



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JULY 11, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. OATHS OF OFFICE

- A.** Administer the oath of office to incoming commissioners.

3. 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.

4. CONSENT AGENDA

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

- A.** Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024.

5. ACTION ITEMS

A. ZONE CHANGE REQUEST: 650 AND 800 N FRIENDSWOOD DR TO CHANGE FROM CSC TO PUD/FLUM AMENDMENT

- i** Conduct a public hearing regarding a request for a zone change at 650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."
- ii** Consider a recommendation to the City Council regarding a request for a zone change at 650 and 800 N Friendswood Drive to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development, consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."

6. DISCUSSION

- A. Discuss the proposed amendments to Zoning Ordinance Section 1, to incorporate an updated process for maintaining the Zoning Map.

7. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, July 25, 2024, and (ii) Thursday, August 8, 2024.
- B. Receive the June 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.

8. 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 8th day of July 2024, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Administer the oath of office to incoming commissioners.

Action:

SUMMARY / ORIGINATING CAUSE

Aubrey Harbin, Notary Public, will administer Oaths of Office for two reappointed Commissioners, Richard Sasson and Willie Anderson.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and approval.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 6-27-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 27, 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
JUNE 27, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 27, 2024, AT 06:01 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

COMMISSIONER TRAVIS MANN WAS ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

None.

3. CONSENT AGENDA

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

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 13, 2024.

****Commissioner Brian Bounds moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 13, 2024. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

4. ACTION ITEMS

A. **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 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. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained the plat had been conditionally approved by the commission in April and requires reconsideration once the outstanding items have been addressed. She said, originally, the resubmittal had not addressed all comments, but since then, the surveyor did submit additional revisions. She said the one remaining comment to label the pipeline setbacks may not apply to low-pressure gathering lines. Additionally, the property owner will be removing the gathering lines prior to construction and staff did not want to encumber the plat with build lines that would not be applicable in the future. She further added that staff will verify with the Fire Marshal before the final plat.

Christian Offenburger/surveyor stated he is unsure whether the pipelines are still in the ground or not but that it would be confirmed prior to construction.

Commissioner Sasson stated gathering lines are generally low pressure from a well to a station, and he was comfortable with staff's assessment. Commissioner Bounds commented on the low water crossing outside the lot. Harbin stated the property owner has been informed several times that high water events will flood the low water crossing. Harbin said any further subdivision of lots will require the low water crossing to be replaced with a bridge.

B. **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 Marcus Rives moved to approve with conditions 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. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin explained the applicant addressed comments from the last conditional approval. However, the changes created new comments that need to be addressed. Commissioner Rives asked if the applicant addressed all the initial comments to which Harbin answered that not all comments had been sufficiently addressed. Commissioner Bounds commented that the surveyor should not have resubmitted the plat if they had not addressed all the comments.

5. COMMUNICATIONS

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

Councilwoman Hanks said that the City Council attended their annual retreat over the weekend and will be working on an updated vision for the city. She said the last vision was created around twenty years ago. She also encouraged the commissioners to attend The Gathering, if they were able. She explained The Gathering is an appreciation event for city staff and volunteers that is sponsored by the Rotary and other volunteer groups.

Harbin told the commission she sent out an email with details for this year's American Planning Association Conference and encouraged the commissioners to attend. Bennett said she would be sending out information to the Ordinance Subcommittee in the next two weeks for the Zoning Map Update.

6. ADJOURNMENT

This meeting was adjourned at 06:19 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Conduct a public hearing regarding a request for a zone change at 650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 an 800 N Friendswood Drive from "Retail" to "High Density Residential."

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to conduct a public hearing for a zone change request by the property owner who is requesting a Planned Unit Development (PUD) for a mixed-use development consisting of age-restricted, multifamily living and commercial uses. The senior living complex includes 232 units with attached and detached garages and offers amenities such as swimming pools, a dog park, and storage for the residents. There will be 106 one-bedroom units and 126 two-bedroom units offered for rent. Approximately 2.627 acres will be reserved for commercial development, which will allow for almost 40,000 square feet of retail development. Ample parking spaces will be provided for the residents and future commercial development.

The proposed development does not conform to the Future Land Use Map. However, there are several other age-restricted developments in the immediate area, including The Beldon and The Beford, which are located directly across FM 518. Walden Pond is also across the street, which is a condominium association and not age restricted. There is a need for alternate housing choices for the 55-year-old community. Some residents want to sell their larger homes but remain in Friendswood to be close to family.

A PUD district must meet a minimum of one of the following criteria:

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

The newspaper notice was published; signs were posted on the property; and notices were mailed to property owners within 200 feet of the subject property and inside the City limits of Friendswood notifying them of the public hearings.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the zone change would reduce the amount of commercial zoning by 11.642 acres, which is not in line with the goals of the Future Land Use Map and the general comprehensive land use goals. However, there is a need for alternate types of housing for Friendswood residents. This particular area has been vacant since the 1960s without many inquiries for commercial developments.

RECOMMENDATIONS

The conceptual plan was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and the Police Department. There were no significant comments at this time. The project would be subject to more detailed reviews at a later date, including site plan approval by the Planning and Zoning Commission.

ATTACHMENTS

1. The Belmont PUD document
2. The Belmont Proposed Conceptual Plans
3. Property Deed
4. Survey 800 N Friendswood Dr
5. REPLAT OF RESERVE B Annalea Kingpark
6. Aerial Map_The Belmont
7. Location Map_The Belmont
8. Zoning Map_The Belmont
9. Future Land Use Map_The Belmont
10. The Belmont Rezoning Report June 2024

Friendswood Belmont Development

A 14.0 Acre Mixed-Use PUD Development

800 Block of N. Friendswood Dr.

Friendswood, Texas

2024

PUD Application

City of Friendswood



EXECUTIVE SUMMARY

TYPE:	Mixed-Use PUD
LOCATION:	800 Block of N. Friendswood Drive
LAND AREA:	Approx. 14.00 acres comprised of 8.102 acre, 5.8955 acre, & 0.3511 acre tracts
CURRENT ZONING:	CSC
REQUESTED ZONING:	Mixed-Use PUD

USES: The development will be comprised of two components divided into three phases. Phase I (**Multi-family Section “A” and Section “B”**) will be a high-end seniors multi-family property. Phase II (**Retail / Commercial “A”**) will be a multi-use commercial building. Phase III (**Retail / Commercial “B”**) will be a multi-use commercial building. The development will be constructed in blended-phases with storm sewer and underground utilities being installed for the entire development at once; then the above ground improvements developed sequentially beginning with Phase I. Phase I anticipated construction start date would be in the first quarter of 2025 with a 18 month construction time. Phase II and III are projected to start in 2027 and 2029 respectively, or as market demand dictates.

PHASE I: This component will be a 232-unit Class A+ Market Rent Multi-Family seniors development covering 11.642 acres. The property will be high-end, two three-story buildings with all units having attached or detached garages. It will also be age-restricted to 55 and over with Class A+ amenities such as a resort-style clubhouse, detention lake with fountains, walking trails, dog park, and interior upgrades above market standards. There will be 1 and 2 bedroom units ranging in square footage from 790 sq. feet to 1,161 sq. feet. Underlying zoning to be used is MFR-H and will comply with the Community Overlay District requirements.

PHASE II & III: This component will be twin Class A+ multi-use commercial buildings covering 2.627 acres. Each building will offer a minimum of 18,000 sq. of commercial rental space. Phase II will start after the completion of Phase I, with Phase III beginning as determined by market conditions. Underlying zoning to be used is CSC and will comply with the Community Overlay District requirements. Upon final design of the commercial buildings and site plan, lot coverage of the two buildings could be at 32% and 33% for Phase II & Phase III respectively. The PUD would be utilized to exceed the CSC lot coverage threshold of 30%, however not to exceed the estimated 33.0% coverage. All parking will be behind the buildings allowing for a more aesthetic view along Friendswood Dr.



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 800 Block of N. Friendswood Dr. (Unplatted 8.102 acres)

Platted Land – Plat Name: _____ Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Hausman Interests, Ltd. Phone: 713-799-9450

Owner's Mailing Address: 9950 Cypresswood Dr, Ste. #330

City: Houston State: TX Zip: 77070 Fax: _____

Owner's Email Address: hubble@hausmaninterests.com

AGENT'S NAME : Banfield Properties, Inc. Phone: 281-482-3636

Agent's Mailing Address: 161 W. Shadowbend Ave., Suite 100

City: Friendswood State: TX Zip: 77546 Fax: _____

Agent's Email Address: brett.b@banfieldco.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 5/30/2024

Agent's Signature: [Signature] Date: 5/30/2024

Received By: _____
Date of Public Hearing: _____
Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____



City of Friendswood – Community Development

910 S. Friendswood Drive

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Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

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Owner's Mailing Address: 9950 Cypresswood Dr, Ste. #330

City: Houston State: TX Zip: 77070 Fax: _____

Owner's Email Address: hubble@hausmaninterests.com

AGENT'S NAME : Banfield Properties, Inc. Phone: 281-482-3636

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Received By: _____
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Property Owner Notices: _____

Application Number: _____
Received Date: _____
Newspaper Notice: _____
Sign on Property: _____

GAC 9543361 6 PGS

SPECIAL WARRANTY DEED

010-73-0741

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GALVESTON

§

Recitals

Under agreement dated July 1, 1995, Ronald Hausman, as trustee of the Ronald Hausman 1992 Family Trust u/a dated November 19, 1992, agreed to transfer all of his interest in and to the Property described below in this Special Warranty Deed to Hausman Interests, Ltd., a Texas limited partnership.

NOW THEREFORE, Ronald Hausman, as trustee of the Ronald Hausman 1992 Family Trust u/a dated November 19, 1992 ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Hausman Interests, Ltd., a Texas limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **SOLD, GRANTED, and CONVEYED**, and by these presents does **SELL, GRANT, and CONVEY** unto Grantee, all of Grantor's interest in that certain property situate in Galveston County, Texas, described as follows:

TRACT ONE:

A parcel of land containing 8.1064 acres (353.117 square feet) more or less out of the Emily M. Austin and James E. Perry League, Abstract 20, Galveston County, Texas and a portion of Reserve B Annalea Whitehall Subdivision, Section B, as recorded in Volume 1616, Page 100, Plat Records, Galveston County, Texas and that portion of Chelsea Lane conveyed by the City of Friendswood to Ronald Hausman by deed recorded in File Code No. 005-05-0749, Official Public Records of Real Property, Galveston County, Texas, said 8.1064 acre tract being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod from which a found 1/2 inch iron rod bears N 15° 15' 41" E, 1.98 feet, said set iron rod being on the westerly line of Chelsea Lane, 60 feet wide, and the northeasterly corner of Lot 7, Block 16, of the said Annalea Whitehall Subdivision, Section 'B';

THENCE, N 59° 44' 19" W, along the northerly line of the said Block 16 a distance of 241.18 feet to a set 5/8 inch iron rod from which a found fence corner bears S 65° 03' 43" W, 0.94 feet;

THENCE, N 79° 17' 48" W, along the northerly line of the said Block 16 a distance of 426.33 feet to a set 5/8 inch iron rod at the northwesterly corner of Lot 1, of the said Block 16, Annalea Whitehall Subdivision, said set iron rod being on the Galveston-

Brazoria County Line and from which a found 1/2 inch iron rod bears N 09° 35' 51" E, 9.83 feet;

THENCE, N 10° 42' 12" E, along the said Galveston Brazoria County Line a distance of 575.00 feet to a set 5/8 inch iron rod on the southerly line of FM 518, 100 feet wide;

THENCE, S 59° 46' 00" E, along the said southerly line of FM 518 at 835.46 feet pass a found 5/8 inch iron rod, at 895.55 feet pass a found 5/8 inch iron rod, in all a distance of 917.60 feet to a found 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along said curve to the right having a radius of 20.00 feet through a central angle of 96° 55' 42" a distance 33.83 feet to a set 5/8 inch iron rod on the westerly line of Chelsea Lane, variable width, said curve have a chord which bears S 11° 20' 09" E, 29.94 feet in length;

THENCE, S 37° 07' 42" W, along the westerly line of the said Chelsea Lane a distance of 22.71 feet to a set 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along the said westerly line of Chelsea Lane and said curve to the right having a radius of 182.94 feet through a central angle of 33° 52' 18" a distance of 108.14 feet to a set 5/8 inch iron rod on the beginning of a curve to the left, said curve to the right having a chord which bears S 54° 03' 50" W, 106.58 feet in length;

THENCE, along the said westerly line of Chelsea Lane and said curve to the left having a radius of 232.00 feet through a central angle of 40° 44' 15" (called 40° 44' 19") a distance of 164.96 feet to a set 5/8 inch iron rod, said curve having a chord which bears S 50° 37' 51" W, 161.50 feet in length;

THENCE, S 30° 15' 41" W, along the said westerly line of Chelsea Lane a distance of 106.23 feet to the POINT OF BEGINNING and containing 8.1064 acres (353.117 square feet) of land more or less.

TRACT TWO:

A parcel of land containing 7.0530 acres (307.229 square feet) more or less out of Reserve B, Annalea Whitehall Subdivision, Section b, as recorded in Volume 1616, Page 100, Maps Records Galveston County, Texas, said 7.0530 acres tract being in the Emily M. Austin and James E. Perry League, Abstract 20, Galveston County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod on the southeasterly corner of the said Reserve B from which a found 5/8 inch iron rod bears N 19° 47' 56" E, 0.21 feet, said

found iron rod being on the westerly line of Brandywine Drive, 60 feet wide, and the northeasterly corner of Lot 1, Block 6, Annalea Whitehall Subdivision, Section A;

THENCE, N 59° 44' 19" W, along the said southerly line of Reserve B a distance of 1090.09 feet to a set 5/8 inch iron rod on the southwesterly corner of the said Reserve B, said set iron rod being on the easterly line of Chelsea Lane, 60 feet wide, the northwesterly corner of Lot 13, Block 6 Annalea Whitehall Subdivision, Section B, and from which a found 5/8 inch iron rod bears N 68° 52' 55" E, 0.68 feet;

THENCE, N 30° 15' 41" E, along the westerly line of the said Reserve B and the easterly line of the said Chelsea Lane a distance of 5.00 feet to a set 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along the said easterly line of Chelsea Lane and said curve to the right having a radius of 172.00 feet through a central angle of 40° 44' 19" a distance of 122.30 feet to a set 5/8 inch iron rod, said curve having a chord which bears N 50° 37' 51" E, 119.74 feet in length;

THENCE, N 71° 00' 00" E, along the said easterly line of Chelsea Lane a distance of 30.68 feet to the set 5/8 inch iron rod on the beginning of a curve to the left;

THENCE, along the said easterly line of Chelsea Lane and the said curve to the left having a radius of 260.05 feet through a central angle of 32° 52' 18" a distance of 153.73 feet to a set 5/8 inch iron rod on the beginning of a curve to the right, said curve to the left having a chord which bears N 54° 03' 52" E, 151.50 feet;

THENCE, along said curve to the right having a radius of 22.58 feet through a central angle of 83° 04' 17" a distance of 32.73 feet to a set 5/8 inch iron rod on the northerly line of the said Reserve B and the southerly line of FM 518, 100 feet wide, said curve having a chord which bears N 78° 39' 52" E, 29.94 feet;

THENCE, S 59° 48' 00" E, along the said northerly line of Reserve B and the southerly line of the said FM 518 a distance of 944.76 feet to a set 5/8 inch iron rod from which a found 5/8 inch iron rod bears N 59° 48' 00" W, 0.14 feet and a found 1/2 inch iron rod bears S 16° 36' 48" E, 17.52 feet, said set iron rod being on the northeasterly corner of the said Reserve B and the easterly line of the said Brandywine Drive;

THENCE, S 30° 15' 41" W, along the easterly line of the said Reserve B and westerly line of the said Brandywine Drive a distance of 300.00 feet to the POINT OF BEGINNING and containing 7.0530 acres (307,229 square feet) of land more or less;

together with all of Grantor's rights, titles, and interests in and to any improvements and appurtenances belonging or appertaining thereto or thereon (all of Grantor's interest in such real property and all of Grantor's rights, titles, and interests being conveyed herein are referred to herein as "the Property").

This conveyance is made by Grantor and accepted by Grantee subject to the following (the "Permitted Encumbrances"): (a) any and all easements, rights of way, leases, rights of parties in possession, valid restrictions or licenses, oil, gas, or mineral reservations of any kind, maintenance charges, agreements and deed restrictions and other encumbrances of record in Galveston County, Texas, to the extent any of the same are valid and in force and effect against the Property, (b) any encroachments, protrusions, or overlapping of improvements visible on the ground, and (c) all laws, ordinances, and governmental regulations now or hereafter applicable to and enforceable against the Property.

GRANTOR MAKES NO, AND EXCLUDES ALL, WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY, QUALITY, CONDITION, OR FITNESS FOR PARTICULAR USES OF ANY PERSONAL PROPERTY, IMPROVEMENTS, AND FIXTURES CONVEYED HEREUNDER. GRANTOR IN PARTICULAR MAKES NO REPRESENTATIONS, WARRANTIES, OR COVENANTS WITH RESPECT TO COMPLIANCE OF GRANTOR (OR HIS PREDECESSORS IN INTEREST) OR THE PROPERTY WITH ANY PAST, EXISTING, OR FUTURE LAW, REGULATION, OR ORDINANCE RELATING TO ENVIRONMENTAL, HEALTH, OR SAFETY MATTERS, OR THE CONDITION OF THE PROPERTY WITH RESPECT TO SUCH MATTERS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors, and assigns, as may be the case, forever; and Grantor does hereby bind himself, his heirs, personal representatives, successors, and assigns, as may be the case, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, and assigns, as may be the case, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

EXECUTED on the 18 day of July, 1995, but effective on
July 1, 1995.

010-73-0745



Ronald Hausman, as trustee of the
Ronald Hausman 1992 Family Trust
u/a dated November 19, 1992

Grantee's address is:

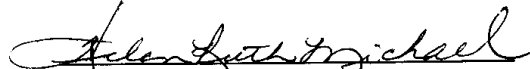
1328 South Loop West
Suite 100
Houston, Texas 77054

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on July 18th, 1995, by
RONALD HAUSMAN, in the capacity therein stated.




Notary Public, State of Texas

Baker & Butts
One Gulf Plaza
910
Houston, TX 77002-4495
PAID

FILED FOR RECORD

HOU01:142278.1 95 JUL 26 AM 10: 07


COUNTY CLERK
BRACORIE COUNTY, TEXAS

-5-

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County,
Texas, do hereby certify that this instrument was FILED FOR RECORD
and RECORDED in the OFFICIAL RECORD at the time and date as
stamped hereon by me.




County Clerk of Brazoria Co., TX

FILED AND RECORDED
 Official Public Records of Real Property

Patricia Ritchie

11-9-95 10:02 AM SIMON_B \$19.00 9543361
 Patricia Ritchie - Co. Clerk
 Galveston Co. TX

010-73-0746

95-023460

1.00
 5.00
 11.00
 17.00
 CR#
 509167

BAKER & BOTTS **DIV**
 L.L.P.
 ONE SHELL PLAZA
 910 LOUISIANA
 HOUSTON TX 77002-
 4995

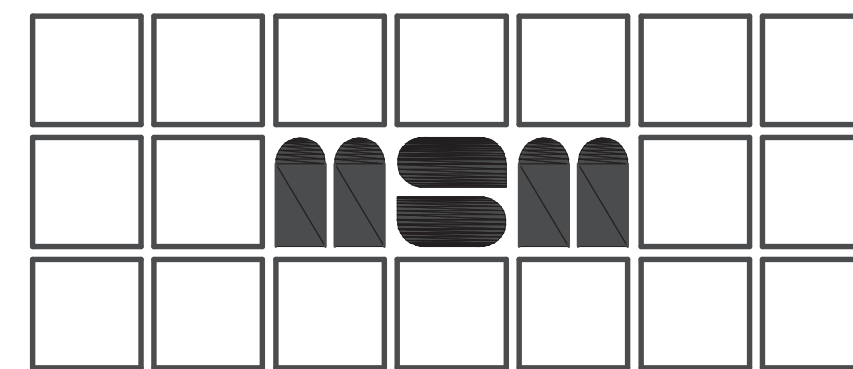
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 NIGHT-PRES 5.00
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 TOTAL 17.00
 CHECK 23460 17.00



THE BELMONT MASTER PLAN

A Mixed Use Community



MUCASEY
&
Associates

Architects

4808 Gibson St., Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	64	787 s.f.
A2	One Bedroom, 1 Bath	42	797 s.f.
Total One Bedroom Units		106 Units	
B1	Two Bedroom, 1 Bath	60	1,007 s.f.
B2	Two Bedroom, 2 Bath	36	1,102 s.f.
B3	Two Bedroom/Den, 2 Bath	30	1,161 s.f.
Total Two Bedroom Units		126 Units	
Apartments Total		232 Units	218,764 s.f.

Acreage:

Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

Retail:

Retail / Commercial "A"	19,770 s.f.
Retail / Commercial "B"	18,120 s.f.
Self Storage	26,700 s.f.

Garages Provided:

Breezeway Garages	133 cars
Detached Garages	99 cars
Total Garages	232 cars

Custom Regulation Matrix - Residential											
	Units Per Acre	Lot Area Minimum Square Ft	Lot Width	Yards - Minimum Feet					Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side	Exterior (Corner Lot)				
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
Phase I: MFR Section "A" & Section "B"	19.93	--	--	25 B	0	10 E, I	25 B	20 C	40	No	50%

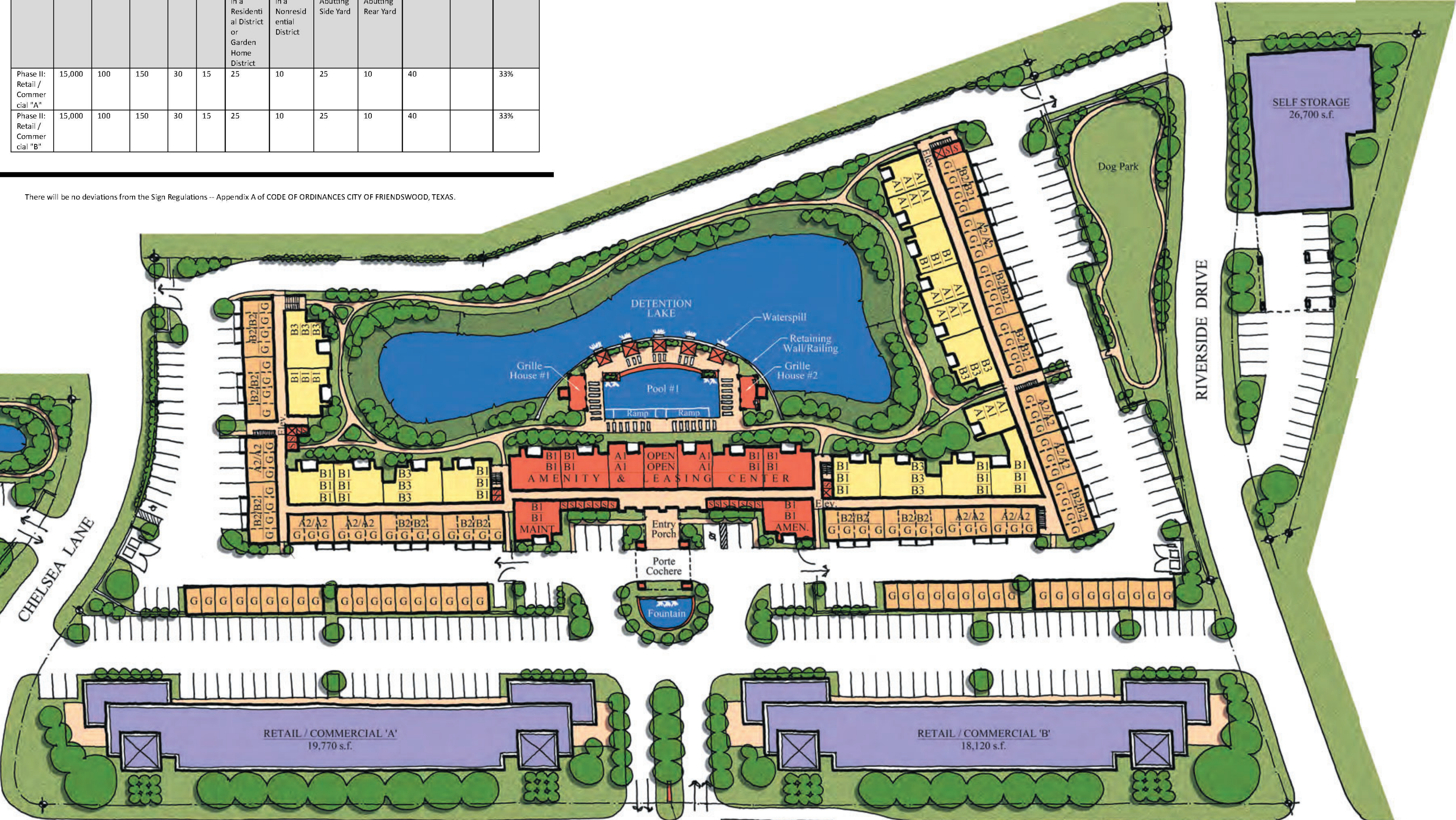
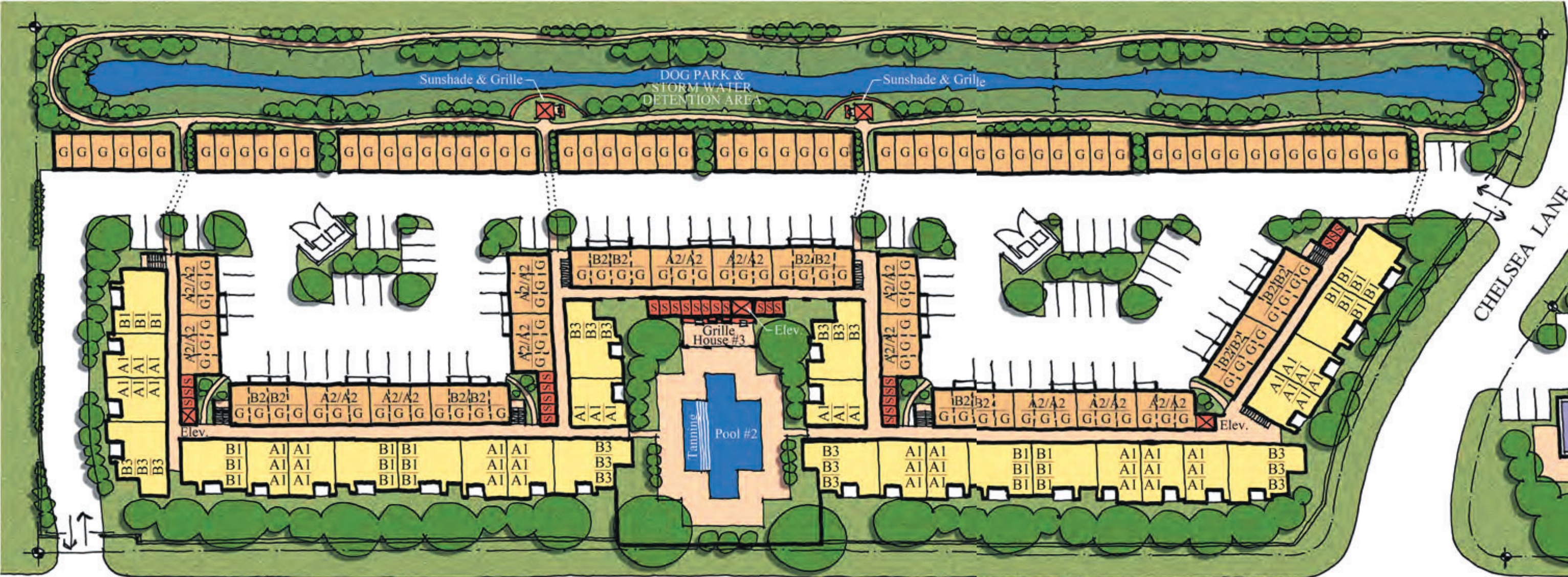
B. 35 feet on thoroughfares.
C. 25 feet on thoroughfares.
E. Ten-foot minimum separation between buildings.
I. 25 feet when abutting land zoned single-family residential (SFR) district.

Custom Regulation Matrix – Commercial												
	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards – Minimum Feet						Height Maximum Feet (max 4 stories)	Exception Notes	Maximum Lot Coverage
				Front	Rear	Side		Exterior				
						Interior	Exterior	When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District			
Phase II: Retail / Commercial "A"	15,000	100	150	30	15	25	10	25	10	40		33%
Phase II: Retail / Commercial "B"	15,000	100	150	30	15	25	10	25	10	40		33%

There will be no deviations from the Sign Regulations -- Appendix A of CODE OF ORDINANCES CITY OF FRIENDSWOOD, TEXAS.

Parking Analysis: Phase I: MFR Section "A" & Section "B"	
	Spaces
1.5 spaces per 1 BR (106 units)	159
1.75 Spaces per 2 BR (126 units)	221
Total Parking Required	380
Garages Provided	232
Open Parking Provided	179
Total Parking Provided	411
Surplus Parking	31

Parking Analysis - Phase II: Retail / Commercial "A"	
	Spaces
Required (4 Spaces/ 1,000 GFA)	79
Provided	67
Surplus / (deficit) Parking	-12
Parking Analysis - Phase III: Retail / Commercial "B"	
	Spaces
Required (4 Spaces/ 1,000 GFA)	72
Provided	56
Surplus / (deficit) Parking	-16



SECTION "A"

SECTION "B"

FRIENDSWOOD MASTER PLAN

A Mixed Use Community
Mucasey & Associates, Architects
April 26, 2024

Phase I: MFR Section "A" & Section "B"

Approx 11.642 acres
232 Class A+ Multi-family
Three-Story / 55 & over age restricted
Density: 19.93 units per acres
Underlying Zoning: MFR-H

Phase II: Retail / Commercial "A"

Approx. 1.3135 acres
Class A+ Commercial Building
Single Story - 19 s .ft.
Use: Professional office medical retail restaurant
Underlying Zoning: CSC

Phase III: Retail / Commercial "B"

Approx. 1.3135 acres
Class A+ Commercial Building
Single Story - 1 12 s .ft.
Use: Professional office medical retail restaurant
Underlying Zoning: CSC

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	64	787 s.f.
A2	One Bedroom, 1 Bath	42	797 s.f.
Total One Bedroom Units		106 Units	
B1	Two Bedroom, 1 Bath	60	1,007 s.f.
B2	Two Bedroom, 2 Bath	36	1,102 s.f.
B3	Two Bedroom/Den, 2 Bath	30	1,161 s.f.
Total Two Bedroom Units		126 Units	
Apartments Total		232 Units	218,764 s.f.

Retail:

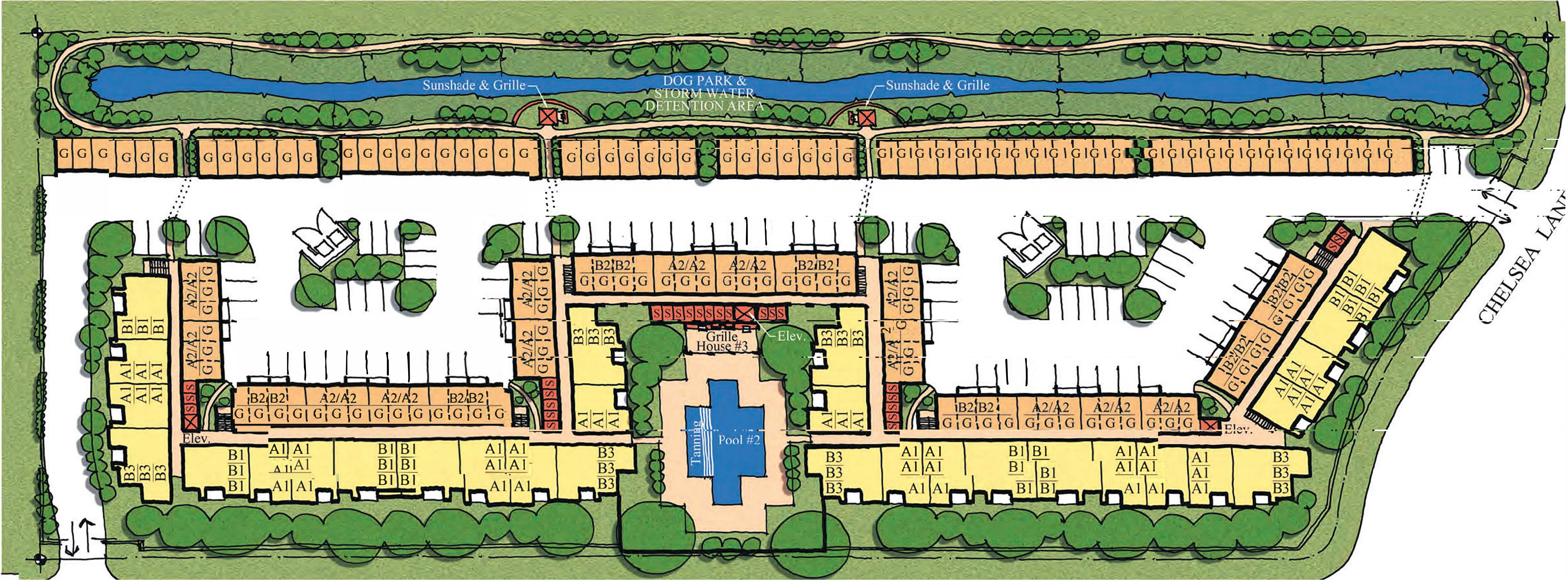
Retail / Commercial "A"	19,770 s.f.
Retail / Commercial "B"	18,120 s.f.
Self Storage	26,700 s.f.

Garages Provided:

Breezeway Garages	133 cars
Detached Garages	99 cars
Total Garages	232 cars

Acreage:

Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres



N. FRIENDSWOOD DRIVE (F.M. 518)

THE BELMONT MASTER PLAN - Section "A"

A Multi-Family Community
Mucasey & Associates, Architects
April 26, 2024

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	64	787 s.f.
A2	One Bedroom, 1 Bath	42	797 s.f.
Total One Bedroom Units		106 Units	
B1	Two Bedroom, 1 Bath	60	1,007 s.f.
B2	Two Bedroom, 2 Bath	36	1,102 s.f.
B3	Two Bedroom/Den, 2 Bath	30	1,161 s.f.
Total Two Bedroom Units		126 Units	
Apartments Total		232 Units	218,764 s.f.

Retail:

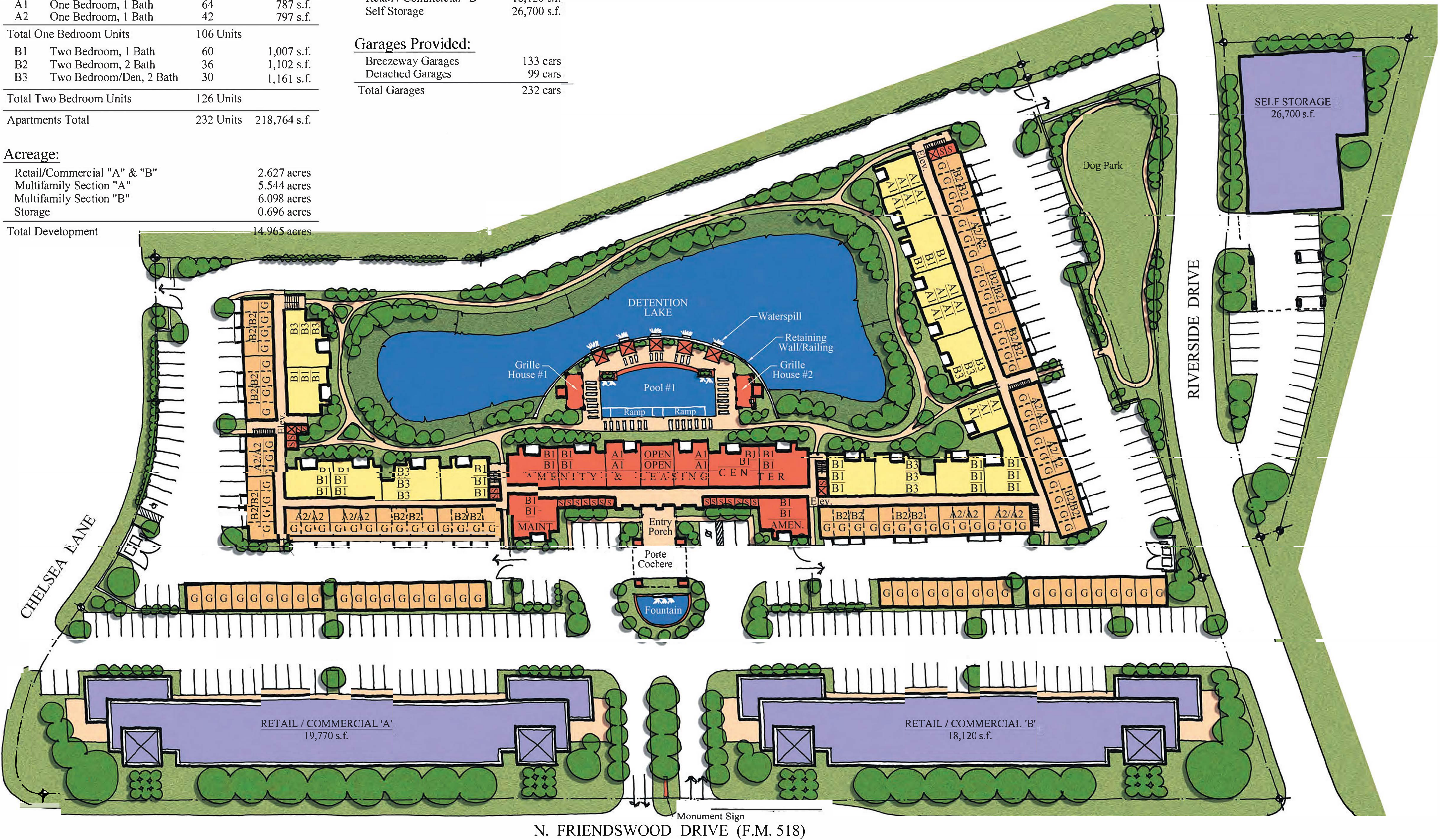
Retail / Commercial "A"	19,770 s.f.
Retail / Commercial "B"	18,120 s.f.
Self Storage	26,700 s.f.

Garages Provided:

Breezeway Garages	133 cars
Detached Garages	99 cars
Total Garages	232 cars

Acreage:

Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres



THE BELMONT MASTER PLAN - Section "B"

A Multi-Family Community
Mucasey & Associates, Architects
April 26, 2024

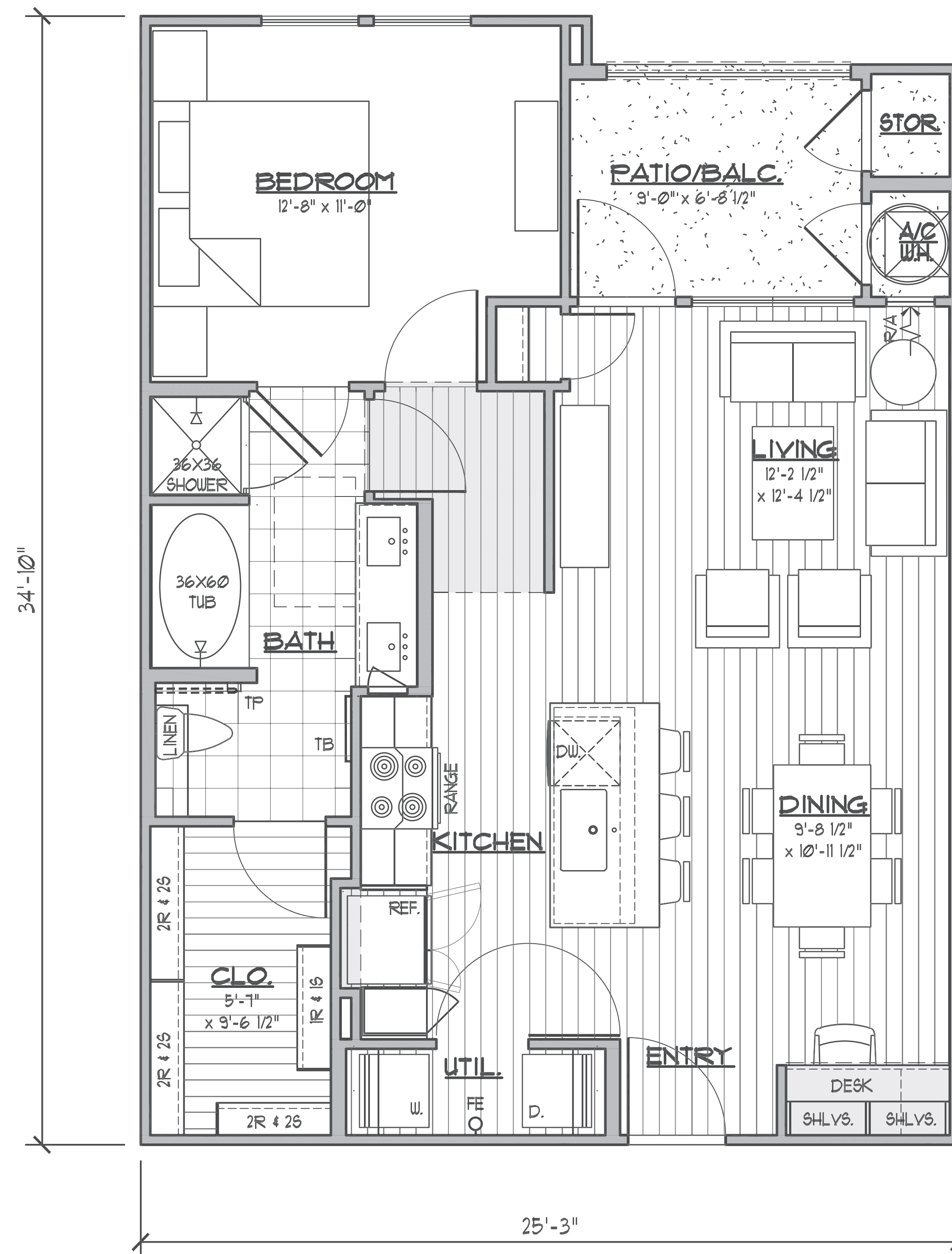


Typical Building

THE BELMONT MASTER PLAN

Mucasey & Associates, Architects

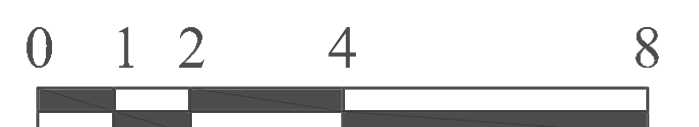
April 26, 2024

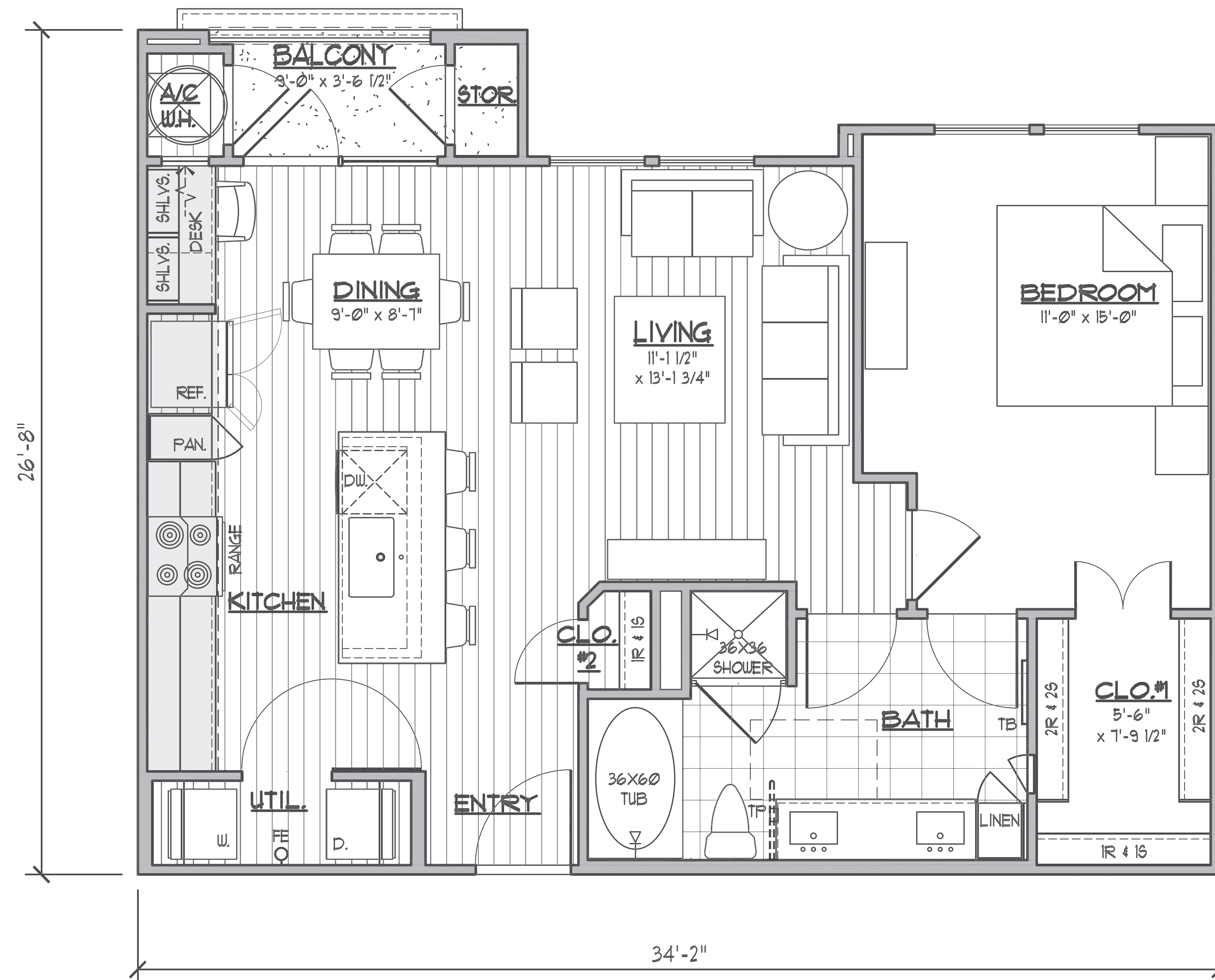


UNITS "A1" - One Bedroom, 1 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 787 s.f.



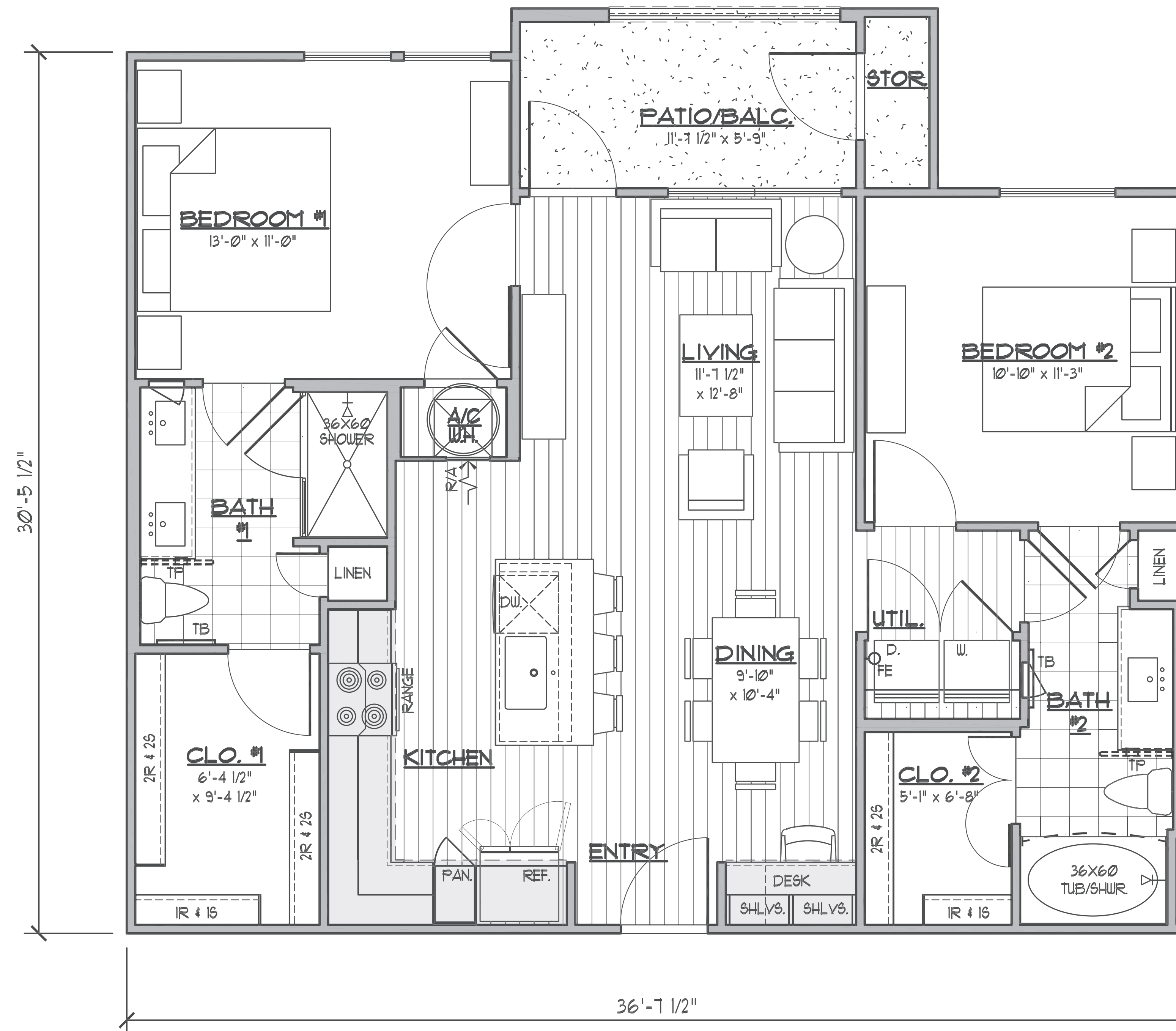


UNITS "A2" - One Bedroom, 1 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 797 s.f.



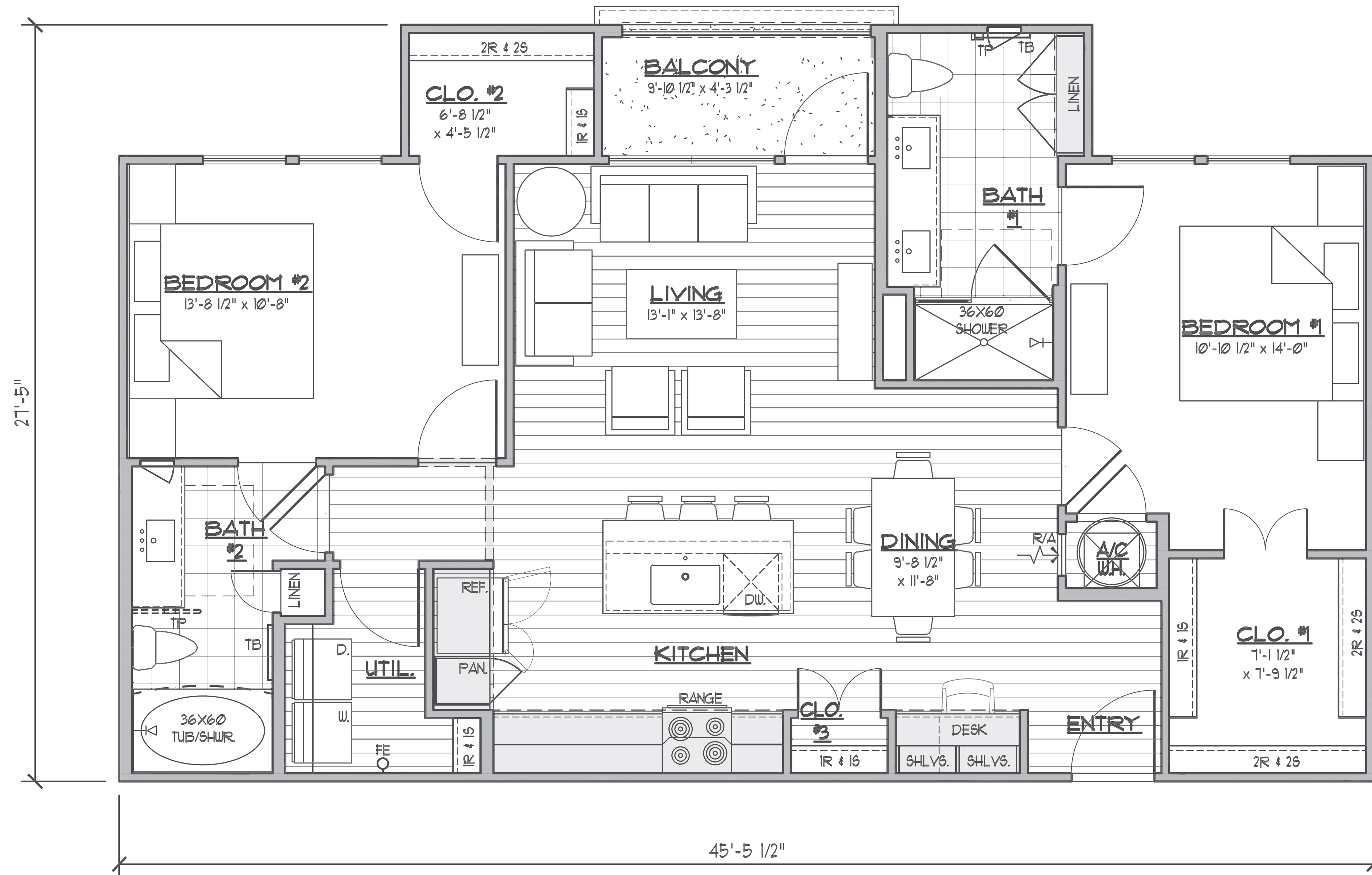


UNITS "B1" - Two Bedroom, 2 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 1,007 s.f.





UNITS "B2" - Two Bedroom, 2 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 1,102 s.f.



GAC 9543361 6 PGS

SPECIAL WARRANTY DEED

010-73-0741

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF GALVESTON

§

Recitals

Under agreement dated July 1, 1995, Ronald Hausman, as trustee of the Ronald Hausman 1992 Family Trust u/a dated November 19, 1992, agreed to transfer all of his interest in and to the Property described below in this Special Warranty Deed to Hausman Interests, Ltd., a Texas limited partnership.

NOW THEREFORE, Ronald Hausman, as trustee of the Ronald Hausman 1992 Family Trust u/a dated November 19, 1992 ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Hausman Interests, Ltd., a Texas limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **SOLD, GRANTED, and CONVEYED**, and by these presents does **SELL, GRANT, and CONVEY** unto Grantee, all of Grantor's interest in that certain property situate in Galveston County, Texas, described as follows:

TRACT ONE:

A parcel of land containing 8.1064 acres (353.117 square feet) more or less out of the Emily M. Austin and James E. Perry League, Abstract 20, Galveston County, Texas and a portion of Reserve B Annalea Whitehall Subdivision, Section B, as recorded in Volume 1616, Page 100, Plat Records, Galveston County, Texas and that portion of Chelsea Lane conveyed by the City of Friendswood to Ronald Hausman by deed recorded in File Code No. 005-05-0749, Official Public Records of Real Property, Galveston County, Texas, said 8.1064 acre tract being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod from which a found 1/2 inch iron rod bears N 15° 15' 41" E, 1.98 feet, said set iron rod being on the westerly line of Chelsea Lane, 60 feet wide, and the northeasterly corner of Lot 7, Block 16, of the said Annalea Whitehall Subdivision, Section 'B';

THENCE, N 59° 44' 19" W, along the northerly line of the said Block 16 a distance of 241.18 feet to a set 5/8 inch iron rod from which a found fence corner bears S 65° 03' 43" W, 0.94 feet;

THENCE, N 79° 17' 48" W, along the northerly line of the said Block 16 a distance of 426.33 feet to a set 5/8 inch iron rod at the northwesterly corner of Lot 1, of the said Block 16, Annalea Whitehall Subdivision, said set iron rod being on the Galveston-

Brazoria County Line and from which a found 1/2 inch iron rod bears N 09° 35' 51" E, 9.83 feet;

THENCE, N 10° 42' 12" E, along the said Galveston Brazoria County Line a distance of 575.00 feet to a set 5/8 inch iron rod on the southerly line of FM 518, 100 feet wide;

THENCE, S 59° 46' 00" E, along the said southerly line of FM 518 at 835.46 feet pass a found 5/8 inch iron rod, at 895.55 feet pass a found 5/8 inch iron rod, in all a distance of 917.60 feet to a found 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along said curve to the right having a radius of 20.00 feet through a central angle of 96° 55' 42" a distance 33.83 feet to a set 5/8 inch iron rod on the westerly line of Chelsea Lane, variable width, said curve have a chord which bears S 11° 20' 09" E, 29.94 feet in length;

THENCE, S 37° 07' 42" W, along the westerly line of the said Chelsea Lane a distance of 22.71 feet to a set 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along the said westerly line of Chelsea Lane and said curve to the right having a radius of 182.94 feet through a central angle of 33° 52' 18" a distance of 108.14 feet to a set 5/8 inch iron rod on the beginning of a curve to the left, said curve to the right having a chord which bears S 54° 03' 50" W, 106.58 feet in length;

THENCE, along the said westerly line of Chelsea Lane and said curve to the left having a radius of 232.00 feet through a central angle of 40° 44' 15" (called 40° 44' 19") a distance of 164.96 feet to a set 5/8 inch iron rod, said curve having a chord which bears S 50° 37' 51" W, 161.50 feet in length;

THENCE, S 30° 15' 41" W, along the said westerly line of Chelsea Lane a distance of 106.23 feet to the POINT OF BEGINNING and containing 8.1064 acres (353.117 square feet) of land more or less.

TRACT TWO:

A parcel of land containing 7.0530 acres (307.229 square feet) more or less out of Reserve B, Annalea Whitehall Subdivision, Section b, as recorded in Volume 1616, Page 100, Maps Records Galveston County, Texas, said 7.0530 acres tract being in the Emily M. Austin and James E. Perry League, Abstract 20, Galveston County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod on the southeasterly corner of the said Reserve B from which a found 5/8 inch iron rod bears N 19° 47' 56" E, 0.21 feet, said

found iron rod being on the westerly line of Brandywine Drive, 60 feet wide, and the northeasterly corner of Lot 1, Block 6, Annalea Whitehall Subdivision, Section A;

THENCE, N 59° 44' 19" W, along the said southerly line of Reserve B a distance of 1090.09 feet to a set 5/8 inch iron rod on the southwesterly corner of the said Reserve B, said set iron rod being on the easterly line of Chelsea Lane, 60 feet wide, the northwesterly corner of Lot 13, Block 6 Annalea Whitehall Subdivision, Section B, and from which a found 5/8 inch iron rod bears N 68° 52' 55" E, 0.68 feet;

THENCE, N 30° 15' 41" E, along the westerly line of the said Reserve B and the easterly line of the said Chelsea Lane a distance of 5.00 feet to a set 5/8 inch iron rod on the beginning of a curve to the right;

THENCE, along the said easterly line of Chelsea Lane and said curve to the right having a radius of 172.00 feet through a central angle of 40° 44' 19" a distance of 122.30 feet to a set 5/8 inch iron rod, said curve having a chord which bears N 50° 37' 51" E, 119.74 feet in length;

THENCE, N 71° 00' 00" E, along the said easterly line of Chelsea Lane a distance of 30.68 feet to the set 5/8 inch iron rod on the beginning of a curve to the left;

THENCE, along the said easterly line of Chelsea Lane and the said curve to the left having a radius of 260.05 feet through a central angle of 32° 52' 18" a distance of 153.73 feet to a set 5/8 inch iron rod on the beginning of a curve to the right, said curve to the left having a chord which bears N 54° 03' 52" E, 151.50 feet;

THENCE, along said curve to the right having a radius of 22.58 feet through a central angle of 83° 04' 17" a distance of 32.73 feet to a set 5/8 inch iron rod on the northerly line of the said Reserve B and the southerly line of FM 518, 100 feet wide, said curve having a chord which bears N 78° 39' 52" E, 29.94 feet;

THENCE, S 59° 48' 00" E, along the said northerly line of Reserve B and the southerly line of the said FM 518 a distance of 944.76 feet to a set 5/8 inch iron rod from which a found 5/8 inch iron rod bears N 59° 48' 00" W, 0.14 feet and a found 1/2 inch iron rod bears S 16° 36' 48" E, 17.52 feet, said set iron rod being on the northeasterly corner of the said Reserve B and the easterly line of the said Brandywine Drive;

THENCE, S 30° 15' 41" W, along the easterly line of the said Reserve B and westerly line of the said Brandywine Drive a distance of 300.00 feet to the POINT OF BEGINNING and containing 7.0530 acres (307,229 square feet) of land more or less;

together with all of Grantor's rights, titles, and interests in and to any improvements and appurtenances belonging or appertaining thereto or thereon (all of Grantor's interest in such real property and all of Grantor's rights, titles, and interests being conveyed herein are referred to herein as "the Property").

This conveyance is made by Grantor and accepted by Grantee subject to the following (the "Permitted Encumbrances"): (a) any and all easements, rights of way, leases, rights of parties in possession, valid restrictions or licenses, oil, gas, or mineral reservations of any kind, maintenance charges, agreements and deed restrictions and other encumbrances of record in Galveston County, Texas, to the extent any of the same are valid and in force and effect against the Property, (b) any encroachments, protrusions, or overlapping of improvements visible on the ground, and (c) all laws, ordinances, and governmental regulations now or hereafter applicable to and enforceable against the Property.

GRANTOR MAKES NO, AND EXCLUDES ALL, WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY, QUALITY, CONDITION, OR FITNESS FOR PARTICULAR USES OF ANY PERSONAL PROPERTY, IMPROVEMENTS, AND FIXTURES CONVEYED HEREUNDER. GRANTOR IN PARTICULAR MAKES NO REPRESENTATIONS, WARRANTIES, OR COVENANTS WITH RESPECT TO COMPLIANCE OF GRANTOR (OR HIS PREDECESSORS IN INTEREST) OR THE PROPERTY WITH ANY PAST, EXISTING, OR FUTURE LAW, REGULATION, OR ORDINANCE RELATING TO ENVIRONMENTAL, HEALTH, OR SAFETY MATTERS, OR THE CONDITION OF THE PROPERTY WITH RESPECT TO SUCH MATTERS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors, and assigns, as may be the case, forever; and Grantor does hereby bind himself, his heirs, personal representatives, successors, and assigns, as may be the case, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, and assigns, as may be the case, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

EXECUTED on the 18 day of July, 1995, but effective on
July 1, 1995.

010-73-0745



Ronald Hausman, as trustee of the
Ronald Hausman 1992 Family Trust
u/a dated November 19, 1992

Grantee's address is:

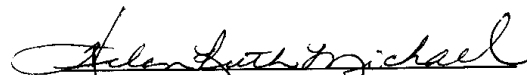
1328 South Loop West
Suite 100
Houston, Texas 77054

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on July 18th, 1995, by
RONALD HAUSMAN, in the capacity therein stated.




Notary Public, State of Texas

Baker & Butts
One Gulf Plaza
910
Houston, TX 77002-4495
PAID

FILED FOR RECORD

HOU01:142278.1 95 JUL 26 AM 10: 07


COUNTY CLERK
BRACORIE COUNTY, TEXAS

-5-

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County,
Texas, do hereby certify that this instrument was FILED FOR RECORD
and RECORDED in the OFFICIAL RECORD at the time and date as
stamped hereon by me.




County Clerk of Brazoria Co., TX

FILED AND RECORDED
Official Public Records of Real Property

Patricia Ritchie

11-9-95 10:02 AM SIMON_B \$19.00 9543361
Patricia Ritchie - Co. Clerk
Galveston Co. TX

010-73-0746

95-023460

1.00
5.00
11.00

17.00
CK#
509167

BAKER & BOTTS **DIV**
L.L.P.
ONE SHELL PLAZA
910 LOUISIANA
HOUSTON TX 77002-
4995

DECO

0001 2127-0000 0079 8/26/95 10:13AM WED
DRAWER-A 1
FILE # 23460
CHECK 17.00
SECURITY FEE 1.00
RIGHT-PRES 5.00
RECORDING 11.00
TOTAL 17.00

TRACT 1

Survey of 8.102 acres of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 20**, Galveston County, Texas, and being a part of Reserve "B", **ANNALEA KINGSPARK, SECTION "B" & WHITEHALL, SECTION "B"**, a Subdivision in Galveston County, Texas, according to the plat recorded in Volume 1616, Page 100, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being all of that certain called 0.25754 acre tract described in a deed from the City of Friendswood to Ronald Hausman, recorded in Clerk's File 870284-8, 8703172, and 8703173, and being all of that certain called 8.1064 acre tract described as Tract One in a deed to Hausman Interests, LTD., recorded in Galveston County Clerk's File 9543361, and being more particularly described by metes and bounds on Exhibit "A".

TRACT 3

Survey of 0.366 acre of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 111**, Brazoria County, Texas, and being all of the Neighborhood Service District called 0.364 Acre Tract as shown on the **CORRECTED FINAL PLAT OF RIVER WALK SECTION 1**, according to the plat recorded in Volume 17, Page 63-64, Plat Records of Brazoria County, Texas, and being all that certain called 0.364 Acre Tract described as Tract One in a deed to Hausman Interests, LTD., recorded in Brazoria Clerk's File 95-023459, and being more particularly described by metes and bounds on Exhibit "B".

TRACT 4

Survey of 0.696 acre of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 111**, Brazoria County, Texas, and being all of the Neighborhood Service District called 0.697 Acre Tract as shown on the **CORRECTED FINAL PLAT OF RIVER WALK SECTION 1**, according to the plat recorded in Volume 17, Page 63-64, Plat Records of Brazoria County, Texas, and being all that certain called 0.697 Acre Tract described as Tract Two in a deed to Hausman Interests, LTD., recorded in Brazoria Clerk's File 95-023459, and being more particularly described by metes and bounds on Exhibit "C".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



RENEWED: JUNE 9, 2022
SURVEY DATE: APRIL 25, 2022
FILE NO.: 0020-0015-0000-000
JOB NO.: 22-0207

TRACT 1

Survey of 8.102 acres of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 20**, Galveston County, Texas, and being a part of Reserve "B", **ANNALEA KINGSPARK, SECTION "B" & WHITEHALL, SECTION "B"**, a Subdivision in Galveston County, Texas, according to the plat recorded in Volume 1616, Page 100, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being all of that certain called 0.25754 acre tract described in a deed from the City of Friendswood to Ronald Hausman, recorded in Clerk's File 870284-8, 8703172, and 8703173, and being all of that certain called 8.1064 acre tract described as Tract One in a deed to Hausman Interests, LTD., recorded in Galveston County Clerk's File 9543361, and being more particularly described by metes and bounds on Exhibit "A".

TRACT 3

Survey of 0.366 acre of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 111**, Brazoria County, Texas, and being all of the Neighborhood Service District called 0.364 Acre Tract as shown on the **CORRECTED FINAL PLAT OF RIVER WALK SECTION 1**, according to the plat recorded in Volume 17, Page 63-64, Plat Records of Brazoria County, Texas, and being all that certain called 0.364 Acre Tract described as Tract One in a deed to Hausman Interests, LTD., recorded in Brazoria Clerk's File 95-023459, and being more particularly described by metes and bounds on Exhibit "B".

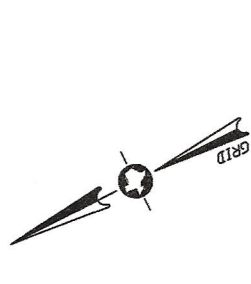
TRACT 4

Survey of 0.696 acre of land, situated in the **PERRY AND AUSTIN LEAGUE, ABSTRACT 111**, Brazoria County, Texas, and being all of the Neighborhood Service District called 0.697 Acre Tract as shown on the **CORRECTED FINAL PLAT OF RIVER WALK SECTION 1**, according to the plat recorded in Volume 17, Page 63-64, Plat Records of Brazoria County, Texas, and being all that certain called 0.697 Acre Tract described as Tract Two in a deed to Hausman Interests, LTD., recorded in Brazoria Clerk's File 95-023459, and being more particularly described by metes and bounds on Exhibit "C".



LEAGUE CITY OFFICE
Registration Number: 0194640
(981) 654-1111
2001 HOUSTON AVE., SUITE 51 LEAGUE CITY, TX 77573
Mailing 17-C Box 16942 Galveston, TX 77552

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	20.00'	33.85'	29.95'	S 14°40'29" E	98°59'52"
C2	182.94'	108.18'	106.61'	S 30°50'44" W	33°59'55"
C3	525.58'	328.16'	325.16'	S 16°18'55" W	14°59'55"
C4	600.00'	148.08'	147.88'	N 24°35'08" E	15°09'23"
C5	600.00'	258.97'	256.96'	N 19°45'13" E	24°43'46"
C6	550.00'	122.77'	121.19'	S 20°27'27" W	23°12'05"
C7	550.00'	172.77'	171.52'	S 23°36'34" W	17°49'53"
LINE	BEARINGS	DISTANCE			
L1	S 33°47'59" W	27.72'			
L2	S 82°23'21" W	138.03'			
L3	S 82°23'24" E	15.68'			



SCALE: 1" = 40'

STATE OF TEXAS
COUNTY OF GALVESTON

WE, HAUSMAN INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CAREY P. HAUSMAN, PRESIDENT OF MAXI, INC, A TEXAS CORPORATION, BEING THE GENERAL PARTNER OF HAUSMAN INTERESTS, LTD., AND DUDESTOP HOLDING LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY & THROUGH FAISAL FAREED, PRESIDENT BEING OFFICER OF DUDESTOP HOLDING LLC, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 7.4103 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF REPLAT OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS 7th DAY OF MAY 2021.

BY: HAUSMAN INTERESTS, LTD., BY: DUDESTOP HOLDING, LLC,
A TEXAS LIMITED PARTNERSHIP A TEXAS LIMITED LIABILITY COMPANY

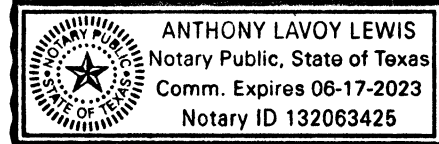
BY: MAXI, INC, A TEXAS CORPORATION
ITS GENERAL PARTNER
BY: Carey P. Hausman BY: Faisal Fareed
CAREY P. HAUSMAN, PRESIDENT FAISAL FAREED, PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAREY P. HAUSMAN, PRESIDENT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF MAY 2021

Anthony LaVoy Lewis
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-17-23

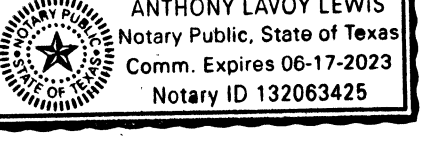


STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FIASAL FAREED, PRESIDENT, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF MAY 2021

Anthony LaVoy Lewis
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-17-23



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF RESERVE "B" OF ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B" 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 13 DAY OF MAY 2021.

Becky Bennett
BECKY BENNETT
DEVELOPMENT COORDINATOR

Joe Matrangola
JOE MATRANGOLA
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 COMES WITH ALL OF THE ORDINANCES CURRENTLY ADOPTED BY CITY COUNCIL.

BY: Jildardo Arias
JILDARDO ARIAS, P.E., CFM
CITY ENGINEER
DIRECTOR OF ENGINEERING

I, MICHAEL A. ZUMSTEG, 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.

Michael A. Zumsteg
MICHAEL A. ZUMSTEG, P.L.S.,
TEXAS REGISTRATION # 5127



I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 10 DAY OF MAY 2021, AT 3:50 O'CLOCK P.M., AND DULY RECORDED ON 11 DAY OF MAY 2021, AT 3:50 O'CLOCK P.M. IN PLAT RECORD MAP NUMBER 2021035445 GALVESTON COUNTY MAP RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: Nick Kinn
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT:

DATE
DIRECTOR

05/11/21
DATE

DATE
DIRECTOR

05-11-21
DATE

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

GCDD REF ID #621002

CITY OF FRIENDSWOOD STANDARD PLAT NOTES:

1. 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.
2. 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.
3. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE CURRENT 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.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLOT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. THE FINISH FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
7. 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 CURRENT PROPERTY OWNER.
8. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITES OF THE SUBDIVISION.

GENERAL NOTES:

1. THE SURVEYOR HAS RELIED ON THE CITY PLANNING SEARCH REPORT ISSUED BY INTEGRITY TITLE COMPANY LLC, DATED MARCH 10, 2021, WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SAID PLANNING SEARCH REPORT AND THE EASEMENTS, RIGHTS-OF-WAYS OR OTHER MATTERS LISTED ARE SHOWN HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48167C0012 G, DATED AUGUST 15, 2019. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCE MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
4. ALL SET CAPPED RODS STAMPED "CEI 5127".

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT PLAT NOTES:

1. BUILDING, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED 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 PROCEED 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, FLOWER BEDS, 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.

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION OF 7.4103 ACRES (322,792 SQUARE FEET) OF LAND BEING PART OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 100 G.C.M.R. AND ALL OF THAT CERTAIN CALLED 0.25754 ACRE TRACT RECORDED UNDER G.C.C.F. NO. 8703172 ALL LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 20, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, SAID 7.4103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.):

BEGINNING at a 5/8 inch iron rod with cap found at the intersection of the Northwesterly right-of-way line of Brandywyne Drive (60 feet wide) and the Southwesterly right-of-way line of N. Friendswood Drive (F.M. 518, 100 feet wide) for the Easterly corner of said Reserve "B" and the herein described tract;

THENCE, South 28°53'32 West, along the Northwesterly right-of-way line of Brandywyne Drive, a distance of 300.00 feet to a 5/8 inch iron rod found for the South corner of said Reserve "B" and the herein described tract;

THENCE, North 63°06'28 West, along the Northeasterly line of Block 6, Annalea Kingspark Section "A" and Whitehall Section "A", as recorded in Vol. 1, Pg. 13 G.C.M.R. and said Section "B", a distance of 1090.32 feet to a 5/8 inch iron rod found in the Southwesterly right-of-way line of Chelsea Lane (width varies) for the Westerly corner of said Reserve "B";

THENCE, North 57°57'33 West, across said Chelsea Lane, a distance of 60.24 feet to a 5/8 inch iron rod found in the Northwesterly right-of-way line of Chelsea Lane for the Westerly corner of said 0.25754 acre tract and the herein described tract;

THENCE, North 26°53'32 East, a distance of 293.80 feet to a 5/8 inch iron rod with cap set in the Southwesterly right-of-way line of N. Friendswood Drive for the Northerly corner of the herein described tract;

THENCE, South 63°08'51 East, along the Southwesterly right-of-way line of N. Friendswood Drive, a distance of 82.07 feet to a 5/8 inch iron rod with cap set at the intersection with the Northwesterly right-of-way line of Chelsea Lane for the Point of Curvature of a curve to the Right;

THENCE, in a Southwesterly direction, along the Northwesterly right-of-way line of Chelsea Lane the following Four (4) courses and distances:

1) Southerly, along and with said curve to the Right, having a central angle of 96°55'42", a radius of 20.00 feet, an arc length of 33.83 feet and chord bearing and distance of S 14°42'18" E, 29.94 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

2) South 33°45'33 West, 22.71 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Right;

3) Southwesterly, along and with said curve to the Right, having a central angle of 33°52'16", a radius of 182.94 feet, an arc length of 108.15 feet and chord bearing and distance of S 50°41'41" W, 106.58 feet to a 5/8 inch iron rod with cap set for the Point of Reverse curve to the Left;

4) Southwesterly, along and with said curve to the Left, having a central angle of 40°44'14", a radius of 232.00 feet, an arc length of 164.95 feet and chord bearing and distance of S 47°15'42" W, 161.50 feet to a 5/8 inch iron rod with cap set for said Westerly corner of the herein described tract;

THENCE, South 57°57'33 East, across said Chelsea Lane, a distance of 60.24 feet to 5/8 inch iron rod with cap found in the Southeasterly right-of-way line of Chelsea Lane for the Westerly corner of said Reserve "B";

THENCE, in a Northeasterly direction, along the Southeasterly right-of-way line of Chelsea Lane the following Five (5) courses and distances:

1) North 26°53'32 East, 5.08 feet to a 5/8 inch iron rod found for the Point of Curvature of a curve to the Right;

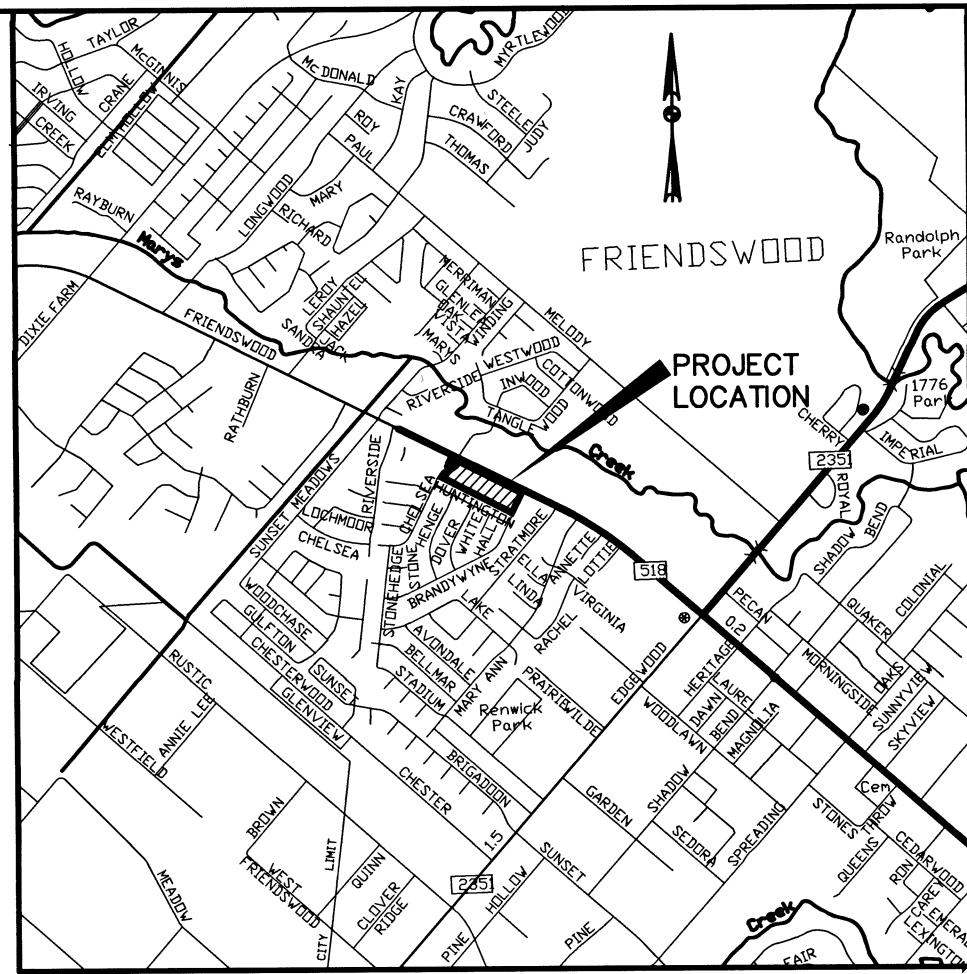
2) Northeasterly, along and with said curve to the Right, having a central angle of 40°51'56", a radius of 172.00 feet, an arc length of 122.68 feet and chord bearing and distance of N 47°17'07" E, 120.09 feet to a 5/8 inch iron rod with cap set for the Point of Tangency;

3) North 67°43'24 East, 30.68 feet to a 5/8 inch iron rod with cap set for the Point of Curvature of a curve to the Left;

4) Northeasterly, along and with said curve to the Left, having a central angle of 33°51'38", a radius of 260.05 feet, an arc length of 153.68 feet and chord bearing and distance of N 50°40'18" E, 151.46 feet to a 5/8 inch iron rod with cap set for the Point of Reverse curve to the Right;

5) Northeasterly, along and with said curve to the Right, having a central angle of 83°06'38", a radius of 22.58 feet, an arc length of 32.75 feet and chord bearing and distance of N 75°17'50" E, 29.96 feet to a 5/8 inch iron rod with cap set in the Southwesterly right-of-way line of N. Friendswood Drive for corner;

THENCE, South 63°08'51 East, along the Southwesterly right-of-way line of N. Friendswood Drive, a distance of 944.94 feet to the POINT OF BEGINNING and containing 7.4103 acres (322,792 square feet) of land, more or less.



VICINITY MAP SCALE 1"=2,640'
KEY MAP NO. 616Y

REPLAT OF RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B"

A SUBDIVISION OF 7.4103 ACRES AND A REPLAT OF
RESERVE "B", ANNALEA KINGSPARK SECTION "B" AND
WHITEHALL SECTION "B", AS RECORDED IN VOLUME
1616, PAGE 100 G.C.M.R. AND LOCATED IN THE PERRY
AND AUSTIN LEAGUE, ABSTRACT NO. 20 , CITY OF
FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

2 BLOCKS 0 LOTS 3 RESERVES (7.1527 ACRES)

REASON FOR REPLAT: TO CREATE THREE RESERVES

DATE: MAY 6, 2021 SCALE: 1" = 60'

OWNERS:

HAUSMAN INTERESTS, LTD.,
A TEXAS LIMITED PARTNERSHIP, CAREY HAUSMAN, 832-684-6827,
9950 CYPRESSWOOD DR., SUITE 130, HOUSTON, TX. 77070

DUDESTOP HOLDING LLC,
A TEXAS LIMITED LIABILITY COMPANY, FIASAL FAREED, 832-270-2227,
416 NORTHCLIFF RIDGE LANE, FRIENDSWOOD, TEXAS 77546

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 S. GESSNER ROAD, SUITE 100, HOUSTON, TX 77063
(713) 780-887x2237 FAX: (713) 780-7662
email: dmasielatto@centuryengineering.com

T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. F-100965-0

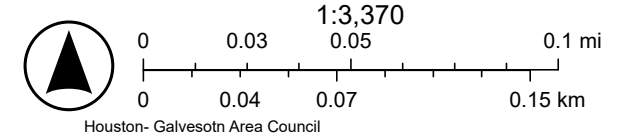
SHEET 2 OF 2

City of Friendswood Aerial Map

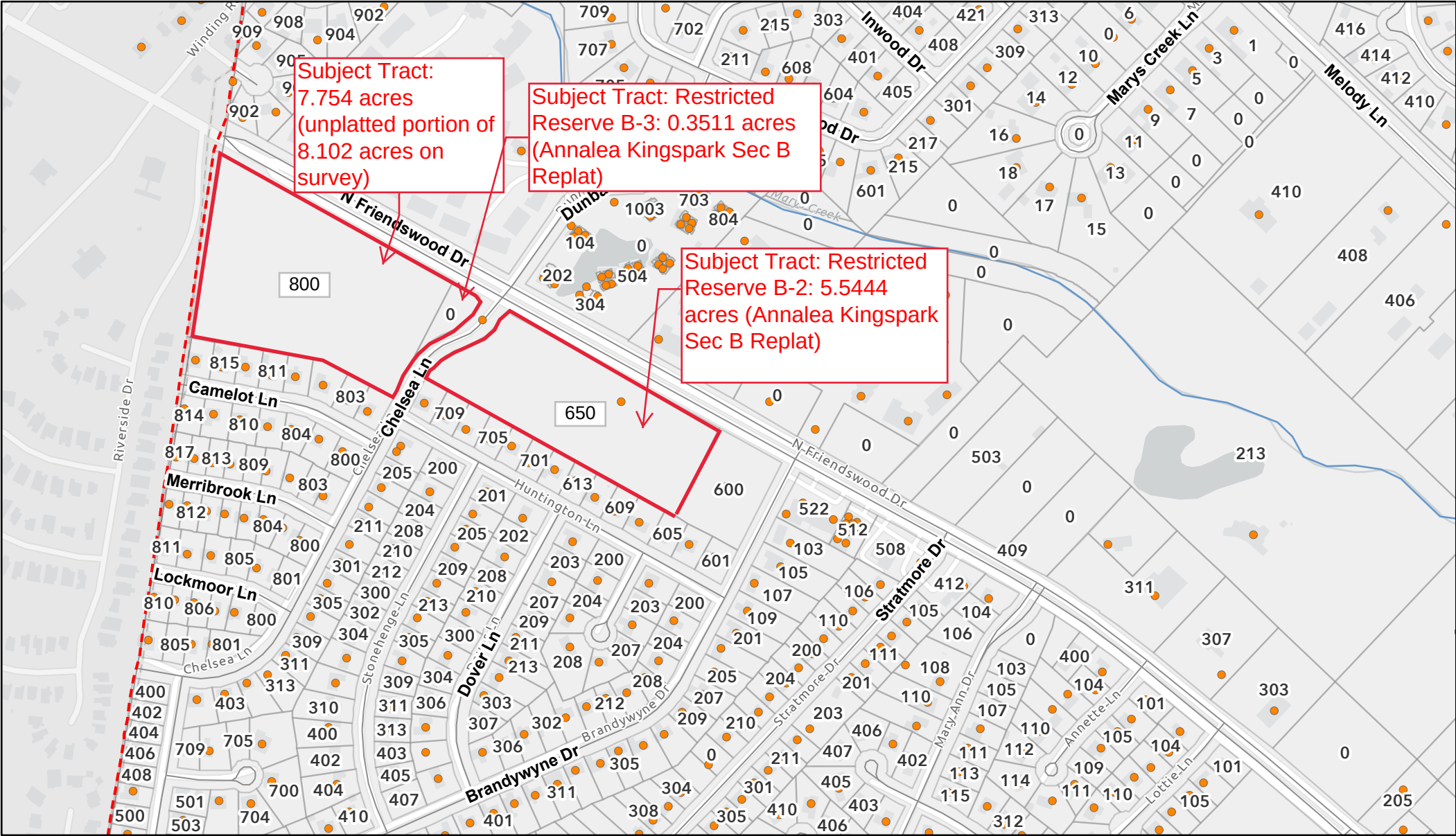


6/5/2024, 2:20:25 PM

- Address Points
- Parcels (grey)
- Water Lines
- City Limit
- Streets
- GCAD Lot lines
- Surrounding Cities

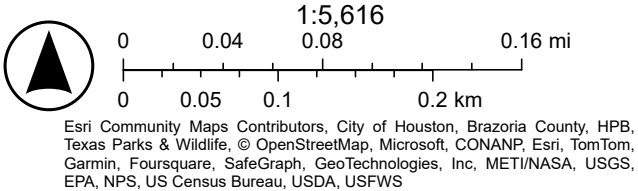


City of Friendswood Location Map

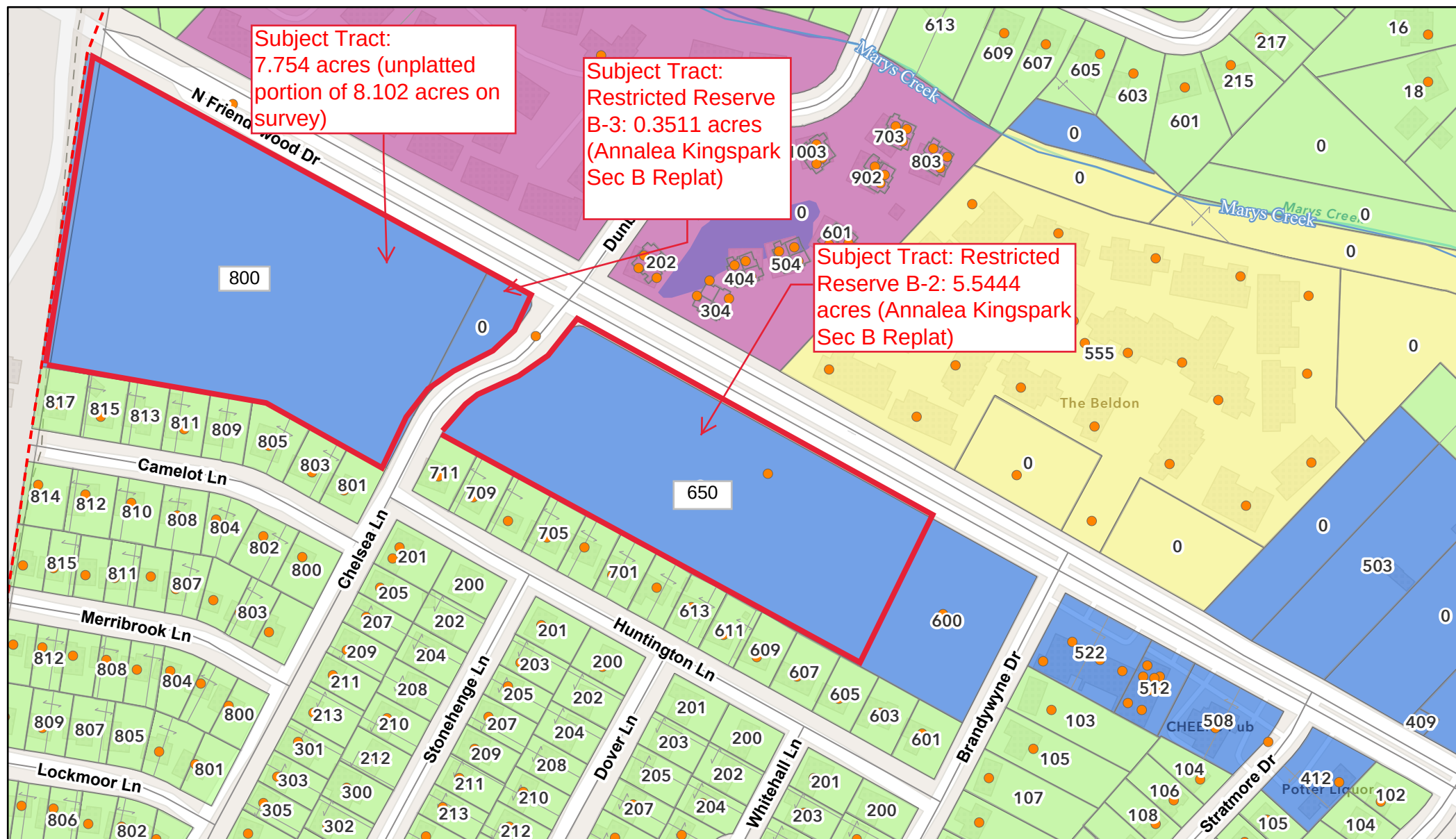


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- Address Points
- Parcels (grey)
- Surrounding Cities
- City Limit
- Streets
- Water Lines

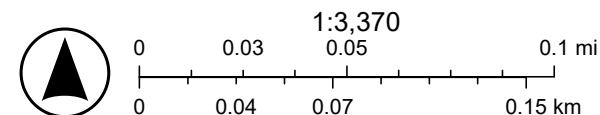


City of Friendswood Zoning Map



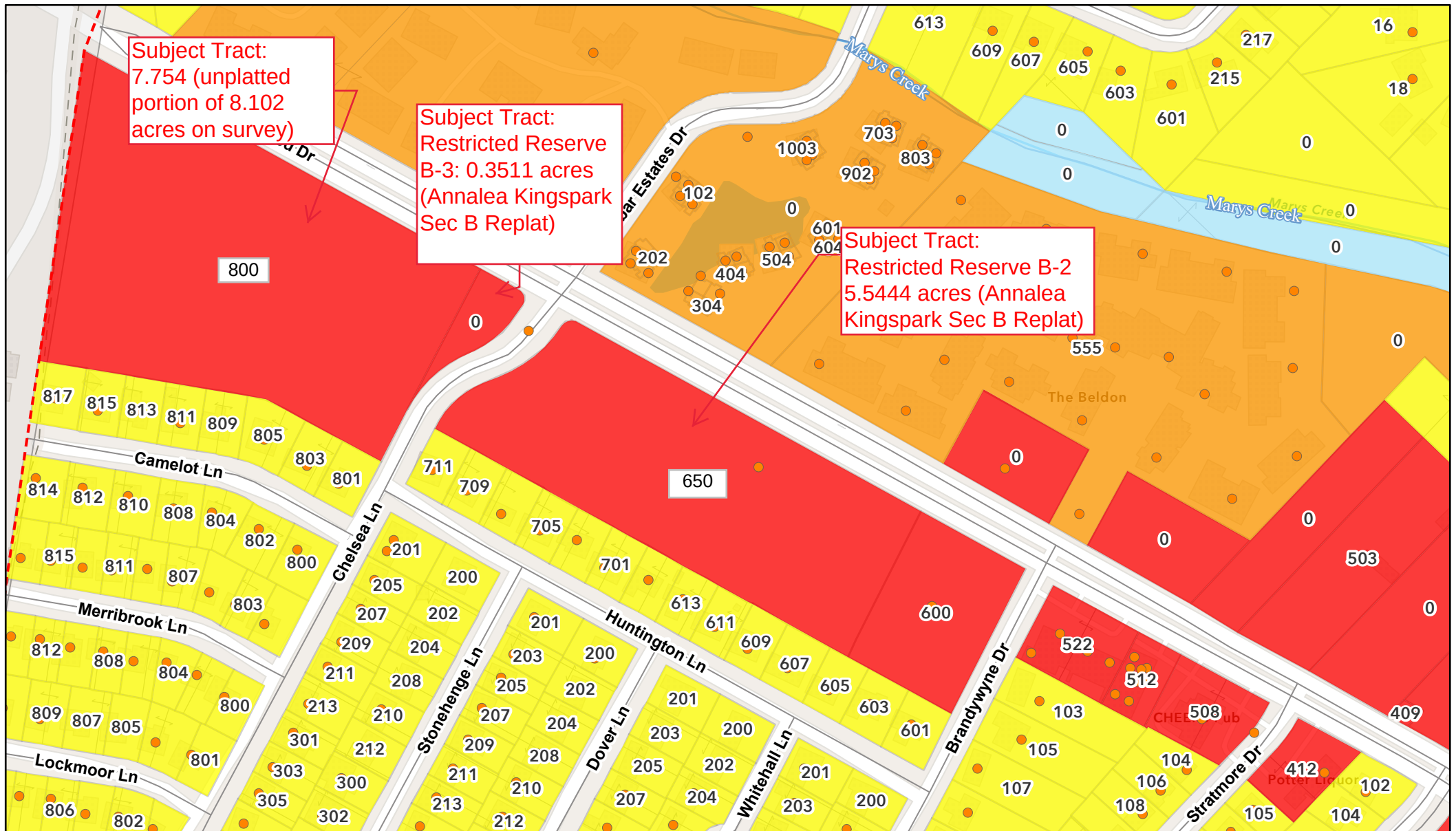
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-  Address Points
  Parcels (grey)
  Water Lines
  NC
-  City Limit
  Streets
 Zoning by Parcel
  PUD
-  GCAD Lot lines
  Surrounding Cities
  CSC
  SFR
-  MFR-M



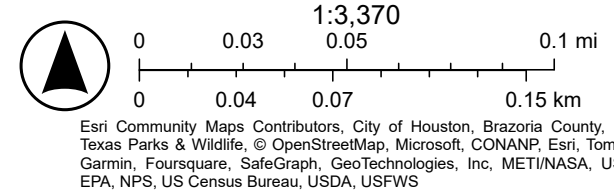
Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Friendswood Future Land Use Map (FLUM)



6/5/2024, 2:18:07 PM

- Address Points
- City Limit
- Future Land Use Adopted 2021
- Low Density
- High Density Residential
- Retail
- Regional Detention
- GCAD Lot lines
- Parcels (grey)
- Streets
- Surrounding Cities
- Water Lines





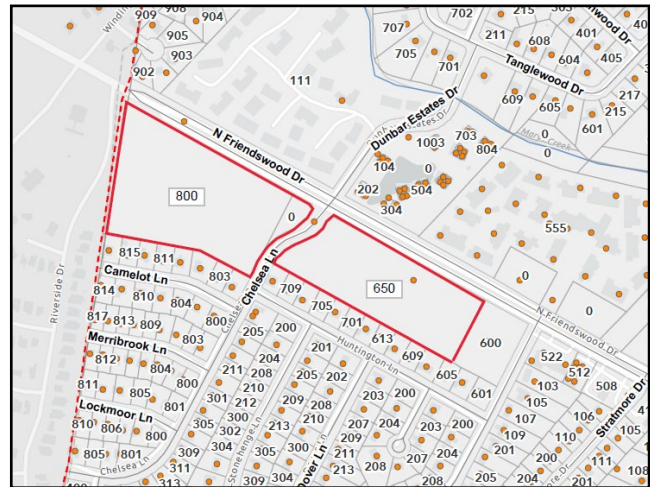
TM

Rezoning Report

June 2024

Location: 650 and 800 N Friendswood Dr.

Legal: 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B", Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, document 2021035945, and 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Galveston County, Friendswood, Texas



Location Map from City of Friendswood GIS

Project: The Belmont

Request: Zone change request to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development consisting of commercial and age restricted multi-family living and an amendment to the Future Land Use Map (2021) to change approximately 11.642 acres of land located within such 13.6491 acres described hereinabove from "Retail" to "High Density Residential."

Proposed Use

A senior living complex consisting of 232 units with attached and detached garages and offering amenities such as swimming pools, dog park, and storage for the residents. There would be 106 one bedroom units and 126 two bedroom units offered for rent. Approximately 2.627 acres would be reserved for commercial development, which would allow for almost 40,000 square feet of retail development. Ample parking spaces would be provided for the residents and the future commercial development.

Proposed Zoning

Planned Unit Development (PUD); Zoning Ordinance Section 7. J.

This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning

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

The general purposes of all PUD districts are several-fold:

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety, and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape; or
7. To promote economic development in accordance with the city's plans for such.

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

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

Conceptual Submittal: Conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval, all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:

- (a) General land use and density plan;
- (b) Identify proposed general uses, densities, major open spaces, circulation, and access features. Detention and/or retention areas may be calculated as open space only when, in the opinion of the planning and zoning commission, the detention area is designed to act as an amenity;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow; and
- (f) Data describing any variation from the typical development requirements.

Existing Use/Site Attributes

The tract is currently undeveloped. In 2021, Reserve B was replatted to allow for the construction of the gas station and convenience store currently under construction.



Aerial Map from Friendswood GIS

Zoning History

Current Zoning: Community Shopping Center (CSC) – The original zoning map of Friendswood from 1970 identified this property being zoned C-1 (Retail Business) District. The entire corridor along FM 518 from FM 2351 to the Pearland city limits was classified the same.

Adjacent Zoning/Land Use

The property fronts FM 518, a TxDOT right-of-way and it bisected by Chelsea Lane. The property backs up to property that is zoned Single Family Residential (SFR). Across FM 518, there are properties zoned Multi-Family Residential – Medium (MFR-M) and Planned Unit Development (PUD) that allowed an age restricted multi-family residential development and commercial.



Zoning Map from City of Friendswood GIS

Platting Analysis

Reserves B-2 and B-3 will require a replat since they are platted as restricted reserves for commercial development. The remaining 7.754 acres will require a preliminary and final plat.

Current Planning Analysis

The proposed development does not conform to the Future Land Use Map; however, the proposed use would. There are several other age-restricted developments in the immediate area including The Beldon and the Beford directly across the FM 518. Walden Pond is also across the street, which is a condominium association, but not age restricted. There is a need for alternate housing choices for the 55 and older community. Many residents want to sell their larger homes, but remain in Friendswood to be close to family.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as “Retail.” The request for a change to the Future Land Use Map to change to “High Density Residential” is included in the request.

Infrastructure & City Service Delivery Impacts

Drainage and Floodplain:

On-site detention will be required for the development. There are no high hazard risks of flooding associated with the property; it is in the Unshaded X floodplain, which is the least hazardous.

Utilities:

Capacity for water and wastewater is available for the development of this tract.

Transportation:

A Traffic Impact Analysis would be required. Most likely a traffic signal would be warranted at the intersection of Chelsea Lane and FM 518.

Public Safety:

There were no concerns from the Police Department. Private security monitoring with cameras is recommended to private property owners.

School District:

The property is located within Friendswood ISD’s boundary. Other than providing additional tax revenue, the development will have no impact on the school district since the community is restricted to residents who are 55 and older.

Park/Open Space:

Parkland fees based on the number of units will be paid either when the plat is recorded or when the building permits are issued.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Consider a recommendation to the City Council regarding a request for a zone change at 650 and 800 N Friendswood Drive to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development, consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to conduct a public hearing for a zone change request by the property owner who is requesting a Planned Unit Development (PUD) for a mixed-use development consisting of age-restricted, multifamily living and commercial uses. The senior living complex includes 232 units with attached and detached garages and offers amenities such as swimming pools, a dog park, and storage for the residents. There will be 106 one-bedroom units and 126 two-bedroom units offered for rent. Approximately 2.627 acres will be reserved for commercial development, which will allow for almost 40,000 square feet of retail development. Ample parking spaces will be provided for the residents and future commercial development.

The proposed development does not conform to the Future Land Use Map. However, there are several other age-restricted developments in the immediate area, including The Beldon and The Beford, which are located directly across FM 518. Walden Pond is also across the street, which is a condominium association and not age restricted. There is a need for alternate housing choices for the 55-year-old community. Some residents want to sell their larger homes but remain in Friendswood to be close to family.

A PUD district must meet a minimum of one of the following criteria:

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

The newspaper notice was published; signs were posted on the property; and notices were mailed to property owners within 200 feet of the subject property and inside the City limits of Friendswood notifying them of the public hearings.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approving the zone change would reduce the amount of commercial zoning by 11.642 acres, which is not in line with the goals of the Future Land Use Map and the general comprehensive land use goals. However, there is a need for alternate types of housing for Friendswood residents. This particular area has been vacant since the 1960s without many inquiries for commercial developments.

RECOMMENDATIONS

The conceptual plan was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and the Police Department. There were no significant comments at that time. The project will be subject to more detailed reviews at a later date, including site plan approval by the Planning and Zoning Commission.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Discuss the proposed amendments to Zoning Ordinance Section 1, to incorporate an updated process for maintaining the Zoning Map.

Action:

SUMMARY / ORIGINATING CAUSE

Historically, the process for updating the Official Zoning Map was to maintain a list of changes to the official map and to adopt a new official map every few years or once the spreadsheet on the face of the map was full. Going forward, the process will be changed slightly. Each zone change ordinance is approved by City Council and attested by the mayor so it is not necessary to adopt an official zoning map by ordinance. The official zoning map will be maintained in the Community Development Department. Internally, the process of maintaining a list of changes to the map can be continued.

The official zoning map is maintained electronically by the GIS division and will be available as a large format map if requested by public information requests or other methods.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This would update and modernize the processes for maintaining the official zoning map.

RECOMMENDATIONS

Staff recommends adopting the updated process.

ATTACHMENTS

1. Updated Official Zoning Map 2024
2. Zoning Ord Sec 1 Redlines

City of Friendswood - Zoning Districts



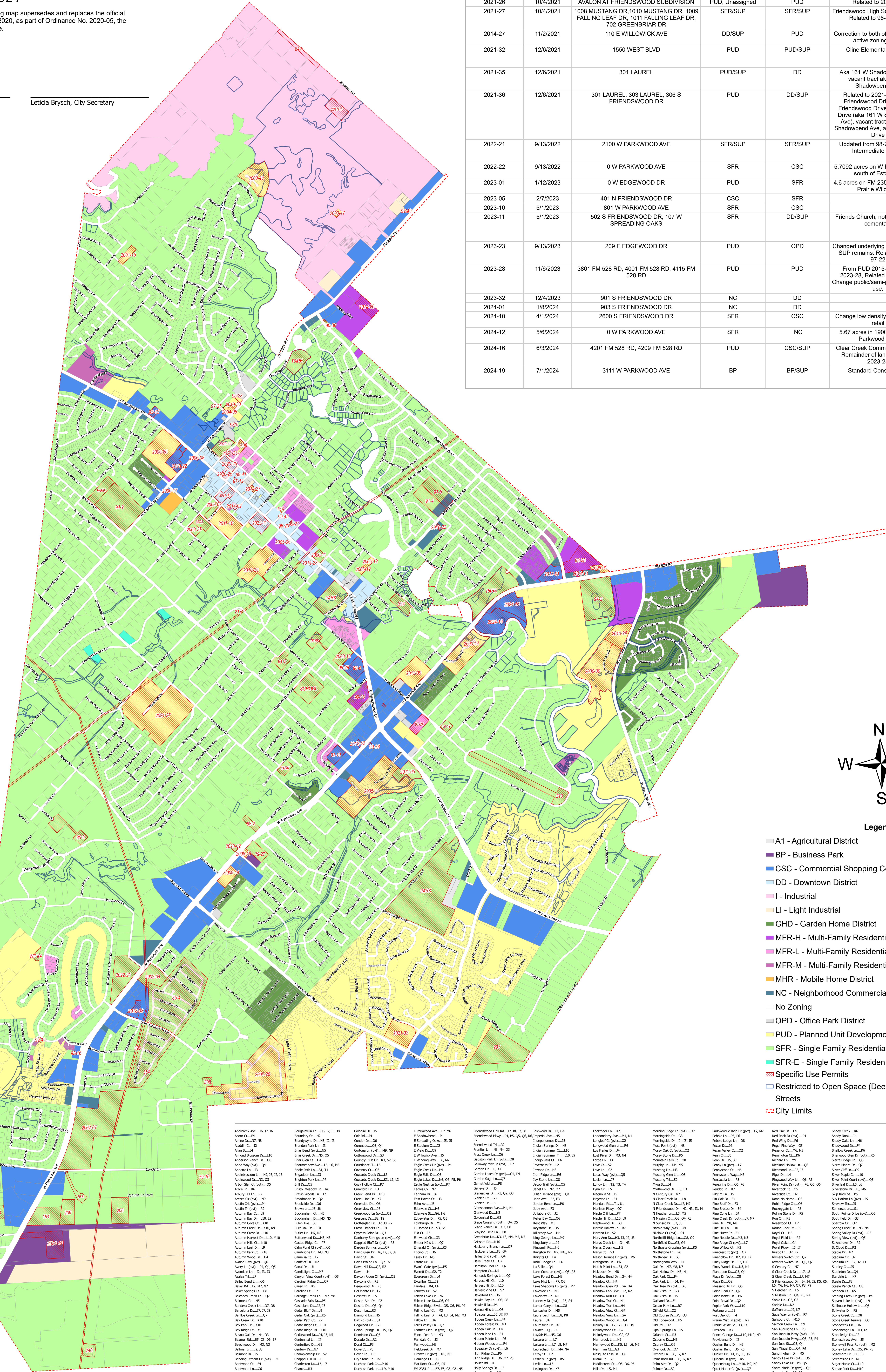
Updated: July 3, 2024

This is to certify that this official zoning map supersedes and replaces the official zoning map adopted on February 3, 2020, as part of Ordinance No. 2020-05, the City of Friendswood zoning ordinance.

Date adopted:

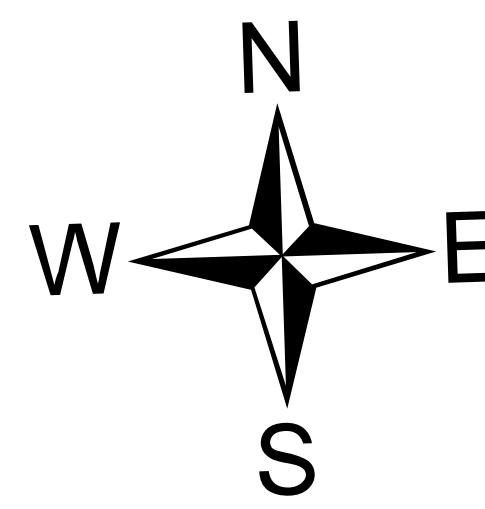
Mayor Mike Foreman

Leticia Brysch, City Secretary



City of Friendswood 910 S Friendswood Dr, Friendswood TX 77546

Ordinance Number	Date	Location	From	To	Notes	Specific Use
2019-42	12/2/2019	STERLING CREEK SUBDIVISION	SFR	GHD		
2020-25	6/1/2020	202 E HERITAGE DR, 111 E HERITAGE DR, 209 S FRIENDSWOOD DR	SFR, DD, MFR-L/SUP	SFR, DD, MFR-L/SUP	First Baptist Church.	NAICS Use No. 8131 Religious Organizations
2020-38	11/2/2020	213 E HERITAGE DR	MFR, SFR, SUP	PUD		
2021-01	2/1/2021	4321 FRIENDSWOOD LINK RD	MFR-GHD	NC		
2021-18	8/2/2021	1771 S FRIENDSWOOD DR, 1715 S FRIENDSWOOD DRIVE	CSC, OPD	PUD		
2021-24	10/4/2021	INDUSTRY PARK FRIENDSWOOD PHASE II SUBDIVISION	CSC	I		
2021-25	10/4/2021	2601 W PARKWOOD AVE	SFR	CSC	Fire Station No. 37	
2021-26	10/4/2021	AVALON AT FRIENDSWOOD SUBDIVISION	PUD, Unassigned	PUD	Related to 2019-37	
2021-27	10/4/2021	1008 MUSTANG DR, 1010 MUSTANG DR, 1009 FALLING LEAF DR, 1011 FALLING LEAF DR, 702 GREENBRIAR DR	SFR/SUP	SFR/SUP	Friendswood High School Campus. Related to 98-22, 217.	NAICS Use No. 6111 Elementary and Secondary Schools
2014-27	11/2/2021	110 E WILLOWICK AVE	DD/SUP	PUD	Correction to both official map and active zoning layer.	
2021-32	12/6/2021	1550 WEST BLVD	PUD	PUD/SUP	Cline Elementary School	NAICS Use No. 6111 Elementary Secondary Schools
2021-35	12/6/2021	301 LAUREL	PUD/SUP	DD	Aka 161 W Shadowbend Ave, vacant tract aka 151 W Shadowbend Ave	
2021-36	12/6/2021	301 LAUREL, 303 LAUREL, 306 S FRIENDSWOOD DRIVE	PUD	DD/SUP	Related to 2021-35, 306 S. Friendswood Drive, 308 S. Friendswood Drive, 301 Laurel Drive (aka 161 W Shadowbend Ave), vacant tract aka 151 W Shadowbend Ave, and 303 Laurel Drive	NAICS Use No. 72111 Traveler Accomodation (Hotels)
2022-21	9/13/2022	2100 W PARKWOOD AVE	SFR/SUP	SFR/SUP	Updated from 98-7. Windsong Intermediate School	NAICS Use No. 6111 Elementary and Secondary Schools
2022-22	9/13/2022	0 W PARKWOOD AVE	SFR	CSC	5.7092 acres on W Parkwood Ave south of Estate Dr.	
2023-01	1/12/2023	0 W EDGEWOOD DR	PUD	SFR	4.6 acres on FM 2351 across from Prairie Wilde St.	
2023-05	2/7/2023	401 N FRIENDSWOOD DR	CSC	SFR		
2023-10	5/1/2023	801 W PARKWOOD AVE	SFR	CSC		
2023-11	5/1/2023	502 S FRIENDSWOOD DR, 107 W SPREADING OAKS	SFR	DD/SUP	Friends Church, not including the cemetery	NAICS Use No. 8131 Religious Organizations, NAICS Use No. 624 Social Assistance
2023-23	9/13/2023	209 E EDGEWOOD DR	PUD	OPD	Changed underlying zoning district. SUP remains. Related to 98-5, 97-22	Current NAICS Use No. 323 Printing and related support activities
2023-28	11/6/2023	3801 FM 528 RD, 4001 FM 528 RD, 4115 FM 528 RD	PUD	PUD	From PUD 2015-18 to PUD 2023-28. Related to 2004-13. Change public/semi-public to mixed use.	
2023-32	12/4/2023	901 S FRIENDSWOOD DR	NC	DD		
2024-01	1/8/2024	903 S FRIENDSWOOD DR	NC	DD		
2024-10	4/1/2024	2600 S FRIENDSWOOD DR	SFR	CSC	Change low density residential to retail	
2024-12	5/6/2024	0 W PARKWOOD AVE	SFR	NC	5.67 acres in 1900 Block of W Parkwood Ave.	
2024-16	6/3/2024	4201 FM 528 RD, 4209 FM 528 RD	PUD	CSC/SUP	Clear Creek Community Church. Remainder of land related to 2023-28	NAICS Use No. 8131 Religious Organizations.
2024-19	7/1/2024	3111 W PARKWOOD AVE	BP	BP/SUP	Standard Constructors.	NAICS Use No. 237 Heavy and civil engineering construction



Legend

- A1 - Agricultural District
- BP - Business Park
- CSC - Commercial Shopping Center
- DD - Downtown District
- I - Industrial
- LI - Light Industrial
- GHD - Garden Home District
- MFR-H - Multi-Family Residential High Density
- MFR-L - Multi-Family Residential Low Density
- MFR-M - Multi-Family Residential Medium Density
- MHR - Mobile Home District
- NC - Neighborhood Commercial
- OPD - Office Park District
- PUD - Planned Unit Development
- SFR - Single Family Residential
- SFR-E - Single Family Residential Estate
- Specific Use Permits
- Restricted to Open Space (Deed Restrictive & Preservations)
- Streets
- City Limits

Section 3. Provision for official zoning map.

~~A. Official zoning map.~~

~~A. (1) The boundaries of the zoning districts of the city are shown on the official zoning map, which, together with all explanatory matters thereon and amendments thereto, is hereby adopted incorporated by reference and declared to be a part of this appendix.~~

~~A.~~

~~B.~~

~~(2) This official zoning map shall be identified by the signature of the mayor, attested by the city secretary and bearing the seal of the city under the following words:~~

~~"This is to certify that this is the official zoning map referred to in Section 3 of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance";~~

~~Together with the date of the adoption of the ordinance from which this appendix is derived.~~

~~(3) If, in accordance with the provisions of this appendix and chapter 283, Acts of the 40th Legislature, Regular Session, 1927, as amended, changes are made in zoning district boundaries or other matters portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the city council, with an entry on the official zoning map as follows:~~

~~"On (date), by official action of the city council, the following changes were made in the official zoning map: (brief description of nature of changes)";~~

~~which entry shall be signed by the mayor and attested by the city secretary. No amendment to this appendix which involves matters portrayed on the official zoning map shall become effective until after such change and entry have been made on said map.~~

~~(4) No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this appendix. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this appendix. Regardless of the existence of purported copies of the official zoning map which may be made or published from time to time, the official zoning map shall be located in the community development department office; of the city secretary and it shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.~~

~~B. Replacement of official zoning map.~~

~~(1) In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the city council may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map shall be identified by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words:~~

~~"This is to certify that this Official Zoning Map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance."~~

~~(2) Unless the prior official zoning map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.~~



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, July 25, 2024, and (ii) Thursday, August 8, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, July 25, 2024, and (ii) Thursday, August 8, 2024.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 11, 2024

Subject: Receive the June 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 June 2024 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. June 2024 DRC Report

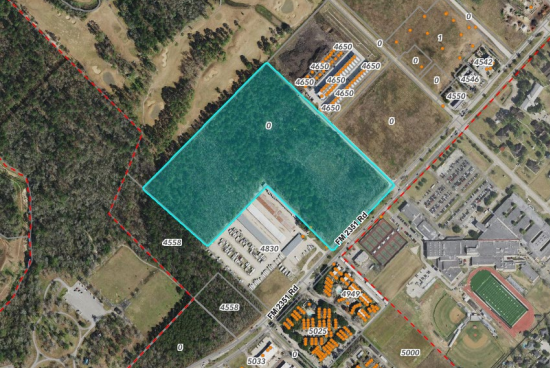
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

JUNE 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
405 Laurel Mixed use building - retail, bar, and office space	DD	No	☐ Zone change ☐ Meets Future Land Use Map ☐ Plat required – existing plat – Fountains @ Friendswood ☒ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☐ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☐ On-site detention required - existing ☒ 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: Alternative plans for parking and landscaping are likely.	

29 acres on FM 2351 Residential and multi-family (build to rent/townhomes) with retail on frontage	CSC and I	Yes – SFR, MFR, or PUD depending on project design	☒ 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 – new service must be looped ☒ Sewer Available ☒ On-site detention required – account for drainage from back of existing residential lots ☐ May be eligible for regional detention ☒ High hazard flood zone(s) – Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required – FM 2351 Misc Notes: 5ft sidewalk required along FM 2351	
205 N Friendswood Dr Multiple buildings, mini town center – retail/office	CSC	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☒ On-site detention required; outfall to creek requires Army Corp of Engineers permit ☐ 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: 5ft sidewalks required along FM 518	