



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 12, 2024 - 6:00 P.M.
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 Regular Meeting held Thursday, August 22, 2024.
- B. Consider approving the Final Plat of AJ Estates located at 61 Windsong Lane, Friendswood, Texas 77546.

4. ACTION ITEMS

- A. Consider approving the Preliminary Plat of Sterling Falls Wedding Venue, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, to Galveston County, Texas, located at 2600 S. Friendswood Drive, Friendswood, Texas 77546.
- B. Consider approving the Preliminary Plat of Friendswood Trails Section 5B, a subdivision of 67.10 acres located west of Sunmeadow Subdivision, accessed via W. Parkwood Ave. to Friendswood Trail, Friendswood, Texas 77546.

5. COMMUNICATIONS

- A. Receive an update from Chase Bains, Graduate Engineer, regarding the progress of the Capital Improvement Plan identified in the 2023 Impact Fee Update Study
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, September 26, 2024, and (ii) Thursday, October 10, 2024.
- C. Receive the August 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 9th day of September 2024, at 5:00P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

Subject: Consider approval of the minutes for the Planning and Zoning Regular Meeting held Thursday, August 22, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to review and approve the minutes of the Planning and Zoning Regular Meeting held on August 22, 2024. Sad minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. PZ Commission Minutes 8-22-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 22, 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
AUGUST 22, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 22, 2024, AT 06:02 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

COMMISSIONERS BRIAN BOUNDS AND RICHARD SASSON WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

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, August 8, 2024.

****Commissioner Marcus Rives moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, August 8, 2024. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

4. ACTION ITEMS

- A. Consider a recommendation to the City Council regarding 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 (i) amend the process of maintaining the official zoning map and (ii) to amend the time limit criteria for Specific Use Permits.

Bennett said the Ordinance Subcommittee met following the public hearing comments received at the last meeting. She said the proposed language, along with staff additions to the city website, appear to have addressed the concerns raised. She explained the official zoning map would be available alongside the running active zoning map for easy access.

Bennett said no changes were made to Section 9 following the last meeting.

****Commissioner Marsha Conrad moved to approve a recommendation to the City Council regarding 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 (i) amend the process of maintaining the official zoning map and (ii) to amend the time limit criteria for Specific Use Permits. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, September 12, 2024, and (ii) Thursday, September 26, 2024.
- B. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

No comments.

6. ADJOURNMENT

This meeting was adjourned at 06:12 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

Subject: Consider approving the Final Plat of AJ Estates located at 61 Windsong Lane, Friendswood, Texas 77546.

Action:

SUMMARY / ORIGINATING CAUSE

This is a single lot, residential subdivision consisting of 15.100 acres. Windsong Lane is the primary access to the property. The preliminary plat was approved by the Commission on June 27, 2024.

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the final plat is subject to review and approval by the commission, in accordance with the City of Friendswood subdivision ordinance.

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.

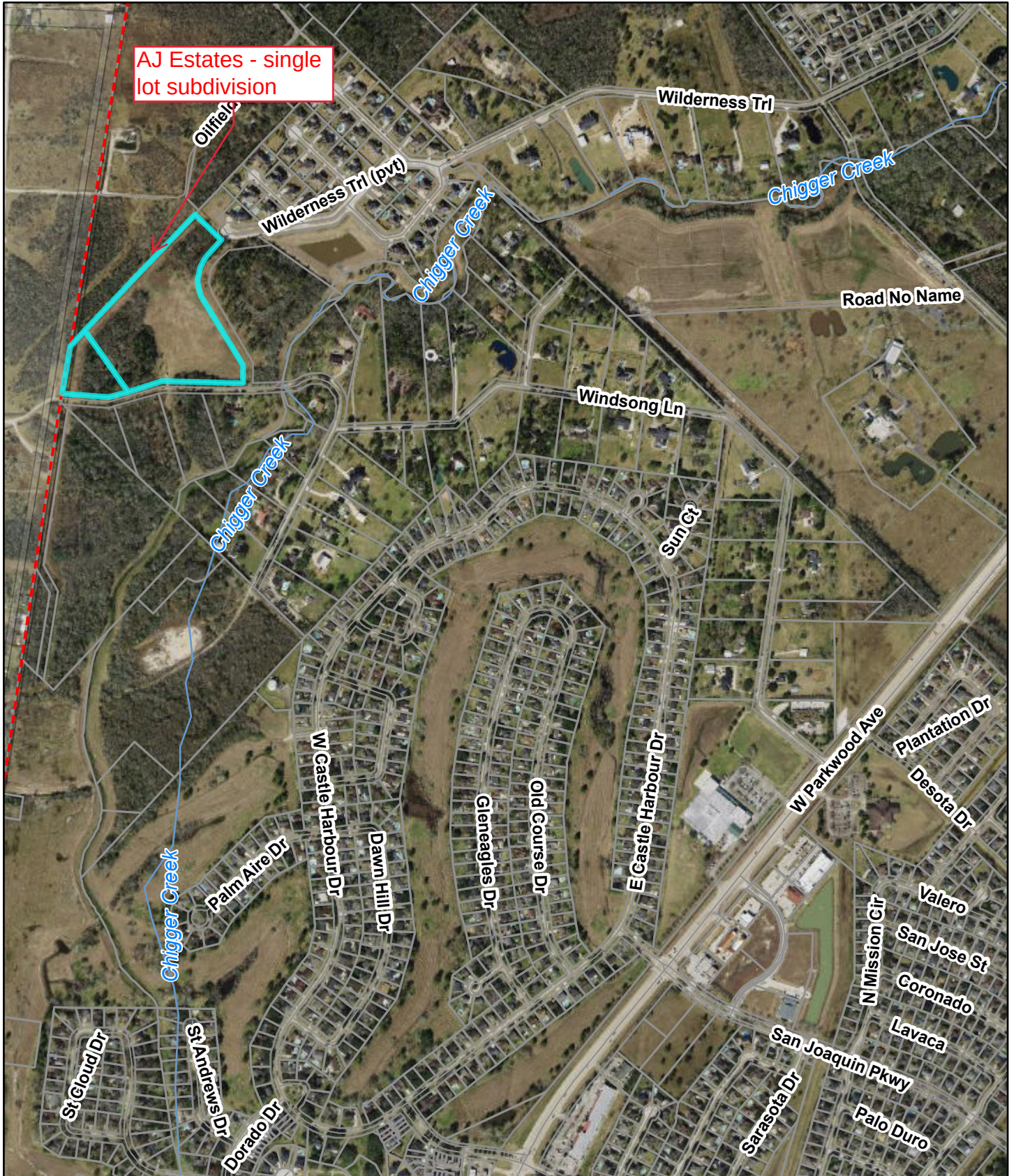
Staff recommends approval.

ATTACHMENTS

1. AJ Estates LOCATION MAP

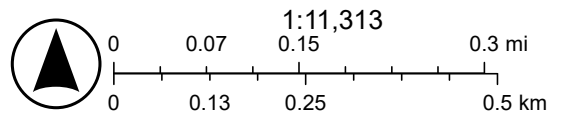
2. AJ Estates Final Plat Page 1 OF 2
3. AJ Estates Final Plat Page 2 OF 2

City of Friendswood

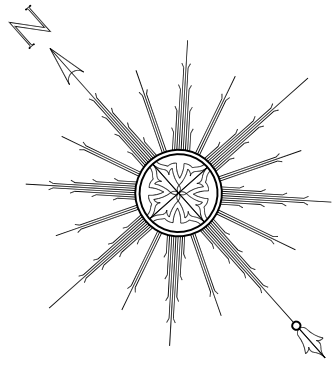
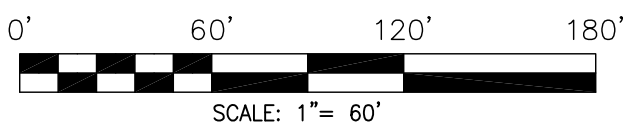


8/22/2024, 4:16:04 PM

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



Houston- Galveston Area Council



BENCHMARK

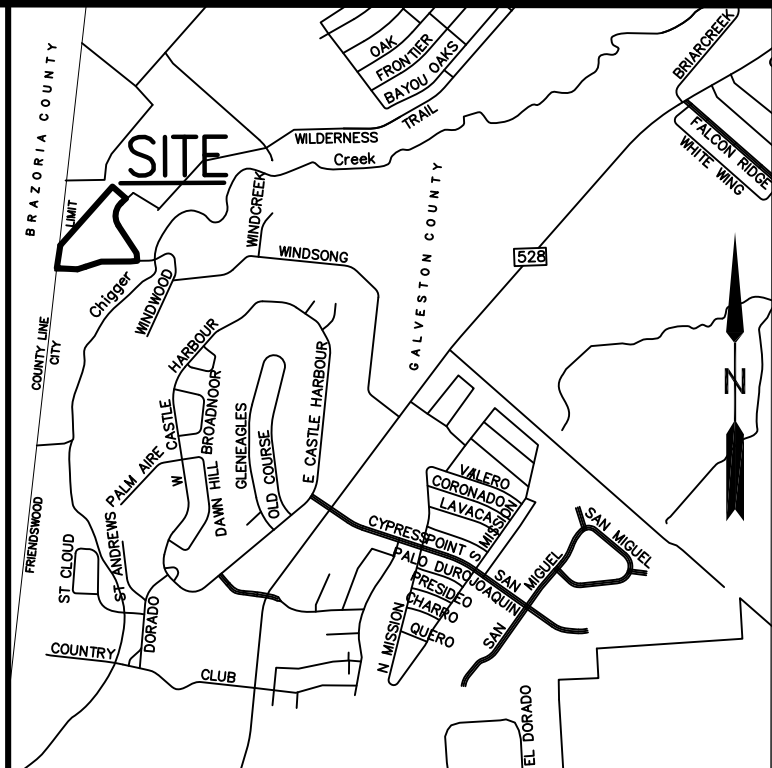
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596)
FOUND STAINLESS STEEL ROD W SLEEVE STAMPED "HGCS D 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY.
ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

FND BRASS DISC ON NORTHEAST SIDE OF CONCRETE BRIDGE OVER CHIGGER CREEK, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 2

PK NAIL SET IN EXPANSION JOINT OF CONCRETE WILDERNESS TRAIL, CUL-DE-SAC, EXACT LOCATION AS SHOWN HEREON.
ELEVATION 32.13' (NAVD 1988, 2012 ADJ.)



VICINITY MAP: 1" = 1/2 MILE
GALVESTON COUNTY KEY MAP PAGE 656-P

ABBREVIATIONS:

B.F.E.	BASE FLOOD ELEVATION
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
ESMT	EASEMENT
FND	FOUND
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
OHW	ORDINARY HIGH WATER
P.L.E.	PIPELINE EASEMENT
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IR W/CAP
T.B.M.	TEMPORARY BENCHMARK
T.R.R.C.	TEXAS RAILROAD COMMISSION
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER ESMT

T.B.M. NO. 1

ELEVATION 26.20' (NAVD 1988, 2012 ADJ.)
FND BRASS DISC OVER CREEK CENTERLINE

B. T. MASTERSON SURVEY, A - 648

TECHNICAL SURVEY, SOUTH TX, LP
G.C.C.F. NO. 2004072266

SUB V.F. L.I.N.E.

N 41°37'47" E 1,079.81'

PIPELINE (UNRAY VOLUME LOGS)
ENTERPRISE RESOURCE OPERATING, LLC
G.C.C.F. NO. 9862498

50' P.L.E. AND R.O.W.
EXON PIPELINE CO.
G.C.C.F. NO. 9862498

WILLIAM HENRY SURVEY, A - 84

ARC=339.19'
RADIUS=241.58'
DELTA=80°26'48"
CHD BRG=S 06°51'29" W
CHD LEN=312.01'

(FOUND OLD LATHES-STRONG MAGNETIC TONE)
OIL WELL #2
TRRC API #16701238

T.B.M. NO. 2
ELEVATION 32.13' (NAVD 1988, 2012 ADJ.)
SET PK NAIL IN EXPANSION JOINT

PUBLIC ST. (60' R.O.W.)
(UNIMPROVED ROAD)
(TRACT ONE-VOL. 2277, PG. 509 G.C.D.R.)
S 33°21'55" E 456.57'

LOT 1
15.100 ACRES
(657,754 SQ. FT.)

(FOUND OLD LATHES-STRONG MAGNETIC TONE)
OIL WELL #17 (PLUGGED)
TRRC API #16702066

(SCALED LOCATION PER TRRC (DE. MAPS)
DRILLING OR GATHERING LINE-TO BE REMOVED PRIOR TO CONSTRUCTION
BP PIPELINES, INC.

(LOCATION PER TRRC TIES)
OIL WELL #8 (PLUGGED)
TRRC API #167

A.C.H. & B. SURVEY NO. 2, A - 462

PIPELINE (UNRAY VOLUME LOGS)
ENTERPRISE RESOURCE OPERATING, LLC
G.C.C.F. NO. 9862498

50' P.L.E. AND R.O.W.
EXON PIPELINE CO.
G.C.C.F. NO. 9862498

Regulation Matrix Notes: (City of Friendswood)

- A.) Lots of less than 120 feet width require curbs. Lots 120 feet wide or greater may use open ditches.
- B.) Thirty-five (35) feet on major thoroughfares.
- C.) Twenty-five (25) feet on thoroughfares.

RESIDENTIAL REGULATION MATRIX												
Units per Acre	Lot Area (Minimum) Square Feet	Yards - Minimum Feet	Front				Height (Maximum Feet (b and e))	Parking Requirement Unit	Zero Lot Lines or N	Maximum Lot Coverage		
			Rear (a)	Side		Interior (d)					Backyard (Corner Lot)	
				Backyard (Up to an Adjacent Rear Yard)	Backyard (Up to an Adjacent Rear Yard)							
SPR Single Family Residential	2-7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	N/A	35%

REVISION BLOCK:

△	SUBMIT FINAL PLAT TO CITY	7/29/24
△	ADD WELL LOCATIONS PER TRRC OIL WELL LOGS FIELD LOCATED WELL NO(S). 2 AND 17	6/04/24
△	ADDRESS PRELIMINARY PLAT COMMENTS	4/01/24
△	SUBMIT PRELIMINARY PLAT TO CITY	3/18/24
△	SUBMIT FINAL PLAT TO G.C.C.D.D.	2/27/24
REV.NO.	DESCRIPTION	DATE

FINAL PLAT AJ ESTATES

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. 2023005529
AND THE RESIDUE OF A CALLED 4.000 ACRE
TRACT AS DESCRIBED BY DEED RECORDED
UNDER G.C.C.F. NO. 2021004094
WILLIAM HENRY SURVEY, ABSTRACT NO. 84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

OWNER:
AJ'S ESTATE, LLC
NATHAN AND REBEKAH EOVALDI
1756 TANNER BROOK LN.
FRIENDSWOOD, TX 77546
(281) 467-4101

SURVEYOR:

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10048800
150 W. Shadownland Ave. Suite 300 Friendswood, TX 77546
Office (281) 468-1111 www.boundaryone.com

CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: JULY 29, 2024

SCALE: 1" = 60'

SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF GALVESTON

We, AJ's Estate, LLC, owner hereinafter referred to as Owners, whether one or more, of the 15.100 acre tract described in the above and foregoing plat of AJ ESTATES, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

Nathan Eovaldi
Managing LLC Member and Individually

Rebekah Eovaldi
LLC Member

STATE OF TEXAS

COUNTY OF _____

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

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

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

STATE OF TEXAS

COUNTY OF _____

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

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

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

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

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

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



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

By: _____
Becky Bennett
Assistant Planner

By: _____
Tom Hinckley
Chairman, Planning and Zoning Commission

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

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

I, Dwight D. Sullivan, County Clerk of 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., Instrument # _____, Galveston County records.

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

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By: _____
Deputy

General Notes: (Galveston County Consolidated Drainage District)

- 1.) Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- 2.) The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note #3 have been satisfied and the DISTRICT has accepted the facility for maintenance.
- 3.) The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- 4.) No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- 5.) Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- 6.) Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- 7.) No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 8.) No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the DISTRICT.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

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

G.C.C.D.D. Ref. ID# _____

General Notes: (City of Friendswood)

- 1.) This tract lies partially in Zone 'X' (unshaded), designated as 'Areas determined to be outside the 0.2% (500-year) annual chance Floodplain', Zone 'X' (shaded), designated as 'Areas of 0.2% (500-year) annual chance flood' and in Zone 'AE', designated as 'Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% (100-year) annual chance flood-Base Flood Elevations determined' as per the National Flood Insurance Program FIRM Community Panel Number 485468-0201-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 2.) The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- 3.) Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall have a width of not less than four feet and comply with Federal, State and Local requirements.
- 4.) 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.
- 5.) Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- 6.) Bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).
- 7.) This survey substantially complies with Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- 8.) 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 property owner AJ's Estate, LLC 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 streetlights shall be the responsibility of Texas New Mexico Power.
- 9.) All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- 10.) 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 AJ's Estate, LLC.
- 11.) All existing pipelines or pipeline easements through the subdivision have been shown.
- 12.) The electric easement as described by deed recorded in Vol. 2211, Pg. 631 GCDR is a blanket easement and cannot be plotted upon the subject tract.

METES AND BOUNDS DESCRIPTION
15.100 ACRES (657,754 SQUARE FEET)
WILLIAM HENRY SURVEY, A-84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 15.100 acres (657,754 square feet) of land situated in the William Henry Survey, Abstract Number 84, Galveston County, Texas; being the residue of a called 4.00 acre tract of land (Tract 3) conveyed to Nathan Eovaldi, as described by deed recorded under Galveston County Clerk's File (G.C.C.F.) No. 2021004094; being all of a called 15.658 acre tract of land conveyed to AJ's ESTATE, LLC as described by deed recorded under G.C.C.F. No. 2023005529; said 15.100 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011)):

BEGINNING at a 5/8-inch iron rod with cap stamped "C.L. DAVIS-RPLS 4464" found marking the most westerly corner of Lot 8-A, Block 4, AMENDING PLAT OF CREEKWOOD ESTATES, a subdivision plat of record at Plat Record 2013A, Map No. 62, Galveston County Map Records (G.C.M.R.) and for the most northerly corner of the herein described tract;

THENCE, South 48°22'13" East, along the southwesterly line of said Lot 8-A, at 245.95 feet passing a 5/8-inch iron rod with cap stamped "C.L. DAVIS-RPLS 4464" found on the southeasterly right-of-way (R.O.W.) line of Wilderness Trail (100 feet wide), continuing in all for a total distance of 247.02 feet to the northwesterly R.O.W. line of an unimproved Public Street (60 feet wide) as described by deed recorded in Vol. 2277, Pg. 509, Galveston County Deed Records (G.C.D.R.) and for an angle point;

THENCE, South 47°04'53" West, along said northwesterly R.O.W. line, a distance of 92.60 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a point of curvature for a curve to the left;

THENCE, Southerly, an arc distance of 339.19 feet along said northwesterly R.O.W. line and a curve to the left, having a radius of 241.58 feet, a central angle of 80°26'48", and a chord which bears South 06°15'29" West, 312.01 feet to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 33°21'55" East, along said southwesterly R.O.W. line, a distance of 456.57 feet to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 05°14'49" East, along said westerly R.O.W. line, a distance of 103.78 to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the northerly R.O.W. line of Windsong Lane (60 feet wide) and for the most easterly corner of the herein described tract;

THENCE, South 85°06'31" West, along said northerly R.O.W. line, a distance of 95.17 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 89°32'25" West, continuing along said northerly R.O.W. line, a distance of 399.94 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 72°18'47" West, continuing along said northerly R.O.W. line, a distance of 344.83 to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, North 86°56'13" West, continuing along said northerly R.O.W. line, a distance of 283.22 to 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set on the common line of said William Henry Survey, A-84 and the A.C.H. & B. Survey No. 2, A-462 and for the most southerly corner of the herein described tract;

THENCE, North 06°45'32" East, along said survey line, a distance of 319.17 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most westerly corner of the B.T. Masterson Survey, A-648 and for an angle point;

THENCE, North 41°37'47" East, along the common line of said William Henry Survey, A-84 and B.T. Masterson Survey, A-648, a distance of 1,079.81 feet to the POINT OF BEGINNING and containing 15.100 acres (657,754 square feet) of land.

FINAL PLAT

AJ ESTATES

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. 2023005529
AND THE RESIDUE OF A CALLED 4.000 ACRE
TRACT AS DESCRIBED BY DEED RECORDED
UNDER G.C.C.F. NO. 2021004094
WILLIAM HENRY SURVEY, ABSTRACT NO. 84
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK 1 LOT

OWNER:
AJ'S ESTATE, LLC
NATHAN AND REBEKAH EOVALDI
1756 TANNER BROOK LN.
FRIENDSWOOD, TX 77546
(281) 467-4101

SURVEYOR:

boundary one
professional surveyors
T&P&L's Firm No. 1006400
100 W. Shadownbent Ave. Suite 300 Friendswood, TX 77546
Office (281) 646-9131 www.boundaryone.com
CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: JULY 29, 2024

SCALE: 1" = 60'

SHEET 2 OF 2



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

Subject: Consider approving the Preliminary Plat of Sterling Falls Wedding Venue, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, to Galveston County, Texas, located at 2600 S. Friendswood Drive, Friendswood, Texas 77546.

Action:

SUMMARY / ORIGINATING CAUSE

This plat is a single lot, commercial subdivision where the future Sterling Falls Wedding Venue will be located. The property fronts FM 518 and is 4.876 acres of land.

The zone change for the property was approved in April 2024 to change the zoning to Community Shopping Center (CSC). The final plat will be the next step in the development process. Future development of the tract will require site plan approval by the Commission.

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the commission, in accordance with the City of Friendswood subdivision ordinance.

RECOMMENDATIONS

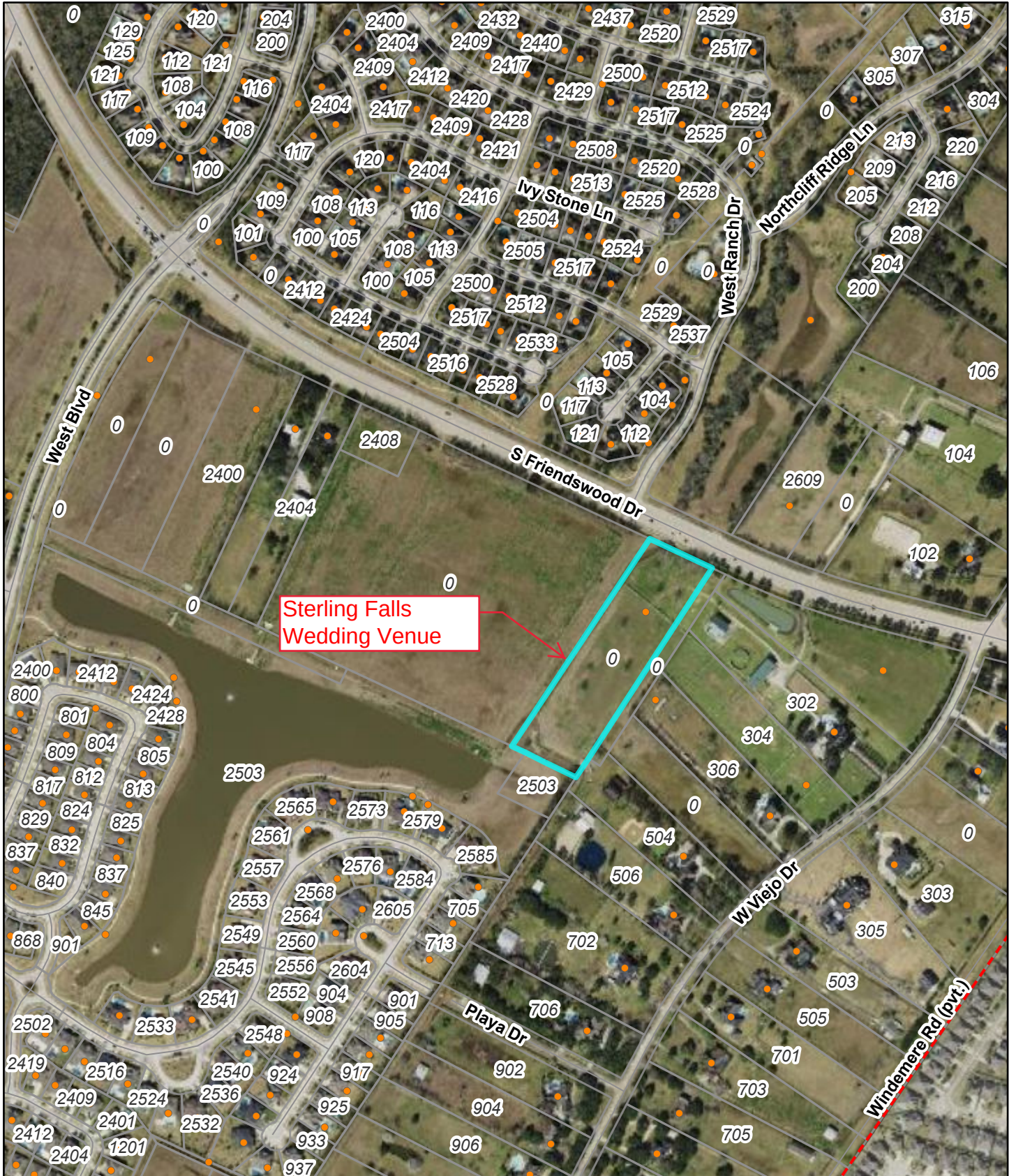
The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reasons that would require reconsideration by the Commission.

Staff recommends approval.

ATTACHMENTS

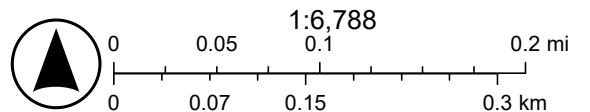
1. Sterling Falls Wedding Venue LOCATION MAP
2. Sterling Falls Wedding Venue Preliminary Plat 2 pages

City of Friendswood



8/22/2024, 2:45:44 PM

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



Houston- Galveston Area Council

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999866936.

2. SOUTHEAST LINE OF F.M. 518 (AKA SOUTH FRIENDSWOOD DRIVE WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL.

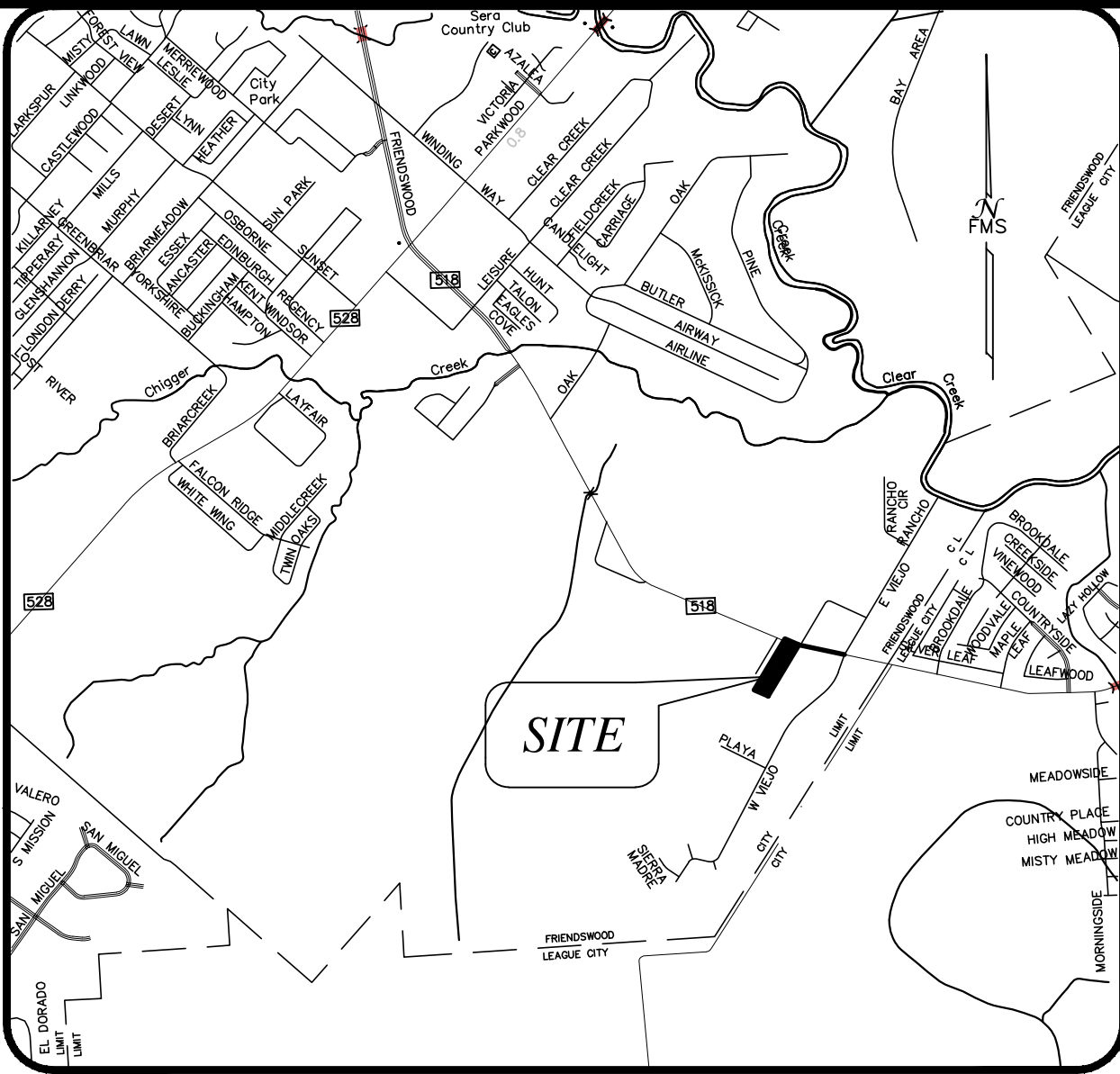
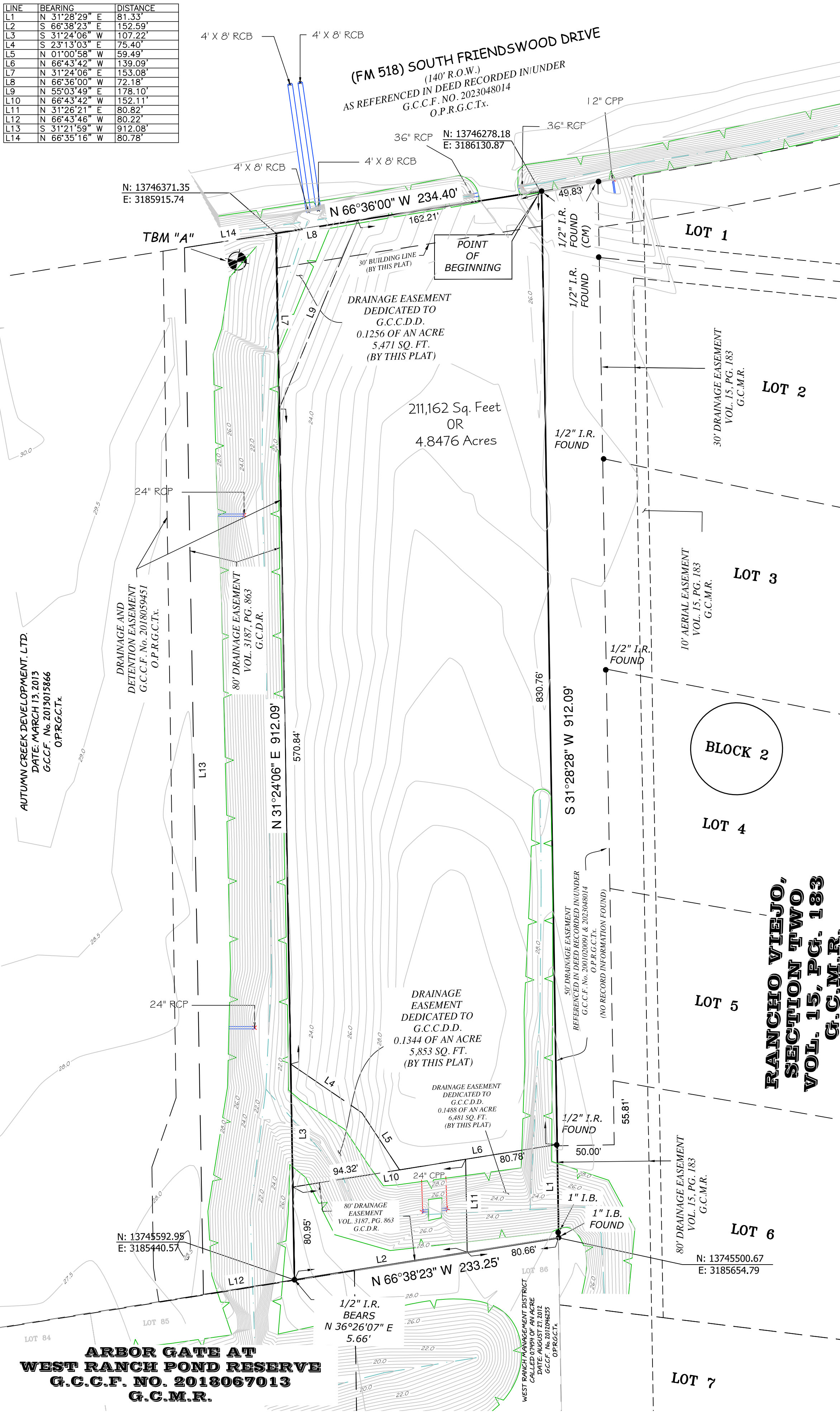
3. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.

5. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, FILE NUMBER OF 2791024-03991, DATED MAY 21, 2024, RECEIVED BY THE SURVEYOR ON MAY 29, 2024.

6. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FIRM No. 48167C020GG, MAP DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARD5.

7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NG5 REFERENCE MARK AW5596 WITH A PUBLISH ELEVATION OF 29.50, NAVD 88.



VICINITY MAP
SCALE: 1"=2640'

METES AND BOUNDS DESCRIPTION OF

4.8476 acres (211,162 square feet) of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, to Galveston County, Texas, Abstract 9, according to the map or plat thereof, recorded in Volume 254-A, Page 6 of the Map Records and transferred to Plat 3, Map Number 61A, both of the Map Records of Galveston County, Texas, and also described in deed to Ginger Grigsby recorded under Galveston County Clerk's File Number 2023048014 of the Official Public Records of Galveston County (O.P.R.G.C.Tx.), Texas, with said 211,162 square foot tract of land being more particularly described by metes and bounds as follows, (all bearings referenced hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83);

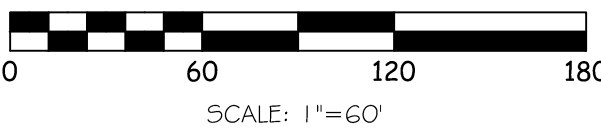
BEGINNING: at a 1/2-inch iron rod found in the South right-of-way line of F.M. 518 (aka South Friendswood Drive) called 140 feet in width, as referenced in/under G.C.C.F. No. 2023048014, O.P.R.G.C.Tx., at the Northwest corner of Rancho Viejo, Section Two recorded in/under Volume 15 (Vol.), Page 183 (Pg.) of the Map Records of Galveston County, at the Northeast corner of the tract described herein;

THENCE: S 31°28'28" W, departing from the South right-of-way line of said F.M. 518, along and with the Westerly line of a 50.00 foot Drainage Easement that adjoins said Rancho Viejo, Section Two subdivision tract and East line of this tract, a distance of 830.76 feet pass a 1/2-inch iron rod found, for a total distance of 912.09 feet to a 1-inch iron bar found, same being the Northeast corner Arbor Gate at West Ranch Pond Reserve, recorded in/under G.C.C.F. No. 2018067013 of the Map Records of Galveston County, Texas, and Southeast corner of this tract, from which bears a 1-inch iron bar, N 20°13'20" E, 2.46 feet;

THENCE: N 66°38'23" W, departing from the West line of said Rancho Viejo, Section Two subdivision tract, along and with the North line of said Arbor Gate at West Pond Reserve subdivision tract and South line of this tract, a distance of 233.25 feet to a Point For Corner, same being the Southeast corner of a certain tract of land described in deed to Autumn Creek Development, LTD., recorded in/under G.C.C.F. No. 2013015866, O.P.R.G.C.Tx. and Southwest corner of this tract, from which bears a 1/2-inch iron rod, N 36°26'07" E, 5.66 feet;

THENCE: N 31°24'06" E, departing from the North line of said Arbor Gate at West Ranch Pond Reserve subdivision tract, along and with the East line of said Autumn Creek Development tract and West line of this tract, and to the South right-of-way line of said F.M. 518, a distance of 912.09 feet to a Point For Corner;

THENCE: N 66°36'00" E, along and with South right-of-way line of said F.M. 518 and North line of this tract, a distance of 234.40 feet to the **POINT OF BEGINNING** and containing 4.8476 acres of land.



STERLING FALLS WEDDING VENUE

4.8476 ACRES OF LAND OUT OF LOT 64 AND 65 OF SLONE SUBDIVISION, OUT OF THE JOHN DICKINSON LEAGUE, TO GALVESTON COUNTY, TEXAS, ABSTRACT 9, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 6 OF THE MAP RECORDS AND TRANSFERRED TO PLAT 3, MAP NUMBER 61A, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND ALSO DESCRIBED IN DEED TO GINGER GRIGSBY RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2023048014 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 1 LOT, 0 RESERVE
211,162 SQ. FT
4.8476 ACRES

AUGUST 26, 2024



CITY OF FRIENDSWOOD 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 28, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE. OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

4) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS) , WATERLINES, SANITARY SEWR LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES) , RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN 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.

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

6) THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF 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 PROPERTY OWNER.

8) THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

CERTIFICATE FOR PLANNING AND ZONING COMMISSION

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

By: _____
Becky Bennett, Assistant Planner

By: _____
Tom Hinckley, Chairman

OWNERS ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON/HARRIS

I, Ginger Grigsby, owner hereinafter referred to as Owner, whether one or more, of the 4.8476 acre tract described in the above and foregoing plat of Sterling Falls Wedding Venue, 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 myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

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

ATTEST:

Owner _____

STATE OF TEXAS

COUNTY OF GALVESTON/HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ginger Grigsby, 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 _____ day of _____, 2024.

Notary Public in and for the State of Texas

(Affix notary seal)

My Commission Expires: _____

CERTIFICATE FOR CITY ENGINEER

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

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

1. Buildings, fences, or other permanent improvements shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the District) rights-of-way 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 have 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 are 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.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Operation Manager _____ Date _____

District Engineer _____ Date _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permit. This preliminary approval shall expire in (6) months.

GCCDD REF ID#G240068

CITY OF FRIENDSWOOD
ZONING TABLE

ZONING DISTRICT	LOT AREA MIN- MUM SQUARE FEET	LOT WIDTH MIN- MUM FEET	LOT DEPTH MIN- MUM FEET	YARDS- MINIMUM FEET		SIDE				HEIGHT MAX- MUM FEET (B AND E)	LANDSCAPE REQUIRE- MENTS	EXCEP- TION NOTES	MAXI- MUM LOT COVERAGE
				FRONT	REAR								
						INTERIOR		EXTERIOR					
						WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT	WHEN ABUTTING PROPERTY IN A NON- RESIDENTIAL DISTRICT OR SIDE YARD	WHEN BACKING UP TO AN ABUTTING REAR YARD	WHEN BACKING UP TO AN ABUTTING REAR YARD				
CSC	15,000	100	150	30	15	25	10	25	10	40	YES		30%

LOT TABLE

LOT	SQ. FT.	ACRES
1	211,162	4.8476

STERLING FALLS
WEDDING VENUE

4.8476 ACRES OF LAND OUT OF LOT 64 AND 65 OF SLONE SUBDIVISION, OUT OF THE JOHN DICKINSON LEAGUE, TO GALVESTON COUNTY, TEXAS, ABSTRACT 9, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254-A, PAGE 6 OF THE MAP RECORDS AND TRANSFERRED TO PLAT 3, MAP NUMBER 61A, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND ALSO DESCRIBED IN DEED TO GINGER GRIGSBY RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2023048014 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

1 BLOCK, 1 LOT, 0 RESERVE
211,162 SQ. FT
4.8476 ACRES

AUGUST 26, 2024

Preliminary Plat Submittal (GCCDD): JUNE 21, 2024
Revised: JULY 24, Addressed WGA/GCCDD Comments

SHEET 2 OF 2

CERTIFICATE FOR SURVEYOR

I, Scott R. Sheridan, 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.

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

SCOTT R. SHERIDAN

Texas Registration No. 6174

SURVEYOR:

F.M.S., SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. G9785
DRAFTING: REC
www.fmsurveying.com



OWNER:

GINGER GRIGSBY,
2557 SCENIC HILLS DRIVE,
FRIENDSWOOD, TEXAS 77546
CONTACT: GINGER GRIGSBY
PHONE: (832) 748-8870
EMAIL: gmgrigsby@venzon.net



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

Subject: Consider approving the Preliminary Plat of Friendswood Trails Section 5B, a subdivision of 67.10 acres located west of Sunmeadow Subdivision, accessed via W. Parkwood Ave. to Friendswood Trail, Friendswood, Texas 77546.

Action:

SUMMARY / ORIGINATING CAUSE

The preliminary plat of Friendswood Trails Section 5B is a subdivision of 67.10 acres including 84 lots. The plat is in accordance with the approved PUD plan approved in 2016 (see attachment).

The plat was conditionally approved by the commission at the June 27, 2024 regular meeting and requires reconsideration.

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the preliminary plat is subject to review and approval by the commission, in accordance with the City of Friendswood subdivision ordinance.

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.

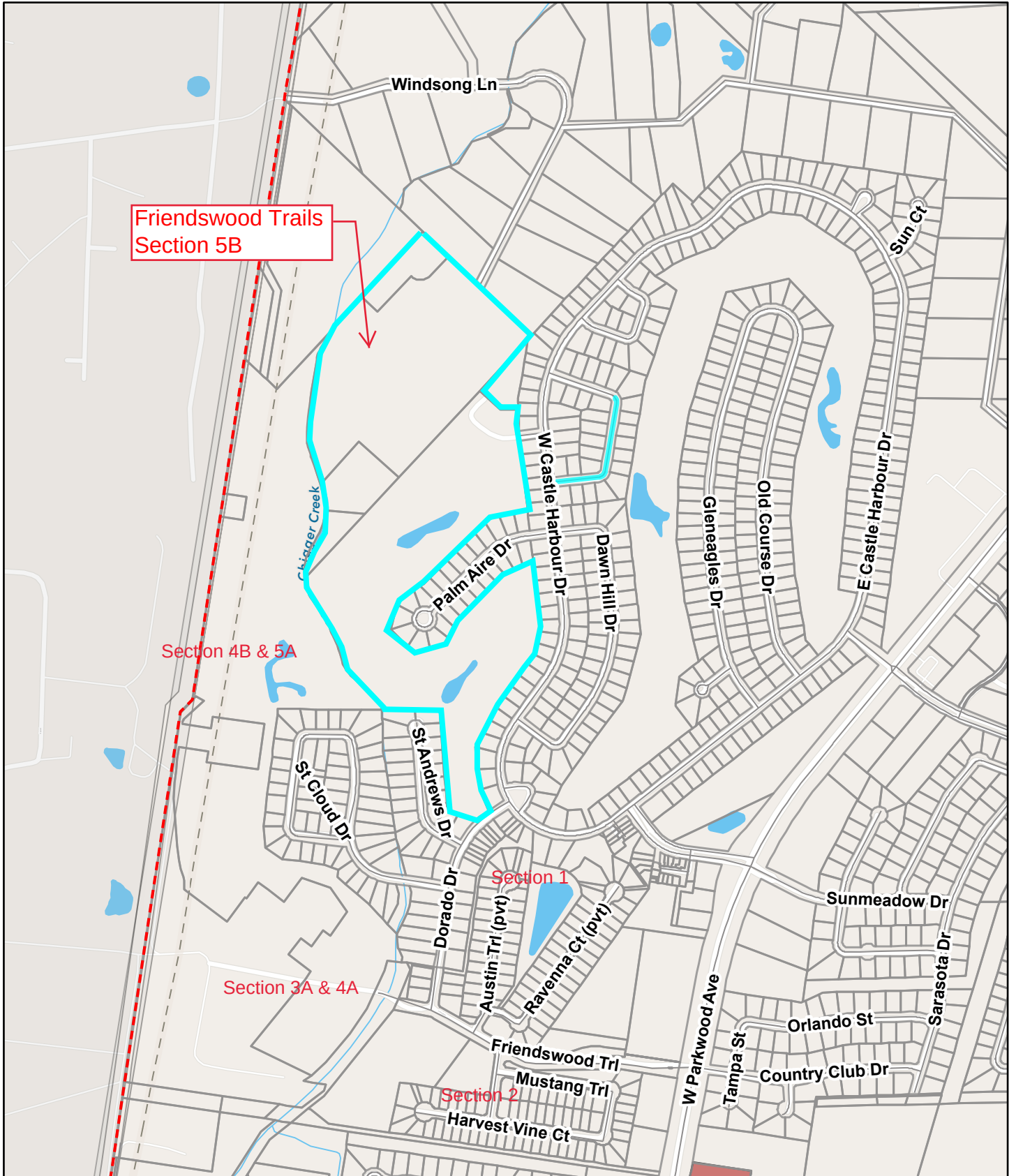
Staff recommends approval.

ATTACHMENTS

1. Friendswood Trails Sec 5B LOCATION MAP

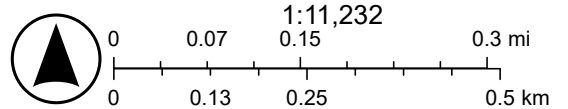
2. Friendswood Trails Sec 5B Preliminary Plat - 2 pages
3. Friendswood Trails PUD Approved via Ordinance 2016-19

City of Friendswood

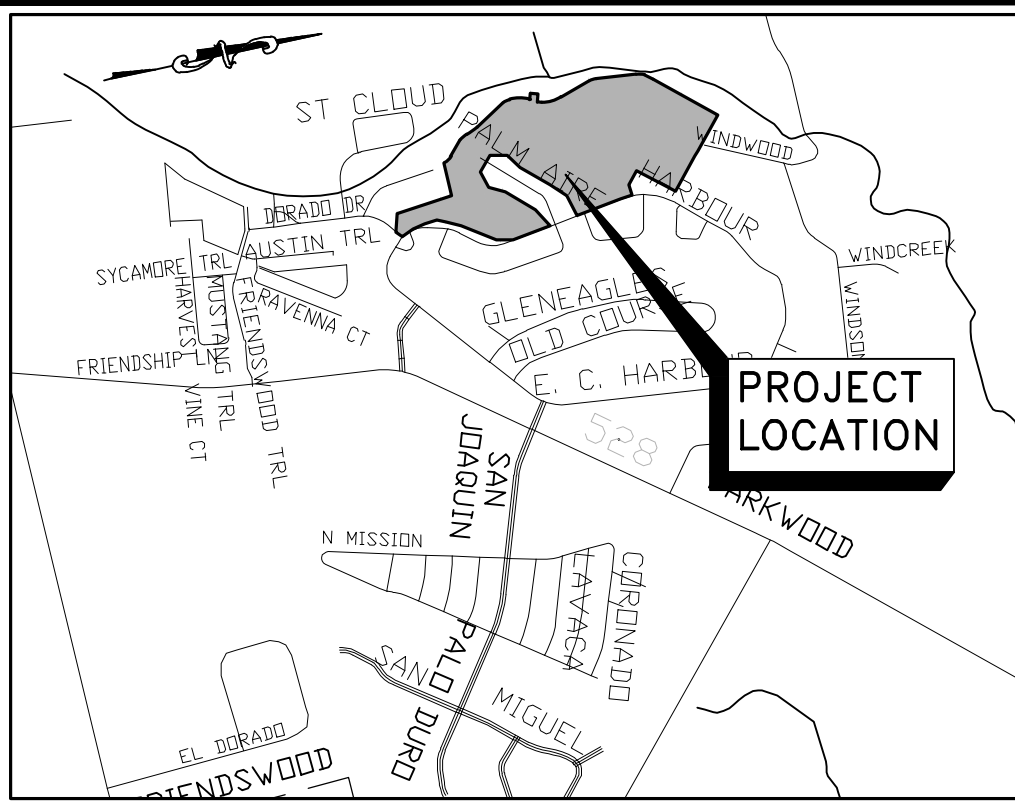


9/5/2024, 3:22:15 PM

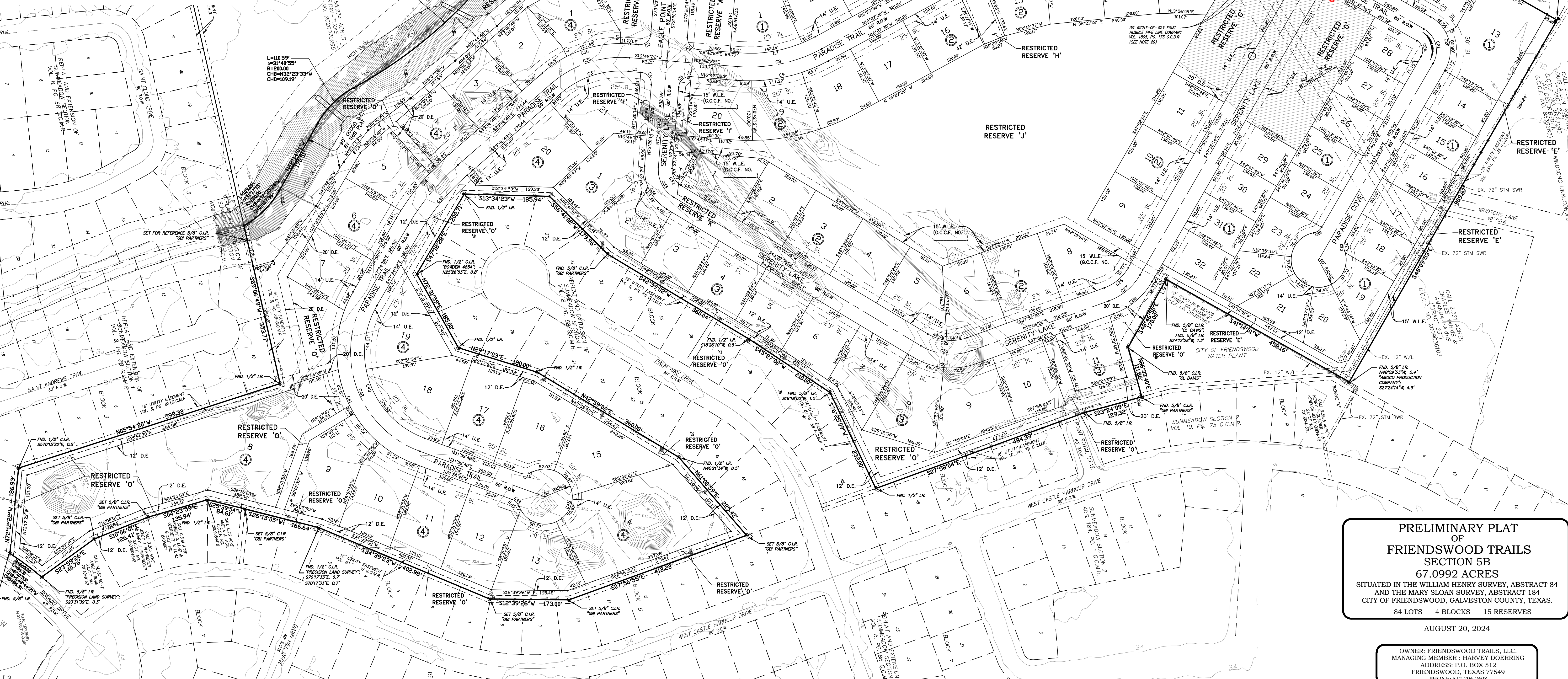
- City Limit
- Streets
- Parcels (grey)
- Surrounding Cities
- Public Facilities
- Fire Station #2



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



VICINITY MAP
SCALE: 1"=2000'



**PRELIMINARY PLAT
OF
FRIENDSWOOD TRAILS
SECTION 5B
67.0992 ACRES**
SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND THE MARY SLOAN SURVEY, ABSTRACT 184
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.
84 LOTS 4 BLOCKS 15 RESERVES

AUGUST 20, 2024

OWNER: FRIENDSWOOD TRAILS, LLC.
MANAGING MEMBER: HARVEY DORRINGER
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE: 512-796-7608

GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 Vista Road, Pasadena, TX 77505
PHONE: 281-499-4539 www.gbisurvey.com
TBPES Firm # 10130300

Everest Design Group, Inc.
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

CURVE TABLE					
CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	490.00	33°00'18"	281.91	N00°02'39"E	278.38
C2	200.00	4°34'41"	15.98	N27°03'06"E	15.98
C3	25.00	90°02'36"	39.29	N28°18'56"W	35.37
C4	25.00	89°57'24"	39.25	N61°41'04"E	35.34
C5	25.00	90°02'36"	39.29	S28°18'56"E	35.37
C6	25.00	89°57'24"	39.25	S61°41'04"W	35.34
C7	300.00	33°09'52"	173.65	N00°07'26"E	171.23
C8	330.00	33°09'52"	191.01	N00°07'26"E	188.36
C9	360.00	33°09'52"	208.38	N00°07'26"E	205.48
C10	560.00	22°48'43"	222.36	S05°03'08"E	221.49
C11	530.00	22°48'43"	211.02	S05°03'08"E	209.63
C12	500.00	22°48'43"	199.07	S05°03'08"E	197.76
C13	560.00	14°54'39"	145.74	S13°48'33"W	145.33
C14	530.00	14°54'39"	137.53	S13°48'33"W	137.54
C15	500.00	14°54'39"	130.12	S13°48'33"W	129.75
C16	100.00	20°20'04"	35.49	S31°25'54"W	35.30
C17	70.00	20°20'02"	24.84	S31°25'55"W	24.71
C18	25.00	100°51'54"	49.87	S76°41'49"W	41.17
C19	25.00	89°59'09"	39.04	S13°08'09"E	35.12
C20	85.00	90°37'34"	134.45	S86°54'43"W	120.86
C21	55.00	90°37'34"	86.99	S86°54'43"W	78.21
C22	25.00	90°37'34"	39.34	S86°54'43"W	35.55
C23	25.00	49°40'42"	21.68	S72°36'36"E	21.00

CURVE TABLE					
CURVE	RADIUS (FT)	DELTA ANGLE	ARC LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C24	60.00	27°21'34"	292.54	N42°13'20"E	278.65
C25	25.00	49°40'42"	21.68	N22°56'06"W	21.00
C26	100.00	39°55'58"	69.69	N27°54'18"W	68.29
C27	130.00	39°55'58"	90.60	N27°54'18"W	88.78
C28	160.00	39°55'58"	111.51	N27°54'18"W	109.27
C29	100.00	50°56'58"	88.92	N17°32'07"E	86.02
C30	130.00	50°56'58"	115.60	N17°32'07"E	111.83
C31	160.00	50°56'58"	142.28	N17°32'07"E	137.64
C32	200.00	50°56'58"	177.77	N17°32'07"E	171.71
C33	70.00	63°39'09"	77.77	N74°50'11"E	73.83
C34	100.00	63°39'09"	111.09	N74°50'11"E	105.47
C35	260.00	45°49'10"	207.92	S06°12'13"E	202.43
C36	230.00	45°49'10"	183.93	S06°12'13"E	179.07
C37	200.00	45°49'10"	159.94	S06°12'13"E	155.71
C38	560.00	18°28'10"	180.52	S38°20'53"E	179.74
C39	530.00	18°28'10"	170.85	S38°20'53"E	170.11
C40	500.00	18°28'10"	161.18	S38°20'53"E	160.48
C41	260.00	100°25'22"	453.70	N82°12'21"E	399.57
C42	230.00	100°25'22"	403.12	N82°12'21"E	353.47
C43	200.00	100°25'22"	350.54	N82°12'21"E	307.36
C44	25.00	49°40'42"	21.68	S86°54'03"W	21.00
C45	60.00	27°21'34"	292.54	N58°00'20"W	277.65
C46	25.00	49°40'42"	21.68	N07°09'16"E	21.00

LINE TABLE		
LINE	BEARING	LENGTH (FT)
L1	N16°42'22"E	27.25
L2	N16°42'22"E	17.17
L3	S15°39'54"E	25.00
L4	S89°06'49"W	10.04
L5	N00°55'08"E	22.78
L6	S78°04'36"E	25.00
L7	N75°06'54"E	26.19
L8	S42°07'46"W	24.82
L9	S48°46'50"E	15.00
L10	N03°27'56"W	21.33

RESERVE TABLE				
RES	PURPOSE	SQ. FT	ACRES	
A	RESTRICTED RESERVE (LANDSCAPING/AMENITY/PARK USE)	13,051	0.2996	
B	RESTRICTED RESERVE (LANDSCAPING/OPEN SPACE)	12,259	0.2814	
C	RESTRICTED RESERVE (LANDSCAPING/OPEN SPACE)	6,852	0.1573	
D	RESTRICTED RESERVE (LANDSCAPING/PARK USE)	43,973	1.0095	
E	RESTRICTED RESERVE (LANDSCAPING/DRAINAGE USE)	34,553	0.7932	
F	RESTRICTED RESERVE (LANDSCAPING/PARK USE)	3,284	0.0754	
G	RESTRICTED RESERVE (LANDSCAPING/PARK/AMENITY & RECREATIONAL USE)	32,644	0.7494	
H	RESTRICTED RESERVE (LANDSCAPING/OPEN SPACE)	7,101	0.1630	
I	RESTRICTED RESERVE (LANDSCAPING & UTILITY USE)	1,139	0.0261	
J	RESTRICTED RESERVE (RESTRICTED TO DETENTION POND USE ONLY)	298,743	6.8582	
K	RESTRICTED RESERVE (LANDSCAPING)	2,457	0.0567	
L	RESTRICTED RESERVE (LANDSCAPING/AMENITY/PARK USE)	16,464	0.3780	
M	RESTRICTED RESERVE (CREEK, DEDICATED TO GCCDD)	103,526	2.3766	
N	RESTRICTED RESERVE (CREEK, DEDICATED TO GCCDD)	121,954	2.7997	
O	RESTRICTED RESERVE (OPEN SPACE/TRAIL)	202,971	4.6596	

SECTION TABLE				
SECTION	BLOCK	LOTS	SQ. FT	ACRES
5	1	32	478,614	10.9874
5	2	20	346,340	7.9509
5	3	11	201,563	4.6272
5	4	21	586,915	13.4737

LEGEND

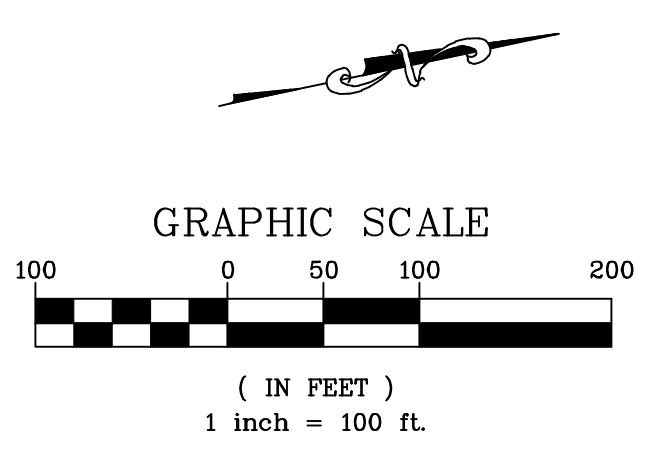
- CONTROL MONUMENT
- FLAGS TO DENOTE WHERE STREET ADDRESS START AND END
- DRY WELL
- BUFFER AREA FOR DRY WELL (BY BP COMPANY)

BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010096, BRASS DISC STAMPED "CHIC 0125" SET IN CONCRETE HEADWALL LOCATED ON THE SOUTH SIDE OF WINDSONG LANE OVER CHIGGER CREEK APPROXIMATELY 1.1 MILE NORTHWEST OF F.M. 528. ELEVATION = 26.11 NAVD83 (2001 ADJ.).

T.B.M.

"X" CUT SET ON CONCRETE AT THE SOUTHEAST CORNER OF A TYPE E-INLET LOCATED AT THE NORTHWEST INTERSECTION OF FRIENDSWOOD TRAIL AND DORADO DRIVE. ELEVATION = 35.35 NAVD83 (2001 ADJ.).



FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0201G, MAP REVISED AUGUST 15, 2019, THE SURVEYED TRACT LIES PARTIALLY IN FLOOD ZONE X (UNSHADED), X (SHADED), AND AE. FLOOD ZONE X (UNSHADED), X (SHADED), AND AE. FLOOD ZONE BOUNDARY LIES SHOWN HEREON ARE BASED ON DIRM SHAPE FILES PROVIDED BY FEMA AND SHOULD BE CONSIDERED APPROXIMATE.

STATE OF TEXAS
COUNTY OF GALVESTON

Friendswood Trail, LLC, acting by and through Harvey W. Doerring, Managing Member, hereinafter referred to as the Owner of the 67.0992 acre tract described in the above and foregoing plat of FRIENDSWOOD TRAILS SECTION 5, 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 on unobstructed aerial easement above the ground level upward, to all public utility easements shown hereon.

Friendswood Trails, LLC

Harvey W. Doerring, Managing Member

STATE OF TEXAS
COUNTY OF GALVESTON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

This is to certify that the Planning & Zoning Commission of the City of Friendswood, Texas has approved this Final Plat of FRIENDSWOOD TRAILS SECTION 5, as shown hereon.

In Testimony Whereof, witness the official signature of the Chairman and Development Coordinator of the Planning and Zoning Commission of the City of Friendswood, Texas this _____ day of _____, 2024.

BECKY BENNETT
ASSISTANT PLANNER

TOM HINKLEY
CHAIRMAN

I, JILDARDO ARIAS, P.E., C.F.M. – CITY ENGINEER/DIRECTOR OF ENGINEERING of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas, and further it complies with all of the ordinances as adopted by the City Council.

JILDARDO ARIAS, P.E., C.F.M.
CITY ENGINEER/DIRECTOR OF ENGINEERING

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record on _____, 2024, at ____o'clock ____m., and duly recorded on _____, 2024, at ____o'clock ____m., in Instrument Number _____, Galveston County Map 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

I, Kyle B. Duckett, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all lot and block corners, angle points, and points of curvature will be properly marked with iron rods, and that the boundary closes within 1 in 10,000.

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

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

SURVEYOR'S CERTIFICATE:

I, Kyle B. Duckett, RPLS, 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; 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 platted subdivision corner; and that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies.

Kyle B. Duckett
Registered Professional Land Surveyor No. 6340

METES AND BOUND FOR 67.10 ACRES

Being a tract containing 67.10 acres of land located in the William Henry Survey, Abstract No. 84 and the Mary Sloan Survey, Abstract No. 184, in Galveston County, Texas. Said 67.10 acres being portions of those call 125.43, 26.755, 19.764, 3.00 and 1.00 acre tracts of land (styled "Tract 1", "Tract 7", "Tract 8", "Tract 9" and Tract "10", respectively) recorded in the name of Friendswood Trails, LLC under Galveston County Clerk's File (G.C.C.F.) No. 2016078526. Said 67.10 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a disc stamped "Amoco Production Company" found at the north corner of said 26.755 acres, the east corner of a call 40 acre tract of land recorded in the name of Miss L.W. Elliot (now Elliot Heirs) in Volume 118, Page 98 of the Galveston County Deed Records (G.C.D.R.) and being on the southwest line of a call 3.332 acre tract of land (styled "Tract 22" of the Windsong unrecorded subdivision) recorded in the name of Louis Allen Romano under G.C.C.F. No. 9947295 (further described under G.C.C.F. No. 8535263);

THENCE, with said southwest line, the southwest terminus of Windsong Lane (60 feet wide) and the southwest line of a call 2.521 acre tract of land (styled "Tract 23" of said Windsong unrecorded subdivision), South 48 degrees 09 minutes 53 seconds East, at 428.52 feet pass a 5/8 inch iron rod found at the south corner of said 3.332 acres, and continuing for a total distance of 909.67 feet to the northwest line of Reserve "A" of Sunmeadow Section 2, a subdivision recorded in Volume 10, Page 75 of the Galveston County Map Records (G.C.M.R.), from which point a found 5/8 inch iron rod bears North 48 degrees 09 minutes 53 seconds West, a distance of 0.4 feet, and a found disc stamped "Amoco Production Company" bears South 27 degrees 24 minutes 14 seconds West, a distance of 4.9 feet;

THENCE, with said northwest line and the northwest line of a call 1.333 acre tract of land recorded in the name of Sunmeadow Municipal Utility District (now City of Friendswood) in Volume 2239, Page 76 of the G.C.D.R., South 41 degrees 14 minutes 01 seconds West, a distance of 458.16 feet to a 5/8 inch capped iron rod stamped "CL Davis" found at the west corner of said 1.333 acres, from which point a found 5/8 inch iron rod bears South 24 degrees 12 minutes 28 seconds West, a distance of 1.2 feet;

THENCE, with the southwest line of said 1.333 acres and the northerly line of aforesaid 125.43 acres, the following two (2) courses:

1.) South 48 degrees 46 minutes 50 seconds East, a distance of 170.00 feet to a 5/8 inch capped iron rod stamped "CL Davis" found;

2.) North 86 degrees 33 minutes 40 seconds East, a distance of 111.86 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said 1.333 acres, the northeast corner of said 125.43 acres and being at the west line of Block 9 of aforesaid Sunmeadow Section 2;

THENCE, with the east line of said 125.43 acres and said west line, South 03 degrees 24 minutes 09 seconds East, a distance of 129.32 feet to a 5/8 inch iron rod found at the southwest corner of said Block 9 and northwest terminus corner of Point Royal Drive (60 feet wide);

THENCE, with said east line, the west terminus of said Point Royal Drive and the west line of Block 5 of said Sunmeadow Section 2, South 07 degrees 58 minutes 04 seconds East, a distance of 484.39 feet to a 1/2 inch iron rod found at the upper northeast corner of Block 5 of Replat and Extension of Sunmeadow Section 1, a subdivision recorded in Volume 8, Page 88 of the G.C.M.R.;

THENCE, with the common lines between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1, the following fourteen (14) courses:

1.) South 76 degrees 25 minutes 09 seconds West, a distance of 232.00 feet to a point from which a found 5/8 inch iron rod bears South 18 degrees 18 minutes 00 seconds West, a distance of 1.0 foot;

2.) South 45 degrees 27 minutes 02 seconds West, a distance of 210.00 feet to a point from which a found 1/2 inch iron rod bears South 18 degrees 26 minutes 10 seconds West, a distance of 0.5 feet;

3.) South 42 degrees 59 minutes 02 seconds West, a distance of 360.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

4.) South 56 degrees 41 minutes 02 seconds West, a distance of 179.96 feet to a wood fence post found;

5.) South 13 degrees 34 minutes 23 seconds West, a distance of 185.94 feet to a 1/2 inch iron rod found;

6.) South 47 degrees 18 minutes 28 seconds East, a distance of 202.71 feet to a point from which a found 1/2 inch capped iron rod stamped "Bowden 4854" bears North 25 degrees 26 minutes 53 seconds East, a distance of 0.8 feet;

7.) North 72 degrees 31 minutes 59 seconds East, a distance of 185.00 feet to a 1/2 inch iron rod found;

8.) North 29 degrees 17 minutes 03 seconds East, a distance of 180.00 feet to a 1/2 inch iron rod found;

9.) North 42 degrees 59 minutes 02 seconds East, a distance of 360.00 feet to a point from which a found 1/2 inch iron rod bears North 40 degrees 21 minutes 34 seconds West, a distance of 0.5 feet;

10.) North 61 degrees 00 minutes 59 seconds East, a distance of 225.42 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

11.) South 07 degrees 56 minutes 55 seconds East, a distance of 412.22 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

12.) South 12 degrees 39 minutes 26 seconds West, a distance of 173.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

13.) South 34 degrees 39 minutes 23 seconds East, a distance of 402.98 feet to a point from which a found 1/2 inch capped iron rod stamped "Precision Land Survey" bears South 70 degrees 17 minutes 33 seconds East, a distance of 0.7 feet;

14.) South 26 degrees 15 minutes 05 seconds East, a distance of 166.64 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southwest corner of aforesaid Block 5 and the north corner of a call 0.23 acre tract of land recorded in the name of Amelia A. Vigil under G.C.C.F. No. 2009054410;

THENCE, with the common line between said 125.43 acres and said 0.23 acre, South 25 degrees 39 minutes 54 seconds West, a distance of 84.61 feet to a 1/2 inch iron rod found at the common west corner between said 0.23 acre and a call 0.339 acre tract of land recorded in the name of Robert G. Lunz and Georgette V. Lunz under G.C.C.F. No. 8805001;

THENCE, with the common line between said 125.43 acres and said 0.339 acre, South 04 degrees 23 minutes 59 seconds East, a distance of 135.94 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner between said 0.339 acre and a call 0.305 acre tract of land recorded in the name of Joedy J. Phenneger and Mary J. Phenneger under G.C.C.F. No. 2009004592;

THENCE, with the common line between said 125.43 acres and said 0.305 acre, South 10 degrees 06 minutes 01 seconds East, a distance of 126.41 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common west corner of said 0.305 acre and a call 14,287 square feet tract of land recorded in the name of Angela Rowe under G.C.C.F. No. 2011049162;

THENCE, with the common line between said 125.43 acres and said 14,287 square feet tract, South 23 degrees 59 minutes 26 seconds East, a distance of 140.76 feet to the southwest corner of said 14,287 square feet tract, the beginning of a non-tangent curve to the left, and being on a northerly line of aforesaid Replat and Extension of Sunmeadow Section 1 and the northwest Right-of-Way (R.O.W.) line of Darado Drive (60 feet wide), from which point a found 5/8 inch iron rod bears South 23 degrees 31 minutes 39 seconds East, a distance of 0.3 feet;

THENCE, with the common line between said 125.43 acres and said Replat and Extension of Sunmeadow Section 1 and Dorado Drive, 86.39 feet along the arc of said curve having a radius of 605.00 feet, a central angle of 08 degrees 10 minutes 53 seconds and a chord which bears South 48 degrees 44 minutes 21 seconds West, a distance of 86.31 feet to a 5/8 inch iron rod found at the northeast corner of Lot 1, in Block 3 of said Replat and Extension of Sunmeadow Section 1;

THENCE, with the common line between said 125.43 acres and said Block 3, the following three (3) courses:

1.) North 72 degrees 12 minutes 22 seconds West, a distance of 186.93 feet to a point from which a found 1/2 inch capped iron rod bears South 57 degrees 15 minutes 22 seconds West, a distance of 0.5 feet;

2.) North 05 degrees 54 minutes 20 seconds West, a distance of 599.32 feet to a 1/2 inch iron rod found;

3.) South 89 degrees 06 minutes 49 seconds West, at 320 feet passing a 5/8 inch capped iron rod stamped "GBI Partners" set for reference, and continuing for a total distance of 353.77 feet to a point at the existing center thread of Chigger Creek (aka Chigger Bayou) and being the beginning of a non-tangent curve to the left;

THENCE, through and across said 125.43 acres and with the meanders of said Chigger Creek, the following five (5) courses:

1.) 109.21 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 17 minutes 15 seconds and a chord which bears North 32 degrees 35 minutes 24 seconds West, a distance of 107.86 feet to a point of tangency;

2.) North 48 degrees 14 minutes 01 seconds West, a distance of 170.51 feet to a point of curvature to the right;

3.) 110.59 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 31 degrees 40 minutes 55 seconds and a chord which bears North 32 degrees 23 minutes 33 seconds West, a distance of 109.19 feet to a point of reverse curvature;

4.) 320.06 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 18 degrees 20 minutes 17 seconds and a chord which bears North 25 degrees 43 minutes 14 seconds West, a distance of 318.70 feet to a point of tangency;

5.) North 34 degrees 53 minutes 23 seconds West, a distance of 90.72 feet to a point of curvature to the right;

THENCE, through and across said 125.43 acres, aforesaid 1.00 and 19.764 acre tracts, and with said meanders of Chigger Creek, 351.46 feet along the arc of said curve having a radius of 310.00 feet, a central angle of 64 degrees 57 minutes 34 seconds and a chord which bears North 02 degrees 24 minutes 36 seconds West, a distance of 332.94 feet to a point of tangency;

THENCE, through and across said 19.764 acres and with said meanders of Chigger Creek, North 30 degrees 04 minutes 11 seconds East, a distance of 65.17 feet to a point of curvature to the left; THENCE, through and across said 19.764 acres, aforesaid 3.00 acres, and with said meanders of Chigger Creek, 286.97 feet along the arc of said curve having a radius of 330.00 feet, a central angle of 49 degrees 49 minutes 31 seconds and a chord which bears North 05 degrees 09 minutes 26 seconds East, a distance of 278.02 feet to a point of tangency;

THENCE, through and across said 3.00 acres, aforesaid 26.755 acres, and with said meanders of Chigger Creek, North 19 degrees 45 minutes 20 seconds West, a distance of 259.44 feet to a point of curvature to the right;

THENCE, through and across said 26.755 acres and with said meanders of Chigger Creek, the following seven (7) courses:

1.) 122.08 feet along the arc of said curve having a radius of 300.00 feet, a central angle of 23 degrees 18 minutes 58 seconds and a chord which bears North 08 degrees 05 minutes 51 seconds West, a distance of 121.24 feet to a point of tangency;

2.) North 03 degrees 33 minutes 38 seconds East, a distance of 166.68 feet to a point of curvature to the right;

3.) 83.38 feet along the arc of said curve having a radius of 1,000.00 feet, a central angle of 04 degrees 46 minutes 38 seconds and a chord which bears North 05 degrees 56 minutes 57 seconds East, a distance of 83.36 feet to a point of tangency;

4.) North 08 degrees 20 minutes 16 seconds East, a distance of 191.98 feet to a point of curvature to the right;

5.) 73.31 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 21 degrees 00 minutes 10 seconds and a chord which bears North 18 degrees 50 minutes 21 seconds East, a distance of 72.90 feet to a point of tangency;

6.) North 29 degrees 20 minutes 26 seconds East, a distance of 114.91 feet to a point of curvature to the left;

7.) 15.98 feet along the arc of said curve having a radius of 200.00 feet, a central angle of 04 degrees 34 minutes 41 seconds and a chord which bears North 27 degrees 03 minutes 06 seconds East, a distance of 15.98 feet to a point on the northwest line of said 26.755 acres and southeast line of aforesaid 40 acres, from which point a found 1 inch iron pipe at the west corner of said 26.755 acres and south corner of said 40 acres bears South 41 degrees 36 minutes 57 seconds West, a distance of 459.17 feet;

THENCE, with the common line between said 26.755 acres and said 40 acres, North 41 degrees 36 minutes 57 seconds East, a distance of 780.55 feet to the POINT OF BEGINNING and containing 67.10 acres of land, more or less.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permit. This preliminary approval shall expire in (6) months.

GCCDD Ref. ID #G240016

GENERAL NOTES:

- "U.E." – indicates "UTILITY EASEMENT"
- "B.L." – indicates "BUILDING LINE"
- "W.L.E." – indicates "WATER LINE EASEMENT"
- "S.S.E." – indicates "SANITARY SEWER EASEMENT"
- "STM.S.E." – indicates "STORM SEWER EASEMENT"
- "A.E." – indicates "AERIAL EASEMENT"
- "D.E." – indicates "DRAINAGE EASEMENT"
- "G.C.C.F." – indicates "GALVESTON COUNTY CLERK'S FILE"
- "G.C.M.R." – indicates "GALVESTON COUNTY MAP RECORDS"
- "G.C.D.R." – indicates "GALVESTON COUNTY DEED RECORDS"
- "FND" – indicates "FOUND"
- "I.P." – indicates "IRON PIPE"
- "I.R." – indicates "IRON ROD"
- "R.O.W." – indicates "RIGHT-OF-WAY"
- "SET" – indicates "SET 5/8 INCH CAPPED IRON ROD"
- "STAMPED" – indicates "GBI PARTNERS"
- "TYP" – indicates "TYPICAL"

18. All of the pipeline easements are shown hereon.

19. 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.

20. 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.

21. Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.

22. 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; HOA 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.

23. All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.

24. The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of the City of Friendswood, Texas.

25. 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 HOA.

26. This boundary survey shall close to within 1:10,000

27. Bearing are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distance are surface values and may be converted to grid by applying the combined adjustment factor 0.99986942125.

28. Driveway access is hereby denied to following lots:
– Block 1, Lot 28 along Paradise Trail.

29. All pipelines and pipeline right-of-way easement in favor of Humble Pipeline Company shall be removed by the pipeline company when the construction is commencing.

FRIENDSWOOD TRAILS PUD REGULATION MATRIX

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS-MINIMUM FEET						HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				FRONT	REAR	SIDES							
						INTERIOR	EXTERIOR(CORNER LOT)						
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD					
90' X 120'	2.7	10,800	90	25	25	10	25	20	40	2	NO	40%	
120' X 130'	2.7	15,600	120	25	25	10	25	20	40	2	NO	35%	

LOT SUMMARY

LOT SIZES	SECTION 1 AND 2	SECTION 3A AND 4A	SECTION 4B AND 5A	SECTION 5B	TOTAL LOTS
55' X 125'	62 LOTS	-----	-----	-----	62 LOTS
60' X 120'	-----	8 LOTS	-----	-----	8 LOTS
65' X 125'	68 LOTS	-----	-----	-----	68 LOTS
70' X 120'	-----	32 LOTS	30 LOTS	-----	62 LOTS
90' X 120'	-----	-----	16 LOTS	6 LOTS	22 LOTS
90' X 130'	-----	-----	-----	28 LOTS	28 LOTS
120' X 130'	-----	-----	-----	50 LOTS	50 LOTS
TOTAL	130 LOTS	40 LOTS	46 LOTS	84 LOTS	300 LOTS

OPEN SPACE AND POCKET PARKS SUMMARY

SECTION 1 AND 2	SECTION 3A AND 4A	SECTION 4B AND 5A	SECTION 5B	TOTAL
23.10 AC	12.59 AC	16.47 AC	20.25 AC	72.41 AC

TRAILS SUMMARY

SECTION 1 AND 2	SECTION 3A AND 4A	SECTION 4B AND 5A	SECTION 5B	TOTAL
7,320 LF	7,275 LF	4,490 LF	13,059 LF	32,144 LF

PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTION 5B 67.0992 ACRES

SITUATED IN THE WILLIAM HENRY SURVEY, ABSTRACT 84
AND THE MARY SLOAN SURVEY, ABSTRACT 184
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

84 LOTS 4 BLOCKS 15 RESERVES

AUGUST 20, 2024

OWNER: FRIENDSWOOD TRAILS, LLC.
MANAGING MEMBER: HARVEY DOERRING
ADDRESS: P.O. BOX 512
FRIENDSWOOD, TEXAS 77549
PHONE: 512-796-7608



Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

ZONING CHANGE

FROM:

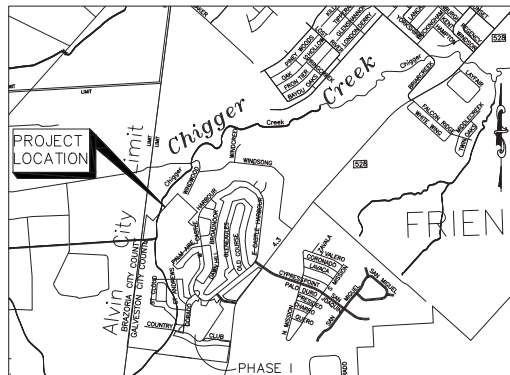
SINGLE FAMILY RESIDENTIAL (SFR)
MULTIFAMILY RESIDENTIAL (MFR-M)

TO:

PLANNED UNIT DEVELOPMENT (PUD)
PLANNED UNIT DEVELOPMENT (PUD)

NEIGHBORHOOD COMMERCIAL (NC)
MULTIFAMILY RESIDENTIAL (MFR-M)

NEIGHBORHOOD COMMERCIAL (NC)



VICINITY MAP
SCALE : 1"=2000'
KEY MAP 658/U

FOR FRIENDSWOOD TRAILS

FRIENDSWOOD, TEXAS

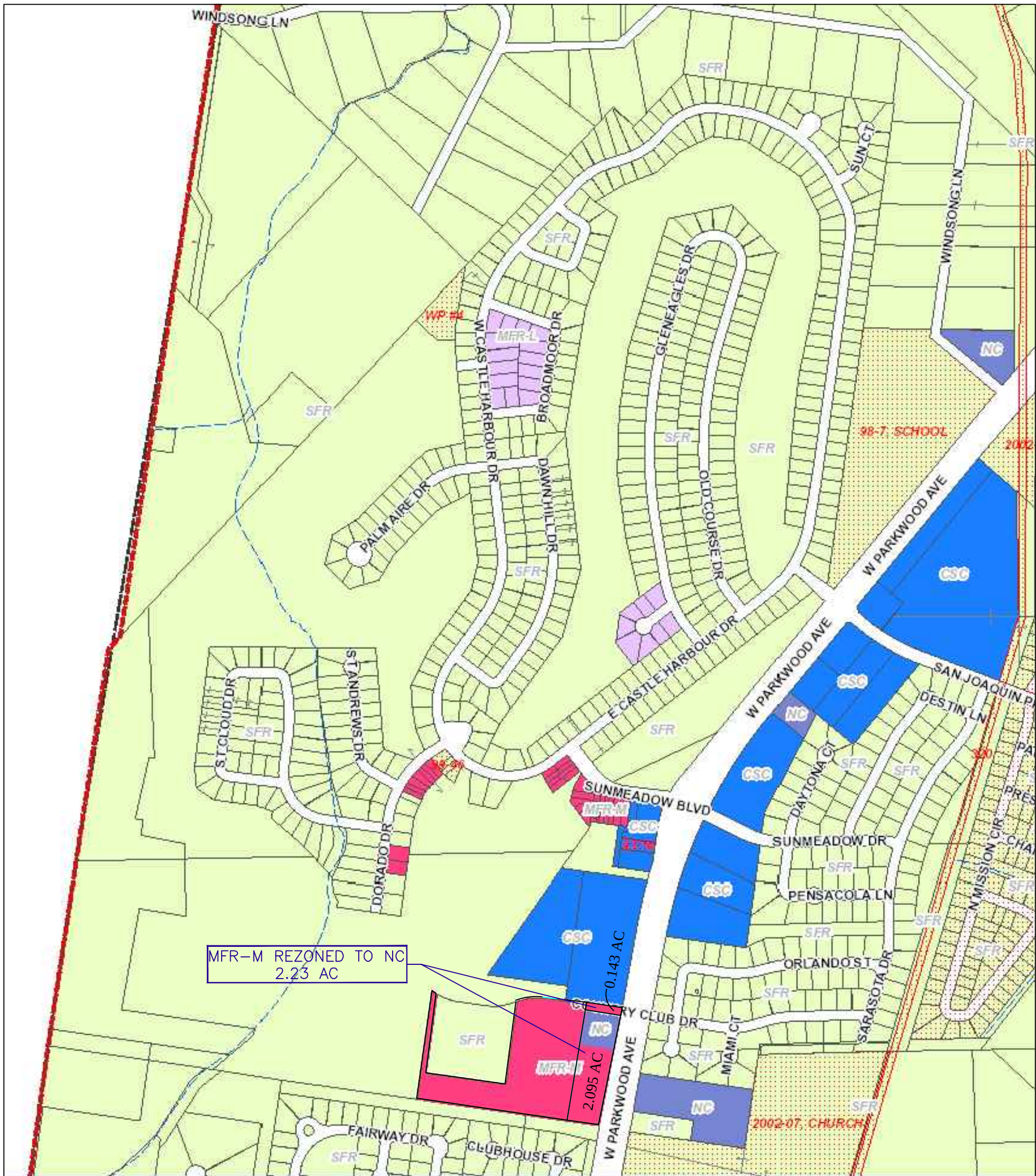


CITY OF
FRIENDSWOOD APPROVAL:

SHEET INDEX

1. COVER SHEET
2. EXISTING ZONING AND PROPOSED PUD NARRATIVE
3. GENERAL LAND USE AND DENSITY PLAN
4. TREE PRESERVATION PLAN
5. LEGAL DESCRIPTIONS

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FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294



EXISTING ZONING MAP
(NTS)

Metes and bounds description

2 tracts of land totaling 2.238 acres of land to be rezoned:
Tract 1: 0.143 acres

A tract of land containing 0.143 acres of land out of a called 12.1317 acres, more or less, as recorded under Clerk's File No.2002008893 said 12.1317 acres being comprised of two tracts of land containing a called 11.62 acres and a called 0.53 acres, being part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and being a part of that certain tract conveyed to The Lowe Family 1988 Trusts recorded under G.C.C.F. # 8912613, Film Code No. 006-39-0972 in the Office of the County Clerk of Galveston County, Texas, said 0.1426 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

THENCE North 08°45'46" East, along the Westerly line of FM 528, a distance of 679.18 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE North 83°28'00" West, a distance of 208.10 feet to the Southwest corner of the herein described tract of land;

THENCE North 08°24'27" East, a distance of 29.73 feet to the Northwesterly corner of the herein described tract of land;

THENCE South 83°32'37" East, a distance of 208.30 feet to the Northeasterly corner of the herein described tract;

THENCE South 08°45'46" West, a distance of 30.01 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.143 acres of land, more or less.

Tract 2: 2.095 acres

A tract of land containing 2.095 acres of land out of a called 12.1317 acres, more or less, as recorded under Clerk's File No.2002008893 said 12.1317 acres being comprised of two tracts of land containing a called 11.62 acres and a called 0.53 acres, being part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and being a part of that certain tract conveyed to The Lowe Family 1988 Trusts recorded under G.C.C.F. # 8912613, Film Code No. 006-39-0972 in the Office of the County Clerk of Galveston County, Texas, said 0.1426 acres of land being more particularly described by metes and bounds as follows:

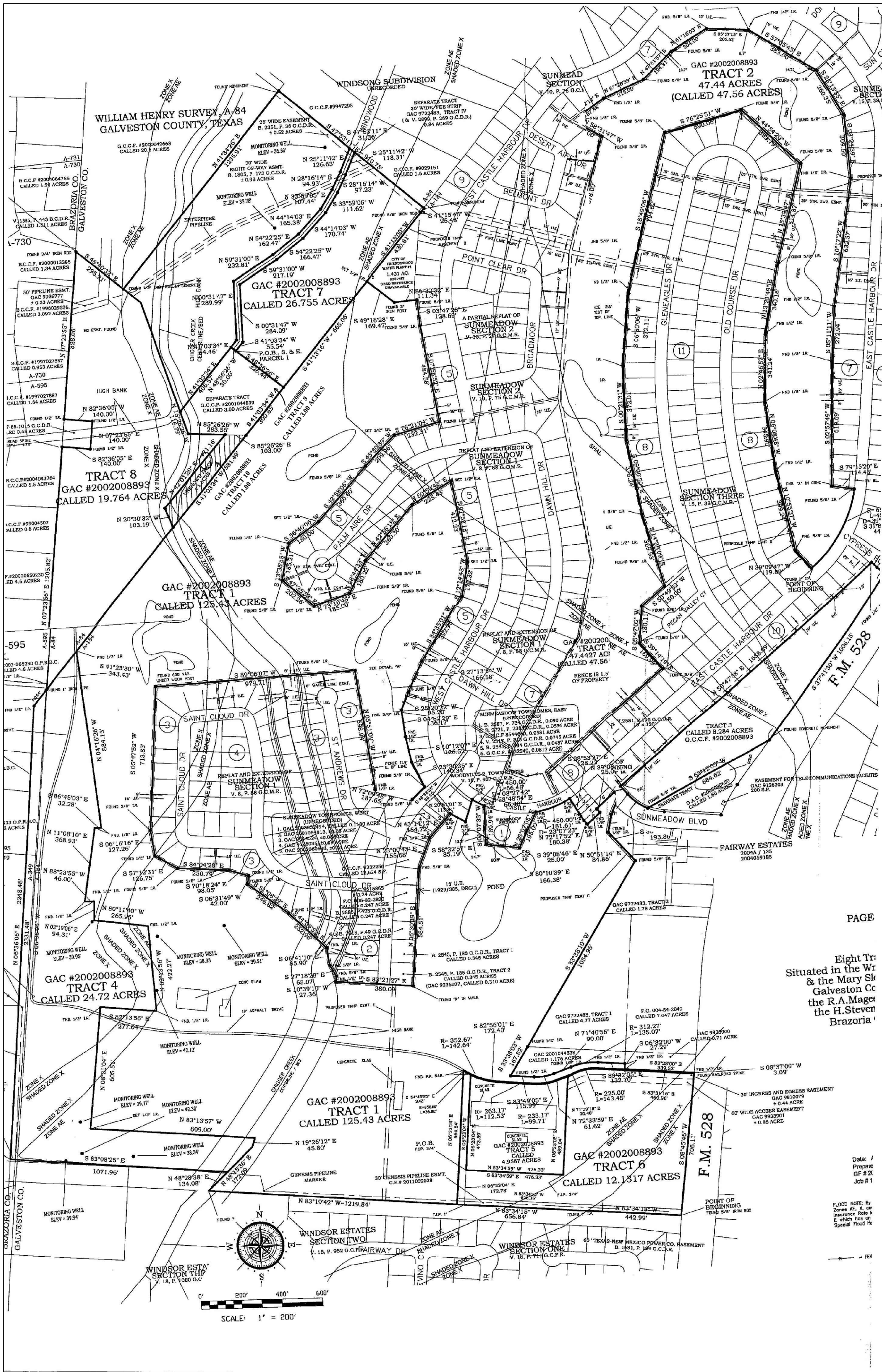
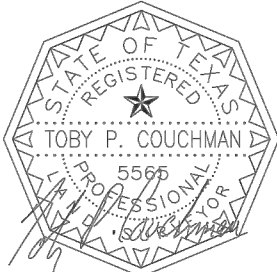
BEGINNING at a ½ inch iron rod found on the West line of F.M. 528 marking the Southeast corner of the aforementioned 12.1317 acre tract, also being the Northeast corner of Windsor Estates, Section 1 (recorded in Volume 18, Page 711, M.R.G.C.);

THENCE North 83°34'15" West, along the line common to said 11.62 acre tract and said Windsor Estates, Section 1, a distance of 206.55 feet to the Southwest corner of the herein described tract;

THENCE North 08°43'52" east, a distance of 441.95 feet to the Northwest corner of the herein described tract of land;

THENCE South 83°40'01" East, a distance of 206.79 feet to a point for corner in the Westerly line of FM 528;

THENCE South 08°45'46" East, a distance of 441.95 feet to the POINT OF BEGINNING of the herein described tract of land and containing 2.095 acres of land, more or less.



SITE SURVEY
(NTS)

SEE SHEET 5 FOR LEGAL
DESCRIPTION OF THE TRACTS

TRACT 1-125.43 AC
TRACT 2-47.44 AC
TRACT 3-(NOT INCLUDED IN REZONING)
TRACT 4-24.72 AC
TRACT 5-4.9587 AC
TRACT 6-12.137 AC
TRACT 7-25.915 AC
TRACT 8-19.764 AC
TRACT 9-3.00 AC
TRACT 10-1.00 AC
THIS PUD AREA=264.36 AC

The property is currently zoned SFR, MFR-M & NC. A request is being made to change the zoning for the subject tract to Planned Unit Development to allow overall master planning of single family homes development with mixed lot sizes, trail amenities, park amenities and water feature amenities. The proposed hike/bike/trail system incorporates existing terrain and forestation to provide connectivity through the entire 260 acres. Additionally, expansion of approximately 1 acre tract zoned NC to 3.289 acres to be zoned NC along FM 528 frontage.

Trees & Green Space

In order to preserve existing majestic oak trees with 48" to 60" diameter, the proposed roadway alignment and lot sizes are configured to save these trees, as many as possible. With consideration of the existing homeowners request to have a green space separation between their back yards and the proposed new lots, the design provides functional green space/trail system at a minimum width of 20 ft along all existing back yards.

The proposed PUD plan provides numerous pocket parks throughout each Section of the development, in addition to the two primary parks. The four (4) storm water detention ponds will be wet ponds to provide the community with water elements.

Density

The proposed PUD plan provides the following lot mixtures:

- 64 lots - 55' x 125' (Section 2)
- 82 lots - 60' x 120' (Section 3)
- 69 lots - 65' x 125' (Section 1)
- 102 lots - 70' x 120' (Section 4)
- 17 lots - 90' x 120' (Section 5)
- 52 lots - 90' x 130' (Section 5)
- 38 lots - 120' x 130' (Section 5)

Total = 424 lots

Density = 424 lots/264 acres = 1.61

Permitted Density: 2.7

Permitted Number of Lots = 702 lots

Thus, the proposed density of 1.61 is 59.6% of allowable density.

In addition to the General Land Use and Density Plan, a Tree preservation plan with pictures of the trees to be saved is included along with lot layout superimposed upon the aerial photo.

As can be seen from the Tree Preservation Plan, a gated section is proposed with the road right-of-way width of 50 ft to save the large diameter trees, labeled as Section 1. Additionally, the area that is zoned for MFR-M, 64-55 ft wide single family lots are proposed instead of the permitted 108 multi-family residential units, labeled as Section 2.

Within the 47 acre "horse shoe" tract, no lots are proposed. The 47 acre will be planned as a park amenity at a future date.

Amenity

Total linear feet of trail system = 21,171 lf or 5.2 miles

Wet Detention Pond #1 = 6.52 acres

Wet Detention Pond #2 = 7.17 acres

Wet Detention Pond #3 = 4.57 acres

Wet Detention Pond #4 = 6.02 acres

Primary Park #1 = 2.20 acres

Primary Park #2 = 3.28 acres

Pocket Park/Open Space = 57.5 acres

Total Green Area provided = 80.29 acres

Open Space = 30.3%

Traffic

The vehicular traffic from the proposed development will travel via a boulevard roadway directly to FM 528. The proposed PUD shows a 30 feet gated emergency vehicle access to West Castle Harbour Drive adjacent to the existing water tower as requested by the City of Friendswood. No roadway connection is proposed at Windsong and to East Castle Harbour Drive. For emergency access, a roadway tic-in is provided to existing public road. The proposed lots in Brazoria county for west of chigger creek.

Drainage

Storm water runoff from the proposed lots drains toward the proposed streets where runoff is collected by storm inlets and conveyed via storm sewer pipes into the proposed detention ponds. No runoff drains toward existing neighborhood. An updated Drainage Study will be performed using HEC-RAS hydrology modeling in accordance with GCCDD criteria. The proposed drainage system and four (4) ponds will mitigate fill placed within the flood plain and the proposed impervious areas of the project and will ensure that no adverse impact (no rise to the water surface elevation) at Chigger Creek.

Water & Sewer

The proposed development will be served by the existing 12" watermain along FM 528 and the existing sanitary sewer lift station off Sun Meadows Drive. Loop waterline from WP#4 back to FM 528: 12"-16" pipe will be provided. City of Friendswood shall participate in oversize cost of water main or will consider reducing impact fees.

Project Phasing

The project will be developed in multiple phases. The first Phase will consist of construction of the boulevard roadway section from FM 528 to Chigger Creek; the storm water detention pond East of Chigger Creek; 64-55 ft wide lots and 69-65 ft wide lots with associated utilities, drainage and park amenities to service a total of 134 lots in Phase One.

As market demand dictates, Phase II will consist of Section 3 (82-60 x 120 Lots) and Section 4 (102-70 x 120 Lots). Phase III will consist of Section 5 (17-90 x 120 Lots, 52-90 x 130 and 38- 120 x 130).Section 5 will have its primary vehicular access from the roadway across the creek via a 4 lanes boulevard bridge section. Only emergency gated access will be provided at west Castle Harbour Drive, since this connection is currently being used by the water department to service the water tower.

Section 1: Gated Sections with 50 ft Road ROW.

In order to preserve existing trees and provide 20 feet wide green space/trail along the rear of existing lots on Dorado Drive and to obtain 20 feet wide walking trail along the perimeter of the amenity pond, the private road right-of-way is established at 50 feet, along with cul-du-sac length longer than standard length.

In summary, the proposed PUD plan has been developed with consideration for: existing single family homes; vehicular traffic intrusion to the exiting neighborhood; preservation of existing trees; allowance of green space separation to the existing homeowners' backyard; and drainage improvements for the entire community at 59.6% of allowable density.

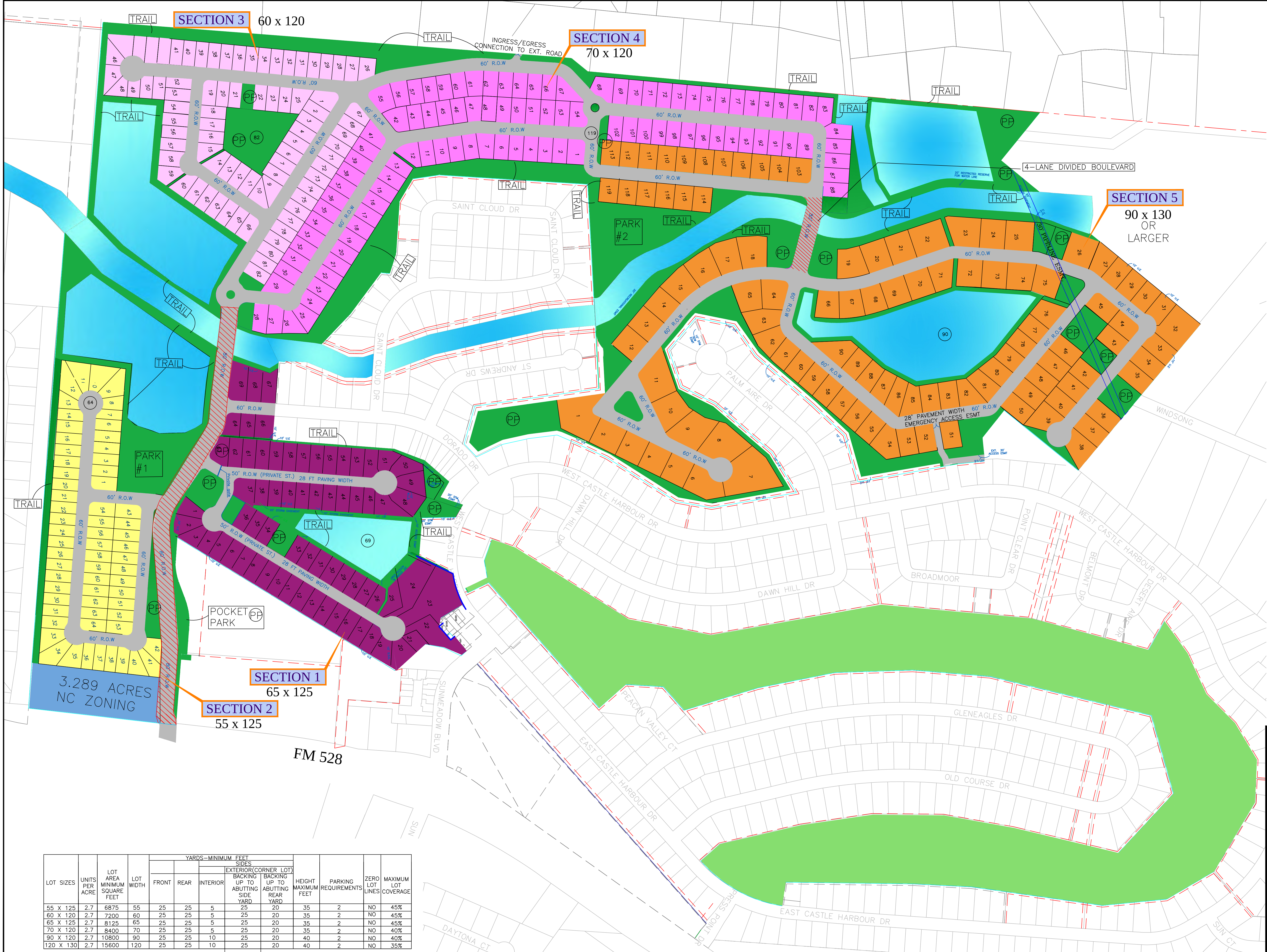
PUD NARRATIVE

Everest Design Group, llc
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

EX. ZONING AND PROPOSED PUD NARRATIVE #2

DRAWN BY: BP	PROJECT NO. 2016-101	SHEET NO.
DESIGNED BY: ST	DATE: JULY 7 2016	2
APPROVED BY: ST	SCALE: AS SHOWN	



AMENITY SUMMARY

- 1. TRAIL = 21,171 LF
- 2. DETENTION POND #1 = 6.52 AC
- 3. DETENTION POND #2 = 7.17 AC
- 4. DETENTION POND #3 = 4.57 AC
- 5. DETENTION POND #4 = 6.02 AC
- 6. PARK #1 = 2.20 AC
- 7. PARK #2 = 3.28 AC
- 8. POCKET PARK/ OPEN SPACE = 57.52
- TOTAL GREEN AREA = 80.29 AC

THE PARKS AND THE TRAIL SYSTEM ARE OWNED AND MAINTAINED BY THE FRIENDSWOOD TRAILS HOME OWNER ASSOCIATION

LEGEND

- PP POCKET PARK
- 80' R.O.W



200 0 200
(IN FEET)
Scale : 1"=200'

LOT SUMMARY

SECTION 2	55x125 = 64
SECTION 3	60x120 = 82
SECTION 1	65x 125= 69
SECTION 4	70x120 = 102
SECTION 5	90 x120=17
	90 x130=52
	120x130 =38
	TOTAL = 424

NOTE:
TOTAL LOT NUMBERS AND
TOTAL GREEN AREAS ARE
SUBJECT TO CHANGE BASED
UPON THE DRAINAGE STUDY
AND ENGINEERING DESIGN.

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FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

GENERAL LAND
USE AND DENSITY
PLAN

DRAWN BY: BP PROJECT NO. 2016-101 SHEET NO. 1
DESIGNED BY: ST DATE: JULY 7 2016
APPROVED BY: ST SCALE: AS SHOWN

LOT SIZES	UNITS PER ACRE	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH	YARDS—MINIMUM FEET					HEIGHT MAXIMUM FEET	PARKING REQUIREMENTS	ZERO LOT LINES	MAXIMUM LOT COVERAGE
				SIDES								
				FRONT	REAR	INTERIOR	EXTERIOR(CORNER LOT)					
							BACKING UP TO ABUTTING SIDE YARD	BACKING UP TO ABUTTING REAR YARD				
55 X 125	2.7	6875	55	25	25	5	25	20	35	2	NO	45%
60 X 120	2.7	7200	60	25	25	5	25	20	35	2	NO	45%
65 X 125	2.7	8125	65	25	25	5	25	20	35	2	NO	45%
70 X 120	2.7	8400	70	25	25	5	25	20	35	2	NO	40%
90 X 120	2.7	10800	90	25	25	10	25	20	40	2	NO	40%
120 X 130	2.7	15600	120	25	25	10	25	20	40	2	NO	35%



(A)



(B)



(C)



(D)



(E)



(F)



(G)



(H)



(I)



NOTE:

THE TREES TO BE RETAINED AS SHOWN ON THIS PLAN ARE LOCATED BASED ON AERIAL INFORMATION AVAILABLE. FIELD SURVEY WILL BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THESE TREES. THE PROPOSED ROADWAY ALIGNMENT AND LOT CONFIGURATIONS ARE SUBJECT TO CHANGE BASED ON NECESSARY ADJUSTMENTS TO ATTEMPT TO SAVE THE TREES.

DISCLAIMER:

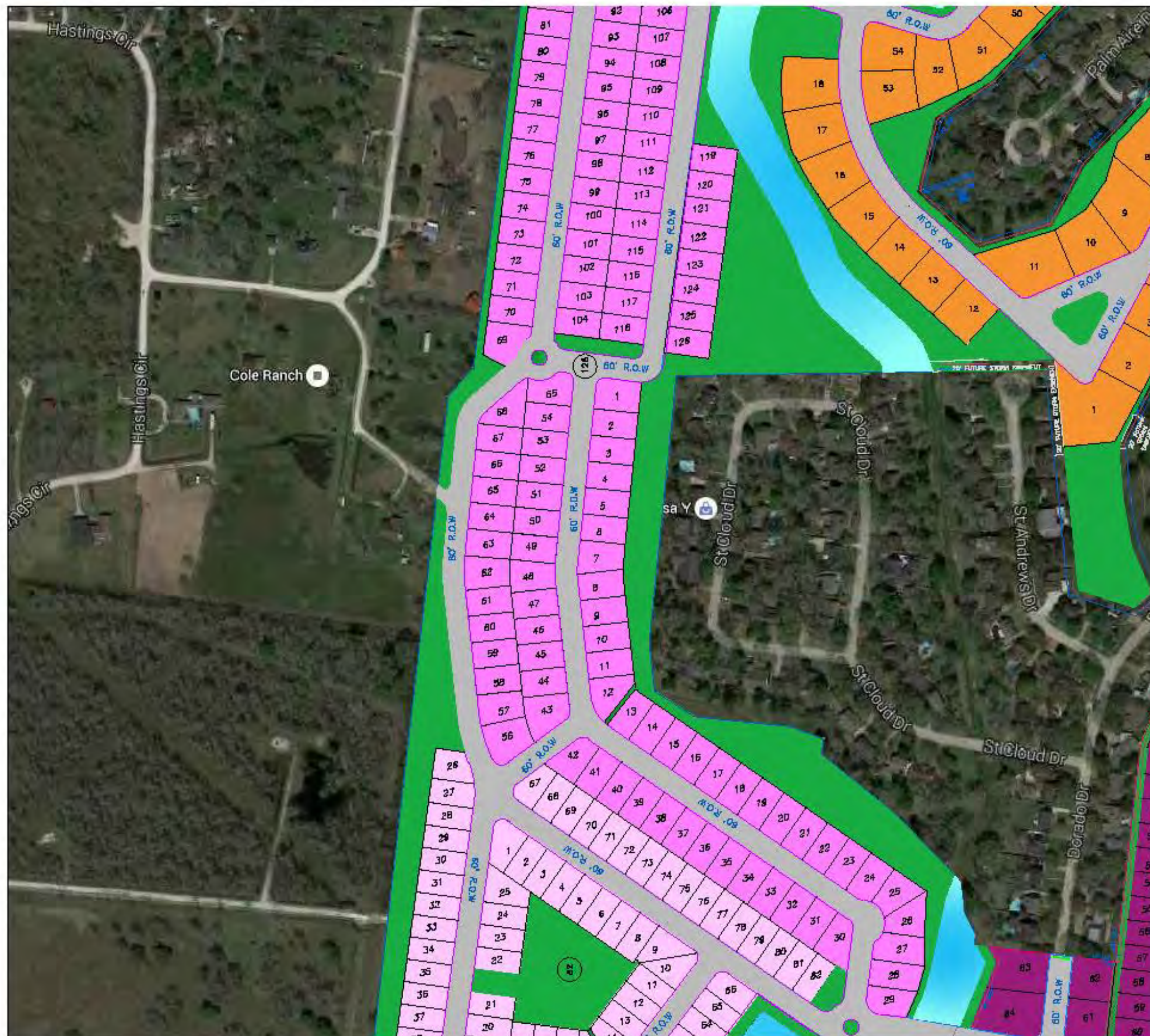
THE DEVELOPER WILL TAKE THE NECESSARY EFFORT AND CARE TO DESIGN AND CONSTRUCT IMPROVEMENTS TO SAVE THE MATURE TREES. IF ANY TREE DOES NOT SURVIVE, IT MUST BE REPLACED WITH A MINIMUM 3-INCH CALIPER CLASS 1 OR 2 TREE. BASED ON THE DESIGN CRITERIA FOR ROADWAY GEOMETRIC, DRAINAGE AND UTILITIES, THE INFRASTRUCTURE DESIGN REQUIREMENTS MAY PROHIBIT RETAINING OF ALL TREES SHOWN ON THIS SHEET.

Everest Design Group, LLC
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE. 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD TRAILS

TREE PRESERVATION PLAN

DRAWN BY: BP PROJECT NO.: 2016-101 SHEET NO.:
DESIGNED BY: ST DATE: JANUARY 29, 2016 4 OF 5
APPROVED BY: ST SCALE: AS SHOWN





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

Subject: Receive an update from Chase Bains, Graduate Engineer, regarding the progress of the Capital Improvement Plan identified in the 2023 Impact Fee Update Study

Action:

SUMMARY / ORIGINATING CAUSE

This is an update to the Commission acting as the Capital Improvement Advisory Committee (CIAC) regarding the capital improvement projects identified in the "2023 Water and Wastewater Impact Fee Update."

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Final 2023 Water and Wastewater Impact Fee Update



FRIENDSWOOD

CITY OF FRIENDSWOOD

2023 WATER AND WASTEWATER IMPACT FEE UPDATE

PREPARED BY:

Freese and Nichols, Inc.

11200 Broadway St., Suite 2320

Pearland, Texas 77584

832-456-4700

PREPARED FOR:

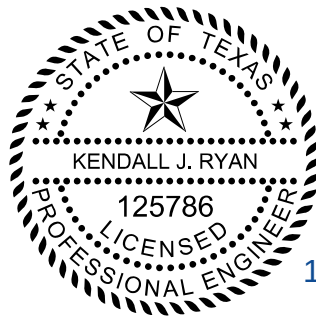
City of Friendswood



2023 WATER AND WASTEWATER IMPACT FEE UPDATE

Prepared for:

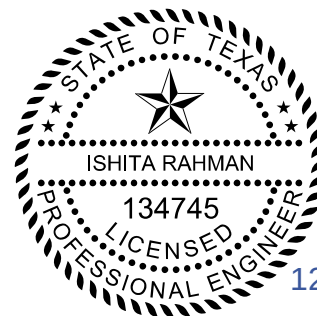
City of Friendswood



12/5/2023

Kendall J. Ryan

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144



12/5/2023

Ishita Rahman

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St, Suite 2320
Pearland, Texas 77584
832-456-4700

FNI Project No.: FSW23382

Date	Report	Description
11/6/2023	Draft	Draft Report issued to City Staff
11/20/2023	Draft	Draft Report issued to City staff to correct ESU count and CIP figure
12/5/2023	Final	Final Report sealed following presentation to Council (no changes from 11/20/2023 Draft Report)



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Appendix B	Water Impact Fee Eligible CIP Opinions of Probable Construction Costs
Appendix C	Wastewater Impact Fee CIP Opinions of Probable Construction Costs
Appendix D	Anticipated Future Development Information



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEMBERS

Chairman Tom Hinckley

Vice-Chair Richard Sasson

Commissioner Travis Mann

Commissioner Cathy Koerner

Commissioner Brian Bounds

Commissioner Marsha Conrad

Commissioner Marcus Rives



1.0 BACKGROUND AND SCOPE

The City of Friendswood (City) currently assesses water and wastewater impact fees as per Texas Local Government Code (TLGC) Chapter 395. The City authorized Freese and Nichols, Inc. (FNI) to perform an impact fee update for the City's water and wastewater systems. The methodology used herein satisfies the requirements of TLGC Chapter 395 (**Section 1.1**) for the update of water and wastewater impact fees.

1.1 TEXAS LOCAL GOVERNMENT CODE

TLGC Chapter 395 (**Appendix A**) requires an impact fee analysis before impact fees can be created, updated, and assessed. TLGC Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, TLGC Chapter 395 was amended creating the current procedure for implementing impact fees. TLGC Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP

TLGC Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above



As a funding mechanism for capital improvements, impact fees allow cities to recover the costs associated with new facilities or facility expansions in order to serve future development. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in a capital improvements program and only the cost attributed (and necessitated) by new growth over a 10-year period may be considered.

Periodic Updates

According to TLGC §395.052(a) “A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years...” As capital improvement projects in the plan are completed, planned costs are updated with actual costs to reflect the capital expenditure of the program more accurately. Additionally, new capital improvement projects may be added to the impact fee eligible CIP during the periodic updates.

1.2 IMPACT FEE DEVELOPMENT

The impact fee update process includes preparation of land use assumptions and development of impact fee eligible CIPs and associated CIP costs. The impact fee calculation is limited to project recommendations within the next 10 years that will serve projected growth. This report documents the calculation of the maximum allowable impact fee per equivalent service unit (ESU) based on the updated land use assumptions and water and wastewater CIPs from the City’s recent water and wastewater studies. The TLGC §395.014 allows for a credit equal to 50% of the total projected cost of implementing the CIP. This method was utilized for the impact fee calculation.

The impact fee update process includes workshops with the City’s appointed Capital Improvements Advisory Committee (CIAC) and City Council. The CIAC’s role includes reviewing the land use assumptions and impact fee CIPs and providing written comments on the proposed impact fees to the City Council. The City Council sets the impact fees to be collected.

Source of Impact Fee CIP Projects

With the exception of wastewater Project 5, all impact fee CIP projects identified in this impact fee update were developed as part of other City planning studies. More information about the source of the impact fee CIP projects is provided in **Section 3.2**.



1.3 LIST OF ABBREVIATIONS

The list of abbreviations used in this report are presented in **Table 1-1**.

Table 1-1: List of Abbreviations

Abbreviation	Actual
CIP	Capital Improvements Plan
CIAC	Capital Improvements Advisory Committee
ESU	Equivalent Service Unit
FNI	Freese and Nichols, Inc.
gpm	Gallons per Minute
gpcd	Gallons per capita per day
MGD	Million Gallons per Day
OPCC	Opinion of Probable Construction Cost
TLGC	Texas Local Government Code



2.0 LAND USE ASSUMPTIONS

Population and projected land use are important elements in the analysis of water distribution and wastewater collection systems. In order to identify impact fee eligible water and wastewater capital projects, a reasonable estimation of 10-year growth is required. FNI worked with the City's Community Development and Engineering Departments and incorporated information from the City's Future Land Use Map (2021) and specific planned developments to document 10-year growth projections and land use assumptions during this study. Following this effort, FNI utilized the development projections to identify ongoing/recently completed and planned impact fee eligible improvement projects.

These land use assumptions were utilized to determine the 10-year ESU projections. An ESU is defined as the equivalent to a water or wastewater connection for a single-family residence.

2.1 IMPACT FEE SERVICE AREA

The service area for the 2023 water and wastewater impact fee update consists of the existing City limits and is shown on **Figure 2-1**. The water and wastewater impact fee service areas have the same boundaries and encompass approximately 21 square miles or 13,263 acres.

2.2 LAND USE ASSUMPTIONS UPDATE

FNI worked with the City to evaluate the historical population and develop population and commercial acreage projections within the water and wastewater impact fee service areas. A brief description of the methodology utilized is included in the following sections.

2.2.1 Historical Population

Historical population information for Friendswood's City limits was provided by the City and is summarized in **Table 2-1**. The City's population data shows that between 2013 and 2023, Friendswood experienced a 1.0% annual average growth in population.

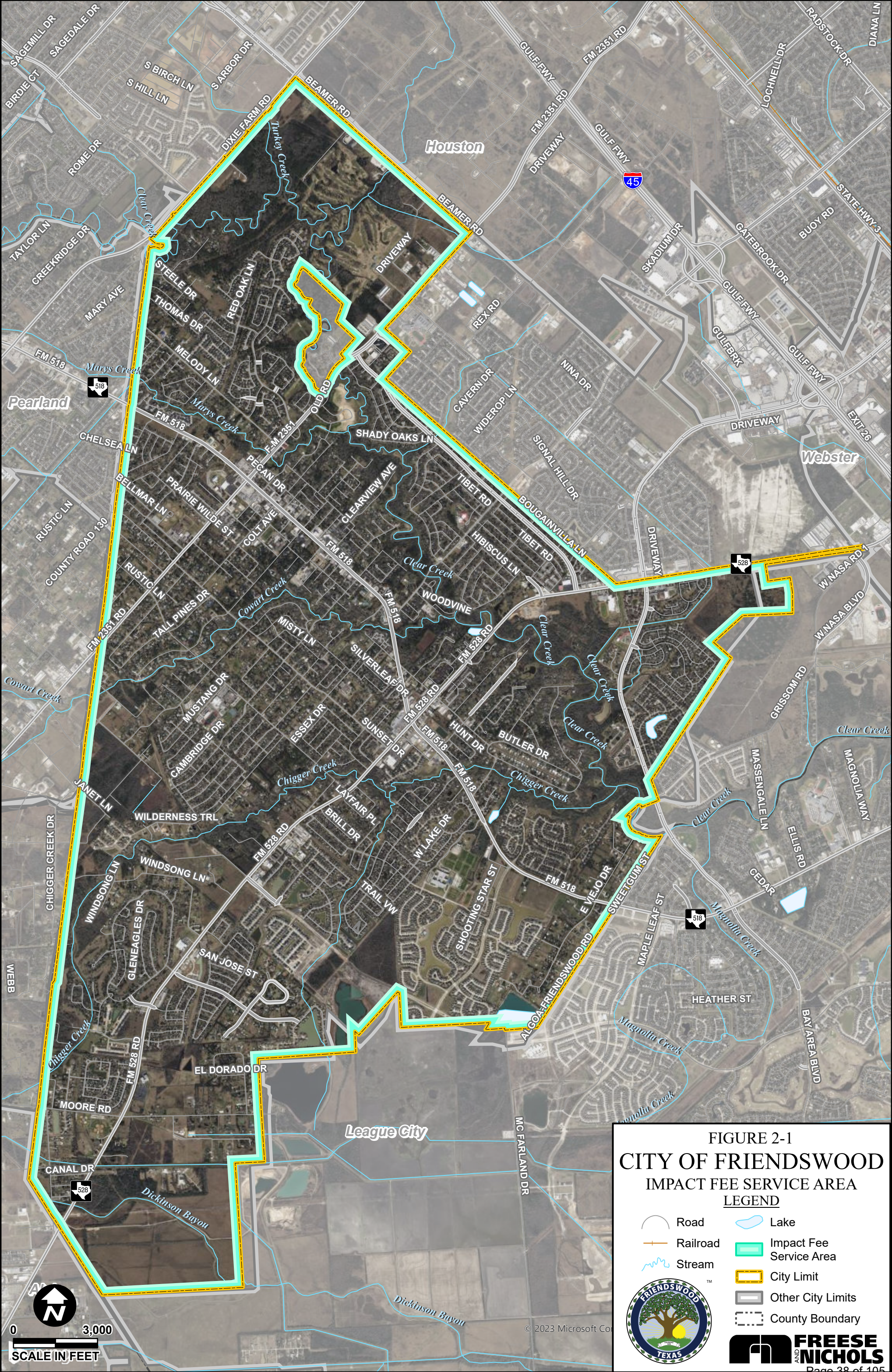


FIGURE 2-1
CITY OF FRIENDSWOOD
IMPACT FEE SERVICE AREA
LEGEND

- Road
- Railroad
- Stream
- Lake
- Impact Fee Service Area
- City Limit
- Other City Limits
- County Boundary





Table 2-1: Historical Population

Year	City Limits Population ⁽¹⁾	Annual Growth Rate
2013	38,479	-
2014	39,023	1.4%
2015	39,430	1.0%
2016	39,926	1.3%
2017	40,668	1.9%
2018	41,075	1.0%
2019	41,291	0.5%
2020	41,740	1.1%
2021	41,974	0.6%
2022	42,268	0.7%
2023	42,360	0.2%
Average Annual Growth Rate		1.0%

(1) Data provided by the City.

2.2.2 Population and Commercial Acreage Projections

FNI worked with the City's Community Development and Engineering Departments to develop population and commercial acreage projections within the water and wastewater impact fee service area. During this process the following information was utilized:

- Friendswood's Future Land Use Map (2021)
- Density and growth projection assumptions per future land use type from the City's Community Development Department
- Information on anticipated developments from the City's Community Development Department
- June 2023 parcel shapefiles from Galveston and Harris County Appraisal Districts
- Active water meter billing locations and consumption from March and April 2023
- *2021 Water System Improvements Report*

Utilizing the data sets listed above and in coordination with the City staff, FNI developed projections for the following categories of future growth:

Anticipated Developments

City staff identified areas where future residential and non-residential developments are anticipated to occur as well as an expected timeline for each development. Where available, the City supplied



development-specific information such as number of single-family lots, number of multi-family units, and commercial acreage. FNI utilized future land use information from the City's Future Land Use Map as shown on **Figure 2-2** and density assumptions for future land use types from the City's Community Development Department to calculate projected population and commercial acreage where projected number of unit were information was unavailable. The anticipated developments are shown on **Figure 2-3**. The growth projections for the anticipated future developments are included in **Appendix D**.

Infill Growth

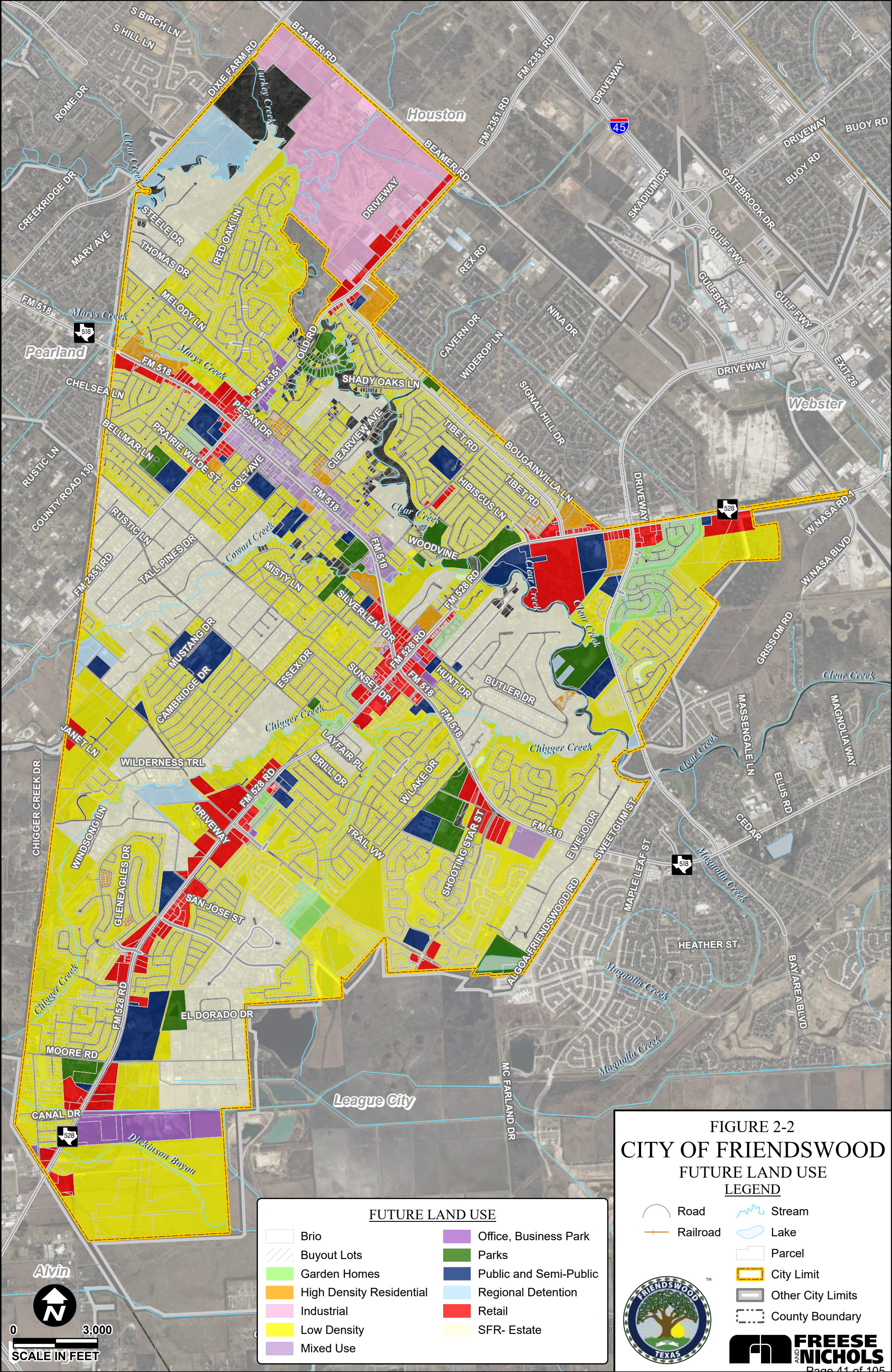
Outside of the known anticipated developments discussed above, FNI utilized active March/April 2023 water meter locations (spatially located by address) and the City's 2021 Future Land Use Map (**Figure 2-2**) to identify future developable areas. These areas included currently vacant parcels outside of the *anticipated developments* described above that are not within the *Parks, Regional Detention, or Buyout Lots* land use types per the Future Land Use Map, and primarily not within the 100-year floodplain. The vacant parcels that are anticipated to develop within the next 10 years were identified based on input from City staff and are shown in **purple** on **Figure 2-3**. Density and growth assumptions for these *infill parcels* were developed utilizing information from City staff and the Future Land Use Map land use and density assumptions. Density for future commercial acreage was developed based on review of existing commercial acreage, commercial type meters and meter sizes. **Table 2-2** summarizes the 10-year growth in population and commercial acreage. The 10-year population projections are graphed along with historical population data on **Figure 2-4**.

Note: Future infill and anticipated developments in the areas zoned 'Downtown District' or assigned a *Public or Semi-Public* land use type per the Future Plane Use Map were not included in the impact fee calculation as they are exempt from paying impact fees.

Table 2-2: Projected 10-Year City-Wide Growth

Year	Population ⁽¹⁾	Commercial Acreage
2023	42,360	562
2033	48,035	726
10-Year Growth	5,675	164

(1) Where unit projections were not available (for infill growth), population projection utilized following density assumptions per land use type: Low Density Residential = 2.7 units/acre, Single-Family Residential Estate =0.5 units/acre.



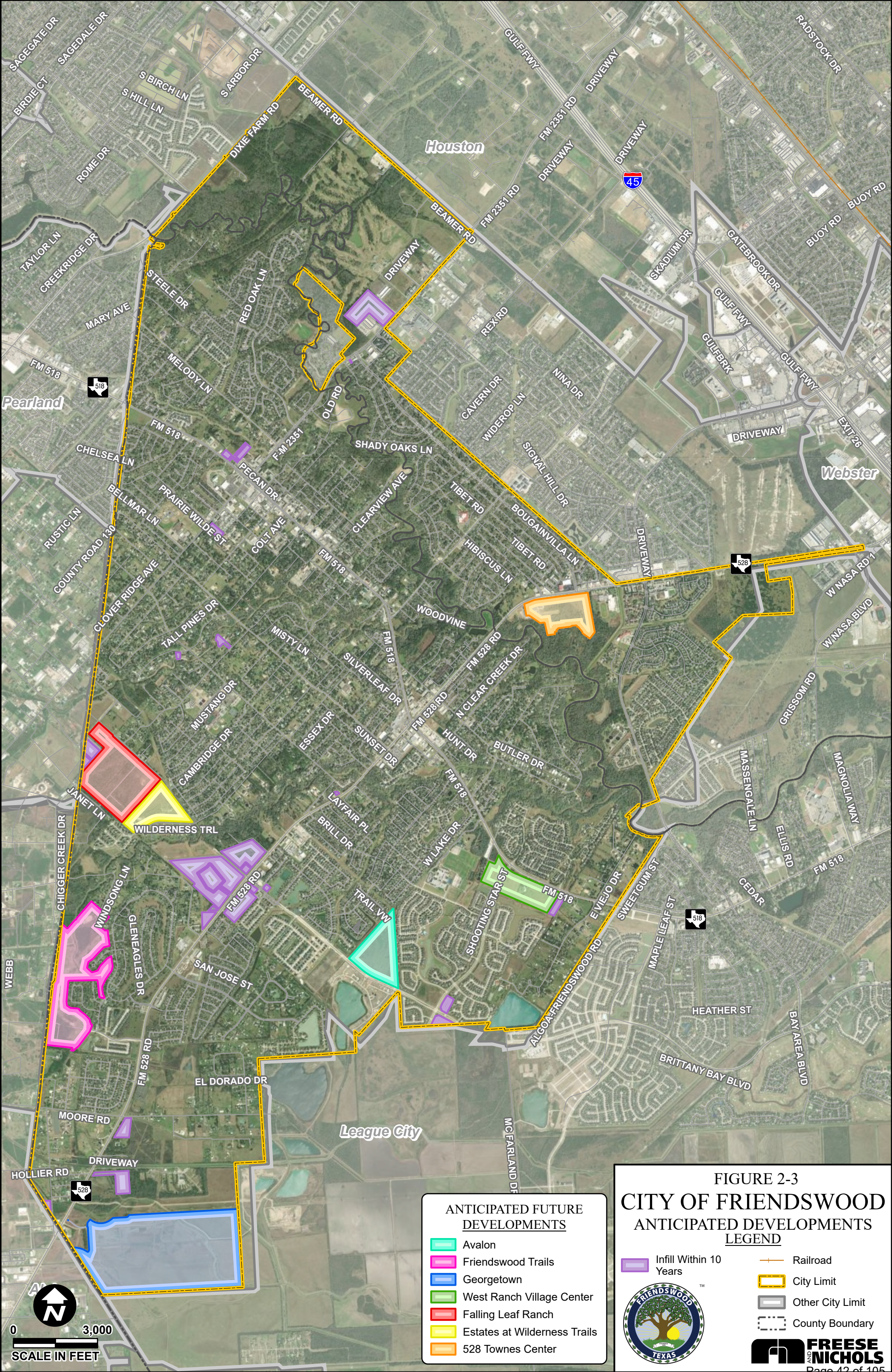
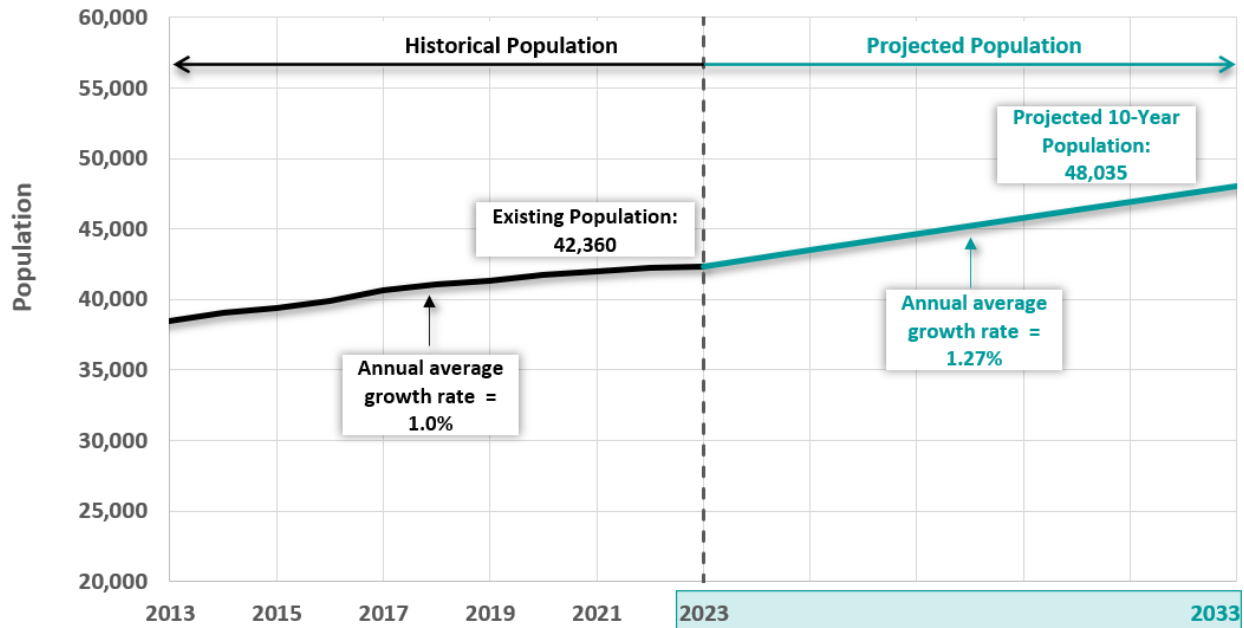




Figure 2-4: Historical and Projected 10-Year Population



2.3 EQUIVALENT SERVICE UNITS

According to TLGC Chapter 395, the maximum impact fee may not exceed the amount determined by dividing the cost of required capital improvements by the total number of service units attributed to new development during the impact fee eligibility period.

Definition of Equivalent Service Unit

A water service unit is defined as the service equivalent to a water connection for a single-family residence. The City of Friendswood utilizes 1-inch meters for single-family connections. For the impact fee calculation, all meters 1-inch and smaller equate to one ESU. The City bills wastewater services based on the customer's water consumption, as wastewater flows are not directly metered. Therefore, a single wastewater ESU is defined as the wastewater service provided to a single-family residence.

Calculation of ESUs

The water meter impact fee assessment method considers developments' impact on the water system by utilizing the safe maximum operating capacity of each meter to calculate ESUs for all water meters larger than 1-inch. The ESU is the ratio of the safe maximum operating capacity for the larger meter to the safe maximum operating capacity of a 1-inch meter.



The City of Friendswood utilizes Neptune MACH 10 ultrasonic water meters. Each water meter size has a safe maximum operating capacity as defined by the manufacturer. **Table 2-3** shows the safe maximum operating capacities for the water meter sizes utilized by the City of Friendswood, and the resulting ESUs.

Table 2-3: Equivalent Service Units

Water Meter Size	Safe Maximum Operating Capacity ⁽¹⁾ (gpm)	Equivalent Service Units ⁽²⁾
1"	55	1.0
1-1/2"	125	2.3
2"	160	2.9
3"	500	9.1
4"	1,250	22.7
6"	2,000	36.4
8"	4,000	72.7
10"	6,500	118.2
12"	8,000	145.5

(1) Safe maximum operating capacity based on water meter specifications for Neptune MACH 10 ultrasonic water meters.

(2) Equivalent service units are rounded to nearest single decimal point. 5/8-inch and 3/4-inch are assumed to be equivalent to one single family connection.

Projected 10-Year Service Units

The City provided data that included the quantity and size of the existing water meters in Friendswood. The 10-year growth projections for each meter size were calculated based on the growth in population and commercial acreage discussed in **Section 2.2**. **Table 2-4** shows the water service units for 2023 and 2033 and **Table 2-5** shows the wastewater service units for 2023 and 2033. It should be noted that a portion of the existing population currently utilize septic systems and are not served wastewater by the City. These customers are excluded from the existing wastewater service units shown in **Table 2-5**.

The service units for 2023 and 2033 were calculated by multiplying the number of meters of each meter size by the corresponding service unit equivalent (as shown in **Table 2-3**). The projected 10-year growth in service units is the difference between the service units in 2033 and 2023. A summary of the existing and projected ESUs is included in **Table 2-4**.



Table 2-4: Existing and Projected Water Service Units

Water Meter Size	Equivalent Service Units ⁽¹⁾	Existing 2023		Projected 2033		Projected 10-Year Growth in Service Units
		Meter Count ⁽²⁾	No. of Service Units	Meter Count	No. of Service Units	
1"	1.0	13,335	13,335	14,833	14,833	1,498
1-1/2"	2.3	147	338	175	403	65
2"	2.9	207	600	256	742	142
3"	9.1	22	200	28	255	55
4"	22.7	7	159	8	182	23
6"	36.4	2	73	3	109	36
8"	72.7	0	0	0	0	0
10"	118.2	0	0	0	0	0
12"	145.5	0	0	0	0	0
Total	-	13,720	14,705	15,303	16,524	1,819

(1) Equivalent service units calculated based on the safe maximum operating capacity of the water meter, as shown in **Table 2-3**.

(2) Existing meter count based on Friendswood's currently installed water meters, excluding irrigation meters.

Table 2-5: Existing and Projected Wastewater Service Units

Water Meter Size	Equivalent Service Units ⁽¹⁾	Existing 2023		Projected 2033		Projected 10-Year Growth in Service Units
		Meter Count ⁽²⁾	No. of Service Units	Meter Count	No. of Service Units	
1"	1.0	13,276	13,276	14,774	14,774	1,498
1-1/2"	2.3	142	327	170	392	65
2"	2.9	203	589	252	731	142
3"	9.1	22	200	28	255	55
4"	22.7	7	159	8	182	23
6"	36.4	2	73	3	109	36
8"	72.7	0	0	0	0	0
10"	118.2	0	0	0	0	0
12"	145.5	0	0	0	0	0
Total	-	13,652	14,624	15,235	16,443	1,819

(1) Equivalent service units calculated based on the safe maximum operating capacity of the water meter, as shown in **Table 2-3**.

(2) Existing meter count based on Friendswood's currently installed water meters, excluding irrigation meters and septic customers.



Table 2-6: Summary of Projected Water and Wastewater Service Units

Year	Water Service Units	Wastewater Service Units
2023 ⁽¹⁾	14,705	14,624
2033 ⁽²⁾	16,524	16,443
10-Year Growth in Service Units	1,819	1,819

(1) Existing water ESUs calculated based on historical water meter billing data, excluding irrigation meters. Existing wastewater ESUs calculated based on historical water meter billing data excluding irrigation meters and existing septic customers.

(2) 2033 ESUs calculated based on projected growth discussed in **Section 2.0**.



3.0 CAPITAL IMPROVEMENTS PLAN

3.1 WATER DEMAND AND WASTEWATER FLOW PROJECTIONS

FNI utilized data from the City's *2021 Water System Improvements Report* to develop existing and 10-year water demand projections, as shown in **Table 3-1**. Future wastewater flow projections were developed utilizing planning criteria from the *2023 Wastewater Hydraulic Modeling Study for Future Developments Report*. **Table 3-2** summarizes the projected 10-year wastewater flows. The planning criteria utilized for both water demand and wastewater flow projections are documented in the table footnotes.

Table 3-1: Projected Water Demands

Year	Average Daily Demand (MGD)	Maximum Daily Demand (MGD)
2023⁽¹⁾	5.9	11.2
2033⁽²⁾	6.7	12.9

(1) 2023 demands based on available historical water production data from 2018 to 2022.

(2) Projected 10-year demands calculated utilizing 140 gallons per capita per day (gpcd) for average day demand and 300 gpcd for maximum day demand based on the *2021 Water System Improvements Report*.

Table 3-2: Projected Wastewater Flows

Year	Average Daily Flow (MGD)
2023⁽¹⁾	3.0
2033⁽²⁾	3.5

(1) 2023 average daily flow based on available historical wastewater effluent data from 2018 to 2022.

(2) Projected 10-year flow calculated utilizing 250 gallons per ESU based on the *2023 Wastewater Hydraulic Modeling Study for Future Developments Report*.

3.2 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

The impact fee eligible CIP projects were divided into two categories: **1)** Existing/Under Design Projects and **2)** Proposed Future Projects.

Existing/Under Design Projects

Existing and under design capital improvement projects that are projected to serve growth within the next 10 years are also considered impact fee eligible. These projects are shown in **orange** on **Figures 3-1** and **3-2**. As capital improvement projects in the plan are completed, planned costs are updated with actual



costs to reflect the capital expenditure of the program more accurately. FNI worked with City staff to document the costs of the existing/under design projects based on the City's latest information.

Proposed Future Projects

The future water and wastewater CIP projects that are projected to serve growth are shown in **Table 3-3**. With the exception of wastewater **Project 5**, all future projects identified in this impact fee update were developed as part of other previous City planning studies. FNI worked with the City to identify planned water and wastewater capacity improvements from previous studies that would serve the anticipated growth areas documented in **Section 2.0**. Proposed future water projects are shown in **blue** and proposed future wastewater projects are shown in **green** on **Figures 3-1** and **3-2**, respectively.

FNI developed an opinion of probable construction cost (OPCC) for wastewater **Project 5** based on previous similar engineering experience in 2023 dollars, including allowances for engineering, surveying, and contingencies. Costs for the remaining projects were developed as part of the City's previous planning studies. Projects from the *2021 Water System Improvements Study* were escalated to 2023 dollars. OPCCs for all proposed future water and wastewater projects are included in **Appendix B** and **Appendix C**, respectively.

Table 3-3: Sources of Water and Wastewater CIP Projects

Project Source	Water CIP Project(s)	Wastewater CIP Project(s)	Notes
2021 Water System Improvements Study (WSI)	1, 2, 3, 4, 5, 6	2, 3, 4, 7	It is FNI's understanding that wastewater projects 2, 3, 4, and 7 were originally developed as part of the City's <i>2008 Utility Master Plan</i> and that project extents and/or costs were modified during the 2021 WSI study. FNI escalated the project costs to 2023 dollars.
2023 Wastewater Hydraulic Modeling Study for Future Developments	-	1, 6	
Freese and Nichols, Inc. <i>As part of this impact fee study</i>	-	5	Project to serve the proposed development at 528 Townes Center. FNI worked with the City to size and develop this project as it was outside the study area of the 2023 Wastewater Hydraulic Modeling Study.



All impact fee eligible water CIP projects are shown on **Figure 3-1** and in **Table 3-1**, and all impact fee eligible wastewater CIP projects are shown on **Figure 3-2** and in **Table 3-2**.

Table 3-4: Water Capital Improvements Plan Summary

Project Type	Impact Fee Eligible CIP No.	Description of Project	Total Capital Cost ⁽¹⁾ (2023 Dollars)
Existing/Under Design Projects	A	42-Inch Southeast Water Line Cost Share Phase 1-3	\$20,129,128
	B	Friendswood Parkway Water/Wastewater Utilities	\$262,330
	C	New 24-inch Clear Creek Crossing Water Line	\$2,439,959
	D	2023 Water and Wastewater Impact Fee Study	\$37,500
	Existing/Under Design Projects Subtotal		\$22,868,917
Proposed Future Projects	1	New 16-inch Water Line along Falling Leaf Lane and Baker Road South (Friendswood Parkway/Exxon)	\$5,098,500
	2	New 12-inch Water Line along San Joaquin Parkway (Georgetown East Loop)	\$3,311,000
	3	New 24-inch Water Line from Friendswood Drive to GWP 5 and EST 1	\$10,782,200
	4	New 12-inch Water Line from Inverness Street to Baker Road	\$1,085,700
	5	New 12-inch Water Line along Friendswood Drive from West Heritage Drive to West Ranch Drive	\$6,268,900
	6	New 12-inch Water Line from FM 528 to Sterling Creek Drive (Sand Pit Road)	\$467,500
	Proposed Future Projects Subtotal		\$27,013,800
	Total Impact Fee Eligible Water Capital Improvement Project Costs		\$49,882,717

(1) Costs for proposed future projects are based on the *2021 Water System Improvements Report* and were inflated from 2022 to 2023 dollars utilizing a 10% inflation rate.

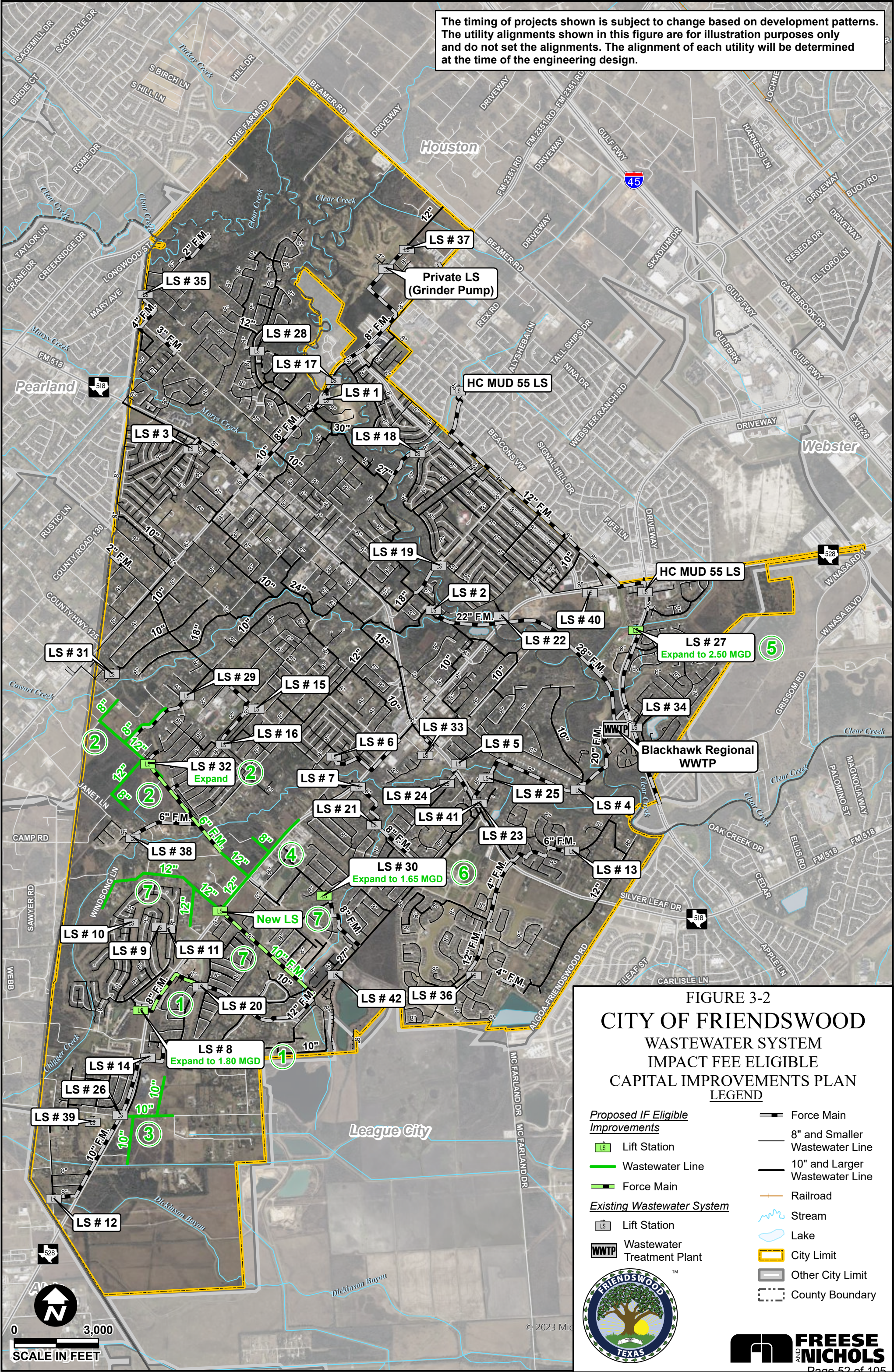


Table 3-5: Wastewater Capital Improvements Plan Summary

Project Type	Impact Fee Eligible CIP No.	Description of Project	Total Capital Cost ⁽¹⁾ (2023 Dollars)
Existing/Under Design Projects	A	2023 Water and Wastewater Impact Fee Study	\$37,500
	Existing/Under Design Projects Subtotal		\$37,500
Proposed Future Projects	1	Upsizing Lift Station 8 and Force Main	\$2,569,800
	2	Baker Road, Falling Leaf, Stable Sanitary Sewer	\$4,263,490
	3	El Dorado/Lundy Lane Sanitary Sewer West	\$1,097,800
	4	FM 528 - Falcon Ridge to Windsong Sanitary Sewer	\$1,576,410
	5	Upsizing Lift Station 27	\$3,783,000
	6	Upsizing Lift Station 30	\$1,845,500
	7	Windsong Lane Sanitary Sewer	\$4,415,180
	Proposed Future Projects Subtotal		\$19,551,180
Total Impact Fee Eligible Wastewater Capital Improvement Project Costs			\$19,588,680

(1) Costs for projects 1 and 6 are based on the 2023 *Wastewater Hydraulic Modeling Study for Future Developments*. Costs for projects 2, 3, 4, and 7 are based on the 2021 *Water System Improvements Report* and were inflated from 2022 to 2023 dollars utilizing a 10% inflation rate. Costs for Project 5 were developed by FNI based on previous similar engineering experience.







4.0 WATER AND WASTEWATER IMPACT FEE ANALYSIS

The water and wastewater impact fee analyses involve assessing the utilization of existing and proposed projects within the impact fee eligible capital improvement plans (**Section 3.0**) required to serve new development over the next 10-year time period. For these projects, the impact fee is calculated as a percentage of the project cost, based upon the percentage of the project's capacity to serve development projected to occur between 2023 and 2033. The capacity serving existing development and development projected to occur beyond the 10-year period is not impact fee eligible.

4.1 WATER AND WASTEWATER CAPACITY ANALYSIS

FNI assessed the impact fee eligible water and wastewater projects to quantify the portion of the projects that are projected to be utilized within the next 10 years. The 10-year utilization is the percentage of the project cost that is impact fee eligible.

Summaries of the water and wastewater costs for infrastructure to serve the projected 10-year growth are shown in **Table 4-1** and **Table 4-2**, respectively. The percent utilization columns in the tables are defined as follows:

- The **2023 Percent Utilization** is the portion of the project's capacity that serves existing development and is therefore not included in the impact fee eligible cost.
- The **2033 Percent Utilization** is the portion of the project's capacity that is projected to be utilized by 2033.
- The **2023 to 2033 Percent Utilization** is the portion of the project's capacity that is projected to serve the 10-year growth. This percentage is multiplied by the total project cost to calculate the impact fee eligible portion of the project.

The **10-year Impact Fee Eligible Cost** column is the portion of the capital project cost that is utilized in the calculation of the maximum allowable impact fee.



Table 4-1: Cost Allocation for Water Impact Fee Calculation

Water Project No.		Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost ⁽¹⁾ (2023-2033)
			2023 ⁽¹⁾	2033	2023-2033	
Existing/Under Design Projects	A	42" Southeast Water Line Cost Share Phase 1-3	75%	85%	10%	\$2,012,912
	B	Friendswood Parkway Water/Wastewater Utilities	75%	95%	20%	\$52,465
	C	New 24-inch Clear Creek Crossing Water Line	80%	90%	10%	\$243,995
	D	2023 Water and Wastewater Impact Fee Study	0%	100%	100%	\$37,500
	Existing/Under Design Projects Subtotal					\$2,346,872
Proposed Future Projects	1	New 16-inch Water Line along Falling Leaf Lane and Baker Road South (Friendswood Parkway/Exxon)	55%	70%	15%	\$1,201,482
	2	New 12-inch Water Line along San Joaquin Parkway (Georgetown East Loop)	50%	75%	25%	\$970,392
	3	New 24-inch Water Line from Friendswood Drive to GWP 5 and EST 1	60%	80%	20%	\$2,407,665
	4	New 12-inch Water Line from Inverness Street to Baker Road	95%	100%	5%	\$85,283
	5	New 12-inch Water Line along Friendswood Drive from West Heritage Drive to West Ranch Drive	80%	90%	10%	\$1,034,104
	6	New 12-inch Water Line from FM 528 to Sterling Creek Drive (Sand Pit Road)	85%	90%	5%	\$36,722
	Proposed Future Projects Subtotal ⁽¹⁾					\$5,735,648
Total 10-Year Impact Fee Eligible Water Capital Improvement Project Costs						\$8,082,520

(1) Proposed future project costs include 1.5% legal fees and annual inflation based on the projected future start year of the project. Costs were escalated by 10% from 2023 to 2024, and 5% annually thereafter up to the projected start year of the project.



Table 4-2: Cost Allocation for Wastewater Impact Fee Calculation

Water Project No.		Description of Project	Percent Utilization			10-Year Impact Fee Eligible Cost (2023-2033)
			2023 ⁽¹⁾	2033	2023-2033	
Existing/Under Design Projects	A	2023 Water and Wastewater Impact Fee Study	0%	100%	100%	\$37,500
	Existing/Under Design Projects Subtotal					\$37,500
Proposed Future Projects	1	Upsizing Lift Station 8 and Force Main	70%	95%	25%	\$717,295
	2	Baker Road, Falling Leaf, Stable Sanitary Sewer	0%	5%	5%	\$275,525
	3	El Dorado/Lundy Lane Sanitary Sewer West	0%	5%	5%	\$67,566
	4	FM 528 - Falcon Ridge to Windsong Sanitary Sewer	0%	25%	25%	\$509,372
	5	Upsizing Lift Station 27	80%	100%	20%	\$844,743
	6	Upsizing Lift Station 30	95%	100%	5%	\$119,264
	7	Windsong Lane Sanitary Sewer	85%	95%	10%	\$570,656
	Proposed Future Projects Subtotal ⁽¹⁾					\$3,104,421
Total 10-Year Impact Fee Eligible Wastewater Capital Improvement Project Costs						\$3,141,921

(1) Proposed future project costs include 1.5% legal fees and annual inflation based on the projected future start year of the project. Costs were escalated by 10% from 2023 to 2024, and 5% annually thereafter up to the projected start year of the project.



4.2 MAXIMUM ALLOWABLE IMPACT FEE CALCULATIONS

TLGC Chapter 395 states that the maximum impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period (2023 – 2033). TLGC provides two options for calculating water and wastewater impact fees. A City may utilize:

- §395.014(a)(7)(A) “a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or”
- §395.014(a)(7)(B) “in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

The City of Friendswood has elected the 50% credit option. The City has been utilizing this method since Friendswood first adopted water and wastewater impact fees in 1990. The 2023 maximum allowable water and wastewater impact fees for the City of Friendswood are calculated in **Section 4.2.1** and **Section 4.2.2** respectively.



4.2.1 Maximum Allowable Water Impact Fee

The total maximum allowable water impact fee calculation is summarized in **Table 4-3**. The total eligible impact fee costs are the portion of the capital improvement costs for water projects that will serve the projected 10-year developments and include financing costs for debt service.

Table 4-3: Maximum Allowable Water Impact Fee

2023 Water Impact Fee Calculation	
Total Eligible Impact Fee Costs ⁽¹⁾	\$13,540,236
50% Credit	\$6,770,118
Total Eligible Impact Fee Costs with 50% Credit Applied ①	\$6,770,118
10-Year Growth in Service Unit Equivalents ②	1,819
Maximum Allowable Water Impact Fee ① ÷ ②	\$3,721

(1) Includes financing costs for debt service.

4.2.2 Maximum Allowable Wastewater Impact Fee

The total maximum allowable wastewater impact fee calculation is summarized in **Table 4-4**. The total eligible impact fee costs are the portion of the capital improvement costs for wastewater projects that will serve the projected 10-year developments and include financing costs for debt service.

Table 4-4: Maximum Allowable Wastewater Impact Fee

2023 Wastewater Impact Fee Calculation	
Total Eligible Impact Fee Costs ⁽¹⁾	\$6,095,911
50% Credit	\$3,047,956
Total Eligible Impact Fee Costs with 50% Credit Applied ①	\$3,047,955
10-Year Growth in Service Unit Equivalents ②	1,819
Maximum Allowable Wastewater Impact Fee ① ÷ ②	\$1,675

(1) Includes financing costs for debt service.



4.2.3 Schedule of Maximum Allowable Water and Wastewater Impact Fees

Table 4-5 shows the schedule of 2023 maximum allowable water and wastewater impact fees by water meter size, based on the service unit equivalents discussed in **Section 2.3**.

Table 4-5: Schedule of Max Allowable Water and Wastewater Impact Fees by Meter Size

Meter Size	Service Unit Equivalents ⁽¹⁾	Maximum Allowable Impact Fees		
		Water	Wastewater	Total
1"	1	\$3,721	\$1,675	\$5,396
1-1/2"	2.3	\$8,558	\$3,852	\$12,410
2"	2.9	\$10,790	\$4,857	\$15,647
3"	9.1	\$33,861	\$15,242	\$49,103
4"	22.7	\$84,466	\$38,022	\$122,488
6"	36.4	\$135,444	\$60,970	\$196,414
8"	72.7	\$270,516	\$121,772	\$392,288
10"	118.2	\$439,822	\$197,985	\$637,807
12"	145.5	\$541,405	\$243,712	\$785,117

(1) Service unit equivalents are rounded down to nearest single decimal point.

4.2.4 Administrative Items

Below are administrative items related to water and wastewater impact fees, as noted in the *2018 Water and Wastewater Impact Fee Update Report*:

- The impact fee will be assessed (subject to future updates) at the time that a plat is filed (where applicable), and collected during the building permit process, as identified in the impact fee legislation.
- Parks and temporary construction trailers will not be assessed any impact fees.
- Houses and businesses obtaining additional meter(s) for fire line or lawn irrigation purposes only will not pay the impact fee associated with water or wastewater.
- The Architect or Engineer for the Owner will size the water meter for the development based on industry standards.



- Governmental buildings will not pay the water and wastewater impact fees based on the proposed assessment method.
- Schools are exempt from payment of impact fees unless the board of trustees consents to a specific agreement in accordance with Chapter 395, Local Government Code.
- When an existing water meter is changed out, additional impact fees will only be assessed if the meter size is increased. The fee will be based on the incremental increase in the Service Units.
- When meters are changed out for the same size meter or a smaller meter, no Impact Fee will be assessed.
- If an existing home is currently on a private well and/or septic system, and public water or wastewater become available:
 - If the homeowner connects within 1 year of the installation of the City services, they will not have to pay impact fees.
 - If the homeowner has not connected to City services within 1 year, they will pay the full impact fee at the time of their connection.
- Impact fees do not include tap or meter fees; these regulations do not waive any tap or meter fees.



5.0 IMPACT FEE ADOPTION

5.1 PUBLIC HEARING

The amended Chapter 395 of the Texas Local Government Code requires one public hearing to be held to adopt a revised impact fee. The presentation shall include a discussion of the land use assumptions and capital improvements plan and the proposed ordinance, order, or resolution imposing an impact fee. The required public hearing is scheduled to be held on January 8, 2024 at the City of Friendswood City Hall. The public hearing date is set by Council and advertised at least 30 days prior to the public hearing.

5.2 ORDINANCE

Once the public hearing is held, the political subdivision shall approve or disapprove the amendments of the land use assumptions and capital improvements plan and modification of the impact fee within 30 days after the date of the public hearing.



APPENDIX A

Chapter 395, Texas Local Government Code

**CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL
GOVERNMENTS**

SUBCHAPTER A. GENERAL PROVISIONS

§ 395.001. Definitions

In this chapter:

(1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:

(A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and

(B) roadway facilities.

(2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.

(3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

(4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:

(A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;

(B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

(C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or

(D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

(5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.

(6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

(7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.

(8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

(9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.

(10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, § 1(e), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

§ 395.011. Authorization of Fee

(a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.

(b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.

(c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.012. Items Payable by Fee

(a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

(1) construction contract price;

(2) surveying and engineering fees;

(3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and

(4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.

(b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.

(c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.

(d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:

(1) the improvement or expansion is identified in a capital improvements plan; and

(2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.

(e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, § 1, eff. May 16, 1995.

§ 395.013. Items Not Payable by Fee

Impact fees may not be adopted or used to pay for:

(1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;

(3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;

(6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.014. Capital Improvements Plan

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.

(b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.

(c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 2, eff. Sept. 1, 2001.

§ 395.015. Maximum Fee Per Service Unit

(a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

(b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 3, eff. Sept. 1, 2001.

§ 395.016. Time for Assessment and Collection of Fee

(a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.

(d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:

(1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;

(2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or

(3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.

(e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(f) An "assessment" means a determination of the amount of the impact fee in effect on the date of occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.

(g) Notwithstanding Subsections (a)-(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, § 52, eff. Sept. 1, 1997.

Amended by Acts 2001, 77th Leg., ch. 345, § 4, eff. Sept. 1, 2001.

§ 395.017. Additional Fee Prohibited; Exception

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.018. Agreement With Owner Regarding Payment

A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.019. Collection of Fees if Services Not Available

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

(1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;

(2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or

(3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.020. Entitlement to Services

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.021. Authority of Political Subdivisions to Spend Funds to Reduce Fees

Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.022. Authority of Political Subdivision to Pay Fees

Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.023. Credits Against Roadway Facilities Fees

Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.024. Accounting For Fees and Interest

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.025. Refunds

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.

(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, § 37, eff. Sept. 1, 1997.

Amended by Acts 1999, 76th Leg., ch. 62, § 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

§ 395.041. Compliance With Procedures Required

Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.0411. Capital Improvements Plan

The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.042. Hearing on Land Use Assumptions and Capital Improvements Plan

To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.043. Information About Land Use Assumptions and Capital Improvements Plan Available to Public

On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.044. Notice of Hearing on Land Use Assumptions and Capital Improvements Plan

(a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL
IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.045. Approval of Land Use Assumptions and Capital Improvements Plan Required

(a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.

(b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.

(c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.0455. Systemwide Land Use Assumptions

(a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.

(b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.

(c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, § 1(b), eff. Aug. 28, 1989.

§ 395.047. Hearing on Impact Fee

On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.049. Notice of Hearing on Impact Fee

(a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

- (2) the time, date, and location of the hearing;
- (3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;
- (4) the amount of the proposed impact fee per service unit; and
- (5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.050. Advisory Committee Comments on Impact Fees

The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.051. Approval of Impact Fee Required

(a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.

(b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.052. Periodic Update of Land Use Assumptions and Capital Improvements Plan Required

(a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

(b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 6, eff. Sept. 1, 2001.

§ 395.053. Hearing on Updated Land Use Assumptions and Capital Improvements Plan

The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.054. Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.055. Notice of Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

(a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 7, eff. Sept. 1, 2001.

§ 395.056. Advisory Committee Comments on Amendments

The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.057. Approval of Amendments Required

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.0575. Determination That No Update of Land Use Assumptions, Capital Improvements Plan or Impact Fees is Needed

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052-395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard-size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE
LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS
PLAN, OR IMPACT FEES";

(2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;

(3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;

(4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052-395.057; and

(5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.

(c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.

(d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052-395.057.

(e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, § 1(d), eff. Aug. 28, 1989.

§ 395.058. Advisory Committee

(a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.

If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

(c) The advisory committee serves in an advisory capacity and is established to:

(1) advise and assist the political subdivision in adopting land use assumptions;

(2) review the capital improvements plan and file written comments;

(3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

§ 395.071. Duties to be Performed Within Time Limits

If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.072. Records of Hearings

A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.073. Cumulative Effect of State and Local Restrictions

Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.074. Prior Impact Fees Replaced by Fees Under This Chapter

An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.075. No Effect on Taxes or Other Charges

This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.076. Moratorium on Development Prohibited

A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 441, § 2, eff. Sept. 1, 2001.

§ 395.077. Appeals

(a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.

(b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.

(c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.

(d) This section does not require construction of a specific facility to provide the services.

(e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.078. Substantial Compliance With Notice Requirements

An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.079. Impact Fee for Storm Water, Drainage, and Flood Control in Populous County

(a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.

(b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052-395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.

(c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.

(d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:

(1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and

(2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 669, § 107, eff. Sept. 1, 2001.

§ 395.080. Chapter Not Applicable to Certain Water-Related Special Districts

(a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:

(1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

(b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, § 11.257, eff. Sept. 1, 1995.

§ 395.081. Fees for Adjoining Landowners in Certain Municipalities

(a) This section applies only to a municipality with a population of 105,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.

(b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:

(1) the governing body of the municipality has adopted a finding under Subsection (c); and

(2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.

(c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.

(d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, § 1, eff. June 19, 1997.

§ 395.082. Certification of Compliance Required

(a) A political subdivision that imposes an impact fee shall submit a written certification verifying compliance with this chapter to the attorney general each year not later than the last day of the political subdivision's fiscal year.

(b) The certification must be signed by the presiding officer of the governing body of a political subdivision and include a statement that reads substantially similar to the following: "This statement certifies compliance with Chapter 395, Local Government Code."

(c) A political subdivision that fails to submit a certification as required by this section is liable to the state for a civil penalty in an amount equal to 10 percent of the amount of the impact fees erroneously charged. The attorney general shall collect the civil penalty and deposit the amount collected to the credit of the housing trust fund.

Added by Acts 2001, 77th Leg., ch. 345, § 8, eff. Sept. 1, 2001.



APPENDIX B
Water Impact Fee Eligible CIP
Opinions of Probable Construction Costs



Project 4: Friendswood Parkway/Exxon

Project Description

This project includes installation of a new 16-inch water main. The new water line will connect to an existing 8-inch and 12-inch main near EST 1 and extend along Falling Leaf Lane and connects to the proposed 12-inch line installed as part of Project 8. The water line then follows Baker Road South until connecting to an existing 12-inch water line at FM 548.

Justification

The 16-inch water line will serve adjacent developments and increase transmission capacity to the western edge of the service area.

Unintended Consequences

None identified.

Special Considerations

TxDOT coordination and right-of-way/easement acquisition will likely be necessary for this water line. Portions of the alignment where the main will cross West Edgewood Drive at Del Monte Drive and West Parkwood Avenue at Friendswood Lakes Boulevard may need to be revised during detailed design based on right-of-way and roadway alignments.

Portions of the Chigger Creek crossing may need to be revised during detailed design based on high flow events and seasonal flow patterns within Chigger Creek to determine proper pipe placement based on frequency and magnitude of such events.

This project is needed to serve future growth and will be developer funded.

Potential Alternatives

None identified.

Additional Professional Services

None identified.

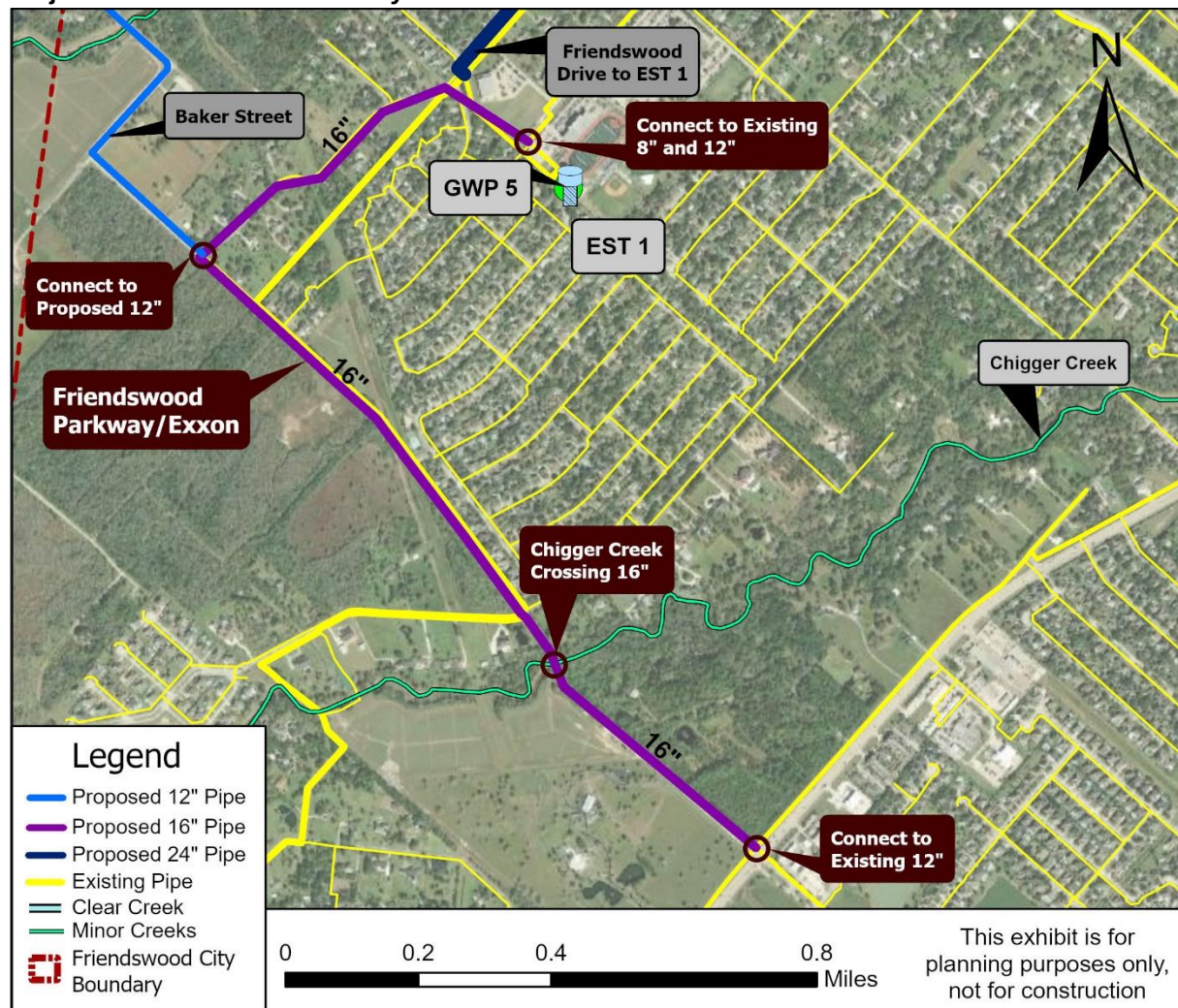
Project Identification		
Number:	4	
Location:	Friendswood Lakes Boulevard	
Flexibility:	High	
Schedule		
Primary Trigger:	Growth	
Secondary Trigger:	Operational	
Capacity Threshold:	N/A	
Threshold Year:	2032	
Start Date:	1/1/2030	
Project Complete:	2031	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	12	
Total Project Duration:	24	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$4.03	\$5.26
Professional Services	\$0.61	\$0.77
Total Project Cost	\$4.64	\$6.03



Project 4: Friendswood Parkway/Exxon				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
16	Pipe Installation	\$305	9,701	\$ 2,959,000
16	Chigger Creek Crossing Pipe Installation	\$310	40	\$ 25,000
Subtotal				\$ 2,984,000
Miscellaneous Construction (5%)				\$ 150,000
Contingency (30%)				\$ 896,000
Professional Services				\$ 605,000
OPCC				\$ 4,635,000

¹All cost values have been rounded up the nearest \$1,000

Project 4: Friendswood Parkway/Exxon





Project 5: Georgetown East Loop

Project Description

This project includes installation of a new 12-inch water line from the existing 12-inch water line along San Joaquin Parkway south along the county border until connecting with the 12-inch line installed as part of Project 3. The new water line will also connect to an existing 8-inch water line at Lundy Lane.

Justification

The new water line will serve the second phase of the proposed Georgetown development and complete the 12-inch loop started as part of Project 3 from EST 2 to the eastern boundary of the water service area.

Unintended Consequences

None identified.

Special Considerations

Portions of the channel crossings may need to be revised during detailed design based on high flow events and seasonal flow patterns to determine proper pipe placement based on frequency and magnitude of such events.

This project is needed to serve future growth and will be developer funded.

Potential Alternatives

None identified.

Additional Professional Services

A routing study is anticipated to determine the preferred alignment for this project.

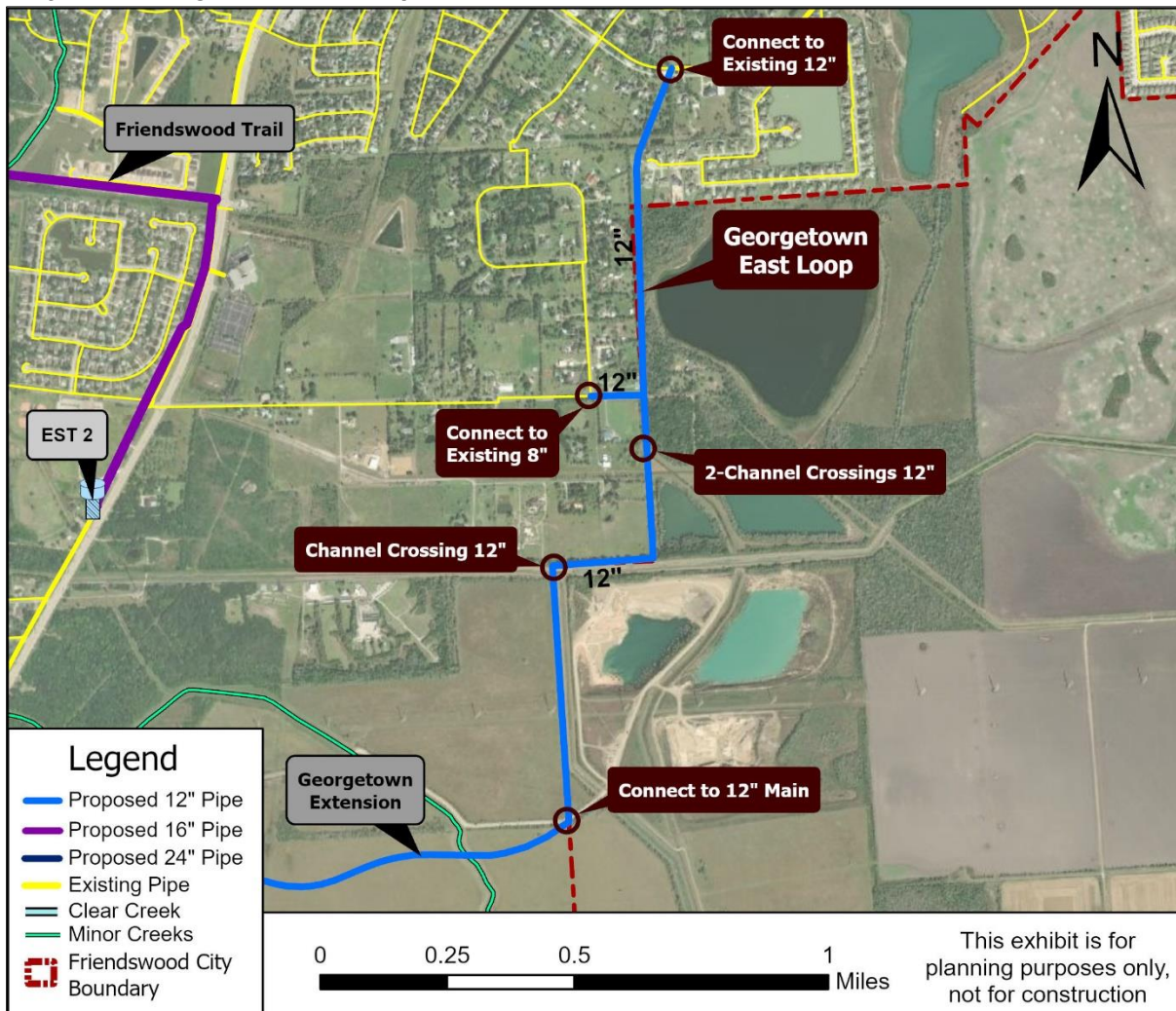
Project Identification		
Number:	5	
Location:	South of San Joaquin Parkway	
Flexibility:	Medium	
Schedule		
Primary Trigger:	Growth	
Secondary Trigger:	Capacity	
Capacity Threshold:	12 MGD	
Threshold Year:	2027	
Start Date:	1/1/2024	
Project Complete:	2025	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	12	
Total Project Duration:	24	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$2.62	\$2.86
Professional Services	\$0.39	\$0.42
Total Project Cost	\$3.01	\$3.28



Project 5: Georgetown East Loop				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
12	Pipe Installation	\$195	9,938	\$ 1,938,000
Subtotal				\$ 1,938,000
Miscellaneous Construction (5%)				\$ 97,000
Contingency (30%)				\$ 582,000
Professional Services				\$ 393,000
OPCC				\$ 3,010,000

¹All cost values have been rounded up the nearest \$1,000

Project 5: Georgetown East Loop





Project 6: Friendswood Drive to EST 1

Project Description

This project includes replacing the existing 16-inch main from North Friendswood Drive south to Falling Leaf Court where it connects to an existing 12-inch line that feeds into both GWP 5 and EST 1. The new 24-inch line will also connect with the southern portion of 24-inch line installed as part of Project 1 and the western portion of Project 9 near the intersection of South Friendswood Drive and East Heritage Drive.

Justification

Head losses in the existing 16-inch transmission main between SWP 2 and EST 1 currently limit the supply available from SWP 2 without increasing customer pressures above 80 psi. This project will resolve the existing system transmission main capacity deficiency and provide capacity to meet the projected buildout system demands.

Unintended Consequences

None identified.

Special Considerations

Portions of the Cowart Creek crossing and the channel crossing may need to be revised during detailed design based on high flow events and seasonal flow patterns to determine proper pipe placement based on frequency and magnitude of such events.

Potential Alternatives

Alternative alignments could be selected for Projects 1 and 6 provided that there is a dedicated 24-inch line between SWP 2 and EST 1.

Additional Professional Services

A routing study is anticipated to determine the preferred alignment for Projects 1 and 6.

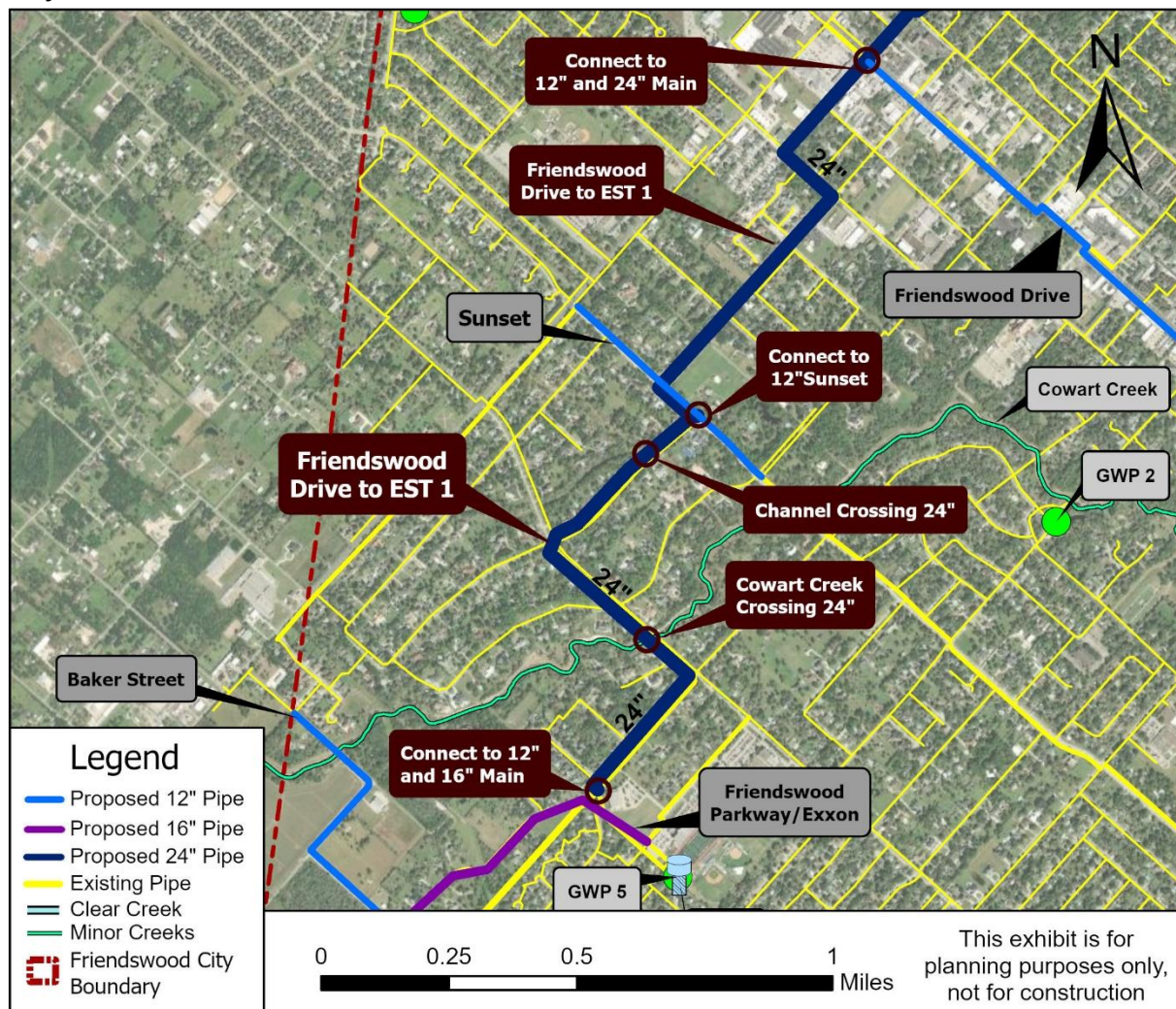
Project Identification		
Number:	6	
Location:	Edgewood Drive	
Flexibility:	Medium	
Schedule		
Primary Trigger:	Capacity	
Secondary Trigger:	Growth	
Capacity Threshold:	10 MGD	
Threshold Year:	2022	
Start Date:	1/1/2023	
Project Complete:	2025	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	12	
Bid/Construction:	18	
Total Project Duration:	33	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$8.52	\$9.04
Professional Services	\$1.28	\$1.32
Total Project Cost	\$9.80	\$10.36



Project 6: Friendswood Dr to EST 1				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
24	Pipe Installation	\$585	10,668	\$ 6,241,000
24	Clear Creek Crossing Pipe Installation	\$1,170	61	\$ 72,000
Subtotal				\$ 6,313,000
Miscellaneous Construction (5%)				\$ 316,000
Contingency (30%)				\$ 1,894,000
Professional Services				\$ 1,279,000
OPCC				\$ 9,802,000

¹All cost values have been rounded up the nearest \$1,000

Project 6: Friendswood Drive to EST 1





Project 8: Baker Street

Project Description

This project includes installation of a new 12-inch water main. The new water line will connect to an existing 12-inch main at Inverness Street and Hastings Friendswood Road South and extend southwest along Baker Road and Stonewall Pass Road where it connects to the proposed 16-inch water line installed as part of Project 4.

Justification

The 12-inch water line will serve adjacent developments and increase transmission capacity to the western edge of the service area.

Unintended Consequences

None identified.

Special Considerations

Portions of the Cowart Creek crossing may need to be revised during detailed design based on high flow events and seasonal flow patterns within Cowart Creek to determine proper pipe placement based on frequency and magnitude of such events.

Potential Alternatives

None identified.

Additional Professional Services

None identified.

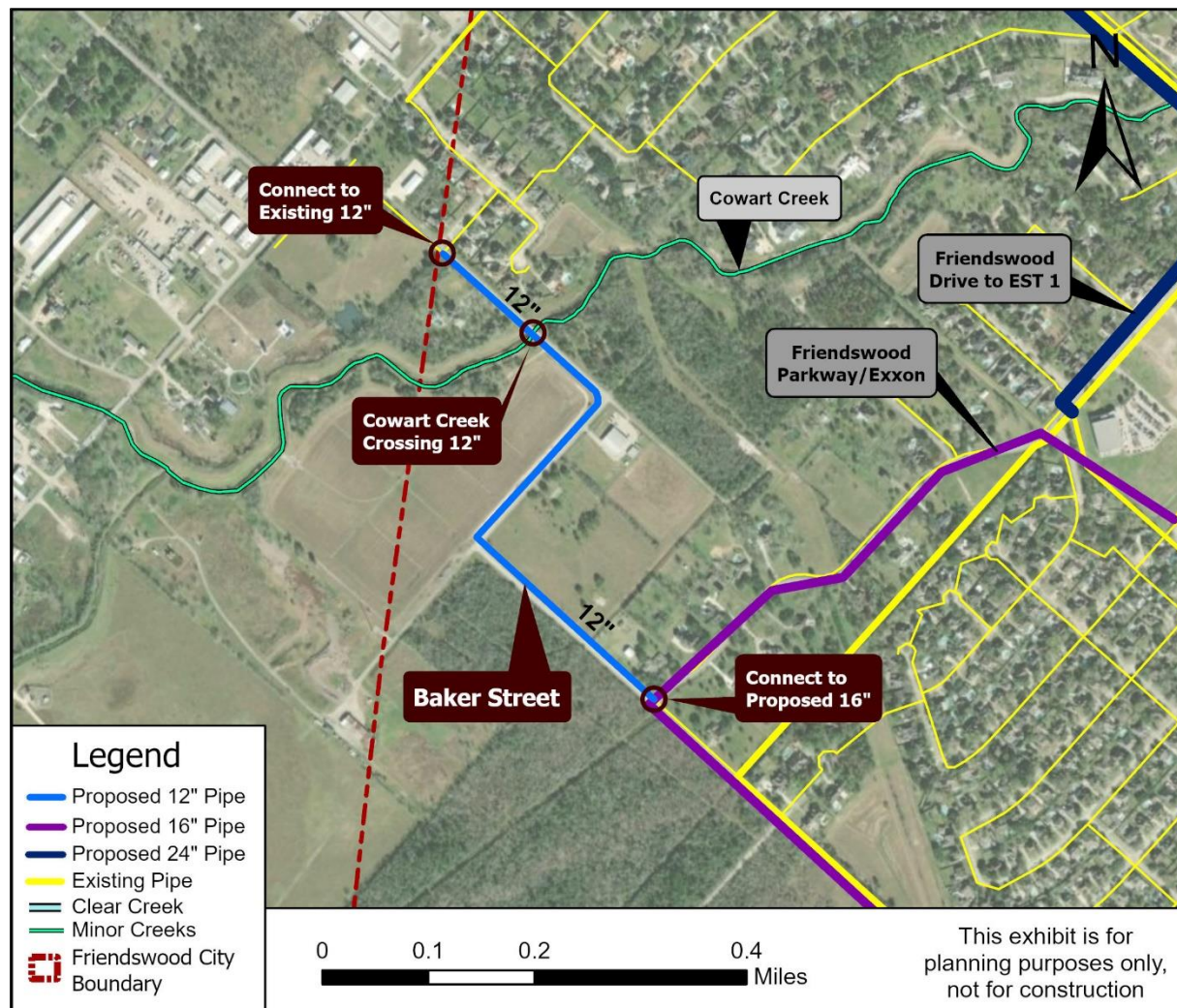
Project Identification		
Number:	8	
Location:	Baker Street and Stonewall Pass	
Flexibility:	High	
Schedule		
Primary Trigger:	Operational	
Secondary Trigger:	None	
Capacity Threshold:	N/A	
Threshold Year:	2032	
Start Date:	1/1/20300	
Project Complete:	2031	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	12	
Total Project Duration:	24	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$0.86	\$1.12
Professional Services	\$0.13	\$0.16
Total Project Cost	\$0.99	\$1.28



Project 8: Baker Street				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
12	Pipe Installation	\$195	3,112	\$ 607,000
12	Cowart Creek Crossing Pipe Installation	\$390	70	\$ 28,000
Subtotal				\$ 635,000
Miscellaneous Construction (5%)				\$ 32,000
Contingency (30%)				\$ 191,000
Professional Services				\$ 129,000
OPCC				\$ 987,000

¹All cost values have been rounded up the nearest \$1,000

Project 8: Baker Street





Project 9: Friendswood Drive

Project Description

This project will replace the existing 10-inch main with a new 12-inch water line along South Friendswood Drive. The installed water line will connect to the proposed 24" water line installed as part of Project 6 at West Heritage Drive and South Friendswood Drive and continues southeast along South Friendswood Drive until connecting to an existing 10-inch and 12-inch water line at West Ranch Drive. At the intersection of West Heritage Drive and South Friendswood Drive it will connect with the new 24-inch main installed as part of Project 10.

Justification

The increase in size of the existing water line will allow for greater transmission capacity in the area.

Unintended Consequences

None identified.

Special Considerations

TxDOT coordination and right-of-way/easement acquisition will likely be necessary for this water line. Portions of the alignment along South Friendswood Drive from West Heritage Drive to Whispering Pines Avenue and where the new main will cross East Parkwood Drive may need to be revised during detailed design based on right-of-way and roadway alignments.

Portions of the Cowart Creek and/or Chigger Creek crossings may need to be revised during detailed design based on high flow events and seasonal flow patterns to determine proper pipe placement based on frequency and magnitude of such events.

Potential Alternatives

None identified.

Additional Professional Services

None identified.

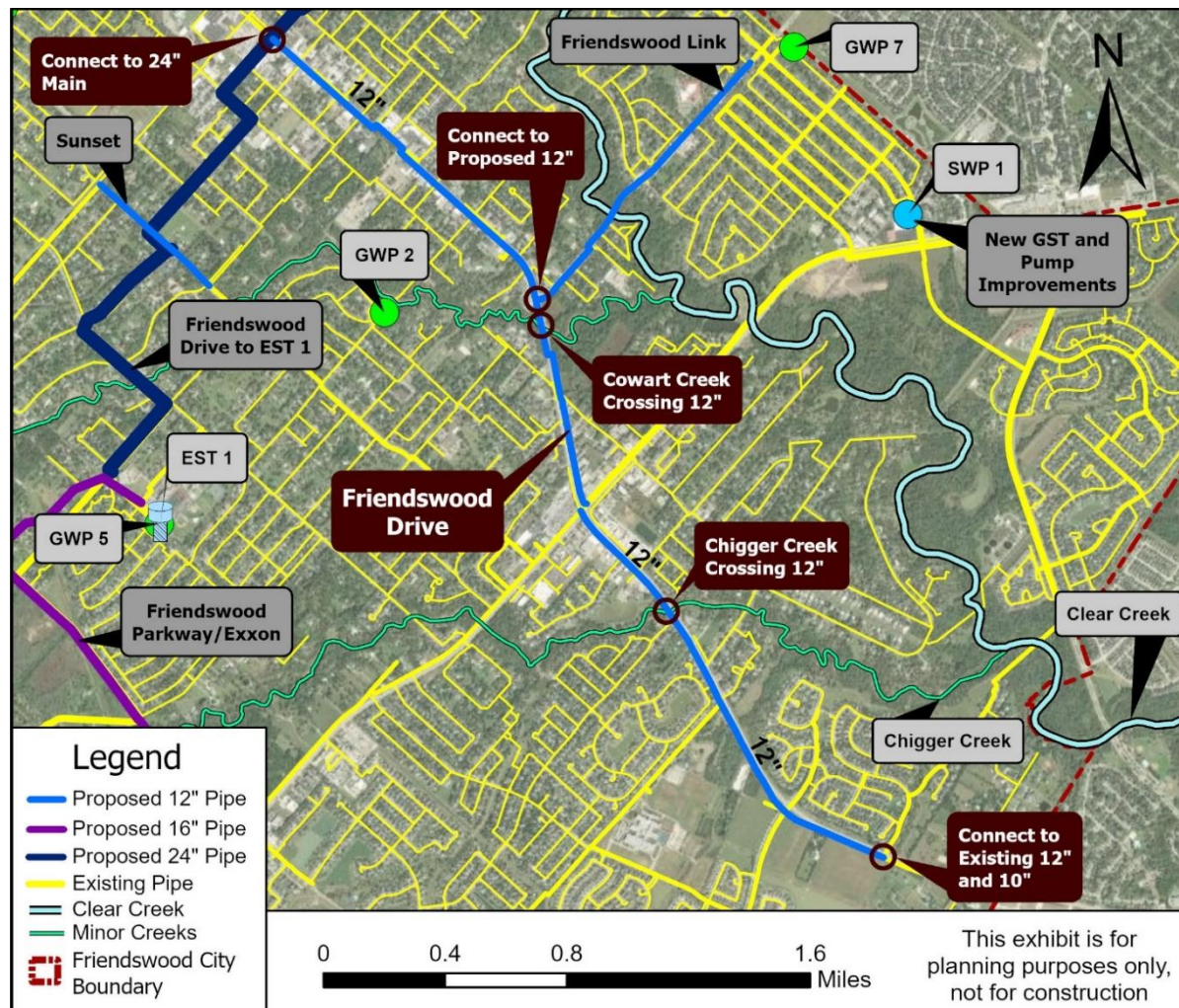
Project Identification		
Number:	9	
Location:	East of Heritage Drive	
Flexibility:	High	
Schedule		
Primary Trigger:	Operational	
Secondary Trigger:	None	
Capacity Threshold:	N/A	
Threshold Year:	2032	
Start Date:	1/1/2030	
Project Complete:	2032	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	12	
Bid/Construction:	24	
Total Project Duration:	39	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$4.96	\$6.66
Professional Services	\$0.74	\$0.94
Total Project Cost	\$5.70	\$7.60



Project 9: Friendswood Drive				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
12	Pipe Installation	\$195	6,683	\$ 3,634,000
12	Cowart Creek Crossing Pipe Installation	\$390	90	\$ 36,000
12	Chigger Creek Crossing Pipe Installation	\$390	90	\$ 36,000
Subtotal				\$ 3,670,000
Miscellaneous Construction (5%)				\$ 184,000
Contingency (30%)				\$ 1,101,000
Professional Services				\$ 744,000
OPCC				\$ 5,699,000

¹All cost values have been rounded up the nearest \$1,000

Project 9: Friendswood Drive





Project 12: Sand Pit Road

Project Description

This project includes the installation of a 12-inch water line from an existing 12-inch water line on FM 528 to an existing 12-inch water line southwest of Sterling Creek Drive.

Justification

The new water line will complete the 12-inch loop and will allow for greater transmission capacity in the area.

Unintended Consequences

None identified.

Special Considerations

None identified.

Potential Alternatives

None identified.

Additional Professional Services

None identified.

Project Identification		
Number:	12	
Location:	Friendswood Lakes Boulevard	
Flexibility:	High	
Schedule		
Primary Trigger:	Operational	
Secondary Trigger:	None	
Capacity Threshold:	N/A	
Threshold Year:	2032	
Start Date:	1/1/2030	
Project Complete:	2031	
Project Implementation (Months)		
Predesign:	3	
Engineering/Design:	9	
Bid/Construction:	12	
Total Project Duration:	24	
	2022 Costs (\$ Millions)	Forecasted Costs (\$ Millions)
Construction	\$0.37	\$0.48
Professional Services	\$0.06	\$0.07
Total Project Cost	\$0.43	\$0.55



Project 12: Sand Pit Road				
Diameter (in)	Description	Unit Cost (\$/LF)	Length (LF)	Cost ¹
12	Pipe Installation	\$195	1,973	\$ 273,000
Subtotal				\$ 273,000
Miscellaneous Construction (5%)				\$ 14,000
Contingency (30%)				\$ 82,000
Professional Services				\$ 56,000
OPCC				\$ 425,000

¹All cost values have been rounded up the nearest \$1,000

Project 12: Sand Pit Road



APPENDIX C
Wastewater Impact Fee Eligible CIP
Opinions of Probable Construction Costs

SOUTH-01 – Upsizing Lift Station 23 and Force Main

Construct a new lift station and upsize it from 5.1 MGD to 9.8 MGD lift station

Item No.	Description	Quantity	Unit	Unit Rate	Total
1	Mechanical/Piping	1	LS	\$250,000.00	\$250,000.00
2	Pumps	1	LS	\$1,200,000.00	\$1,200,000.00
3	Structural	1	LS	\$700,000.00	\$700,000.00
4	Electrical	1	LS	\$900,000.00	\$900,000.00
5	Site Work	1	LS	\$200,000.00	\$200,000.00
6	Generator	1	LS	\$200,000.00	\$200,000.00
7	Contingency	1	LS	\$1,035,000.00	\$1,035,000.00
8	Engineering	1	LS	\$897,000.00	\$897,000.00
Total					\$5,382,000.00

SOUTH-02 – Upsizing LS-8 and Force Main

Upsize existing 1.0 MGD lift station to 1.8 MGD

Replace 8-inch force main with 10-inch force main

Item No.	Description	Quantity	Unit	Unit Rate	Total
1	Mechanical/Piping	1	LS	\$200,000.00	\$200,000.00
2	Pumps	1	LS	\$350,000.00	\$350,000.00
3	Structural	1	LS	\$250,000.00	\$250,000.00
4	Electrical	1	LS	\$250,000.00	\$250,000.00
5	Site Work	1	LS	\$100,000.00	\$100,000.00
6	10" Force Main	2,900	LF	\$120.00	\$348,000.00
7	Mobilization	1	LS	\$149,800.00	\$149,800.00
8	Contingency	1	LS	\$494,000.00	\$494,000.00
9	Engineering	1	LS	\$428,000.00	\$428,000.00
Total					\$2,569,800.00

SOUTH-03 – Upsizing LS-30

Upsize existing 1.0 MGD lift station to 1.65 MGD

Item No.	Description	Quantity	Unit	Unit Rate	Total
1	Mechanical/Piping	1	LS	\$200,000.00	\$200,000.00
2	Pumps	1	LS	\$325,000.00	\$325,000.00
3	Structural	1	LS	\$200,000.00	\$200,000.00
4	Electrical	1	LS	\$250,000.00	\$250,000.00
5	Site Work	1	LS	\$100,000.00	\$100,000.00
6	Mobilization	1	LS	\$107,500.00	\$107,500.00
7	Contingency	1	LS	\$355,000.00	\$355,000.00
8	Engineering	1	LS	\$308,000.00	\$308,000.00
Total					\$1,845,500.00



Table 2-1: Sanitary Sewer CIP Projects

Significant Non-Recurring Utility Services Projects	Utility	Gravity Main Size(s) (in)	Force Main Size(s) (in)	Budget Estimate	Developer Funded
Lift Station #26 Reconstruction	Sewer	–	–	\$ 4,043,000	X
Lift Station #4 and Lift Station #22 – Pumping, Piping, and Wet Well Rehabilitation	Sewer	–	–	\$ 2,966,000	–
Sanitary Sewer Assessment (Phase IV) - Correct 75k LF gravity, 179 MH	Sewer	–	–	\$ 1,464,000	–
Sanitary Sewer Assessment (Phase V & VI) - Investigate 68k LF gravity, 352 MH	Sewer	–	–	\$ 200,000	–
Sanitary Sewer Assessment (Phase VII) – Engineering Design 100k LF gravity, 625 MH	Sewer	–	–	\$ 100,000	–
Sanitary Sewer Assessment (Phase VIII) - Correct 100k LF gravity, 625 MH	Sewer	–	–	\$ 1,800,000	–
Lift Station Mitigation Package 1 (Lift Stations #1 and #17)	Sewer	–	–	\$ 973,815	–
Lift Station Mitigation Package 2 (Lift Stations #4, #5, #13, #24, and #25)		–	–	\$ 1,600,000	–
Lift Station Mitigation Package 3 (Lift Stations #22, #27, #28, and #31)		–	–	\$ 1,700,000	–
Lift Station #26 and #8 Improvement Study	Sewer	–	–	\$ 50,000	–
SCADA Study	Sewer	–	–	\$ 50,000	–
Greenbrier at Cowards Creek Gravity Sewer Line	Sewer			\$ 275,00	–
Lift Station Full Rehabilitation (Includes Generator)	Sewer	–	–	\$ 3,000,00	–
Aeration at Blackhawk WWTP	Sewer	–	–	–	–
Generator at SS1	Sewer	–	–	\$ 1,000,00	–
Generator at SS2	Sewer	–	–	\$ 1,000,00	–
Baker Road, Falling Leaf, Stable Sanitary Sewer	Sewer	8, 12	6	\$ 3,875,900	–
Beamer Road Sanitary Sewer	Sewer	12	4, 6	\$ 4,866,800	–
El Dorado/Lundy Lane Sanitary Sewer East	Sewer	10, 12	6	\$ 3,888,400	–



Significant Non-Recurring Utility Services Projects	Utility	Gravity Main Size(s) (in)	Force Main Size(s) (in)	Budget Estimate	Developer Funded
El Dorado/Lundy Lane Sanitary Sewer West	Sewer	10	–	\$ 998,000	
FM 528- Falcon Ridge to Windsong Sanitary Sewer	Sewer	8, 12	–	\$ 1,433,100	–
Windsong Lane Sanitary Sewer	Sewer	12	10	\$ 4,013,800	–





City of Friendswood



Wastewater CIP - Opinion of Probable Construction Cost*

December 5, 2023

*Planning Level Cost in 2023 Dollars

CIP Project Number:

1

Phase: 10-year

Project Name: Lift Station 27 Expansion

Project Description:

This project includes the expansion of Lift Station 27 from 1.67 MGD to 2.5 MGD firm pumping capacity and includes the replacement of the wet well, pumps, electrical, piping and valves, and generator.

Project Drivers:

The Lift Station 27 expansion is sized to serve existing and future peak flows from the 528 Town Center development within the lift station service area.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	LS #27 Wet Well	1	EA	\$ 900,000	\$ 900,000
2	LS #27 Pumps	1	EA	\$ 500,000	\$ 500,000
3	LS #27 Electrical	1	EA	\$ 550,000	\$ 550,000
4	LS #27 Generator	1	EA	\$ 300,000	\$ 300,000
5	LS #27 Piping and Valves	1	EA	\$ 175,000	\$ 175,000
SUBTOTAL:					\$ 2,425,000
CONTINGENCY				30%	\$ 727,500
SUBTOTAL:					\$ 3,152,500
ENG/SURVEY				20%	\$ 630,500
SUBTOTAL:					\$ 3,783,000
Estimated Project Total:					\$ 3,783,000

Note: The FNI Team has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided are based on the information available at the time of preparation and represent only the FNI Team's judgment based on industry experience. The FNI Team cannot and does not guarantee the proposals, bids, or actual construction costs will not vary from the opinion of probable construction costs. It is recommended the City survey the existing line inverts during the preliminary engineering phase of this project to confirm the existing capacity.

Costs have been escalated to 2023 dollars in Table 3-1 in the *2023 Water and Wastewater Impact Fee Study Report*



APPENDIX D

Anticipated Future Development Information

City of Friendswood

2023 Water and Wastewater Impact Fee Update

Anticipated Future Developments

Anticipated Development Name	2033 Population Growth	2033 Commercial Acreage Growth
Georgetown	959	-
Friendswood Trails	847	-
Falling Leaf Ranch	108	-
Estates of Wilderness Trails	79	-
528 Townes Center	2,153	9
West Ranch Village Center	524	30
Avalon	358	-
Infill within 10 Years	646	125
Total	5,674	164



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 12, 2024

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. August 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

AUGUST 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
2920 W Parkwood Ave Indoor athletic facility, putt putt, and retail center	CSC	No	☐ Zone change ☐ Meets Future Land Use Map ☒ Preliminary and Final Plats required – easement required for existing drainage bayou ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required – screening required for SFR zoning ☒ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available – add private grinder pump to tie into force main ☒ 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: 5-ft sidewalk required along FM 528	

205 N Friendswood Drive Commercial frontage – gas station and retail – with multi-family at the rear of the property	CSC	Yes Either MFR-H or PUD for a mixed use development to allow multi-family	☒ Zone change ☐ Meets Future Land Use Map ☒ Preliminary and Final Plats required – easements required for neighbor's access and GCCDD along the creek ☐ 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 ☒ High hazard flood zone(s) – all zones; high hazard along the creek at the back of the property ☐ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☒ TxDOT Permits required – FM 518 Misc Notes: 5ft sidewalk required along FM 518	
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