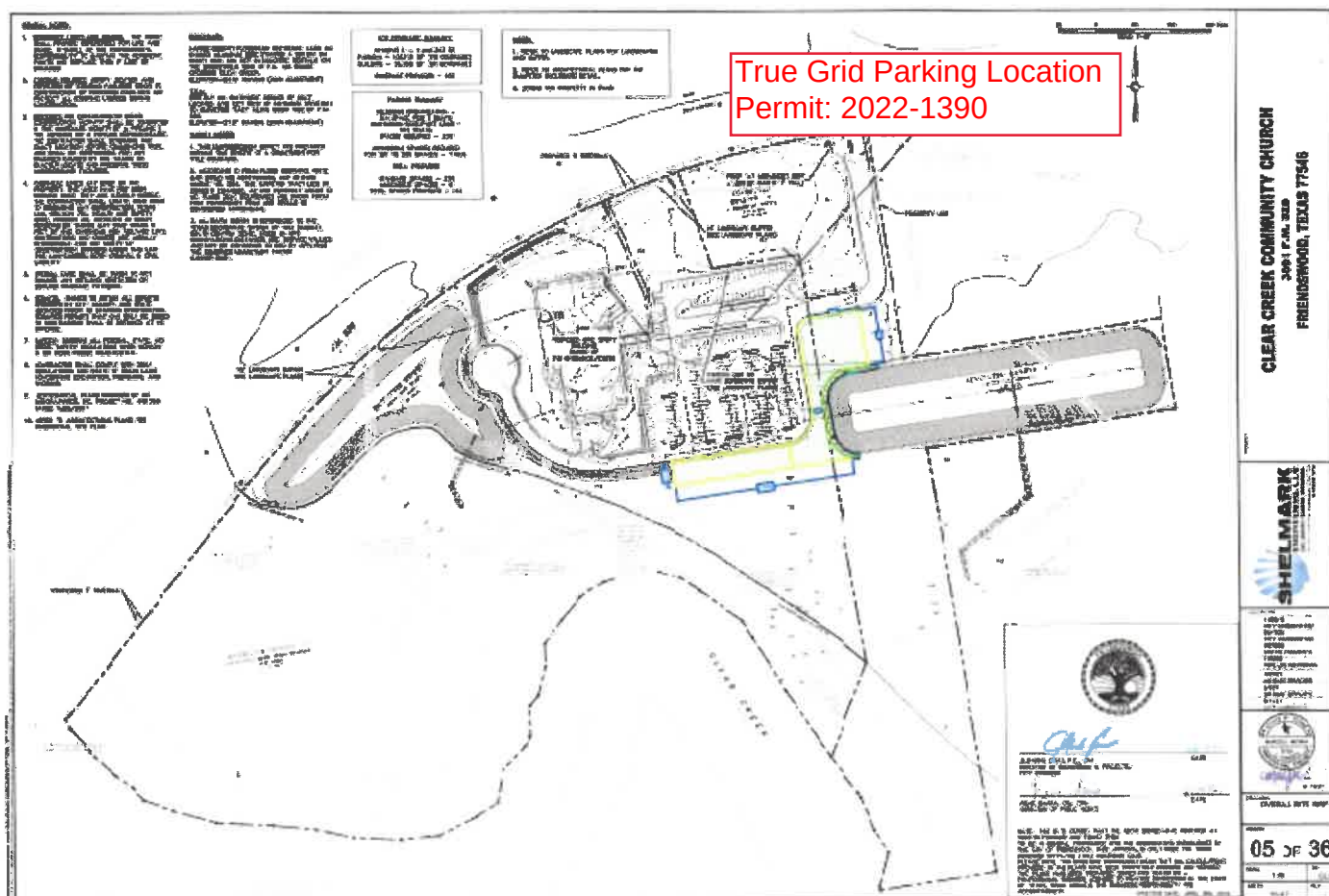
DESIGN TEAM	
Designed By	Designer
Drawn By	Author
Checked By	Checker
Approved By	Approver

Project No. 16118
Date 08.09.19

Project Status
PERMIT SET

SITE PHOTOMETRIC

MEP1.2



GENERAL NOTES:

1. REFERENCE LINES AND GRADES. THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. EXISTING UTILITIES. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. PIPELINES. NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 782, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 8 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE. AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY. OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. GEOTECHNICAL PLANS PROVIDED BY GC LABORATORIES, INC. PROJECT NO. 16013593 DATED 1/20/2017.
10. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONAL SITE PLAN.

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010060, ALUMINUM DISC STAMPED A 100 BM ON RESET 2001 AND SET IN CONCRETE SIDEWALK ON THE DOWNSTREAM SIDE OF F.M. 528 BRIDGE CROSSING CLEAR CREEK.

ELEVATION=21.97 NAVD83 (2001 ADJUSTMENT)
T.B.M. LOC CUT ON SOUTHWEST CORNER OF INLET BOX CUT 412 FEET WEST OF ENTRANCE DRIVEWAY TO SURVEYED TRACT ALONG SOUTH SIDE OF F.M. 528.

SURVEY NOTES:

1. THIS LIMITED DESIGN SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48107C00180, MAP REVISED AUGUST 15, 2018, THE SURVEYED TRACT LIES IN ZONES X (SHADED), AE AND FLOODWAY AREAS OF AE. FLOOD ZONE BOUNDARIES ARE SHOWN FROM FIRM PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.
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LOT COVERAGE SUMMARY

RESERVE B - 1,448,343 SF
PARKING - 106,112 SF (7% COVERAGE)
BUILDINGS - 36,950 SF (2% COVERAGE)
COVERAGE PROVIDED - 10%

PARKING SUMMARY

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AUDITORIUM OCCUPANT LOAD - 500 SEAT
SPACES REQUIRED - 238
ACCESSIBLE SPACES REQUIRED FOR 201 TO 300 SPACES - 7 REQ.
TOTAL PROVIDED
STANDARD SPACES - 238
ACCESSIBLE SPACES - 8
TOTAL SPACES PROVIDED - 244

NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING AND BUFFER.
2. REFER TO ARCHITECTURAL PLANS FOR THE DUMPSTER ENCLOSURE DETAIL.
3. ZONING FOR PROPERTY IS P.U.D.

Storage Building Location
Permit :2023-0366

Building Location

City of Friendswood
APPROVED

By B. Roane
Date 2.14.23



JULIUS DRAS, P.E., CIV
DIRECTOR OF ENGINEERING & PROJECTS/
CITY ENGINEER
DATE 4/11/23

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

CLEAR CREEK COMMUNITY CHURCH
3801 F.M. 528
FRIENDSWOOD, TEXAS 77546



ISSUED FOR	DATE
11/20/19	
CITY COMMENTS #2	01/17/20
CITY COMMENTS #3	10/13/20
POCD COMMENTS	11/03/20
PIPE LINE REVISIONS	02/04/21
AS-BUILT GRADING	03/01/21
CITY COMMENTS	01/11/21



OVERALL SITE MAP

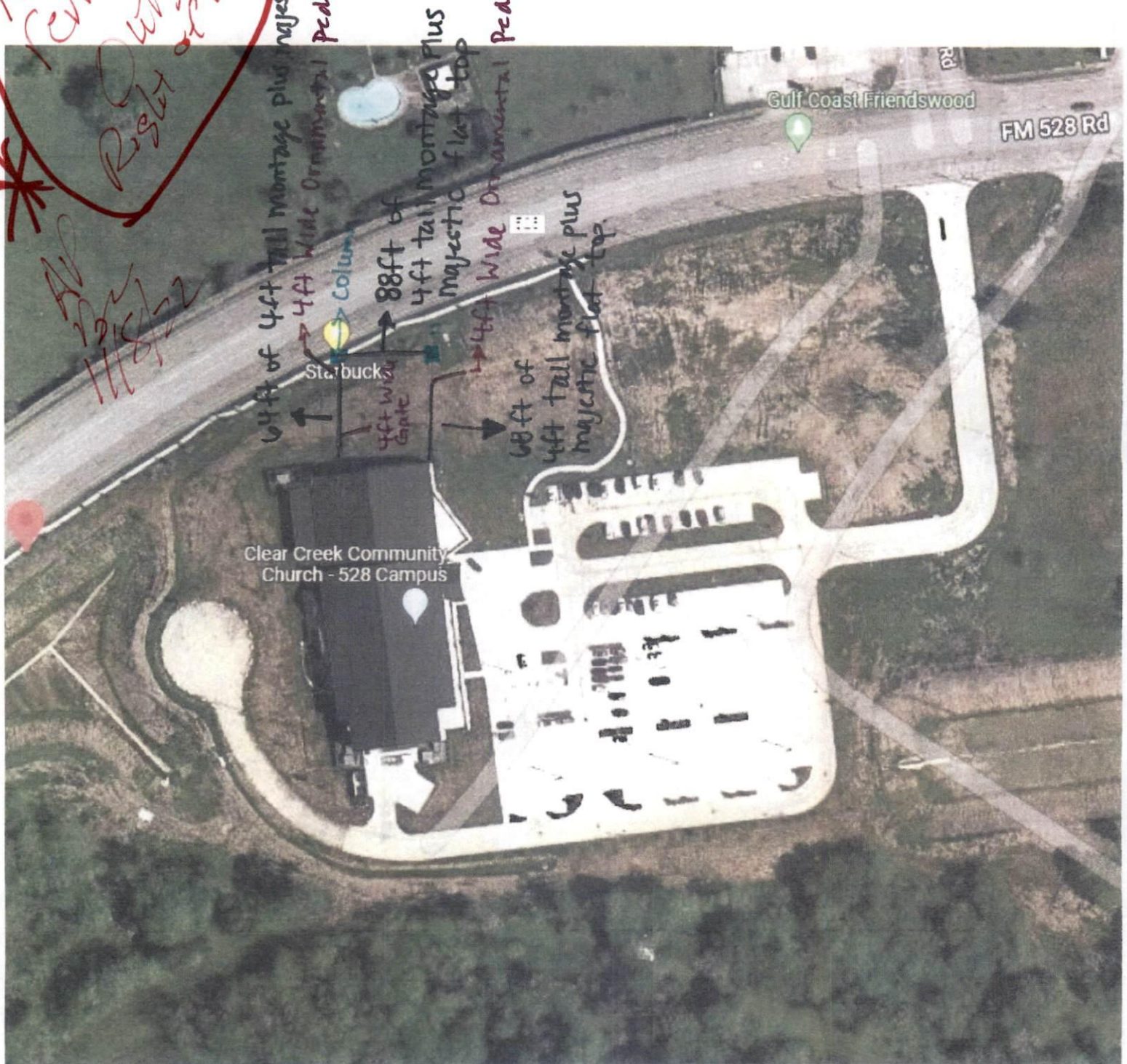
DWG NO:

05 OF 36

SCALE: 1:80

16-417

Fence Added
Permit 2022-4110



220 ft - 4ft tall montage plus majestic flat top

(3) - 4ft wide ornamental pedestrian gates

(2) - 4.5 ft tall 2x2 square stone columns

4201 FM 528 RD.
Friendswood TX 77546

LOCATE AND EVALUATE EXISTING DRAINAGE FROM BUILDING INTO AREA



20090297397
07/07/2009 RP1 \$52.00

When recorded, return to:

J. Richard White, Esq.
Winstead PC
5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

10
Deed
R

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SUBSTITUTE TRUSTEE'S DEED
AND BILL OF SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

WHEREAS, on February 1, 2007, The Falls at Friendswood, LLC ("Mortgagor"), executed that certain Deed of Trust With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing (as heretofore modified, the "Deed of Trust"), recorded as Document No. 20070078691, Real Property Records, Harris County, Texas, as corrected by that certain Correction Agreement dated effective as of February 1, 2007 and recorded as Document Number 20090257190, Real Property Records of Harris County, Texas, conveying certain real and personal property to Patrick J. Murphy, Trustee the ("Original Trustee"), for the benefit of Wells Fargo Bank, National Association, a national banking association ("Mortgagee"), so as to secure the payment and performance of, among other things, that certain Promissory Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "Note"), dated February 1, 2007, executed by Mortgagor, payable to the order of Mortgagee, in the original principal amount of \$6,062,500.00; and

WHEREAS, pursuant to the terms and conditions of the Deed of Trust, Mortgagee removed, without cause the Original Trustee and any previously appointed substitute trustees under the Deed of Trust, and did duly and regularly appoint, pursuant to that certain Appointment of Substitute Trustee With Removal of Trustee and Instructions to Substitute Trustee, dated April 13, 2009, James Lloyd, Mark Glanowski, David Staas, Kathryn Blackney and J. Richard White, individuals, as multiple Substitute Trustees (severally, a "Substitute Trustee" and collectively, the "Substitute Trustees"), each having the power and authority to act alone, without the necessity of the joinder of the other Substitute Trustees pursuant to the terms and conditions of the Deed of Trust; and

WHEREAS, the Deed of Trust creates liens on, among other things, certain real property (the "Land") situated in Harris County, Texas, as more particularly described on Exhibit A hereto

and creates a security interest in favor of Mortgagee in certain other collateral, as more particularly described on Exhibit B hereto, located upon all or any part of the Land (the "Other Collateral") (the Land and Other Collateral are collectively, the "Mortgaged Property"); and

WHEREAS, default has occurred in the payment and performance of the Note and the principal indebtedness evidenced by the Note has been properly accelerated, and such indebtedness is now due and payable but has not been paid; and

WHEREAS, Mortgagee, being the owner and holder of the Note, has requested and instructed the Substitute Trustee to enforce the terms and conditions of the Deed of Trust by advertising and selling the Mortgaged Property pursuant to and in accordance with the terms and conditions of the Deed of Trust; and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, the Substitute Trustee sold the Mortgaged Property for cash at public auction at the area designated for such sales between the hours of 10:00 a.m. and 4:00 p.m. on Tuesday, July 7, 2009, after having duly given notice of the earliest time, place and terms of such sale, by posting written notice (the "Notice") at the Harris County courthouse door or other location as specified by applicable law, enactment or declaration, serving written notice on each debtor obligated to pay the indebtedness evidenced by the Note according to the records of Mortgagee, and by filing notice in the office of the County Clerk of Harris County, Texas, for a period of at least 21 consecutive calendar days prior to July 7, 2009, all in accordance with the terms and conditions of the Deed of Trust and in compliance with the laws of the State of Texas; and

WHEREAS, at a public sale which commenced not earlier than the time specified in the Notice and not later than three hours after that time, the Substitute Trustee struck off the Mortgaged Property to Wells Fargo Bank, National Association, a national banking association ("Purchaser"), Purchaser being the highest cash bidder and otherwise in accordance with the requirements of the Deed of Trust for the Mortgaged Property; *pe*

NOW, THEREFORE, by virtue of the power granted pursuant to the terms and conditions of the Deed of Trust, and for and in consideration of the payment of the sum bid by the Purchaser, the receipt, adequacy and sufficiency of which are hereby acknowledged, the undersigned Substitute Trustee, in accordance with the provisions of the Deed of Trust and applicable law, has GRANTED, SOLD, BARGAINED, TRANSFERRED, ASSIGNED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, TRANSFER, ASSIGN, and CONVEY, unto Purchaser the Mortgaged Property;

TO HAVE AND TO HOLD the Mortgaged Property, together with, all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances thereto in anywise belonging or appertaining to Purchaser and Purchaser's heirs, personal representatives, successors and assigns forever, and, for and on behalf of Mortgagor, and Mortgagor's heirs, personal representatives, successors, and assigns, Substitute Trustee does hereby bind Mortgagor, and Mortgagor's heirs, personal representatives, successors, and assigns, to WARRANT and FOREVER DEFEND, all and singular, the title to the Mortgaged Property (insofar as is authorized by the Deed of Trust) unto Purchaser and Purchaser's heirs, personal representatives, successors and assigns, against the claims of all persons whomsoever claiming,

or to claim, the same, or any part thereof; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

NEITHER THE SUBSTITUTE TRUSTEE, INDIVIDUALLY, NOR MORTGAGEE, AS THE OWNER AND HOLDER OF THE NOTE AND THE DEED OF TRUST, HAVE MADE, AND DO NOT HEREBY MAKE, ANY REPRESENTATION, WARRANTY, OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, TITLE, DESIGN, OPERATION, FITNESS FOR USE, OR SUITABILITY OF THE PERSONAL PROPERTY OR ANY COMPONENT THEREOF IN ANY RESPECT WHATSOEVER OR IN CONNECTION WITH OR FOR THE PURPOSES AND USES OF PURCHASER, OR ANY OTHER REPRESENTATION, WARRANTY, OR COVENANT OF ANY KIND AND CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT THERETO.

EXECUTED as of July 7, 2009.

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RP 066-02-1903

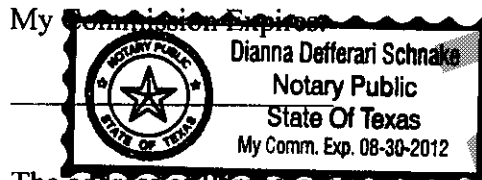
SUBSTITUTE TRUSTEE:

Kathryn Blackney
Name: Kathryn Blackney 102

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on July 7, 2009, by Kathryn Blackney, in the capacity therein stated.

[SEAL]



[Signature]
Notary Public in and for the State of Texas

DD Schnake
Printed Name of Notary Public

The address of Purchaser is as follows:

Wells Fargo Bank, National Association
Real Estate Managed Asset Group
401 B Street #1100
San Diego, CA 92102

Exhibit A

Land

A description of the Land follows this cover page.

EXHIBIT A, Land – Cover Page

EXHIBIT B

RP 066-02-1905

EXHIBIT "A"

Property Description

DESCRIPTION OF A 135.778 ACRE TRACT OF LAND OUT OF THE SARAH McKISSICK SURVEY, ABSTRACT NO. 549, HARRIS COUNTY, TEXAS.

BEGINNING at the point of intersection of the Northerly Mean High Tide Meanders of Clear Creek with the Southeasterly right of way line of F.M. 528, variable width right of way, said point being located S81°12'48"W 1772.42 feet, S61°12'33"W 1258.94 feet, S41°12'18"W 145.69 feet, S37°54'56"W 601.55 feet and S41°15'04"W 22.04 feet, along said F.M. 528 Southeasterly right of way from the Northwest corner of a 28.9270 acre tract of land recorded under Film Code 512-27-3525 in the Harris County Records;

THENCE from said Beginning Point along the Southeasterly right of way line of F.M. 528, right of way width varies, as follows:

N41°15'04"E, 22.04 feet to a found 3/8" iron rod for corner;

N37°54'56"E, 601.55 feet to a found TXDOT right of way monument for corner;

N41°12'18"E, 145.69 feet to a found TXDOT right of way monument at the P.C. of a curve;

In a Northeasterly direction, around a curve to the right whose radius 1840.08 feet, whose chord bears N61°12'33"E 1258.94 feet, a distance of 1284.29 feet to a found TXDOT right of way monument at the P.T. of said curve;

N81°12'48"E, 1772.42 feet to a found 5/8" iron rod for corner at the Northwest corner of a 28.9270 acre tract of land recorded under Film Code 512-27-3525 in the Harris County Records;

THENCE S08°47'13"E, along the Westerly line of said 28.9270 acre tract, a distance of 1289.36 feet to a found 5/8" iron rod at the Southwest corner of said 28.9270 acre tract, same being the Northwest corner of a 10.00 acre tract of land recorded under Film Code 512-27-3526 in the Harris County Records;

THENCE continuing S08°47'13"E, along the Westerly line of said 10.00 acre tract, a distance of 901.28 feet to a point for corner from which a 5/8" iron rod bears S86° 58'W 0.64 feet at the South corner of said 10.00 acre tract, said point lying in the Northwesterly line of a Harris County Flood Control District Drainage right of way, 150 foot in width, described under File No. E449568 in the Harris County Records;

THENCE S38°20'40"W, along the Northwesterly line of a Harris County Flood Control District Drainage right of way, 150 foot width, at a distance of 815.61 feet pass a found 2" iron pipe, at a distance of 867.00, pass a found 3/8" iron rod, in all, a distance of 878.00 feet to a point for corner in the Northerly Mean High Tide Meanders of Clear Creek;

THENCE in a Westerly direction along the Northerly Mean High Tide Meander of Clear Creek as follows:

N21°17'53"W	80.86;
N04°22'00"W	216.80;
N32°41'45"W	184.39;
N51°05'51"W	159.93;
N74°02'56"W	164.71;
S48°03'01"W	44.69;
N73°53'01"W	47.50;
S49°24'39"W	89.87;
N75°14'28"W	40.66;
S43°54'02"W	146.10;
S25°05'34"W	134.50;
S83°33'29"W	49.30;
S21°22'39"W	73.69;
N77°09'04"W	62.96;
S59°48'54"W	48.72;
N76°28'57"W	56.65;
N88°56'26"W	120.31;
N78°01'35"W	221.29;
N67°13'18"W	112.00;
N50°45'59"W	258.04;
N16°00'29"W	99.00;
N05°32'21"W	60.42;
N23°27'42"E	67.18;
N39°20'26"E	42.52;
N59°56'12"E	35.59;
S84°02'57"E	25.53;
S63°21'37"E	25.66;
N23°24'11"E	84.42;
N27°29'42"E	63.48;
N19°02'47"E	103.93;
N01°37'07"E	85.86;
N00°08'41"E	100.59;
N29°30'14"W	47.60;
N57°39'57"W	45.79;
N17°42'29"W	57.03;
N35°35'22"W	185.97;
N53°40'24"W	62.94;
N10°55'24"W	59.34;
N34°35'23"W	55.34;
N47°17'18"W	86.30;
N53°56'07"W	75.03;
N88°23'26"W	44.90;
N83°36'23"W	40.51;
S71°04'35"W	80.52;

RP 056-02-1908

S82°32'42"W	38.81;
S27°31'14"W	74.71;
S26°55'51"W	77.74;
S14°52'11"W	57.44,
S02°40'58"E	67.89;
S15°46'44"W	65.06;
S27°21'44"W	76.82;
S39°55'00"W	80.49;
S58°05'12"W	113.84;
S75°27'50"W	91.91;
N83°57'56"W	90.47;
N73°59'30"W	116.54;
S89°58'35"W	38.09;
S82°10'43"W	62.39;
N80°06'14"W	103.42;
N83°33'53"W	52.50;
N77°46'46"W	41.29;
N56°08'14"W	103.63;
N43°58'12"W	60.56;
N37°46'35"W	123.88

to the Place of Beginning and containing 135.778 acres (5,914,489.6 square feet) more or less.

Exhibit B

Other Collateral

1. All right, title, interest, and privileges of Mortgagor in and to all streets, ways, roads and alleys used in connection with or pertaining to the Land or the improvements thereon, all development rights or credits, air rights, water, water rights and water stock related to the Land, all timber, and all minerals, oil and gas, and other hydrocarbon substances in, on or under the Land, and all licenses, appurtenances, reversions, remainders, easements, rights and rights of way appurtenant or related thereto;
2. All buildings, other improvements and fixtures now or hereafter located on the Land, including, but not limited to, all apparatus, equipment, and appliances use din the operation or occupancy of the Land, it being intended that all such items shall be conclusively considered to be a part of the Land, whether or not attached or affixed to the Land (the "Improvements");
3. All interest or estate which Mortgagor may hereafter acquire in the property described above, and all additions and accretions thereto, and the proceeds of any of the foregoing (all of the foregoing being collectively referred to as the "Subject Property");
4. The following described personal property (collectively, the "Collaterals"):

All goods, building and other materials, supplies, inventory, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property and embedded software included therein and supporting information wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on (i) the Land or (ii) any existing or future improvements on the Land (which Land and improvements are collectively referred to herein as the "Subject Property"); together with all rents and security deposits derived from the Subject Property; all inventory, accounts, cash receipts, deposit accounts, accounts receivable, contract rights, licenses, agreements, general intangibles, payment intangibles, software, chattel paper (whether electronic or tangible), instruments, documents, promissory notes, drafts, letters of credit, letter of credit rights, supporting obligations, insurance policies, insurance and condemnation awards and proceeds, proceeds of the sale of promissory notes, any other rights to the payment of money, trade names, trademarks and service marks arising from or related to the ownership, management, leasing, operation, sale or disposition of the Subject Property or any business conducted thereon by Mortgagor; all development rights and credits, and any and all permits, consents, approvals, licenses, authorizations and other rights granted by, given by or obtained from, any governmental entity with respect to the Subject Property; all water and water right, wells and well rights, canals and canal rights, ditches and ditch rights, springs and spring rights, and reservoirs and reservoir rights appurtenant to or associated with the Subject Property, whether decreed or undeclared, tributary, non-tributary or not non-tributary, surface or underground or appropriated or unappropriated, and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any of such rights; all deposits or other security now or hereafter made with or given to utility companies by Mortgagor with respect to the

Subject Property; all advance payments of insurance premiums made by Mortgagor with respect to the Subject Property; all plans, drawings and specifications relating to the Subject Property; all loan funds held by Mortgagee, whether or not disbursed; all funds deposited with Mortgagee pursuant to any loan agreement; all reserves, deferred payments, deposits, accounts, refunds, cost savings and payments of any kind related to the Subject Property or any portion thereof; together with all replacements and proceeds of, and additions and accessions to, any of the foregoing; together with all books, records and files relating to any of the foregoing.

COUNTY CLERK
HARRIS COUNTY, TEXAS

2009 JUL -7 AM 10:48

FILED

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that the instrument was FILED in File Number Sequence on the date and at the time recited hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUL - 7 2009



Barbara L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

EXHIBIT B, Other Collateral - Page 2

Dallas_1\5364964\4
4839-539 7/6/2009

EXHIBIT B

STATE OF TEXAS
COUNTY OF HARRIS

We, Clear Creek Community Church, acting by and through Mark Carden, Executive Pastor, being officer of Clear Creek Community Church, owners hereinafter referred to as Owners, whether one or more, of the 39.41 acre tract described in the above and foregoing plat of CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS my hand in the City of Friendswood, Texas, this 12th day of May, 2020.

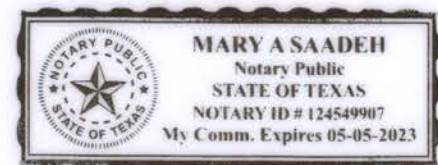
Clear Creek Community Church

By: Mark Carden, Exec. Pastor
Mark Carden, Executive Pastor

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mark Carden, Executive Pastor of Clear Creek Community Church, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 2020.



Mary A. Asadeh

Notary Public in and For the State of Texas

My Commission Expires: 05/05/2023

I, Kyle B. Duckett, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that to the best of my knowledge 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 direction on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than five-eighths inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



GBI Partners, L.P.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD 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 28 day of May, 2020.

By: Becky Bennett
Becky Bennett
Development Coordinator

By: Joe Matranga
Joe Matranga
Chairman

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

By: Jildardo Arias, P.E.
Jildardo Arias, P.E.
City Engineer/Director of Engineering

I, CHRIS HOLLINS, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 1, 2020, at 2:03 o'clock P.M., and duly recorded on June 3, 2020, at 10:31 o'clock A.M., and at Film Code Number 691601 of the Map Records of Harris County for said County.

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

CHRIS HOLLINS
County Clerk
Of Harris County, Texas

By: Angelina Hernandez
Deputy
ANGELINA HERNANDEZ



This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FIELD NOTES FOR 39.41 ACRES

Being a tract containing 39.41 acres of land located in the Sarah McKissick Survey, Abstract No. 549, in Harris County, Texas. Said 39.41 acres being a portion of a call 135.778 acre tract of land recorded in the name of Clear Creek Community Church under Harris County Clerk's File (H.C.C.F.) No. 20150231965. Said 39.41 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

COMMENCING at a 5/8 inch capped iron rod stamped "KRE&S RPLS 3974" found at the northeast corner of said 135.778 acre tract, the northwest corner of a call 28.9270 acre tract of land recorded in the name of Clear Creek Independent School District under H.C.C.F. No. P598260, and being on the south Right-of-Way (R.O.W.) line of E. Parkwood Avenue (F.M. 528) based on a width of 120 feet;

THENCE, with said south R.O.W. line and the north line of said 135.778 acre tract, South 81 degrees 12 minutes 37 seconds West, a distance of 1,682.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the POINT OF BEGINNING;

THENCE, through and across said 135.778 acre tract, the following six (6) courses:

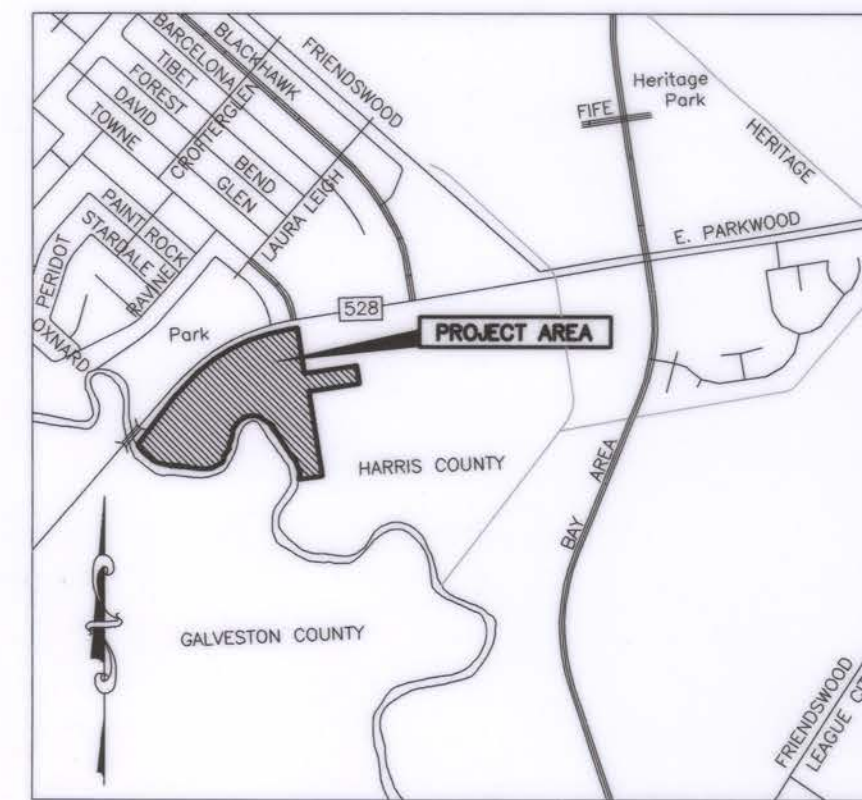
- 1.) South 08 degrees 47 minutes 23 seconds East, a distance of 480.92 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 2.) North 81 degrees 15 minutes 55 seconds East, a distance of 541.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 3.) South 08 degrees 47 minutes 23 seconds East, a distance of 190.02 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 4.) South 81 degrees 15 minutes 55 seconds West, a distance of 524.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 5.) South 08 degrees 47 minutes 23 seconds East, a distance of 888.14 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 6.) South 81 degrees 12 minutes 37 seconds West, a distance of 241.97 feet to a point at the call meander line of mean higher high water for Clear Creek as shown on that certain Shoreline Location Survey prepared by Stephen C. Blaskey, LSLS, dated October 09, 2015 and file with the Texas General Land Office;

THENCE, with said meander line, the following thirty nine (39) courses:

- 1.) North 13 degrees 22 minutes 21 seconds West, a distance of 9.00 feet;
- 2.) North 15 degrees 04 minutes 35 seconds East, a distance of 70.83 feet;
- 3.) North 31 degrees 32 minutes 46 seconds West, a distance of 52.49 feet;
- 4.) North 21 degrees 40 minutes 27 seconds West, a distance of 75.23 feet;
- 5.) North 29 degrees 57 minutes 57 seconds West, a distance of 10.93 feet;
- 6.) North 35 degrees 55 minutes 50 seconds West, a distance of 91.39 feet;
- 7.) North 34 degrees 06 minutes 54 seconds West, a distance of 167.52 feet;
- 8.) North 31 degrees 24 minutes 11 seconds West, a distance of 130.62 feet;
- 9.) North 32 degrees 06 minutes 13 seconds West, a distance of 39.58 feet;
- 10.) North 54 degrees 32 minutes 48 seconds West, a distance of 107.37 feet;
- 11.) North 55 degrees 07 minutes 18 seconds West, a distance of 49.50 feet;
- 12.) North 77 degrees 07 minutes 45 seconds West, a distance of 53.79 feet;
- 13.) South 83 degrees 35 minutes 15 seconds West, a distance of 67.43 feet;
- 14.) South 71 degrees 19 minutes 06 seconds West, a distance of 44.06 feet;
- 15.) South 61 degrees 14 minutes 34 seconds West, a distance of 32.74 feet;
- 16.) South 48 degrees 48 minutes 59 seconds West, a distance of 24.23 feet;
- 17.) South 39 degrees 23 minutes 16 seconds West, a distance of 61.97 feet;
- 18.) South 36 degrees 54 minutes 09 seconds West, a distance of 59.55 feet;
- 19.) South 01 degrees 44 minutes 03 seconds East, a distance of 46.60 feet;
- 20.) South 13 degrees 56 minutes 21 seconds West, a distance of 62.30 feet;
- 21.) South 39 degrees 51 minutes 34 seconds West, a distance of 27.94 feet;
- 22.) South 00 degrees 50 minutes 58 seconds East, a distance of 62.73 feet;
- 23.) South 30 degrees 54 minutes 43 seconds West, a distance of 24.61 feet;
- 24.) South 41 degrees 36 minutes 15 seconds West, a distance of 68.29 feet;
- 25.) South 10 degrees 39 minutes 32 seconds West, a distance of 66.62 feet;
- 26.) South 54 degrees 52 minutes 04 seconds West, a distance of 50.26 feet;
- 27.) South 63 degrees 25 minutes 34 seconds West, a distance of 86.90 feet;
- 28.) South 83 degrees 46 minutes 39 seconds West, a distance of 75.20 feet;
- 29.) North 87 degrees 25 minutes 57 seconds West, a distance of 99.79 feet;
- 30.) North 77 degrees 35 minutes 46 seconds West, a distance of 79.20 feet;
- 31.) North 84 degrees 16 minutes 32 seconds West, a distance of 91.05 feet;
- 32.) North 86 degrees 52 minutes 46 seconds West, a distance of 118.87 feet;
- 33.) North 74 degrees 06 minutes 45 seconds West, a distance of 92.65 feet;
- 34.) North 70 degrees 04 minutes 11 seconds West, a distance of 65.69 feet;
- 35.) North 40 degrees 25 minutes 19 seconds West, a distance of 35.00 feet;
- 36.) North 54 degrees 13 minutes 54 seconds West, a distance of 42.76 feet;
- 37.) North 48 degrees 01 minutes 05 seconds West, a distance of 57.76 feet;
- 38.) North 39 degrees 15 minutes 00 seconds West, a distance of 76.59 feet;
- 39.) North 23 degrees 52 minutes 46 seconds West, a distance of 21.17 feet to the northwest line of said 135.778 acre tract and the southeasterly R.O.W. line of said E. Parkwood Avenue (width varies);

THENCE, with the northwest and north line of said 135.778 acre tract and the southeasterly and south R.O.W. line of said E. Parkwood Avenue, the following five (5) courses:

- 1.) North 41 degrees 14 minutes 53 seconds East, a distance of 12.41 feet to a point from which a found 3/8 inch capped iron rod bears South 67 degrees 04 minutes 44 seconds East, a distance of 0.56 feet;
- 2.) North 37 degrees 54 minutes 45 seconds East, a distance of 601.55 feet to a TXDOT disc found;
- 3.) North 41 degrees 12 minutes 07 seconds East, a distance of 145.69 feet to a TXDOT disc found at a point of curvature to the right;
- 4.) 1,284.89 feet, along the arc of said curve having a radius of 1,840.08 feet, a central angle of 40 degrees 00 minutes 30 seconds and a chord which bears North 61 degrees 12 minutes 22 seconds East, a distance of 1,258.94 feet to a TXDOT disc found at a point of tangency;
- 5.) North 81 degrees 12 minutes 37 seconds East, a distance of 90.40 feet to the POINT OF BEGINNING and containing 39.41 acres of land.



VICINITY MAP
SCALE: 1" = 2,000'

FINAL PLAT OF CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH MCKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

4 RESTRICTED RESERVES

MAY 08, 2020

OWNER:
CLEAR CREEK COMMUNITY CHURCH
999 EGRET BAY BLVD. N.
LEAGUE CITY, TEXAS 77573

MARK CARDEN, EXECUTIVE PASTOR
281-338-5433

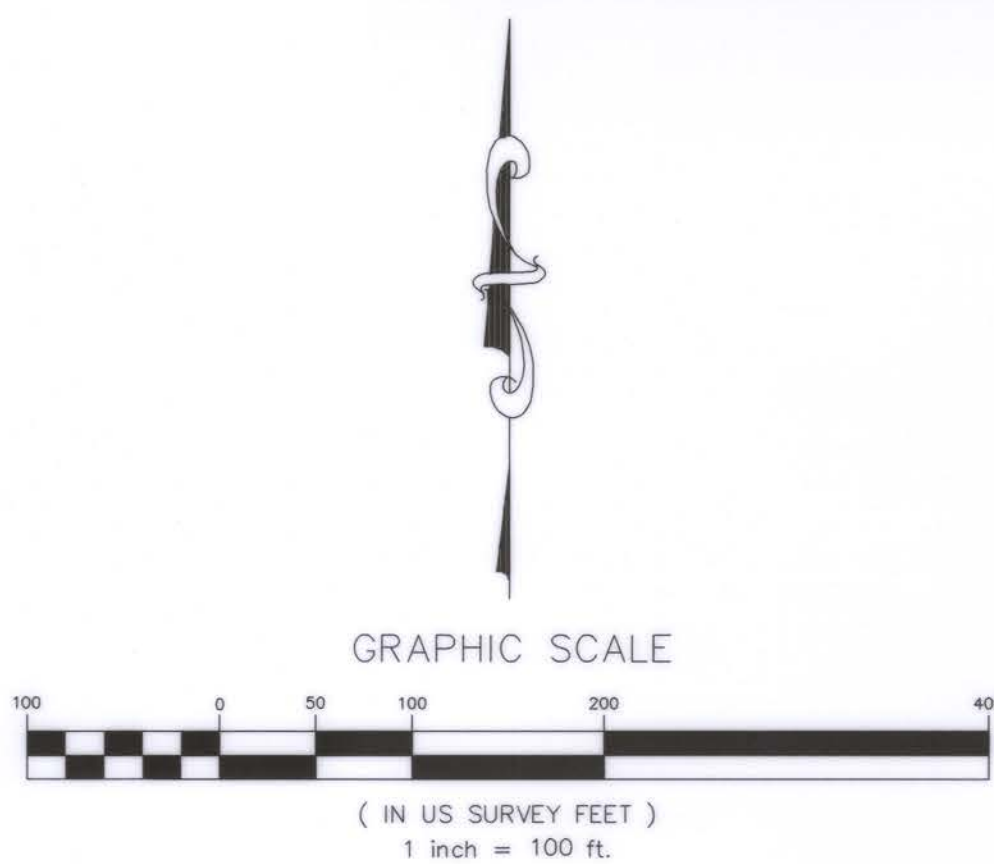
SURVEYOR:
GBI PARTNERS, L.P.
4724 VISTA RD.
PASADENA, TEXAS 77505

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
SHELMARK ENGINEERING, LLC
921 FM 517 ROAD EAST
DICKINSON, TEXAS 77539

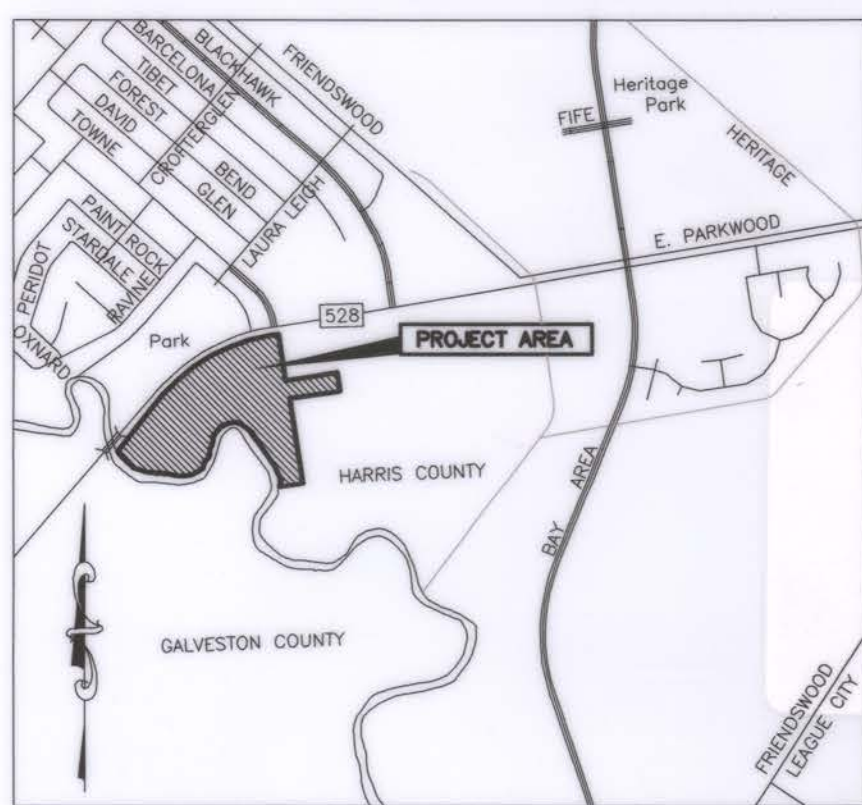
EDGARD FIGUEROA
409-935-9986





PARTIAL PLAT EXHIBIT
NOT TO SCALE

NOTE:
PER CITY OF FRIENDSWOOD SUBDIVISION
ORDINANCE, FUTURE DEVELOPMENT OF
PARENT TRACT IS CONTINGENT UPON A
SUBDIVISION PLAT THEREOF BEING FILED
AND APPROVED BY THE CITY, IF SUCH
PLAT IS REQUIRED.



CITY OF FRIENDSWOOD STANDARD PLAT NOTES:

- GENERAL NOTES:
- 1.) According to FEMA Flood Insurance Rate Map (FIRM) No. 48201C1070M, map revised January 6, 2017, the herein platted land lies in Zones X (Shaded), AE and Floodway Areas of AE. Flood zone boundaries are shown from DFIRM (current as of April 14, 2017) provided by FEMA and should be considered approximate.
 - 2.) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9998715961.
 - 3.) The Bearing Basis line is the south R.O.W. line of F.M. 528 as shown.
- BENCHMARK:
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010090.
Aluminum Disc stamped A 100 BM 04 Reset 2001 and set in concrete sidewalk on the downstream side of F.M. 528 bridge crossing Clear Creek.
Elevation=23.89' NAVD88 (2001 Adjustment)

FINAL PLAT OF

CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD

BEING A SUBDIVISION OF 39.41 ACRES OF LAND
OUT OF A CALL 135.778 ACRE TRACT OF LAND
LOCATED IN THE
SARAH McKISSICK SURVEY, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

4 RESTRICTED RESERVES

MAY 08, 2020



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LEAGUE CITY, TEXAS 77573

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SHELLMARK ENGINEERING, LLC
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DICKINSON, TEXAS 77539

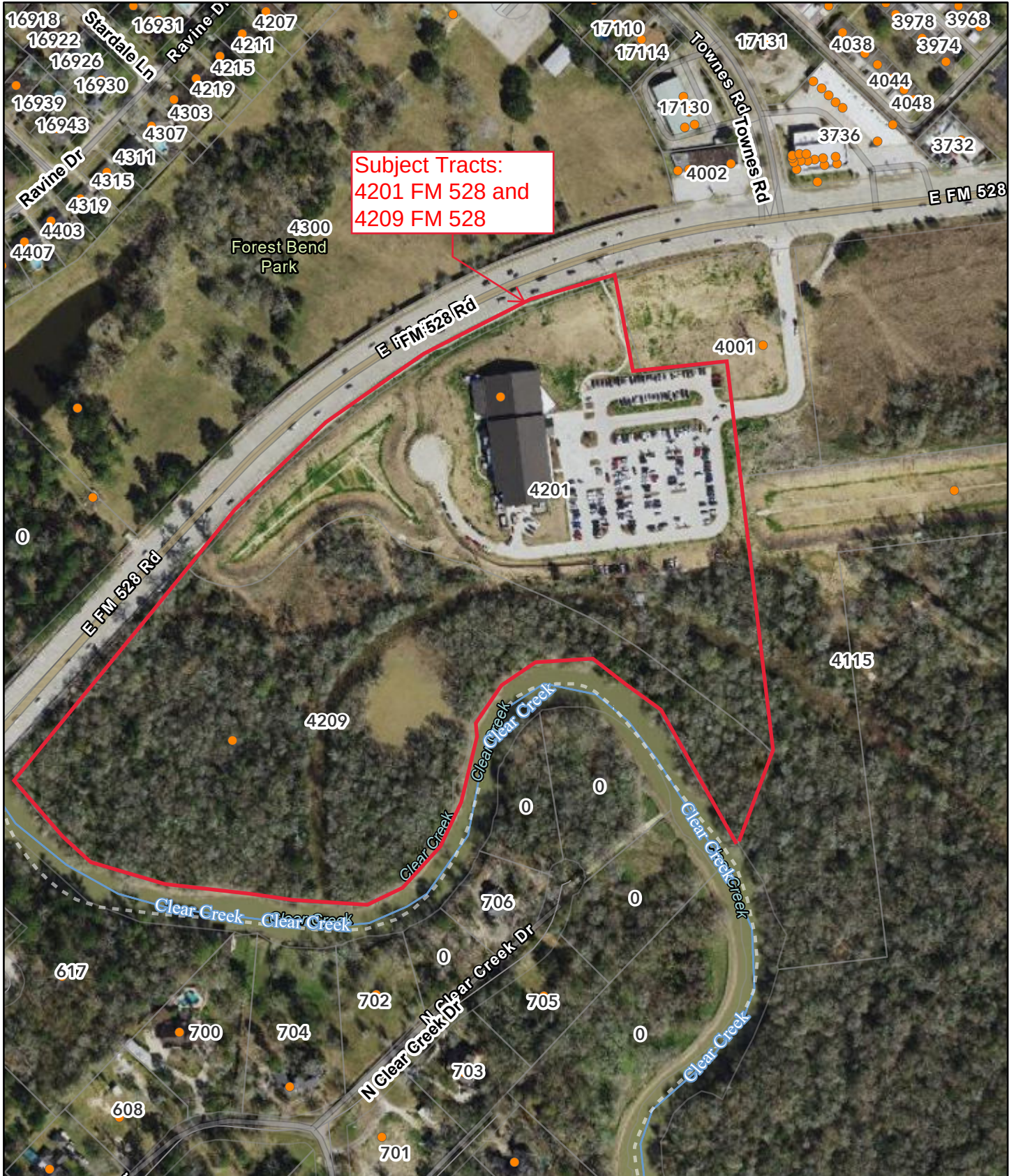
MARK CARDEN, EXECUTIVE PASTOR
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KYLE B. DUCKETT, R.P.L.S.
281-499-4539

EDGARD FIGUEROA
409-935-9986

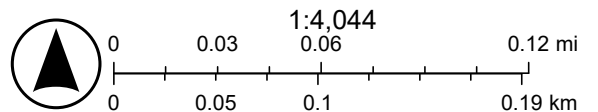
RECORDER'S MEMORANDUM
At the time of recording, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blackouts,
additions and changes were present at the time the
instrument was filed and recorded.

City of Friendswood



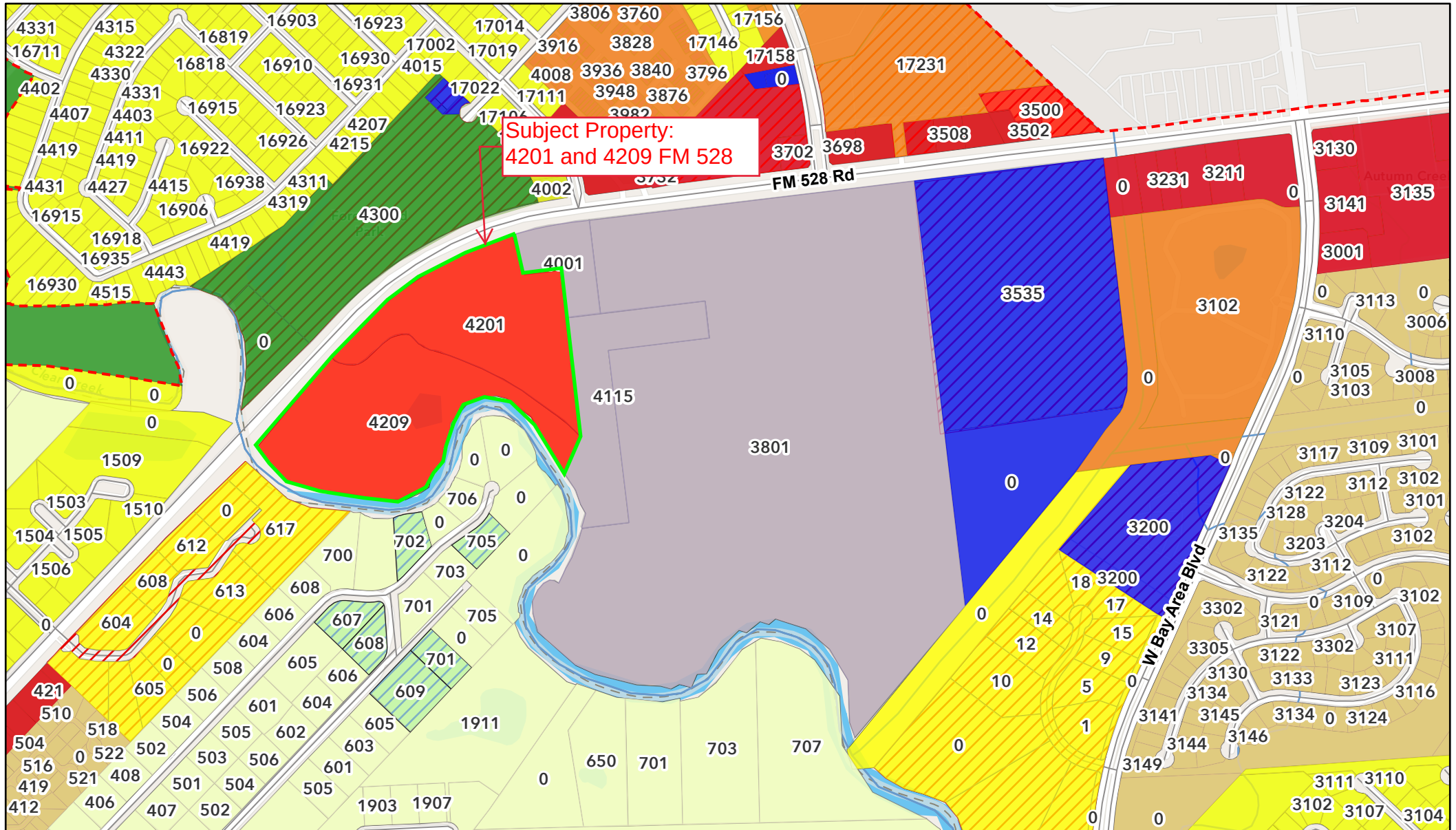
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- Address Points
- City Limit
- Parcels
- Streets
- Water Lines

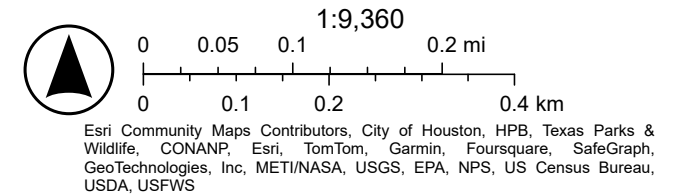
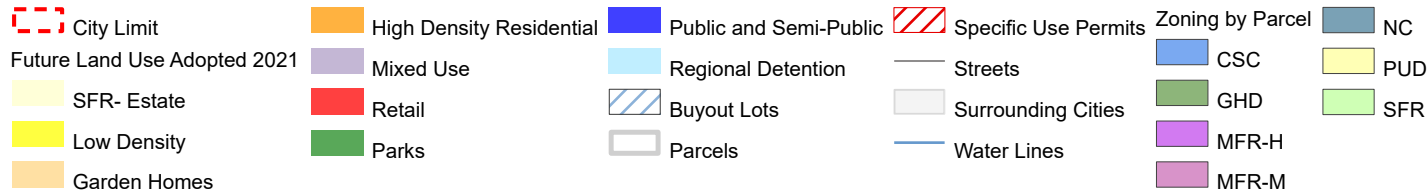


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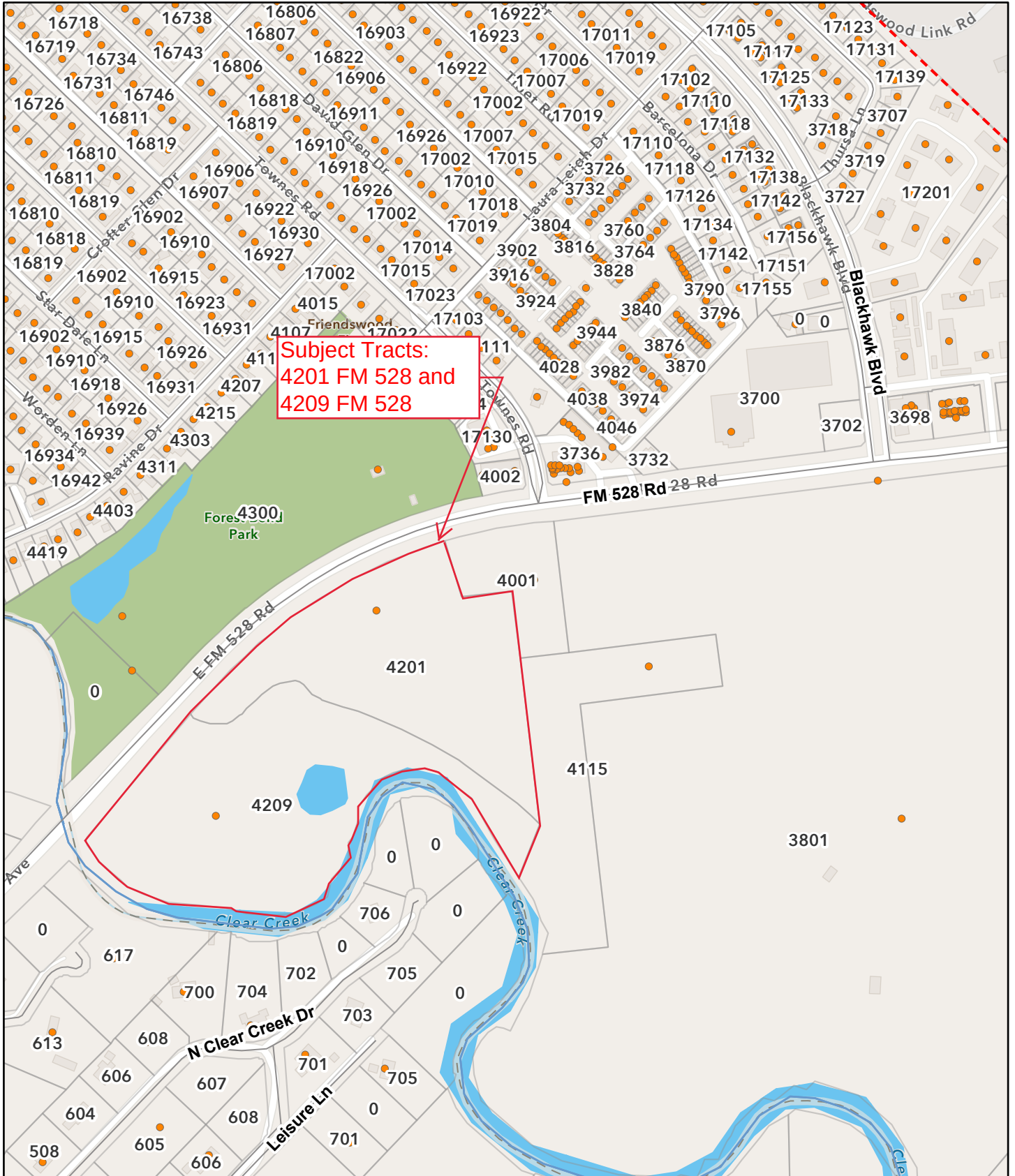
City of Friendswood



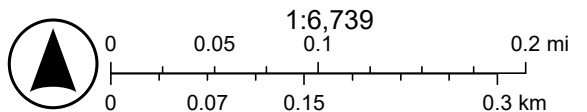
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City of Friendswood

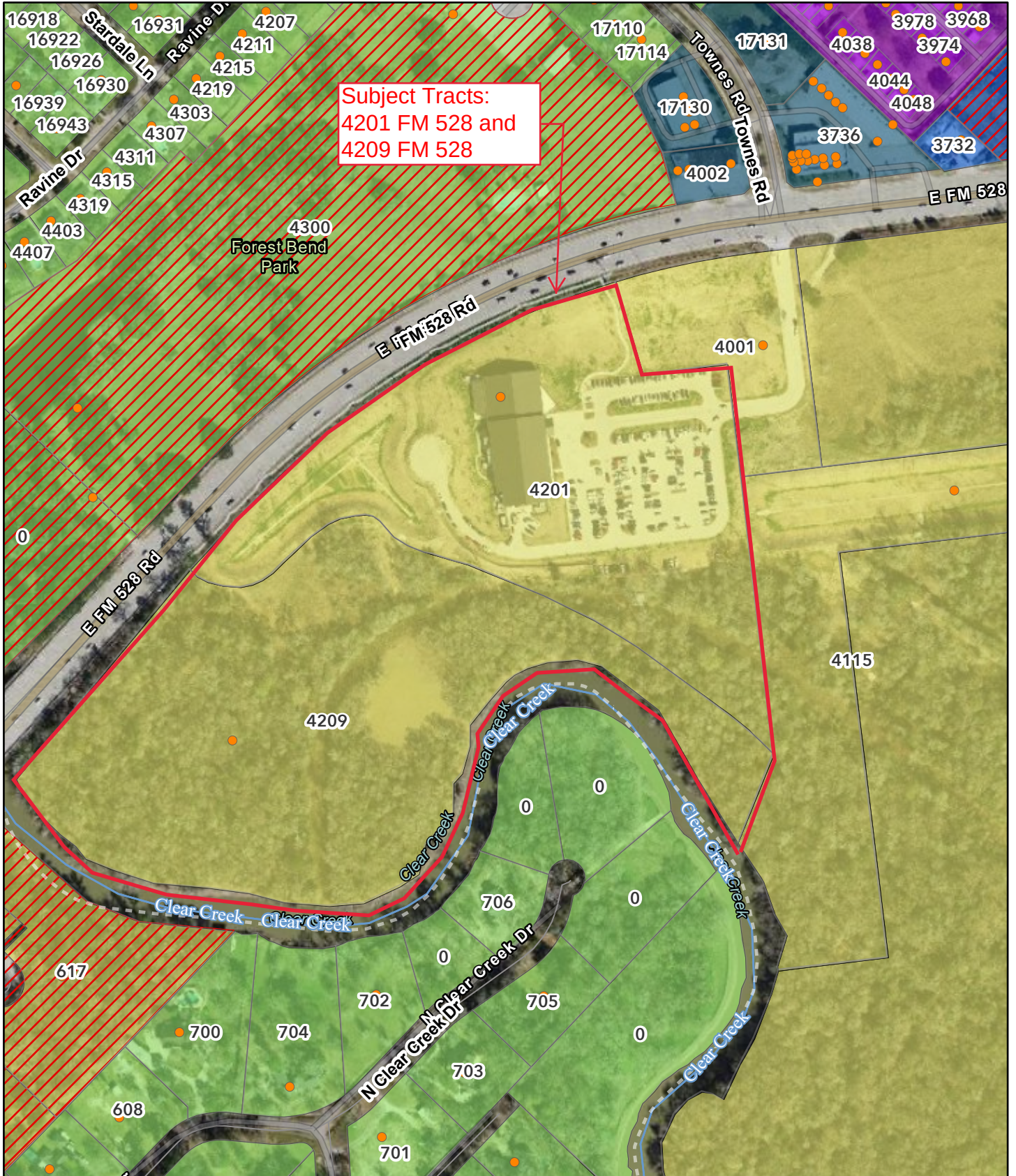


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City of Friendswood

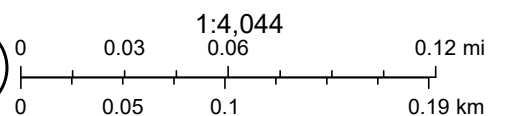


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- Address Points
- City Limit
- Parcels
- Specific Use Permits
- Streets
- Water Lines

Zoning by Parcel

- CSC
- MFR-H
- NC
- PUD
- SFR



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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Consider a recommendation to City Council for the requested zone classification change for property located at 4201 and 4209 FM 528 Rd. to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

Action:

SUMMARY / ORIGINATING CAUSE

The action item allows the Commission to make a recommendation to City Council regarding the proposed zone change. This zone change request is a cleanup item. Originally, the church property was included in the 135 acres that made up the Planned Unit Development 2015-18. The church constructed their building and then eventually sold off approximately 106 acres of the land and that developer changed the zoning of the 106 acres to a revised Planned Unit Development, thus making the original PUD moot. This request will change the underlying zoning to Community Shopping Center (CSC) with a Specific Use Permit for Religious Organizations to allow the church use to continue. The site plans with all additions (parking, fence, storage, building, and playground) are included with the request.

See documents attached to the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The requested zone change is a cleanup item and is in conformance with the Future Land Use Map (2021).

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Discussion regarding parking regulations as a follow up to the Ad Hoc Parking Subcommittee presentation and recommendation to City Council.

Action:

SUMMARY / ORIGINATING CAUSE

This item is an update to the actions of the Ad Hoc Parking Subcommittee and the plan is to direct the item to the Planning Subcommittee for in-depth discussion and then bring it back to the full Commission.

The Subcommittee presented their recommendation to City Council on Monday, April 1, 2024. Council's request was for the item to go back to the Planning and Zoning Commission for further review. The Subcommittee's Final Report is attached, as well as the current Parking Table.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Ad Hoc Parking Subcommittee FINAL REPORT March 2024
2. Appendix C Parking Group Table



Ad Hoc Parking Subcommittee Final Report

To: Mayor and City Council
Planning and Zoning Commission

From: Marcus Rives, Chairman
Aubrey Harbin, Director of Community Development/Planner

Date: March 21, 2024

Re: Recommendations regarding Parking Standards

Handwritten signature in blue ink: AH (MR)

Many cities across the nation and the State of Texas are taking action to remove minimum parking requirements. Reasons such as increasing taxable value for cities by allowing buildings to be constructed rather than parking spaces, the addition of more green space, and reducing construction costs for developers are a couple of the driving forces behind the changes. Additionally, the use of vehicles is decreasing, and, in the future, parking spaces may be obsolete. More people are using ride share programs such as Uber and Lyft and less people are obtaining a driver's license. According to a data analysis performed by the Insurance Information Institute, in 1997, 43% of 16-year-olds had a driver's license. In 2020, only 25% of 16-year-olds had a driver's license.

In Friendswood, small lots in the Downtown District (DD) are proving to be difficult to develop. In 2017, Lauren Griffith and Associates authored the Downtown Improvement Plan. The plan cataloged parking spaces in the district and the consultant was confident that there is sufficient parking within the district; however, shared use agreements may be necessary to capitalize on the opportunities of sharing parking spaces. The goal of the Downtown District is a more walkable, pedestrian friendly area as stated in the Zoning Ordinance, "Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments." With the completion of the sidewalks in the DD, the goal is to reduce unsightly parking lots and encourage visitors to walk. In other areas of town, large parking lots that were built in the 1970s and 1980s are not being utilized.

Other local concerns for Friendswood are drainage and build out of the city. Requiring less parking could result in less paving and more green space, which would reduce the impact on drainage throughout the city. Geographically, Friendswood is a land-locked community. Responsible and intentional development of the remaining land in Friendswood is crucial.

The ad hoc subcommittee was formed and appointed by City Council in August 2023 to review parking regulations for Friendswood and consider the trends listed above, and if necessary, make recommendations for any changes in the City of Friendswood's parking regulations.

Committee members

The committee members spent a great deal of time understanding the current parking regulations and researching current issues related to parking challenges. They researched news articles, reviewed parking requirements from other cities, attended sessions at various conferences, participated in virtual meetings, and visited other cities.

The following people were appointed to the subcommittee:

Marcus Rives, Planning and Zoning Commission, Chairman
Tom Hinckley, Planning and Zoning Commission
Susan Asimakis, CEDC
Ron Cox, FDEDC
Rebecca Hillenburg, FDEDC
Brett Banfield, developer
David Stanley, local DD business owner
Sally Branson, Councilmember

Current Parking Regulations

The first step was for the Committee to understand the City's current regulations. The Parking Group Table details the parking ratios based on use and is in the Design Criteria Manual, Appendix C. Parking regulations have intentionally been included in the DCM because it is adopted by resolution and does not require a variance from the Zoning Board of Adjustment for alternate considerations. Staff may approve a 5% deviation from the recommended parking requirements unless an alternative plan is approved by the Planning and Zoning Commission.

Developers may also submit a Design Modification Form for the City Engineer to consider alternate parking plans with justification by an engineer. Historically, the City of Houston's shared parking calculator has been accepted and proven to provide sufficient parking for mixed use developments.

Additionally, the regulations for the Downtown District (DD) in the Zoning Ordinance encourage and require shared parking areas and allow on-street, head-in parking.

Zoning Ordinance Section 8.N.

3. Parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

- a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.*
- b. Shared parking areas shall be allowed.*

c. Shared access agreements shall be required between adjacent developments.

d. On-street, head-in parking may be allowed in the Downtown District (DD) with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

Research and Benchmarking

The committee read and reviewed many published articles on parking trends. They also reviewed parking regulations for other cities such as Pearland, League City, Georgetown, Bastrop, and others. The committee members crafted a questionnaire to receive consistent feedback from other cities. They received feedback from Cedar Park and Georgetown.

In October, the committee members hosted a virtual meeting with Brad Wiseman, the Director of Planning and Development Services for the City of Round Rock. He presented details on the City of Round Rock's regulations, challenges they faced and how they addressed them.

Marcus Rives attended a session at the American Planning Association Texas Conference and met Kareem Heshmat, the Senior Planner for the City of Sugar Land, which resulted in an invitation for the committee to attend a virtual presentation in November to hear about the changes the City of Sugar Land made to their parking regulations.

A discovery trip to the City of Conroe in February organized by Susan Asimakis and hosted by Scott Harper, the President of the Conroe Chamber of Commerce, allowed a few committee members to visit another city and gain additional perspectives on parking situations. Several members also visited the City of Bastrop.

The committee members found that cities in general are removing barriers for development, whether those be for parking, housing, or other land use related regulations.

Final Recommendation

The Ad Hoc Parking Subcommittee recommends a 15 percent reduction of parking spaces in addition to the current 5% deviation in the Design Criteria Manual, Appendix C, Parking Group Table, for a total of 20% reduction in minimum parking spaces. The committee settled on this number as a good faith effort to reduce the cost of development to developers and allow for additional green spaces to be incorporated into developments, or additional taxable buildings. Observation of the larger parking lots not being utilized led to the idea of reducing the minimum requirements by 20%. In making these changes, the subcommittee hopes that it would provide a natural incentive for redevelopment of large parking lots throughout the City.

Many cities throughout Texas and other states are removing minimum parking requirements, but in those instances the cities have public transportation, parking garages, and/or on-street parking. Without these benefits, the committee did not feel that it is time to eliminate the parking requirements as a whole and would like to establish a subsequent review of the parking regulations in two years.

The subcommittee also recommends staff increase transparency of existing alternative parking solutions such as shared parking agreements and the opportunity to present parking analyses for consideration by the City Engineer. This information is and will continue to be conveyed to developers and property owners during DRC meetings.

APPENDIX C

Parking Group Table

Parking Use Category	Parking Spaces*
Accommodation	
<i>Accommodations:</i>	1.25 spaces per sleeping room or unit, plus the following meeting per banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
<i>Accommodations with food:</i>	1.25 spaces per sleeping room or unit, plus 10 spaces per 1000 sq. ft. GFA restaurant lounge, plus the following for meeting/banquet space: - less than 10 sq. ft. per sleeping room = none; - 10 to 20 sq. ft. per sleeping room = 30 spaces per 1,000 sq. ft. GFA; - 21 to 50 sq. ft. per sleeping room and over 50 sq. ft. per sleeping room = 20 spaces per 1,000 sq. ft. GFA.
Adult Establishment	1 space for every 4 seats or 1 space for every 50 sq. ft. of customer service area, whichever is greater.
Agricultural, Forestry, Fishing, and Hunting Uses	2 per site plus 1 per 1,000 sq. ft. enclosed floor area.
Amusement and Recreation Industries	
<i>Arcade:</i>	1 space per 200 sq. ft. GFA.
<i>Driving/Archery/Shooting Range:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per tee or target.
<i>Fairground, Exhibition, Carnival:</i>	1 space per 500 sq. ft. of outdoor site area plus 1 space per 4 fixed spectator seats.
<i>Fitness and Recreational Sports:</i>	7 spaces per 1,000 sq. ft. GFA.
<i>Golf Course:</i>	1 space per 150 sq. ft. GFA of indoor facilities plus 5 spaces per green.
<i>Miniature Golf:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1.5 spaces per hole.
<i>Rodeo, Circus, Auto/Motorcycle Racing:</i>	1 space per 3 spectator seats.
<i>Skateboarding, Water Slide:</i>	1 space per 200 sq. ft. GFA of indoor facilities plus 1 space per 2 persons design capacity of outdoor facilities.
<i>Sports fields, Swimming Pools, Private Parks, and Playgrounds:</i>	1 space per 100 sq. ft. GFA of indoor facilities plus 1 space per 4 persons design capacity of outdoor facilities, including both participants and spectators, as applicable.
<i>Tennis Courts and Other Sports Courts:</i>	2 spaces per court.
Arts, Entertainment, and Recreations	
<i>Arena:</i>	- .33 spaces per seat.
<i>Baseball Stadium:</i>	- .35 spaces per seat.
<i>Football Stadium:</i>	- .31 spaces per seat.

Parking Use Category	Parking Spaces*
Arts, Entertainment, and Recreations (cont.):	
<i>Theater (live performances):</i>	- .40 spaces per seat.
<i>All Other Public Assembly:</i>	- .25 spaces per person in permitted capacity.
<i>Convention Centers, Meeting/Banquet Facilities, not within a hotel or in a hotel, but exceeding 100 sq. ft. per sleeping room:</i>	- up to 25,000 sq. ft. = 30 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 50,000 sq. ft. = 20 spaces per 1,000 sq. ft. GFA; plus - 50,000 and 100,000 sq. ft. = 10 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 6 spaces per 1,000 sq. ft. GFA.
Automotive Repair	3 spaces per service bay (service bays not included as parking).
Broadcast and Telecommunication	1 space for each 300 sq. ft. GFA.
Car Wash	2 per wash bay plus 3 stacking spaces per bay.
Civic, Social, and Fraternal Associations:	1 space for each 300 sq. ft. GFA.
Educational Services (based on maximum design capacity)	
<i>Daycare Center or Pre-Elementary:</i>	.3 spaces per person licensed capacity enrollment.
<i>Elementary, Middle Schools:</i>	Higher of .2 spaces per seat in auditorium/gym or .25 spaces per student.
<i>Secondary Schools:</i>	Higher of .3 spaces per seat in auditorium/gym or .3 spaces per student.
<i>College or University:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Other Classroom based:</i>	6 spaces per 1,000 sq. ft. GFA;
<i>Other Not Classroom based:</i>	10 spaces per 1,000 sq. ft. GFA.
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	4.6 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	6 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	10 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	15 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	8 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	3 spaces per 1,000 sq. ft. GFA;
<i>Night Clubs:</i>	15 spaces per 1,000 sq. ft. GFA.
Gas Station	1 space for each side of a gasoline pump unit.
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
<i>Medical Offices (on hospital campus):</i>	4 spaces per 1,000 sq. ft. GFA.

Parking Use Category	Parking Spaces*
Hospitals, Nursing, and Residential Care Facilities	
<i>Hospital/Medical Center:</i>	To be established based on a study of parking needs prepared specifically for the subject institution.
<i>Elderly Housing:</i>	1 space per dwelling unit.
<i>Congregate Care/Assisted Living:</i>	.35 spaces per dwelling unit.
<i>Group, Convalescent, and Nursing Home:</i>	.5 spaces per bed.
Information Services	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Cinemas:</i>	- Single screen - 2 to 5 screens - 5 to 10 screens - Over 10 screens
Mining, Utilities, Construction, Manufacturing, Transportation, and Warehousing	3 spaces for each 5 employees on largest shift.; or 1 space per 600 sq. ft. GFA.
<i>Industrial/Manufacturing:</i>	1.85 spaces per 1,000 sq. ft. GFA plus required parking spaces for office, sales, or similar use where those uses exceed 10% GFA.
Mobile Home	2.5 spaces per trailer unit.
Non-Store Retailers	1 space for each 2,000 sq. ft. GFA.
Other Services	1 space for each 250 sq. ft. GFA.
Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administration/Support Services	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
Public Administration	1 space for each 300 sq. ft. GFA.
Real Estate, Rental, and Leasing	1 space for each 300 sq. ft. GFA.
Religious Organizations	.4 spaces per seat.
Residential Uses	
<i>Single Family Dwellings</i>	- less than 3,000 sq. ft. = 2 spaces per dwelling unit; - more than 3,000 sq. ft. = 3 spaces per dwelling unit
<i>Multi-Family Dwellings Rental:</i>	- 1 space per dwelling unit for efficiency units; - 1.5 spaces per dwelling unit for 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Multi-Family Dwellings Owned:</i>	- 1.0 spaces per dwelling unit for efficiency units; - 1.75 spaces per dwelling unit for the 1st bedroom in units with 1 or more bedrooms, plus .25 spaces for each additional bedroom.
<i>Rental in University District</i>	1 space per dwelling unit for efficiency and 1 bedroom units; plus .5 spaces for each additional bedroom.

Parking Use Category	Parking Spaces*
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.
Truck Transportation; Warehousing & Storage	1 space for each 1,000 sq. ft. non-office floor area, plus 1 space for each 300 sq. ft. office area.
Vehicle Dealers	1 space for each 5,000 sq. ft. of lot area.
Wholesale Trade	1 space per 2,000 sq. ft. gross floor storage per sales area.

**Staff may approve a 5% deviation from the recommended parking requirements, unless an alternative plan is approved by the Planning and Zoning Commission.*



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Training Session 2 for Commissioners - Subdivision Ordinance overview to be presented by Aubrey Harbin

Action:

SUMMARY / ORIGINATING CAUSE

This is part 2 of 3 training sessions for the Commissioners. Part 1 was an overview of the development processes and the city website; Part 3 will cover the Zoning Ordinance. This session will provide an overview of the [Subdivision Ordinance](#).

Training was an item placed on our list of things to do this year at the annual retreat in December 2023.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

n/a

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 9, 2024

Subject: Receive the April 2024 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 DRC Report is attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

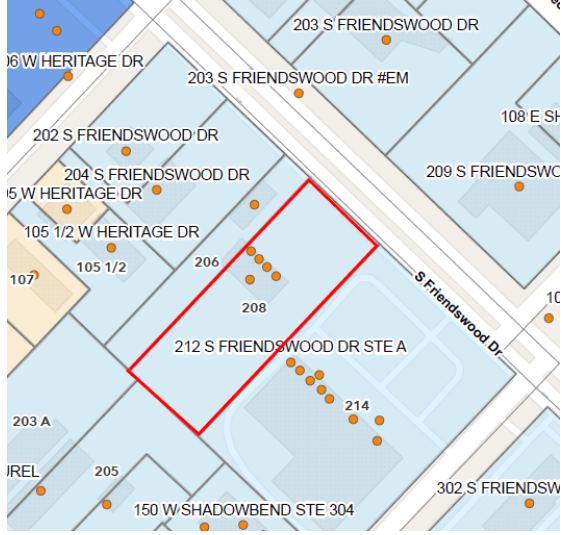
ATTACHMENTS

1. April 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
APRIL 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
FM518 New single family home	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption - issued ☐ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available – bore under FM 518 ☒ Sewer Available ☐ On-site detention required ☒ May be eligible for regional detention; subject to GCCDD approval ☐ 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: 35-foot front building line	

208 S Friendswood Drive 11,200 sqft lease building	DD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☐ Community Overlay District (150 feet) ☒ Downtown District – development fees waived ☒ Water Available – existing service may need to be upgraded ☒ Sewer Available – existing service may need to be upgraded ☐ On-site detention required ☒ May be eligible for regional detention; credit for existing impervious cover ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required – FM 518 Misc Notes: 15-ft landscape buffer required	
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