



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, AUGUST 8, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, July 10, 2024.
- B. Consider approval of the Goodwin Estates Final Plat, which is approximately 2.25 acres located along the north right-of-way of S Friendswood Drive between Manison Parkway and West Boulevard.

4. ACTION ITEMS

A. ZONING ORDINANCE AMENDMENT: REPLACEMENT OF OFFICIAL ZONING MAP

- i Conduct a public hearing regarding the replacement of the official zoning map per Appendix C "Zoning," Section 3 "Provision for Official Zoning Map" of the Friendswood City Code reflecting zone changes and corrections since the last adopted map dated February 3, 2020.
- ii Consider a recommendation to the City Council regarding the replacement of the official zoning map per Appendix C "Zoning," Section 3 "Provision for Official Zoning Map" of the Friendswood City Code reflecting zone changes and corrections since the last adopted map dated February 3, 2020.

B. ZONING ORDINANCE AMENDMENT: SECTION 3 AND SECTION 9.G.7

- i Conduct a public hearing regarding the proposed amendments to Appendix C "Zoning," Section 3 "Provision for official zoning map" and Section 9 "Administration and enforcement – Building permits and certificates of zoning compliance," Subsection G "Specific Use Permits," Paragraph 7 "Time Limit" of the Friendswood City Code to amend the process of maintaining the official zoning map and to amend the time limit criteria for Specific Use Permits.
- ii Consider a recommendation to the City Council regarding the proposed amendments to

Appendix C "Zoning," Section 3 "Provision for official zoning map" and Section 9 "Administration and enforcement – Building permits and certificates of zoning compliance," Subsection G "Specific Use Permits," Paragraph 7 "Time Limit" of Friendswood City Code to amend the process of maintaining the official zoning map and to amend the time limit criteria for Specific Use Permits.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 22, 2024, and (ii) Thursday, September 12, 2024.
- B. Receive the July 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.

6. ADJOURNMENT

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

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



Approved for posting by:
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 5th day of August 2024, at 3:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, July 10, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 7-11-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 11, 2024 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 11, 2024

1. CALL TO ORDER

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

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS RIVES
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

COMMISSIONERS TRAVIS MANN AND BRIAN BOUNDS WERE ABSENT FROM THE MEETING.

2. OATHS OF OFFICE

A. Administer the oath of office to incoming commissioners.

Aubrey Harbin administered the oaths of office to reappoint Commissioners Richard Sasson and Willie Anderson.

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.

No public comments.

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.

**Commissioner Marcus Rives moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

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."

Aubrey Harbin explained the proposed zone change would be for an age-restricted community consisting of 232 units plus commercial frontage. She said the property had been zoned commercial since the 1970s and has not yet been developed. She said the demand for age-restricted apartments is high.

Hubble Hausman, the property owner, said his family developed the Anna Lea subdivision, named after his grandmother, and has retained the commercial ever since. He stated the property has been listed for sale off and on for 20 years with no commercial interest. Brett Banfield, developer and partner, said his family developed the age-restricted communities across the street, being The Beldon in 2019 and The Bedford from 1993-1995. He stated those properties have two-year waiting lists and the demand is high for this type of community. Banfield said The Belmont, being proposed, would be a higher level than The Belmont. He said the property would include amenity ponds used for detention as a buffer for the existing residents in Anna Lea. Banfield described the buildings as three-stories but pulled closer to the street along with heavy landscaping throughout. Banfield said that although the apartments are high density by unit, the density by population is lower than standard apartment complexes, resulting in lower traffic, as well.

David Hunt, Pearland Riverwalk resident, spoke in concern about increased traffic and the lack of traffic signals at the existing intersections. He said the detention pond near his subdivision was already filled to the brim with heavy storms. He mentioned the zone change signs on the property were hard to see coming out of his neighborhood.

Vince Estevez, Pearland Riverwalk resident, spoke against the project, citing drainage, traffic, and crime. He said the development would add water and traffic to his neighborhood and then crime would start.

Kim Gough, 811 Camelot Ln, was concerned with a new development tying into the existing utilities. He asked if they would be adding fire hydrants. He said the current green fields absorb a lot of water and was worried about what would happen once they were developed. Mr. Gough also mentioned traffic and said the community across the street uses the intersection to make U-turns, and it is dangerous.

Georgia Estevez, Pearland Riverwalk resident, spoke against the project, concerned about traffic and crime. She said her daughter had been in a traffic accident on Riverside Drive. She also asked where the hawks would go and mentioned the field mice would be displaced into her neighborhood.

- 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."

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

Harbin responded to several of the public comment concerns. She said the developer is required to install drainage systems for his project plus account for existing run-off, resulting in a net-zero effect. She mentioned current drainage requirements are higher than when the adjacent subdivisions were built. She explained the portion of the project on the City of Pearland side would be independent of the City of Friendswood. She said the City of Pearland would review the plat, zoning, and site plan. She said in addition to Pearland reviewing drainage, they too have a secondary drainage board, Brazoria County Drainage District #4, that would need to approve the plans. She answered that the development would need to extend water and sewer to serve their property, including adding several fire hydrants. Lastly, she said the developer was working with TxDOT and a traffic signal will most likely be required.

Commissioner Rives stated he has a history of working with the Galveston County Consolidated Drainage District (GCCDD) and said the current drainage requirements are considerably higher. He said the addition of a traffic signal would help both the new community and the existing residents.

He questioned what crime the proposed development would create. He said the current commercial zoning allows most commercial uses by right and said the proposed project includes a big buffer for the adjacent residents. He said the developer kept the building lower than he could have gone and moved the building forward. He said one thing the Planning and Zoning Commission is looking at with zone change requests is whether it will buffer the adjacent zoning well.

Commissioner Rich Sasson commented that the drainage must be net-zero, at a minimum. Sasson responded to the comments regarding crime and explained that with the current commercial zoning, a Walmart could be built there. Sasson asked the developer where he would be getting power from. Banfield said most likely underground from The Beldon, but he would need to defer to the civil engineer.

Commissioner Conrad said her concerns seem to be addressed and said the concept looks really good. Commissioner Anderson asked if a wildlife study was needed in response to the public comment about hawks.

Chairman Hinckley mentioned sidewalks were not shown on the plan. Banfield said the plan is conceptual, but that sidewalks would be installed along the streets and internally. He said the Pearland portion of the project is very conceptual and that the storage and park would not be open to the public, but residents. Banfield said storm drainage is his number one priority. He said he understands the impact of four creeks running through Friendswood. He said his management company also performs background checks on tenants, in response to the crime comments. Hinckley asked if there were any commercial prospects for the frontage. Banfield said the area is a commercial dead zone right now, but hopefully that will change with the addition of rooftops and high-income residents.

6. DISCUSSION

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

Becky Bennett said the Ordinance Subcommittee had been working on an updated Zoning Map along with revising the language in Section 3 of the Zoning Ordinance to be more modern. She said City Attorney Horner had streamlined the language and process, as provided on the red-lines in the backup material.

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.

Councilmember Trish Hanks reported that City Council had approved the Specific Use Permit for Standard Constructors at the last council meeting. She said council also approved an ordinance to increase the tree trimming height over rights-of-way. She said the city had a great Fourth of July celebration. She said council had met to discuss Hurricane Preparedness, coincidentally, before Hurricane Beryl hit. She said staff did a great job following the storm opening a cooling center.

Chairman Hinckley told the audience he appreciated their attendance and comments regarding the proposed zone change. He said he was impressed with the city response following the hurricane.

Harbin said the June DRC Report was in the backup material.

8. ADJOURNMENT

This meeting was adjourned at 06:50 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Consider approval of the Goodwin Estates Final Plat, which is approximately 2.25 acres located along the north right-of-way of S Friendswood Drive between Manison Parkway and West Boulevard.

Action:

SUMMARY / ORIGINATING CAUSE

Goodwin Estates is a single lot, residential subdivision. The original lot was physically split into two parts when FM 518 was built. The owner is proposing to build a single family home. A location map is included in the attachments.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the owner to proceed with building permits.

RECOMMENDATIONS

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

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

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

P&Z Action Options:

1) Approve - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

2) Approve with Conditions - conditions included on attached corrections report; requires resubmittal and Commission action

3) Disapprove with Reasons - reasons included on attached corrections report; requires resubmittal and Commission action

ATTACHMENTS

1. GOODWIN ESTATE PLAT
2. Goodwin Estates Location Map

STATE OF TEXAS

COUNTY OF GALVESTON

WE, WILLIAM C. GOODWIN AND MARY R. GOODWIN, HEREINAFTER REFERRED TO AS THE OWNER OF THE 2.2758 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GOODWIN ESTATE 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

WITNESS OUR HAND THIS DAY OF , 2024.

BY: WILLIAM C. GOODWIN, OWNER

BY: MARY R. GOODWIN, OWNER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. GOODWIN AND MARY R. GOODWIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF GOODWIN ESTATE IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF , 2024.

BECKY BENNETT, ASSISTANT PLANNER

TOM HINCKLEY, CHAIRMAN

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

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

SURVEYOR:

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

PURPOSE OF DOCUMENT: PLAT REVIEW

SURVEYOR OF RECORD: TOBY PAUL COUCHMAN

REGISTRATION #5565

RELEASE DATE: 07/26/2024

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

TOBY PAUL COUCHMAN, RPLS

TEXAS REGISTRATION NO. 5565

THE STATE OF TEXAS

COUNTY OF GALVESTON

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

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

DWIGHT D. SULLIVAN, COUNTY CLERK

OF GALVESTON COUNTY, TEXAS

BY: DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

GCDDO REF ID# 6240043

DIRECTOR

DATE

DIRECTOR

DATE

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

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

1. BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE 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 PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.

5. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.

6. PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

7. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.

8. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

METES AND BOUNDS DESCRIPTION:

A 2.2578 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT "B", SLONE SUBDIVISION, OUT OF THE B.W. CAMP RICE FARMS, IN THE JOHN DICKINSON LEAGUE, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP AS RECORDED IN VOLUME 254, PAGE 54 OF THE GALVESTON COUNTY CLERK'S RECORDS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 518, ALSO KNOWN AS SOUTH FRIENDSWOOD DRIVE, (140 FEET WIDE), FROM WHICH A TX DOT MONUMENT BEARS SOUTH 66°13'42" EAST, A DISTANCE OF 1.08 FEET MARKING THE SOUTH CORNER OF UNRESTRICTED RESERVE "A" 6.3116 ACRES, OUT OF CENTURY OAKS ESTATES RECORDED UNDER VOLUME 18, PAGE 547, MAP RECORDS GALVESTON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 18°19'12" EAST, ALONG AND COINCIDENT WITH SAID UNRESTRICTED RESERVE "A" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 209.35 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 19 OUT OF CREEKSIDE AT WEST RANCH, SECTION 3, PLAT RECORD 2010A, PAGE 17 AND 18, GALVESTON COUNTY, TEXAS, ALSO RECORDED UNDER CLERK'S FILE NO. 2010010348 AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 66°44'36" EAST, ALONG AND COINCIDENT WITH LOTS 16 THROUGH 19 OUT OF SAID CREEKSIDE AT WEST RANCH, SECTION 3 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 312.80 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 46°25'33" WEST, A DISTANCE OF 0.42 FEET, MARKING AN INTERNAL CORNER OF SAID CREEKSIDE AT WEST RANCH, SECTION 3 AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 23°05'10" WEST, ALONG AND COINCIDENT WITH LOTS 11 THROUGH 14 AND RESERVE "A" IN SAID CREEKSIDE AT WEST RANCH, SECTION 3 AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN A CURVE;

THENCE, IN A NORTHWESTERLY DIRECTION FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 2,476.48 FEET, AN ARC LENGTH OF 220.17 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 05°05'38", A CHORD BEARING OF NORTH 30°05'07" WEST, AND A CHORD LENGTH OF 220.10 FEET, TO A POINT FROM WHICH A TX DOT MONUMENT BEARS NORTH 30°48'36" EAST, A DISTANCE OF 1.08 FEET MARKING A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 27°32'18" WEST, ALONG AND COINCIDENT WITH SAID F.M. HIGHWAY 518, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 154.24 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.2578 ACRES OF LAND, MORE OR LESS.

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

B. 35 FEET ON MAJOR THOROUGHFARES

K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.

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

FLOOD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 4854680206G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONE "X" & "X"(500)

BENCHMARK	NGS E459	EL 26.00 NAVD 88
-----------	----------	------------------

BRASS DISC SET IN CONCRETE ON THE WEST SIDE OF BRIARMEADOW DRIVE, APPROXIMATELY 46 FEET WEST OF THE CENTERLINE OF BRIARMEADOW DRIVE AND APPROXIMATELY 190 FEET SOUTH OF THE CENTERLINE OF SUNSET DRIVE.

VICINITY MAP SCALE 1"=1/8 MILE

KEY MAP 657P

GENERAL PLAT NOTES:

1. PROPERTY CORNER.

2. INDICATES CONTROL MONUMENT.

3. B.L. INDICATES BUILDING LINE.

4. F.I.R. INDICATES FOUND IRON ROD.

5. W.L.E. WATER LINE EASEMENT.

6. U.E. INDICATES UTILITY EASEMENT.

7. R.O.W. INDICATES RIGHTS-OF-WAY.

8. VOL./PG. INDICATES VOLUME/PAGE.

9. P.O.B. INDICATES POINT OF BEGINNING.

10. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.

11. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.

12. UNLOCATED PIPELINE EASEMENT AS GRANTED TO WHITE OIL PIPE LINE COMPANY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER VOLUME 323, PAGE 291 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. DOES NOT VISIBLY AFFECT SUBJECT PROPERTY.

13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

14. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

15. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

16. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

17. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).

18. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.

19. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

20. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791024-03450, DATED JULY 11, 2024 WITH AN EFFECTIVE DATE OF JUNE 30, 2024.

21. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).

22. THE PLAT BOUNDARY CLOSSES TO WITHIN 1:10,000.

FINAL PLAT

GOODWIN ESTATE

BEING A TRACT OF LAND CONTAINING 2.2578 ACRES (98,351 SQUARE FEET), SITUATED IN THE B.W. CAMP RICE FARMS, IN THE JOHN DICKINSON LEAGUE, ABSTRACT 9, GALVESTON COUNTY, TEXAS BEING ALL OF A TRACT OF LAND CONVEYED UNTO WILLIAM C GOODWIN AND MARY R GOODWIN BY DEED RECORDED UNDER CLERK'S FILE NO. 2024016030 AND CORRECTED UNDER 2024016584 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING OUT OF LOT "B", OF SLONE SUBDIVISION, ACCORDING TO THE MAP AS RECORDED IN VOLUME 254, PAGE 54 OF THE GALVESTON COUNTY CLERK'S RECORDS

CITY OF FRIENDSWOOD

1 LOT 1 BLOCK

JULY 26 2024

PRO-SURV

SURVEYING & MAPPING SERVICES

P.O. BOX 1366

FRIENDSWOOD, TX 77549

PHONE: 281-946-1113

EMAIL: orders@prosurvey.net

T.B.P.E.L.S. FIRM #10119300

OWNER

WILLIAM C. GOODWIN

MARY R. GOODWIN

4203 WATERSIDE COURT

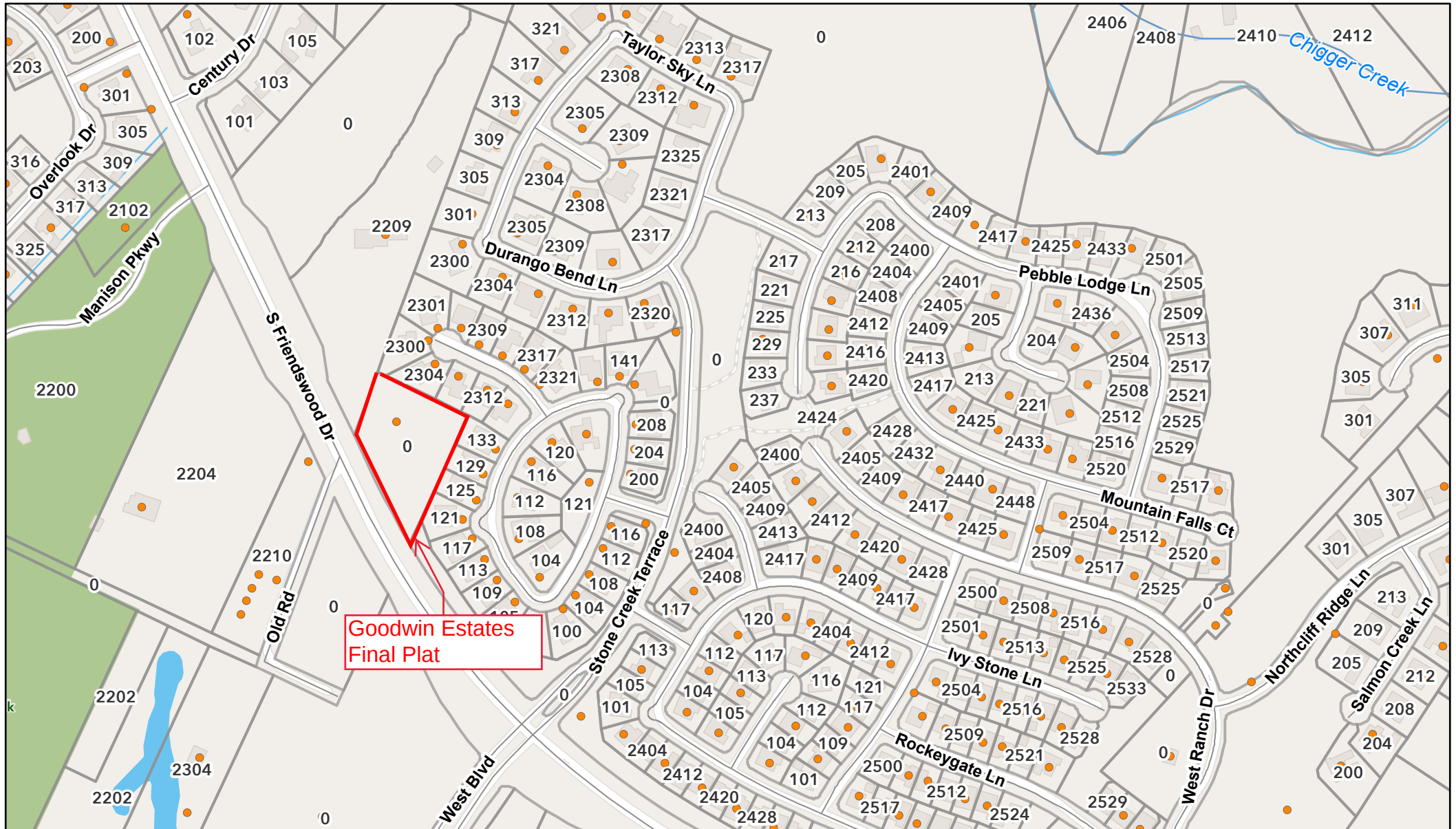
MISSOURI CITY, TX 77459

PHONE: 713-906-1844

© 2024 PRO-SURV ALL RIGHTS RESERVED

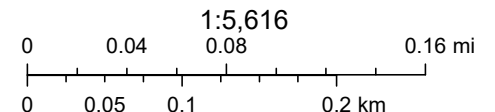
Page 10 of 31

City of Friendswood



8/1/2024, 5:02:36 PM

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



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



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Conduct a public hearing regarding the replacement of the official zoning map per Appendix C "Zoning," Section 3 "Provision for Official Zoning Map" of the Friendswood City Code reflecting zone changes and corrections since the last adopted map dated February 3, 2020.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to hold a public hearing to receive comments regarding replacement of the official zoning map. The official zoning map tracks zoning assigned to each parcel within the city.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

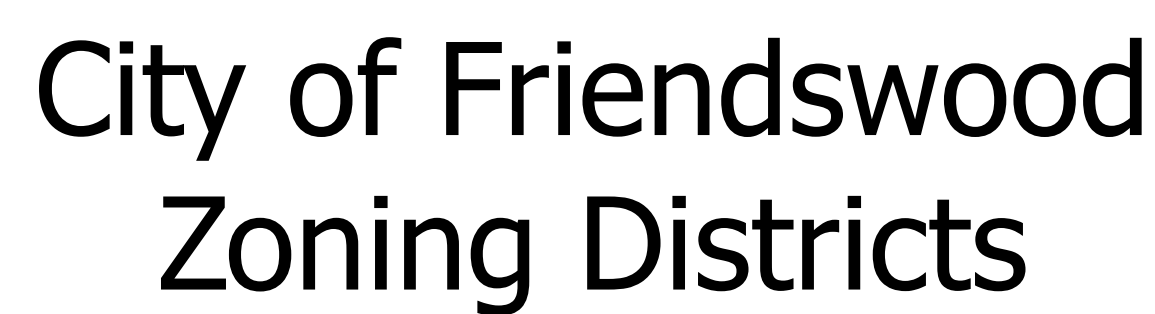
Maintaining accurate zoning designations for each parcel within the city is a critical part of zoning regulations.

RECOMMENDATIONS

The Ordinance Subcommittee and staff have vetted the changes and recommend approving the amendments.

ATTACHMENTS

1. Proposed Official Zoning Map 2024

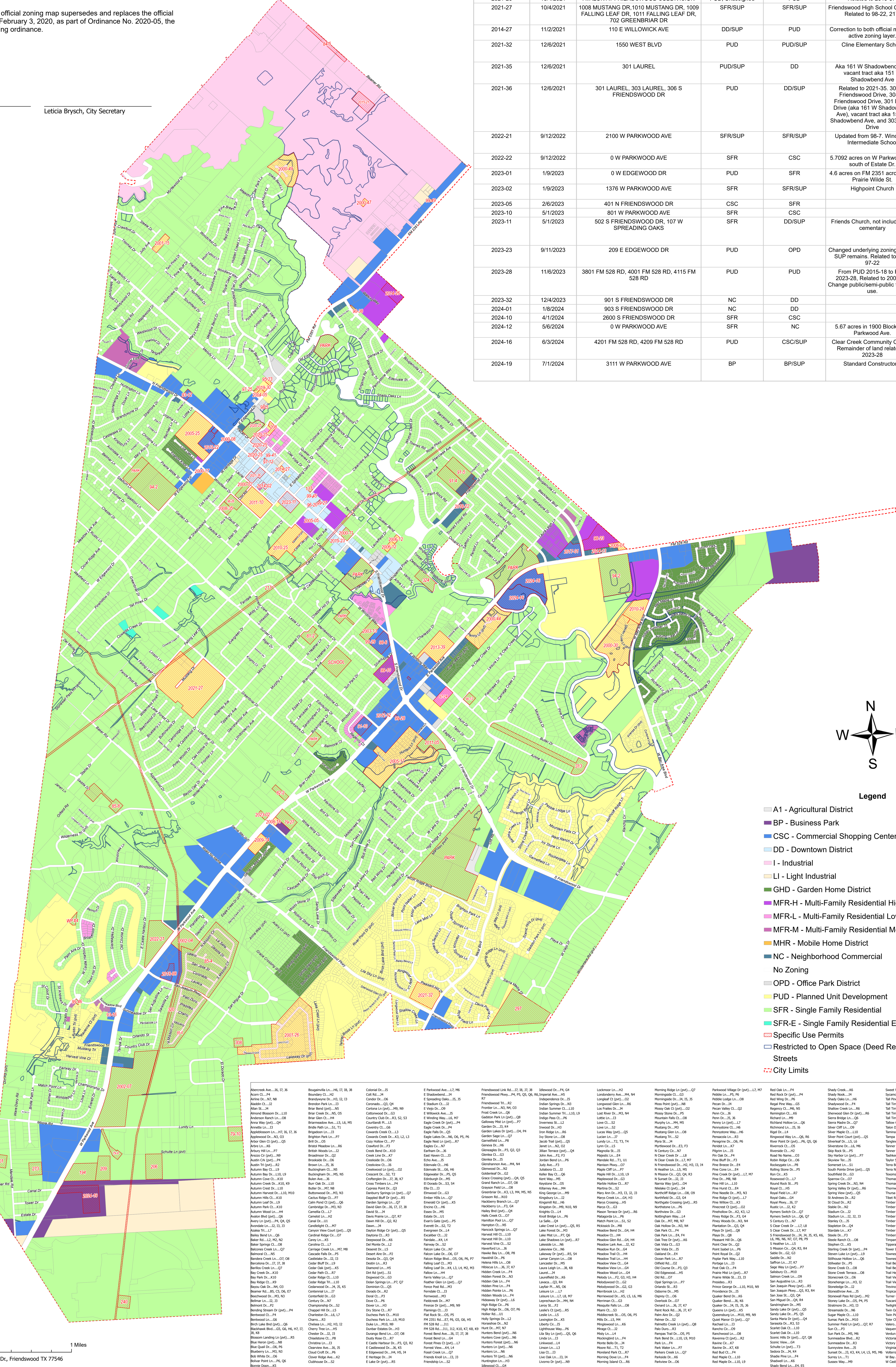


This is to certify that this official zoning map supersedes and replaces the official zoning map adopted on February 3, 2020, as part of Ordinance No. 2020-05, the City of Friendswood zoning ordinance.

Date adopted:

Mayor Mike Foreman

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	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 DR	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. 2	
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 and 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 DR	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 Accommodation (Hotel)
2022-21	9/12/2022	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	9/12/2022	0 W PARKWOOD AVE	SFR	CSC	5.7092 acres on W Parkwood Ave south of Estate Dr.	
2023-01	1/9/2023	0 W EDGEWOOD DR	PUD	SFR	4.6 acres on FM 2351 across from Prairie Wilde St.	
2023-02	1/9/2023	1376 W PARKWOOD AVE	SFR	SFR/SUP	Highpoint Church	NAICS Use No. 8131 Religious Organizations
2023-05	2/6/2023	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 cemenary	NAICS Use No. 8131 Religious Organizations, NAICS Use No. 624 Social Assistance
2023-23	9/11/2023	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		
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



City of Friendswood 910 S Friendswood Dr., Friendswood TX 77546



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Consider a recommendation to the City Council regarding the replacement of the official zoning map per Appendix C "Zoning," Section 3 "Provision for Official Zoning Map" of the Friendswood City Code reflecting zone changes and corrections since the last adopted map dated February 3, 2020.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to make a recommendation to city council regarding replacement of the official zoning map. The official zoning map tracks zoning assigned to each parcel within the city.

See attachments on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Maintaining accurate zoning designations for each parcel within the city is a critical part of zoning regulations.

RECOMMENDATIONS

The Ordinance Subcommittee and staff have vetted the changes and recommend approving the amendments.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Conduct a public hearing regarding the proposed amendments to Appendix C "Zoning," Section 3 "Provision for official zoning map" and Section 9 "Administration and enforcement – Building permits and certificates of zoning compliance," Subsection G "Specific Use Permits," Paragraph 7 "Time Limit" of the Friendswood City Code to amend the process of maintaining the official zoning map and to amend the time limit criteria for Specific Use Permits.

Action:

SUMMARY / ORIGINATING CAUSE

Section 3 Amendments

Proposed amendments to this section will provide for the continued maintenance of an official zoning map to track zoning districts assigned to properties and removes the antiquated process of requiring the official zoning map to be adopted by council and attested by the mayor. Each individual zone change ordinance is attested, so the official zoning map does not need to be adopted and attested by the mayor. It also allows for the official map to be maintained in the community development department.

Section 9 Amendments

Proposed amendments to this section are regarding expiration of Specific Use Permits. It adds expiration criteria for phased developments. It also states that a SUP that is discontinued for one year expires, so that it can be removed from the official zoning map. The provision that allows an owner to request an extension applies to all expiration terms.

Black line and clean versions of the proposed amendments are included in the attachments.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The proposed changes are in compliance with state law and will modernize the processes for maintaining the official zoning map.

RECOMMENDATIONS

The Ordinance Subcommittee and staff have vetted the changes and recommend approving the amendments.

ATTACHMENTS

1. Zoning Ord Sec 3 Amendments Black Line
2. Zoning Ord Sec 3 Amendments Clean Version
3. Zoning Ord Amendments Sec 9 Black Line
4. Zoning Ord Amendments Sec 9 Clean Version

Section 3. Provision for official zoning map.

A. Official zoning map.

(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.

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.~~

Section 3. Provision for official zoning map.

- A. 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 incorporated by reference and declared to be a part of this appendix.
- B. 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; and it shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.

Section 9. Administration and enforcement—Building permits and certificates of zoning compliance.

- A. *Administration and enforcement.* An administrative official designated by the city manager shall administer and enforce this appendix. He may be provided with the assistance of such other persons as the city council may direct. If the administrative official shall find that any of the provisions of this appendix are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, and structures; removal of illegal buildings or structures or illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this appendix to ensure compliance with or to prevent violation of its provisions.
- B. *Building permits required.* No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the building official. No building permit shall be issued by the building official except in conformity with the provisions of this appendix, unless he receives a written order from the board of adjustment in the form of an administrative review, or variance as provided by this appendix.
- C. *Application for building permit.* All applications for building permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of the buildings already existing, if any; and the location and dimensions of the proposed building or structure or alteration thereof. The application shall include such other information as lawfully may be required by the building official, including, but not limited to, existing or proposed building or alteration, existing or proposed uses of the building and land; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this appendix. The application shall be accompanied with a site plan that should provide the following information:
- (1) Boundaries of the area covered by the site plan;
 - (2) Location of each existing and proposed building and structure in the area;
 - (3) The location of existing drainage ways; and significant natural features;
 - (4) Proposed landscaping and screening buffers;
 - (5) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside storage facilities;
 - (6) The location, height and type of each wall, fence and all other types of screening;
 - (7) The location, height and size of all proposed signs.
- One copy of the plans shall be returned to the applicant by the building official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of the plans, similarly marked, shall be retained by the building official.
- D. *Certificate of zoning compliance for new, altered or nonconforming uses.*
- (1) It shall be unlawful to use or occupy or permit the use of or occupancy of any building or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the building official stating that the proposed use of the building or land conforms to the requirements of this appendix.

-
- (2) No nonconforming structure or use shall be maintained, renewed, changed or extended until a certificate of zoning compliance shall have been issued by the building official. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this appendix, provided that upon adoption or amendment of the ordinance from which this appendix is derived, owners or occupants of nonconforming uses or structures shall have three months in which to apply for certificates of zoning compliance.
- E. *Expiration of building permit.* If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire; it shall be cancelled by the building official; and written notice thereof shall be given to the person to whom the permit was issued. Further work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained. However, if work has not begun within 90 days of the issuance of said permit, or if there has not been substantial completion of the work within one year from the date of issuance of said permit, the building official may, at his option, extend the expiration dates of said permits.
- F. *Construction and use to be as provided in applications, plans, permits and certificates of zoning compliance.* Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and the construction set forth in such approved plans and applications, and no other use, arrangement or construction.
- G. *Specific use permits.*
1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.
 2. *Permit required.* A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use only as a specific use unless a specific use permit has first been issued in accordance with the provisions of this section.
 3. *Application procedure.* An application for a specific use permit shall be filed with the planning and zoning commission. The application shall be accompanied by plans that, along with the application, will become a part of the specific use permit, if approved. The accompanying plans shall include the following:
 - a. *Site plan.*
 1. Data describing all processes and activities involved with the proposed use;
 2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;
 3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 4. The location of existing drainageways, and significant natural features;
 5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and
 6. The location, height and size of all proposed signs.
 - b. *Landscape plan.*

-
1. Proposed landscaping and screening buffers; and
 2. The location, height and type of each wall, fence, and all other types of screening.
 - c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.
 - d. *Building elevations.*
 1. Identifying building facade materials;
 2. Overall building height;
 3. Colored elevations, if applicable; and
 4. Building fenestration calculations, if applicable.
 - e. *Tree survey and mitigation plan.*
 - f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:
 1. Submit utility and drainage plans with the SUP application; or
 2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").
 4. *Public hearings.* The notification and public hearing process for a specific use permit or revocation thereof is set forth in section 15.
 5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and

-
- h. That the proposed use is in accordance with the comprehensive plan.
6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
7. *Time limit.*
- a. Expiration.** A specific use permit issued under this section shall expire:
- (1) Two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. However, where the development is based on a long-term, multi-phased master plan, each phase of the specific use permit shall be severable and shall be subject to the two-year expiration period, which shall expire as follows: issued under this section shall have no expiration date. Further, any substantive change to the master plan shall require an amendment to the specific use permit.**
- (a) for the initial phase, two years after its date of issuance and**
- (b) for subsequent phases, two years after the date construction is commenced for each applicable phase; provided construction commences prior to the expiration of the previous phase; or**
- (2) One year following the discontinuation of the use for which the specific use permit was approved.**
- b. Extension.** **If, prior to the expiration of the expiration of the specific use permit, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years.**
8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- a. The specific use permit was obtained or extended by fraud or deception; or
- b. That one or more of the conditions imposed by the permit has not been met or has been violated.
9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.
10. *Processing fee.* A processing fee as set forth in section 14 shall be required for the processing of each specific use permit request.
- H. *Site plan process.*
1. *Purpose.* The purpose of the site plan is to ensure compliance with this appendix and to assist in the orderly and harmonious development of the city, to protect and enhance the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures, additions or alterations thereto without proper attention to site planning and preserving the intent of this appendix.
2. *Site plans required.* Site plans shall be required for:

-
- a. All proposed development on land zoned neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park development (OPD), light industrial (LI), industrial (I), agricultural (A-1), or business park (BP) or multiple-family residential low-density (MFR-L), multiple-family residential medium-density (MFR-M), and multiple-family residential high-density (MFR-H); and
 - b. Where a specific use permit is required by subsection 7.P, permitted use table, and this subsection G; and
 - c. A planned unit development (PUD), in accordance with the procedures set forth in section 7.J.
 3. *Content.* The content of site plans are described above in subsection G.3 of this section.
 4. *Staff review.* An applicant for development that requires a site plan shall first consult with staff regarding the ordinance requirements and proposed development plan. An applicant shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, prior to proceeding to the commission.
 5. *Commission action.* An applicant may submit a site plan for consideration by the commission at any time after staff review is completed. After the proposed site plan is first considered by the commission, the commission shall render a decision thereon within 30 days. Any corrections, changes, or conditions required to ensure the plan complies with all existing ordinances that are imposed by the commission shall be provided to the applicant, in writing, and shall become a part of the approved site plan which, if not met, may be cause for enforcement action or invalidation of the site plan. Approval will expire one year after the approval of the site plans by the commission. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances, provided, however, the applicant may request an extension in writing, which may be granted by the commission, for a period not to exceed a total of six months.
 6. *Enforcement.* Following the approval of a site plan, the building official shall inspect the development to ensure that it is in full compliance with the approved site plan.

(Ord. No. 93-13, § 1, 8-16-1993; Ord. No. 99-2, §§ 4, 5, 1-18-1999; Ord. No. 2000-22, § 2, 8-7-2000; Ord. No. 2000-23, § 1, 8-21-2000; Ord. No. 2001-21, §§ 1, 2, 10-15-2001; Ord. No. 2002-09, § 1, 4-15-2002; Ord. No. 2007-12, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2011-35, § 4, 12-5-2011; Ord. No. 2014-04, § 2, 3-3-2014)

Section 9. Administration and enforcement—Building permits and certificates of zoning compliance.

- A. *Administration and enforcement.* An administrative official designated by the city manager shall administer and enforce this appendix. He may be provided with the assistance of such other persons as the city council may direct. If the administrative official shall find that any of the provisions of this appendix are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, and structures; removal of illegal buildings or structures or illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this appendix to ensure compliance with or to prevent violation of its provisions.
- B. *Building permits required.* No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the building official. No building permit shall be issued by the building official except in conformity with the provisions of this appendix, unless he receives a written order from the board of adjustment in the form of an administrative review, or variance as provided by this appendix.
- C. *Application for building permit.* All applications for building permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of the buildings already existing, if any; and the location and dimensions of the proposed building or structure or alteration thereof. The application shall include such other information as lawfully may be required by the building official, including, but not limited to, existing or proposed building or alteration, existing or proposed uses of the building and land; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this appendix. The application shall be accompanied with a site plan that should provide the following information:
- (1) Boundaries of the area covered by the site plan;
 - (2) Location of each existing and proposed building and structure in the area;
 - (3) The location of existing drainage ways; and significant natural features;
 - (4) Proposed landscaping and screening buffers;
 - (5) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside storage facilities;
 - (6) The location, height and type of each wall, fence and all other types of screening;
 - (7) The location, height and size of all proposed signs.
- One copy of the plans shall be returned to the applicant by the building official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of the plans, similarly marked, shall be retained by the building official.
- D. *Certificate of zoning compliance for new, altered or nonconforming uses.*
- (1) It shall be unlawful to use or occupy or permit the use of or occupancy of any building or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the building official stating that the proposed use of the building or land conforms to the requirements of this appendix.

-
- (2) No nonconforming structure or use shall be maintained, renewed, changed or extended until a certificate of zoning compliance shall have been issued by the building official. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this appendix, provided that upon adoption or amendment of the ordinance from which this appendix is derived, owners or occupants of nonconforming uses or structures shall have three months in which to apply for certificates of zoning compliance.
- E. *Expiration of building permit.* If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire; it shall be cancelled by the building official; and written notice thereof shall be given to the person to whom the permit was issued. Further work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained. However, if work has not begun within 90 days of the issuance of said permit, or if there has not been substantial completion of the work within one year from the date of issuance of said permit, the building official may, at his option, extend the expiration dates of said permits.
- F. *Construction and use to be as provided in applications, plans, permits and certificates of zoning compliance.* Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and the construction set forth in such approved plans and applications, and no other use, arrangement or construction.
- G. *Specific use permits.*
1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.
 2. *Permit required.* A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use only as a specific use unless a specific use permit has first been issued in accordance with the provisions of this section.
 3. *Application procedure.* An application for a specific use permit shall be filed with the planning and zoning commission. The application shall be accompanied by plans that, along with the application, will become a part of the specific use permit, if approved. The accompanying plans shall include the following:
 - a. *Site plan.*
 1. Data describing all processes and activities involved with the proposed use;
 2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;
 3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 4. The location of existing drainageways, and significant natural features;
 5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and
 6. The location, height and size of all proposed signs.
 - b. *Landscape plan.*

-
1. Proposed landscaping and screening buffers; and
 2. The location, height and type of each wall, fence, and all other types of screening.
 - c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.
 - d. *Building elevations.*
 1. Identifying building facade materials;
 2. Overall building height;
 3. Colored elevations, if applicable; and
 4. Building fenestration calculations, if applicable.
 - e. *Tree survey and mitigation plan.*
 - f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:
 1. Submit utility and drainage plans with the SUP application; or
 2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").
 4. *Public hearings.* The notification and public hearing process for a specific use permit or revocation thereof is set forth in section 15.
 5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and

-
- h. That the proposed use is in accordance with the comprehensive plan.
6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
7. *Time limit.*
- a. *Expiration.* A specific use permit issued under this section shall expire:
- (1) Two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, where the development is based on a long-term, multi-phased master plan, each phase of the specific use permit shall be severable and shall be subject to the two-year expiration period, which shall expire as follows:
- (a) for the initial phase, two years after its date of issuance and
- (b) for subsequent phases, two years after the date construction is commenced for each applicable phase; provided construction commences prior to the expiration of the previous phase; or
- (2) One year following the discontinuation of the use for which the specific use permit was approved.
- b. *Extension.* If, prior to the expiration of the expiration of the specific use permit, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years.
8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- a. The specific use permit was obtained or extended by fraud or deception; or
- b. That one or more of the conditions imposed by the permit has not been met or has been violated.
9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.
10. *Processing fee.* A processing fee as set forth in section 14 shall be required for the processing of each specific use permit request.
- H. *Site plan process.*
1. *Purpose.* The purpose of the site plan is to ensure compliance with this appendix and to assist in the orderly and harmonious development of the city, to protect and enhance the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures, additions or alterations thereto without proper attention to site planning and preserving the intent of this appendix.
2. *Site plans required.* Site plans shall be required for:
- a. All proposed development on land zoned neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park development (OPD), light industrial (LI), industrial (I), agricultural (A-1), or business park (BP) or multiple-family residential low-density (MFR-L), multiple-family residential medium-density (MFR-M), and multiple-family residential high-density (MFR-H); and

-
- b. Where a specific use permit is required by subsection 7.P, permitted use table, and this subsection G; and
 - c. A planned unit development (PUD), in accordance with the procedures set forth in section 7.J.
- 3. *Content.* The content of site plans are described above in subsection G.3 of this section.
 - 4. *Staff review.* An applicant for development that requires a site plan shall first consult with staff regarding the ordinance requirements and proposed development plan. An applicant shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, prior to proceeding to the commission.
 - 5. *Commission action.* An applicant may submit a site plan for consideration by the commission at any time after staff review is completed. After the proposed site plan is first considered by the commission, the commission shall render a decision thereon within 30 days. Any corrections, changes, or conditions required to ensure the plan complies with all existing ordinances that are imposed by the commission shall be provided to the applicant, in writing, and shall become a part of the approved site plan which, if not met, may be cause for enforcement action or invalidation of the site plan. Approval will expire one year after the approval of the site plans by the commission. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances, provided, however, the applicant may request an extension in writing, which may be granted by the commission, for a period not to exceed a total of six months.
 - 6. *Enforcement.* Following the approval of a site plan, the building official shall inspect the development to ensure that it is in full compliance with the approved site plan.

(Ord. No. 93-13, § 1, 8-16-1993; Ord. No. 99-2, §§ 4, 5, 1-18-1999; Ord. No. 2000-22, § 2, 8-7-2000; Ord. No. 2000-23, § 1, 8-21-2000; Ord. No. 2001-21, §§ 1, 2, 10-15-2001; Ord. No. 2002-09, § 1, 4-15-2002; Ord. No. 2007-12, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2011-35, § 4, 12-5-2011; Ord. No. 2014-04, § 2, 3-3-2014)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Consider a recommendation to the City Council regarding the proposed amendments to Appendix C "Zoning," Section 3 "Provision for official zoning map" and Section 9 "Administration and enforcement – Building permits and certificates of zoning compliance," Subsection G "Specific Use Permits," Paragraph 7 "Time Limit" of Friendswood City Code to amend the process of maintaining the official zoning map and to amend the time limit criteria for Specific Use Permits.

Action:

SUMMARY / ORIGINATING CAUSE

Section 3 Amendments

Proposed amendments to this section will provide for the continued maintenance of an official zoning map to track zoning districts assigned to properties and removes the antiquated process of requiring the official zoning map to be adopted by council and attested by the mayor. Each individual zone change ordinance is attested, so the official zoning map does not need to be adopted and attested by the mayor. It also allows for the official map to be maintained in the community development department.

Section 9 Amendments

Proposed amendments to this section are regarding expiration of Specific Use Permits. It adds expiration criteria for phased developments. It also states that a SUP that is discontinued for one year expires, so that it can be removed from the official zoning map. The provision that allows an owner to request an extension applies to all expiration terms.

See documents attached to the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The proposed changes are in compliance with state law and will modernize the processes for maintaining the official zoning map.

RECOMMENDATIONS

The Ordinance Subcommittee and staff have vetted the changes and recommend approving the amendments.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: August 8, 2024

Subject: Receive the July 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 report is attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. July 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

JULY 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
401 S Friendswood Dr Remodel of existing 1,000 square feet building Existing structure is less than 5 feet from adjacent structure; fire wall may be required. Asbestos report required for demolition.	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 – existing – may need to upgrade meter ☒ Sewer Available - existing ☐ On-site detention required ☒ May be eligible for regional detention; subject to GCCDD approval ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required – driveway improvements Misc Notes: Sidewalk installed by TxDOT	

5.67 acres on W Parkwood Ave 40,000 sqft plaza for medical, retail, and coffee shop...no alcohol sales allowed due to proximity to school	NC	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 – may require loop system ☒ Sewer Available – install grinder pump and discharge at manhole on Desota ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) – Shaded X; on-site flood mitigation required ☒ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☒ TxDOT Permits required – FM 2351 Misc Notes: 5ft sidewalk required along W Parkwood Ave	
2920 W Parkwood Ave Residential – 17 acres small lot single family homes Provided Residential Regulation Matrix for minimum lot sizes; they asked for other available properties within the city because this one would be too small for a residential development and commercial frontage	CSC	Yes	☒ 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 ☐ 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 W Parkwood Ave	