



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JANUARY 9, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approval of the minutes of the Planning and Zoning Commission Special Meeting held Thursday, December 5, 2024.
- B. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, December 12, 2024.
- C. Consider approval of the Laurel Park Friendswood III Final Plat located at 214 S Friendswood Drive.
- D. Consider approval of the partial replat of Liberty Tree Estates located at 405 W Spreading Oaks Dr. and being 9.725 acres of land, all of Lot 2, Block 1, Liberty Tree Estates plat recorded in volume 18, map number 37, Galveston County Map Records, and all of that certain tract of land as described by deed recorded under Galveston County Clerk File Number 2015065797, out of the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 311 LAUREL

- i Conduct a public hearing regarding a request for a zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).
- ii Consider making a recommendation to City Council for the requested zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County,

Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).

- B. Consider approving the Wild Pines Preliminary Plat, 11.135 acres of land being all of a called 11.1350 acre tract as described by deed recorded under G.C.C.F. No. 2020067045 and being all of Lot 14, Einar Hoidale's Subdivision Plat Record 12, Map No. 9, G.C.M.R. Sarah McKissick League, A-151 B.B.B. & C.R.R. Co. Survey, Sec. 3, A-46 City of Friendswood, Galveston County, Texas, located generally at 400 Fence Post Rd.
- C. Consider approving the site plan for APA Designs to be located at 405 Laurel, Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Receive information concerning the City Council's January 6th discussion of possible amendments to the Friendswood City Code concerning appeals to the City Council; reconsiderations of items; and/or regulations regarding landscaping and screening requirements.
- B. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, January 23, 2025, and (ii) Thursday, February 13, 2025.
- C. Receive the December 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: Raquel Martinez, Deputy City Secretary
Posted in compliance with the Texas Open Meetings Act this
6th day of January 2025, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approval of the minutes of the Planning and Zoning Commission Special Meeting held Thursday, December 5, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The draft of the minutes are attached for consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 12-05-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 5, 2024 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD SPECIAL MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, EXECUTIVE CONFERENCE ROOM, CITY HALL**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 5, 2024

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 5, 2024, AT 06:18 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 TRISH HANKS
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER BRIAN BOUNDS WAS ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

None.

3. ACTION ITEMS

A. Consider establishing and prioritizing goals for the Planning and Zoning Commission.

Chairman Hinckley recapped the commission's actions for 2024 and discussed commission goals for 2025.

4. ADJOURNMENT

This meeting was adjourned at 07:21 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, December 12, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

The draft of the minutes are attached for consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. PZ Commission Minutes 12-12-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 12, 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
DECEMBER 12, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 12, 2024, AT 06:01 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

COMMISSIONERS TRAVIS MANN AND MARCUS RIVES 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 of the Planning and Zoning Special Meeting held on Monday, November 18, 2024.

****Commissioner Marsha Conrad moved to approve the minutes of the Planning and Zoning Special Meeting held on Monday, November 18, 2024. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

4. ACTION ITEMS

- A. Consider electing a vice chairperson.

****Commissioner Brian Bounds moved to nominate Marcus Rives as vice chairperson. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- B. Consider approving the Preliminary Plat of Laurel Park Friendswood III, located at 214 S Friendswood Drive and being a tract of land containing 1.9850 acres situated in Lot 3, Block 2 of Friendswood Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 238, Page 14 in the official public records of real property of Galveston County, Texas, being all of a called 1.7947 acre tract of land as conveyed to the Laurel Park Friendswood III Ltd by deed recorded in Galveston County Clerk's File Number 2021056103 and a called 8291.50 square foot tract of land as conveyed to Laurel Park Friendswood III, Ltd., by deed recorded in Galveston County Clerk's File Number 2021056104, in Friendswood, Galveston County, Texas.

Harbin explained the plat is for one commercial tract that is already developed and needs to dedicate right-of-way for FM 518. She said this is a cleanup item to allow the issuance of building permits for site work.

****Commissioner Marsha Conrad moved to approve the Preliminary Plat of Laurel Park Friendswood III. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- C. Consider approving the Preliminary Plat of Georgetown Boulevard Phase 2, a subdivision of 3.365 acres of land situated in the I & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Harbin said this plat was for the second section of roadway along with two reserves. She said the two reserves would provide for drainage and a city lift station. Harbin stated that the first phase of roadway is located in the City of Alvin and would connect FM 528 to the city limits.

Commissioner Bounds asked if a traffic light would be installed or if the subdivision would be gated. Harbin answered no to both questions. Commissioner Anderson asked if a traffic impact analysis was performed. Harbin said she was unable to answer because FM 528 is a TxDOT roadway and that the connection will be made in the City of Alvin. Lacey Bell/LJA Engineering stated there is not currently a traffic light planned, but that the subdivision would have interior stop signs to regulate traffic.

****Commissioner Brian Bounds moved to approve the Preliminary Plat of Georgetown Boulevard Phase 2. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

- D. Consider approving the Preliminary Plat of Sherry Lane Phase 2, a subdivision of 1.220 acres of land situated in the I. & G.N. R.R. Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

Harbin stated this is another roadway plat and will be for the second phase of Sherry Lane. She said the first phase of Sherry Lane is part of Section 1 and will connect FM 528 to Georgetown Blvd inside the subdivision. Commissioner Conrad commented that all previous correction items appear to have been addressed.

****Commissioner Marsha Conrad moved to approve the Preliminary Plat of Sherry Lane Phase 2. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

5. COMMUNICATIONS

- A. Receive Training Session 3 regarding an overview of the Zoning Ordinance.

Harbin provided an overview of the City of Friendswood Zoning Ordinance.

- B. Announcement of the next Planning and Zoning Commission regular meetings scheduled for (i) Thursday, January 9, 2025, and (ii) Thursday, January 23, 2025, with no meeting being scheduled for December 26, 2024.
- C. Receive the November 2024 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Joe Matranga announced that Planning and Zoning Vice Chairman Richard Sasson had passed away on December 2nd. He thanked the commission for their show of support during the meeting. He then mentioned City Council would be discussing adding an appeals process to allow them to reconsider items of certain boards and committees, including the Planning and Zoning Commission. He asked the commission to stay informed.

The commissioners and staff each expressed the loss of Vice Chairman Sasson and acknowledged his many contributions of volunteering with the city as a commissioner and as a private citizen.

6. ADJOURNMENT

This meeting was adjourned at 06:45 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approval of the Laurel Park Friendswood III Final Plat located at 214 S Friendswood Drive.

Action:

SUMMARY / ORIGINATING CAUSE

This plat is a single lot, commercial subdivision. The property is zoned Downtown District (DD) and the lot meets the minimum lot size and other platting regulations for that zoning district. The property has frontage on S Friendswood Drive and S Shadowbend Dr. Part of the platting process will be to formally dedicate 35 feet of right-of-way along S Friendswood Drive. The deeds of this property included the land to the middle of the roadway. There is an existing building on the tract. Significant site or building changes will require site plan approval by the Planning and Zoning Commission. The Preliminary Plat was approved December 12, 2024.

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

Recommended action: Approve

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 chairperson and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included in the attached corrections report; requires re-submittal and Commission action
- 3) Disapprove with Reasons** - reasons included in the attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. LAUREL PARK FRIENDSWOOD III FINAL PLAT

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approval of the partial replat of Liberty Tree Estates located at 405 W Spreading Oaks Dr. and being 9.725 acres of land, all of Lot 2, Block 1, Liberty Tree Estates plat recorded in volume 18, map number 37, Galveston County Map Records, and all of that certain tract of land as described by deed recorded under Galveston County Clerk File Number 2015065797, out of the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This replat is to subdivide one residential lot into two residential lots.

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

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 chairperson and attested by the commission's secretary. This can include minor staff comments.

2) Approve with Conditions - conditions included in the attached corrections report; requires re-submittal and Commission action

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the replat will allow development of the second lot for residential use.

RECOMMENDATIONS

ATTACHMENTS

1. PARTIAL REPLAT NO 1_LIBERTY TREE ESTATES_010225

LINE	BEARING	DISTANCE
L1	S 60°40'18" W	7.08
L2	N 87°05'39" W	22.34
L3	N 87°05'39" W	22.34
L4	S 82°23'30" W	40.21
L5	S 55°04'18" W	68.46
L6	N 68°15'49" W	101.63
L7	N 68°15'49" W	101.63
L8	N 10°02'25" E	40.21
L9	E 17°44'48" E	10.72
L10	N 17°44'48" E	50.72
L11	S 54°46'18" W	117.01
L12	N 53°56'12" W	35.48
L13	N 56°51'58" W	64.93
L14	N 56°51'58" W	64.93
L15	N 08°07'35" W	98.04
L16	N 08°07'35" W	98.04
L17	S 55°29'03" W	100.08
L18	N 25°14'56" W	21.73
L19	N 39°51'32" W	90.85
L20	N 39°51'32" W	90.85
L21	N 06°44'53" E	65.22
L22	N 21°42'33" W	100.41
L23	N 21°42'33" W	100.41
L24	N 43°39'57" W	23.51
L25	N 46°01'43" W	20.42
L26	N 51°35'31" W	48.39
L27	N 51°35'31" W	48.39
L28	N 45°40'35" W	163.88
L29	S 32°42'22" W	62.60
L30	N 04°16'46" W	36.28
L31	N 04°16'46" W	36.28
L32	N 23°29'57" W	42.91

B.L.	BUILDING LINE	
CL/F	CHAIN LINK FENCE	
CL	CONTROL MONUMENT	
CONC	CONCRETE	—
D.E.	DRAINAGE EASEMENT	—
E.E.	ELECTRIC EASEMENT	—
FIND	FIND	
GA	GUY ANCHOR	
G.C.C.D.	GALVESTON COUNTY CONSOLIDATED	
G.C.F.	GALVESTON COUNTY	
G.C.M.F.	CLERK'S FILE	
	GALVESTON COUNTY	—
	MAP RECORDS	
IR	IRON ROD	
IP	IRON PIPE	
LP	PROPERTY LINE	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCING	
P.O.W.	RIGHT-OF-WAY	
"SET"	SET 5/8" W/ C/P	
S.S.E.	SEMI SWEET EASEMENT	
U.E.	UTILITY EASEMENT	
UF	UTILITY POLE	
	WROUGHT IRON FENCE	

	WATER METER(WM)
	UTILITY POLE(UP)
	MANHOLE(MH)
	OVERHEAD UTILITY LINES
	WATER VALVE(WV)
	FIRE HYDRANT(FH)
	TELEPHONE PEDESTAL(TPED)

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

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet						Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines 7' or N	Maximum Lot Coverage
				Front	Rear (a)	Side	Interior (d)		Exterior (Corner Lot)				
							Backlot Up to an Abutting Side Yard	Backlot Up to an Abutting Rear Yard					
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10			25 B	20 C	40	K	No

A circular seal for a Professional Land Surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED" at the bottom, separated by a five-pointed star. The inner circle contains the name "CHRISTIAN OFFENBURGER" at the top, the number "5489" in the center, and "PROFESSIONAL LAND SURVEYOR" at the bottom.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

Lot 2-B. Such permit applications shall include drainage and grading plans to ensure no runoff from one lot onto another. Until such time that the building permit plans are submitted for Lot 2-B, any existing conditions shall remain as-is.

SURVEYOR:

SHEET 1 OF 1



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Conduct a public hearing regarding a request for a zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of this property from Multi-Family Residential – Medium Density (MFR-M) to Downtown District (DD). The property is located within the boundary of the Downtown District and the goal is for all properties within the boundary to eventually be zoned Downtown District (DD) and if the zone change is approved, development of the property would be subject to the zoning regulations of the Downtown District.

The developer is proposing to combine several lots and construct a mixed-use building at this location. The Downtown District (DD) zoning allows for a wide variety of retail, restaurants, office uses, and also allows residential on the second floor an up. Residential is not allowed on the first floor.

The newspaper notice was published, property owner notices were mailed, and a sign was posted on the property providing notification of the Planning and Zoning Commission and City Council public hearings.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The property is located within the boundary of the Downtown District and the goal is for all properties within the boundary to eventually be zoned Downtown District (DD). Additionally, the Future Land Use Map (2021) identifies this property developing as Mixed Use, which includes the Downtown District (DD) zoning category.

RECOMMENDATIONS

ATTACHMENTS

1. 311 Laurel Rezoning Report
2. 311 Laurel Metes and Bounds Description
3. 311 Laurel Aerial Map
4. 311 Laurel Future Land Use Map
5. 311 Laurel Location Map
6. 311 Laurel Zoning Map



Rezoning Report

December 2024

Location: 311 Laurel

Legal: 0.289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas

Request: Zone classification change from Multi-Family Residential – Medium Density (MFR-M) to Downtown District (DD)

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

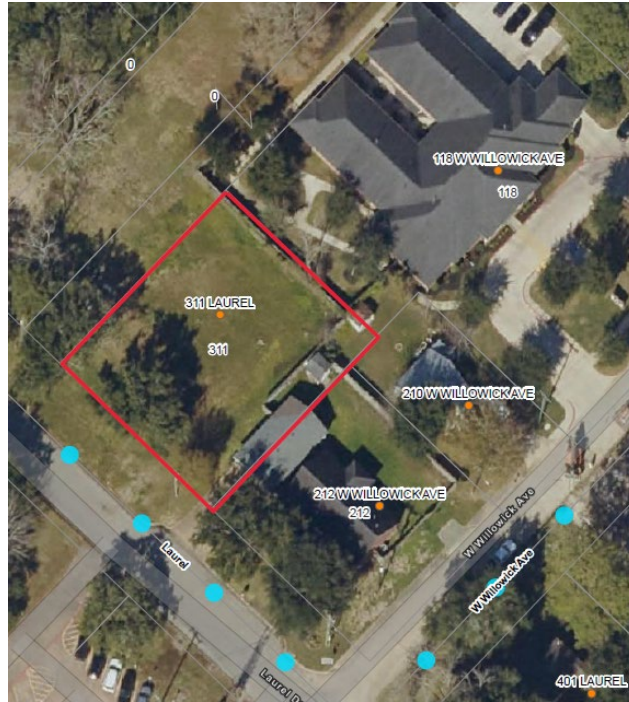
Downtown District (from Appendix C Zoning Ordinance)

I. Downtown District (DD), general purpose and description. The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in [section 20](#). Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.
 - a. No residential use shall be allowed on the first floor.
2. See section 8 for supplementary district regulations.
3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

Existing Use/Site Attributes

The tract is currently undeveloped. It will be combined with other tracts for development. Serenity Gardens is behind the property and two residential homes are adjacent to the property towards W Willowick Ave. Friendswood ISD owns and occupies the land across Laurel.



Aerial Map from Friendswood GIS

Zoning History

1970: R-2 Multiple-Family Residential District

1979: Ordinance 336/79-9: Retail/Business District (C-1) to Multi-Family Residential – Medium Density (R-4/MFR-M) (C-1 reference is incorrect according to the 1970 Official Zoning Map, however the end result was R-4/MFR-M zoning.)

Adjacent Zoning/Land Use

The property fronts Laurel. All but one of the adjacent properties are zoned Downtown District (DD). The property to the rear, 118 W Willowick Ave, contains a Specific Use Permit (SUP) to allow NAICS #6233 Community Care Facilities and the property across Laurel is zoned Planned Unit Development (PUD) with a Specific Use Permit to allow NAICS #6111, #6116.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 0.289 acres and is still out of the original Friendswood Subdivision. The property will be replatted and combined with the adjacent Lot and 305 Laurel.

Current Planning Analysis

The property is located within the boundary of the Downtown District and the goal is for all properties within the boundary to eventually be zoned Downtown District (DD).

The developer is proposing a mixed-use building at this location. The Downtown District (DD) zoning allows for a wide variety of retail, restaurants, office uses, and also allows residential on the second floor and up. Residential is not allowed on the first floor.

Comprehensive Planning Analysis

The Future Land Use Map (2021) identifies this property developing as Mixed Use, which includes the Downtown District (DD) zoning category.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:

The property may be eligible for regional detention, if granted by Galveston County Consolidated Drainage District (GCCDD). Otherwise, on-site detention will be required.

Utilities:

Capacity for water and wastewater is available for the development of this tract. The conveyance of those utilities must be determined at the time of development.

Transportation:

The property has adequate access from existing city streets which provide access to S Friendswood Drive (FM 518) and W Edgewood Drive (FM 2351). No additional right-of-way is needed.

Public Safety:

There are no major concerns regarding public safety.

Economic Development:

The proposed development conforms with the future plans of the City of Friendswood, specifically the Downtown District.

School District:

The property is in Friendswood ISD. Any residential units within the development would provide students for the district.

Park/Open Space:

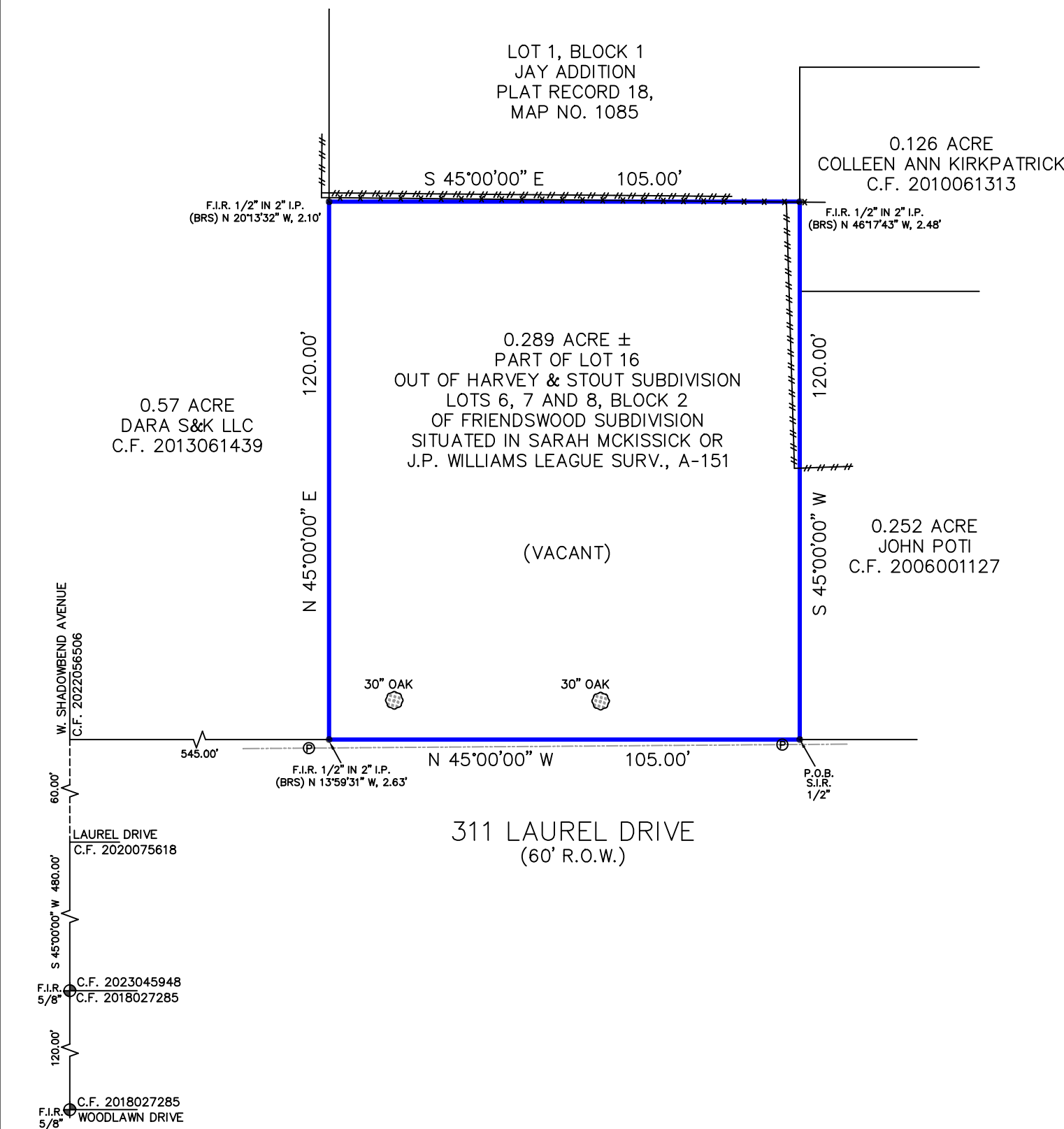
Park dedication fees would apply for any residential units in the development - \$600 per dwelling unit that would be used for regional park improvements.

POWER LINE

 = TREE



SCALE
1"=30'



Reviewed & Accepted by:	Date	/	Date
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PAGE 1 OF 2

0.289 ACRE OF LAND, MORE OR LESS, BEING A PART OF LOT 16 OF THE HARVEY AND STOUT SUBDIVISION OF LOTS 6, 7, AND 8, BLOCK 2 OF FRIENDSWOOD SUBDIVISION OF THE SARAH MCKISSICK OR J. P. WILLIAMS LEAGUE OF LAND, GALVESTON COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS ATTACHED.

311 LAUREL DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

GF# CTH-FWF-CTT24777509KI

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113, FAX: 281-996-0112
EMAIL: orders@prosurv.net
T.B.P.E.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL
SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES
OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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FIELD NOTES
OF A SURVEY OF

A PART OF LOT 16 OF THE HARVEY AND STOUT SUBDIVISION OF LOTS 6, 7, AND 8, BLOCK 2 OF FRIENDSWOOD SUBDIVISION OF THE SARAH MCKISSICK OR J. P. WILLIAMS LEAGUE OF LAND, GALVESTON COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF LAUREL DRIVE (60 FEET WIDE), MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT AND THE WEST CORNER OF 0.252 ACRE CONVEYED TO JOHN POTI BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2006001127;

THENCE, NORTH 45°00'00" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF LAUREL DRIVE, A DISTANCE OF 105.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS NORTH 04°54' WEST, A DISTANCE OF 0.67 FEET, SAME POINT BEING THE SOUTH CORNER OF 0.57 ACRE TRACT CONVEYED TO DARA S&K LLC BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2013061439;

THENCE, NORTH 45°00'00" EAST, ALONG THE COMMON LINE OF SAID 0.57 ACRE TRACT, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER IN WHICH A 1/2 INCH IRON ROD FOUND IN A 2 INCH IRON PIPE BEARS NORTH 28°27' WEST, A DISTANCE OF 0.25 FEET IN THE SOUTHEAST LINE OF SAID 0.57 ACRE TRACT, BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND THE WEST CORNER OF LOT 1, BLOCK 1 IN JAY ADDITION RECORDED UNDER PLAT RECORD 18, MAP NO. 1085, PLAT RECORDS GALVESTON COUNTY, TEXAS;

THENCE, SOUTH 45°00'00" EAST, ALONG THE COMMON LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO A POINT FOR CORNER IN WHICH A 1/2 INCH IRON ROD FOUND IN A 2 INCH IRON PIPE LOCATED AT BEARS NORTH 73°55' WEST, A DISTANCE OF 1.18 FEET IN THE NORTHWEST LINE OF 0.126 ACRE TRACT CONVEYED TO COLLEEN ANN KIRKPATRICK BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2010061313, SAID POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45°00'00" WEST, ALONG THE COMMON LINE OF SAID 0.126 ACRE TRACT AND SAID POTI TRACT, A DISTANCE OF 120.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.289 ACRE OF LAND, MORE OR LESS.

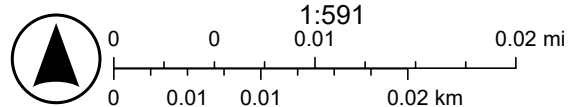


City of Friendswood



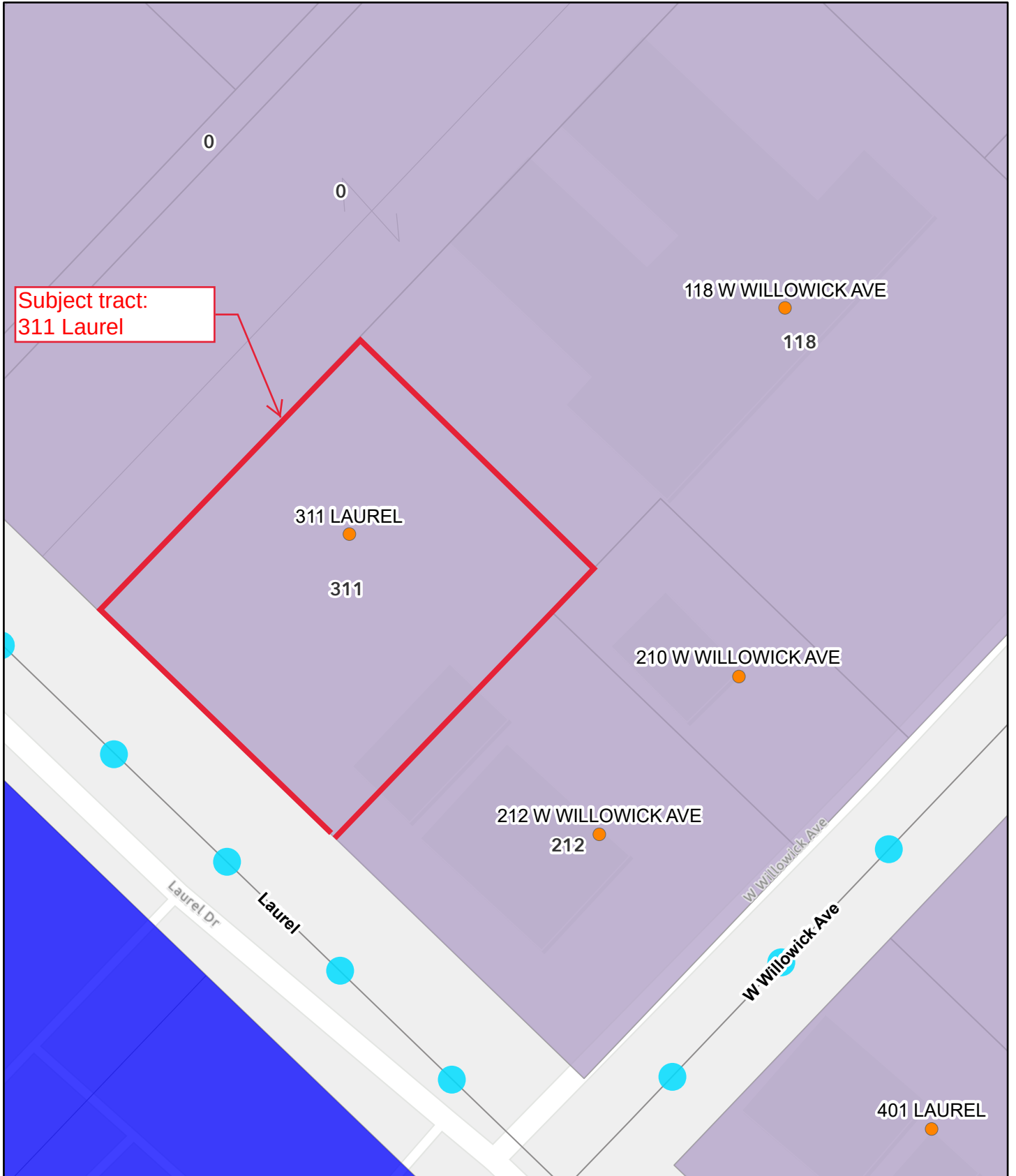
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- Address Points
- Google Street View
- City Limit
- Parcels
- GCAD Lot lines
- Streets



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City of Friendswood



12/12/2024, 10:08:46 AM

Address Points

City Limit

Future Land Use Adopted 2021

Mixed Use

Public and Semi-Public

GCAD Lot lines

Google Street View

Parcels

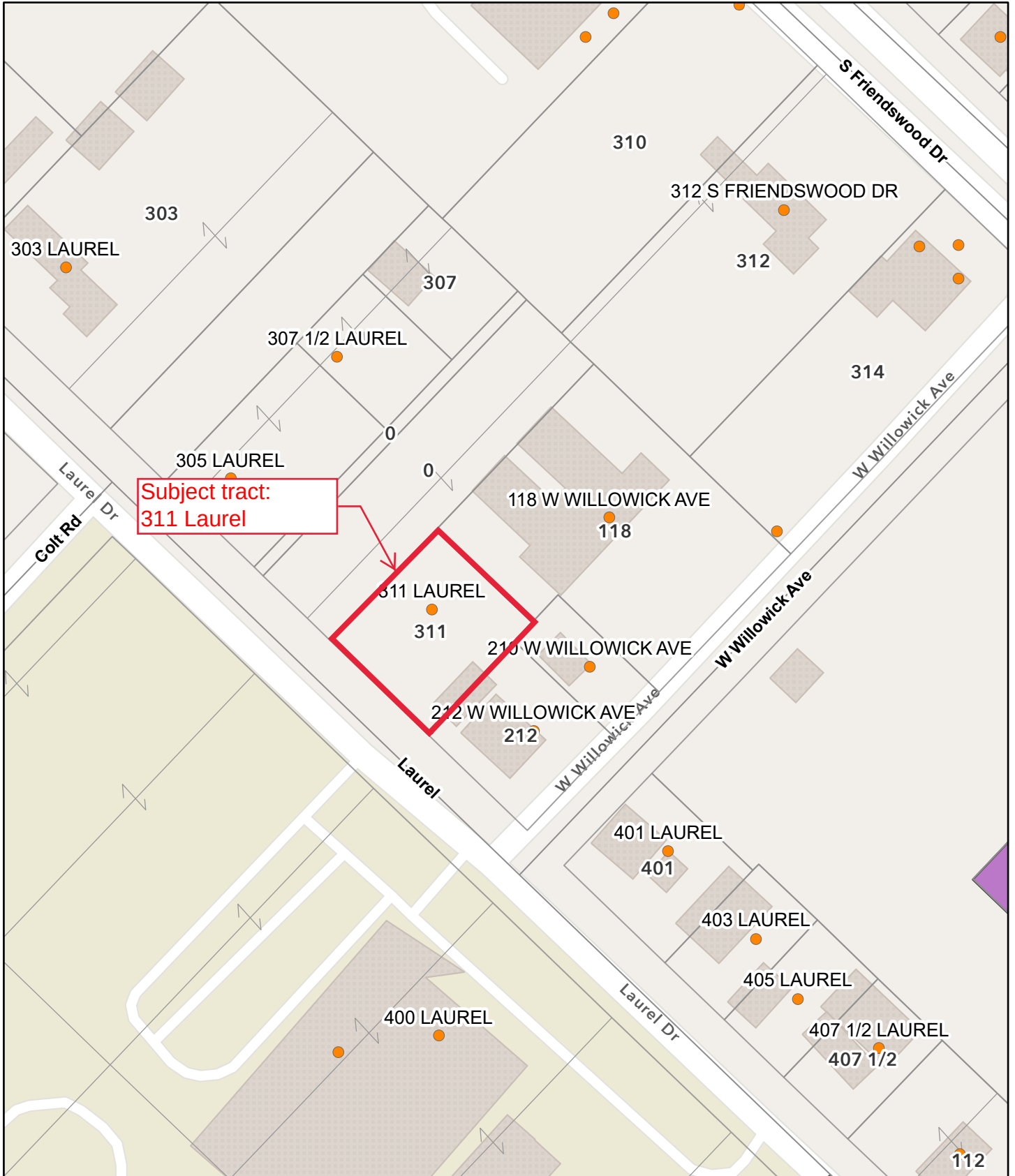
Streets



1:591
0 0 0.01 0.02 mi
0 0.01 0.01 0.02 km

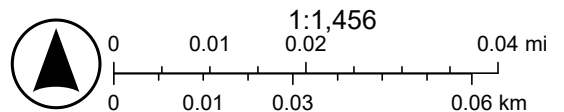
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City of Friendswood



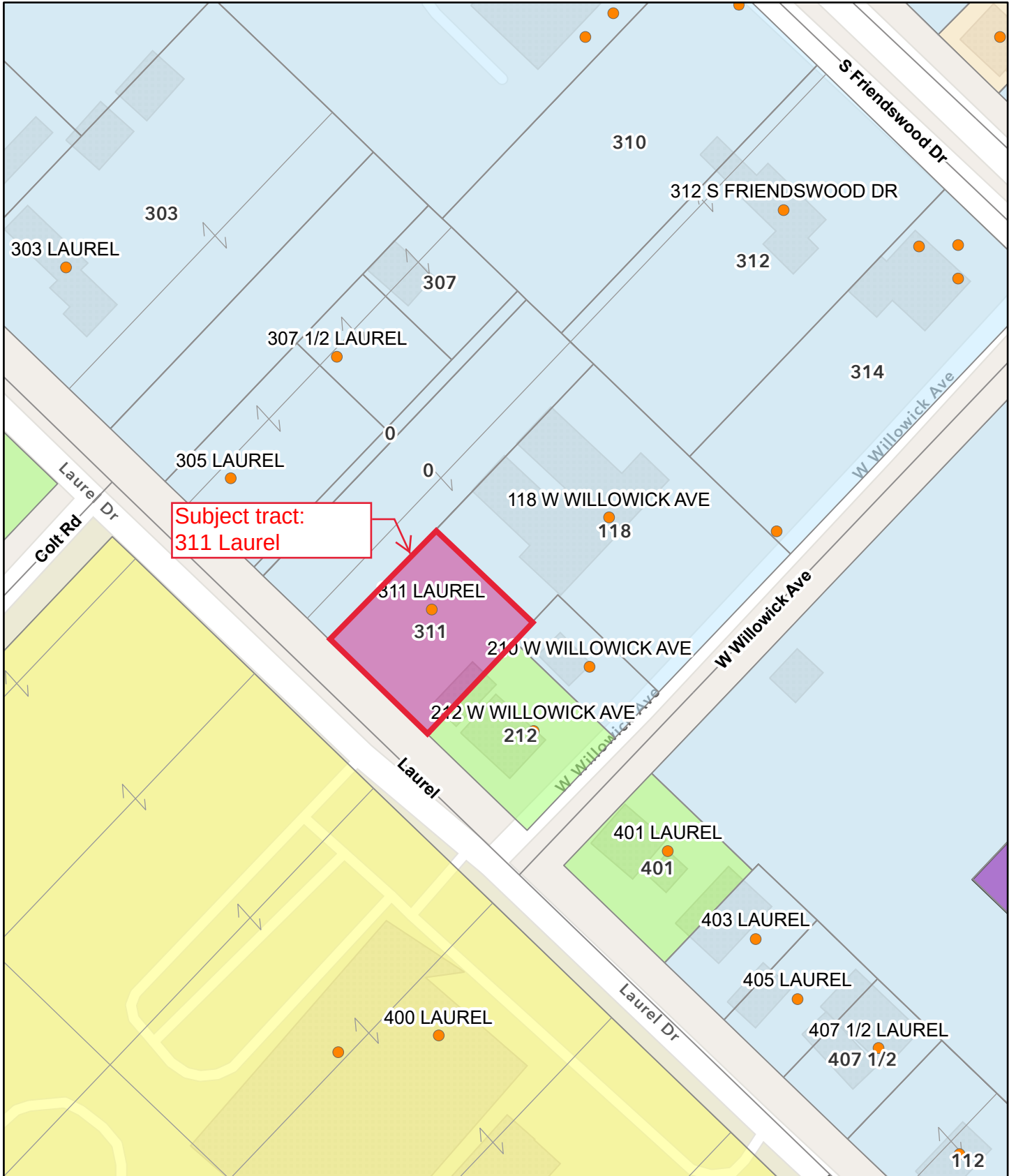
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-  Address Points
-  City Limit
-  GCAD Lot lines
-  Parcels
-  Public Facilities
-  Library
-  Streets

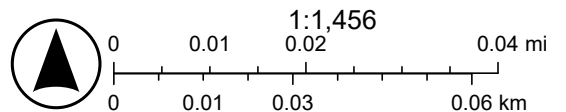


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City of Friendswood



12/10/2024, 11:17:26 AM



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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider making a recommendation to City Council for the requested zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).

Action:

SUMMARY / ORIGINATING CAUSE

The property owner is requesting to change the zoning of this property from Multi-Family Residential – Medium Density (MFR-M) to Downtown District (DD). The property is located within the boundary of the Downtown District and the goal is for all properties within the boundary to eventually be zoned Downtown District (DD) and if the zone change is approved, development of the property would be subject to the zoning regulations of the Downtown District.

The developer is proposing to combine several lots and construct a mixed-use building at this location. The Downtown District (DD) zoning allows for a wide variety of retail, restaurants, office uses, and also allows residential on the second floor an up. Residential is not allowed on the first floor.

The newspaper notice was published, property owner notices were mailed, and a sign was posted on the property providing notification of the Planning and Zoning Commission and City Council public hearings.

See attachments on public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The property is located within the boundary of the Downtown District and the goal is for all properties within the boundary to eventually be zoned Downtown District (DD). Additionally, the Future Land Use Map (2021) identifies this property developing as Mixed Use, which includes the Downtown District (DD) zoning category.

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approving the Wild Pines Preliminary Plat, 11.135 acres of land being all of a called 11.1350 acre tract as described by deed recorded under G.C.C.F. No. 2020067045 and being all of Lot 14, Einar Hoidale's Subdivision Plat Record 12, Map No. 9, G.C.M.R. Sarah McKissick League, A-151 B.B.B. & C.R.R. Co. Survey, Sec. 3, A-46 City of Friendswood, Galveston County, Texas, located generally at 400 Fence Post Rd.

Action:

SUMMARY / ORIGINATING CAUSE

This is a residential plat that to create 2 residential lots from the 11.135 acres. Access to the property is via Fence Post Road. The previous house has been demolished. The two lots will be connected to city water and sewer and a fire truck turnaround will be provided. The property is zoned Single Family Residential and the lot dimensions meet the minimum requirements of that zoning district.

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

Recommended action: Approve

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 chairperson and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included in the attached corrections report; requires re-submittal and Commission action
- 3) Disapprove with Reasons** - reasons included in the attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. WILD PINES PRELIMINARY PLAT PAGE 1
2. WILD PINES PRELIMINARY PLAT PAGE 2



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Consider approving the site plan for APA Designs to be located at 405 Laurel, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The existing building will be demolished to construct a new building consisting of 1,489 square feet of space for APA Designs, a floral shop, plus 989 square feet for a wine bar. The subject property is .16 acres. Due to the small footprint of the property, some design modifications and alternative plans have been applied, which fit the general purpose of the Downtown District zoning.

Zoning Ordinance Section 8.N.2. General Purpose and Description

General purpose and description. The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing."

Parking - A Design Modification was approved by the City Engineer to allow shared parking. Six head-in parking spaces will be built on site and will require a license agreement with the City of Friendswood since they will be partially within the right-of-way. Nine shared parking spaces will eventually be available at 303-305 Laurel. The parking is being accounted for in the development plans of that tract.

Zoning Ordinance Section 8.N.3. Parking

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

- a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.
- b. Shared parking areas shall be allowed.
- c. Shared access agreements shall be required between adjacent developments.
- d. On street, head-in parking may be allowed in the Downtown District (DD) with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.
- e. Development plans shall indicate how freight and goods will be delivered.
- f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.]
- g. All such required documentation shall be presented before a development plan is approved.

...

Sidewalk - The applicant is also proposing to construct the 6-foot sidewalk on the opposite side of Laurel, which will provide uninterrupted access from the subject property to 303-305 Laurel. There is sufficient right-of-way on that side of the street and the sidewalks will also be beneficial to the school district, which

owns the adjacent property.

Landscaping - The applicant is requesting consideration of an alternative landscape plan. They are keeping a very large, existing oak tree which exceeds the minimum caliper inches that would be required for new trees. Please reference the landscape table provided on Sheet A 0-0.

Zoning Ordinance Section 8.N.

6.Sidewalks.

- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
- b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7.Parkways and landscaping.

- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.

(1)Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(2)Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i)Equal or better pedestrian access to and along the development property;
 - (ii)Equal or enhanced landscape beautification for the development; or
 - (iii)Equal or better design amenities than otherwise required herein.
- d. See Section 8.I. for additional information on maintenance and preservation of trees.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Development of this tract within the Downtown District tract, requires some consideration of alternate

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current city codes. This plan is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

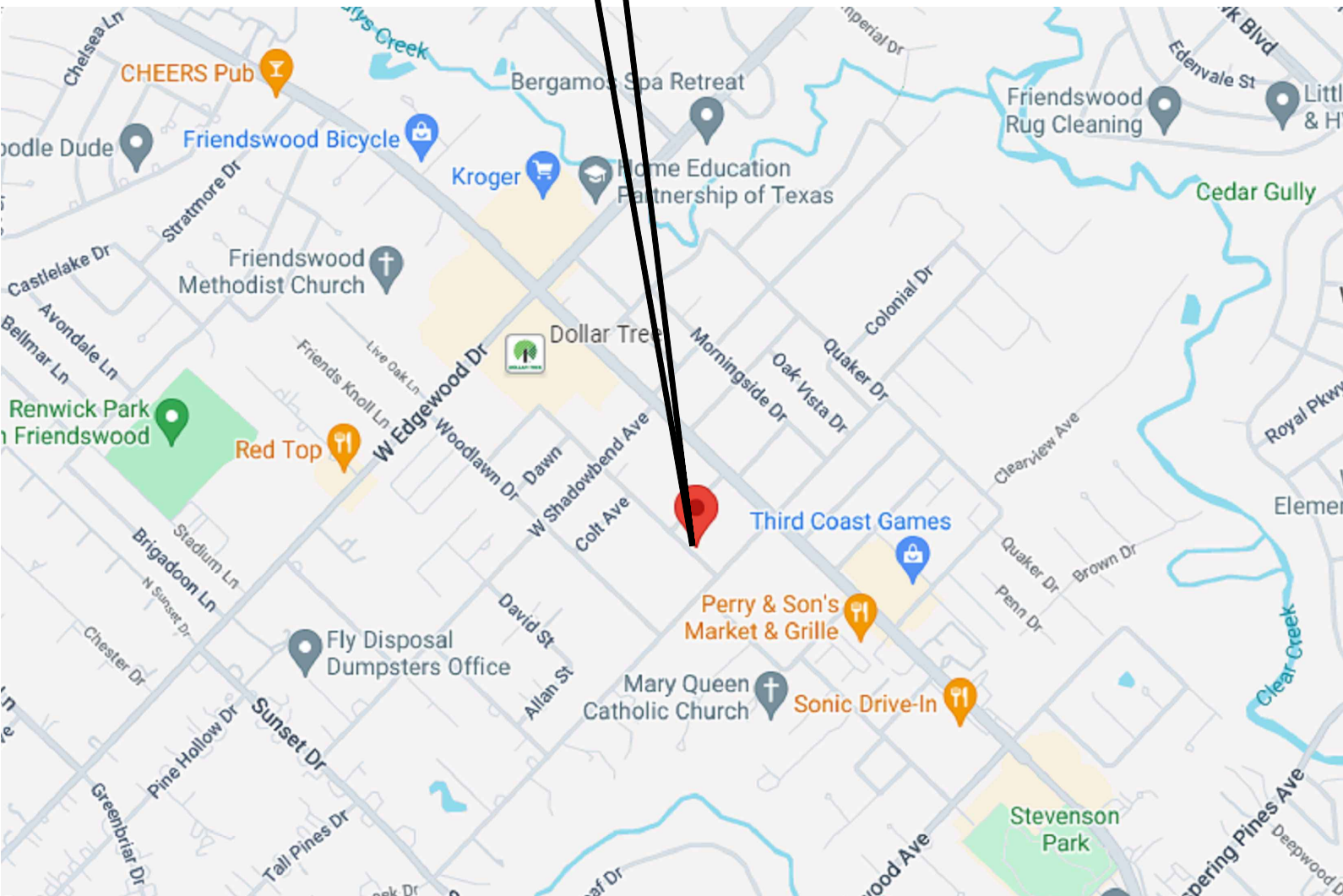
1. 1 Cover Sheet_APA Designs
2. 2 Elevations & Renderings_APA Designs
3. 3 Site Plan and Landscape Plan APA Designs
4. 4 Photometric_APA Designs
5. 5 Parking Modification Docs_APA Designs

BUILDING CODE:
2021 IBC WITH CITY OF FRIENDSWOOD AMENDMENTS
DESIGNED TO WITHSTAND AN ULTIMATE WINDSPEED OF 142 MPH

STRUCTURAL PLAN
405 LAUREL DR
FRIENDSWOOD, TX 77546

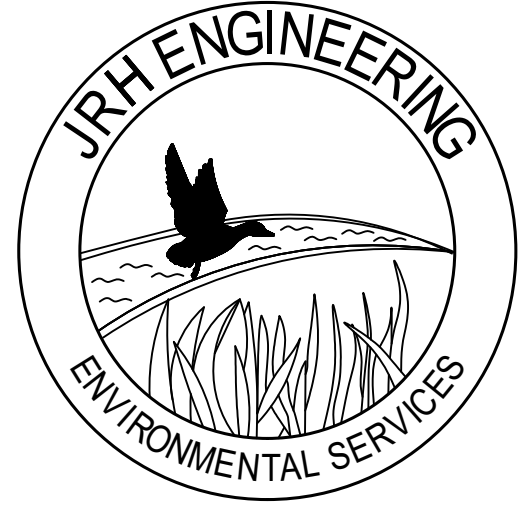
DECEMBER 2024

PROJECT
LOCATION



VICINITY MAP (N.T.S.)

PROJECT ADDRESS: 405 LAUREL DR
FRIENDSWOOD, TEXAS 77546
LEGAL DESCRIPTION:



JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

REVISIONS AND ISSUANCE

NO.	DATE	DESCRIPTION

PROPRIETARY INFORMATION

DESIGN INFORMATION CONTAINED
CONFIDENTIAL AND IS THE
EXCLUSIVE PROPERTY OF JRH
ENGINEERING, INC.
NO PORTION OF ANY DESIGN
INFORMATION CONTAINED HEREIN
MAY BE USED BY, OR DISCLOSED
TO, UNAUTHORIZED PERSONNEL
WITHOUT EXPRESSED WRITTEN
CONSENT

12/17/24







1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

TOP OF RIDGE: 20'-7"
(22'-1" ABOVE TOP OF CURB)

TOP OF PARAPET: 13'-0"

PLATE HEIGHT (C.H.): 9'-0"
TOP OF BRICK WALL: 8'-0"

F.F.: 0.0 (18" ABOVE TOP OF CURB)

TOP OF RIDGE: 20'-7"
(22'-1" ABOVE TOP OF CURB)

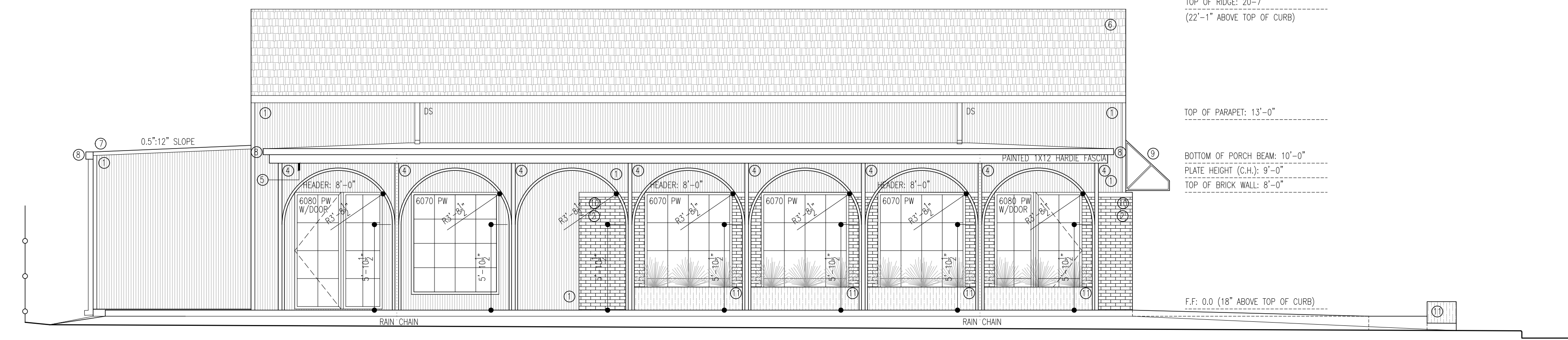
TOP OF PARAPET: 13'-0"

PLATE HEIGHT (C.H.): 9'-0"

F.F.: 0.0 (18" ABOVE TOP OF CURB)



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



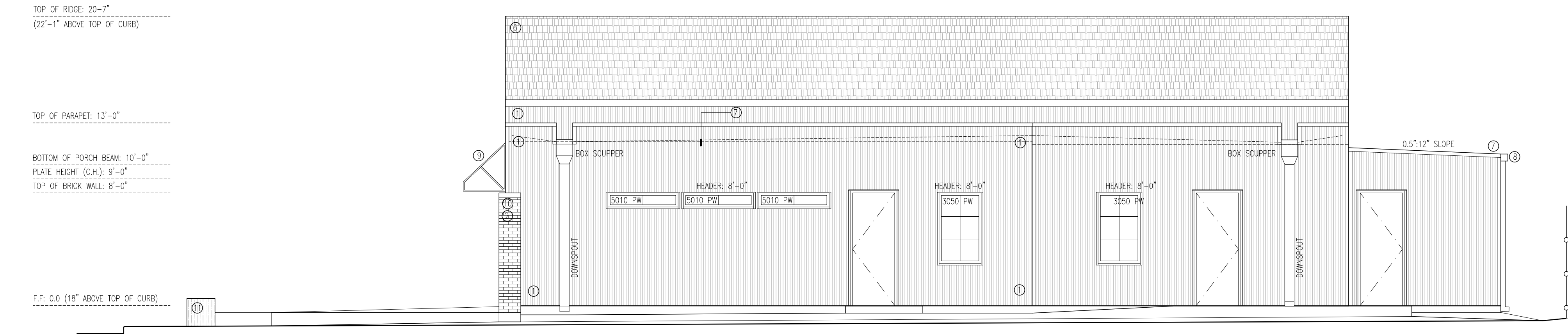
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

TOP OF RIDGE: 20'-7"
(22'-1" ABOVE TOP OF CURB)

TOP OF PARAPET: 13'-0"

BOTTOM OF PORCH BEAM: 10'-0"
PLATE HEIGHT (C.H.): 9'-0"
TOP OF BRICK WALL: 8'-0"

F.F.: 0.0 (18" ABOVE TOP OF CURB)



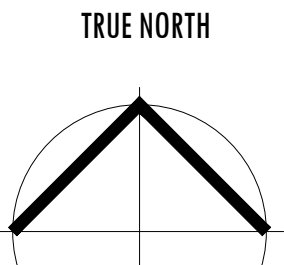
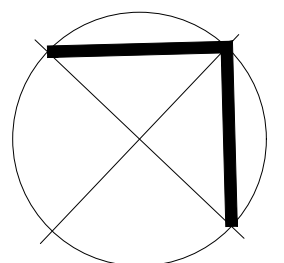
3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEYED NOTES

- | | |
|---|--------------------------------|
| 1 "BERRIDGE" "HARTFORD GREEN", 26 GA., S-PANEL SIDING
OPENINGS TO GET 24 GA. J-TRIM FLASHING, DRIP EDGE AT SILLS | 7 TPO ROOFING |
| 2 MOD. BLUSH GLAZED SMOOTH BRICK, BY "BELDEN" | 8 BLACK BOX GUTTERS |
| 3 FIELD PAINTED STEEL COLUMNS AND ARCHED ARCADE | 9 VINYL CANOPY |
| 4 1X6 T&G SEALED CEDAR CEILING AT PORCH | 10 CAST STONE SILL |
| 5 BLACK COMPOSITION SHINGLE ROOFING. | 11 POWDER COATED STEEL PLANTER |

EXTERIOR GENERAL NOTES

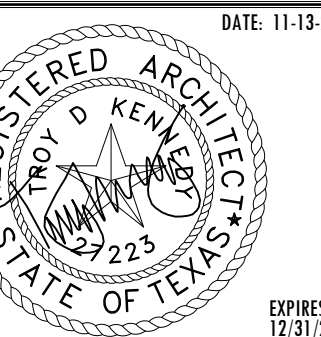
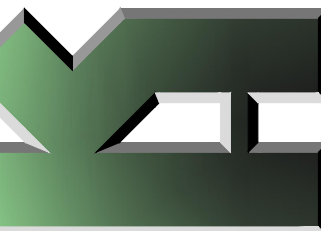
- ALL EXTERIOR WALLS AND PLUMBING WALLS TO BE 2X6 S.Y.P. @16" O.C.
- ROOF TO BE AS PER STRUCTURAL DRAWINGS, PRE-ENGINEERED TRUSSES, AND FIELD FRAMING AS SHOWN.
- ALL EXTERIOR WALLS TO BE SHEATHED IN 1/2" ZIP SHEATHING, TAPE ALL SEAMS WITH ZIP TAPE AS PER MANU. RECOMMENDATIONS.
- ROOF TO BE 5/8" ZIP DECKING, TAPE ALL SEAMS WITH ZIP TAPE AS PER MANU. RECOMMENDATIONS.
- ALL WINDOWS TO BE BEDDED IN ZIP SYSTEM LIQUID FLASH, THEN TAPED WITH ZIP FLASHING TAPE PER MANU. RECOMMENDATIONS.
- ALL EXTERIOR WALLS AND ROOF PLAIN TO BE INSULATED WITH OPEN CELL SPRAY INSULATION.
- ALL VENTING, ROOF AND WALL PENETRATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.



TRUE NORTH

PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN



APA
405 LAUREL
FRIENDSWOOD, TEXAS, 77546

THESE DRAWINGS ARE
INSTRUMENTS OF SERVICE AND
ARE THE SOLE PROPERTY OF
KENNEDY ARCHITECTURE, LLC
ALL DESIGNS AND INFORMATION
HEREIN ARE FOR USE ON THE
SPECIFIED PROJECT AND SHALL
NOT BE REPRODUCED, OR OTHERWISE
USED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF
KENNEDY ARCHITECTURE, LLC

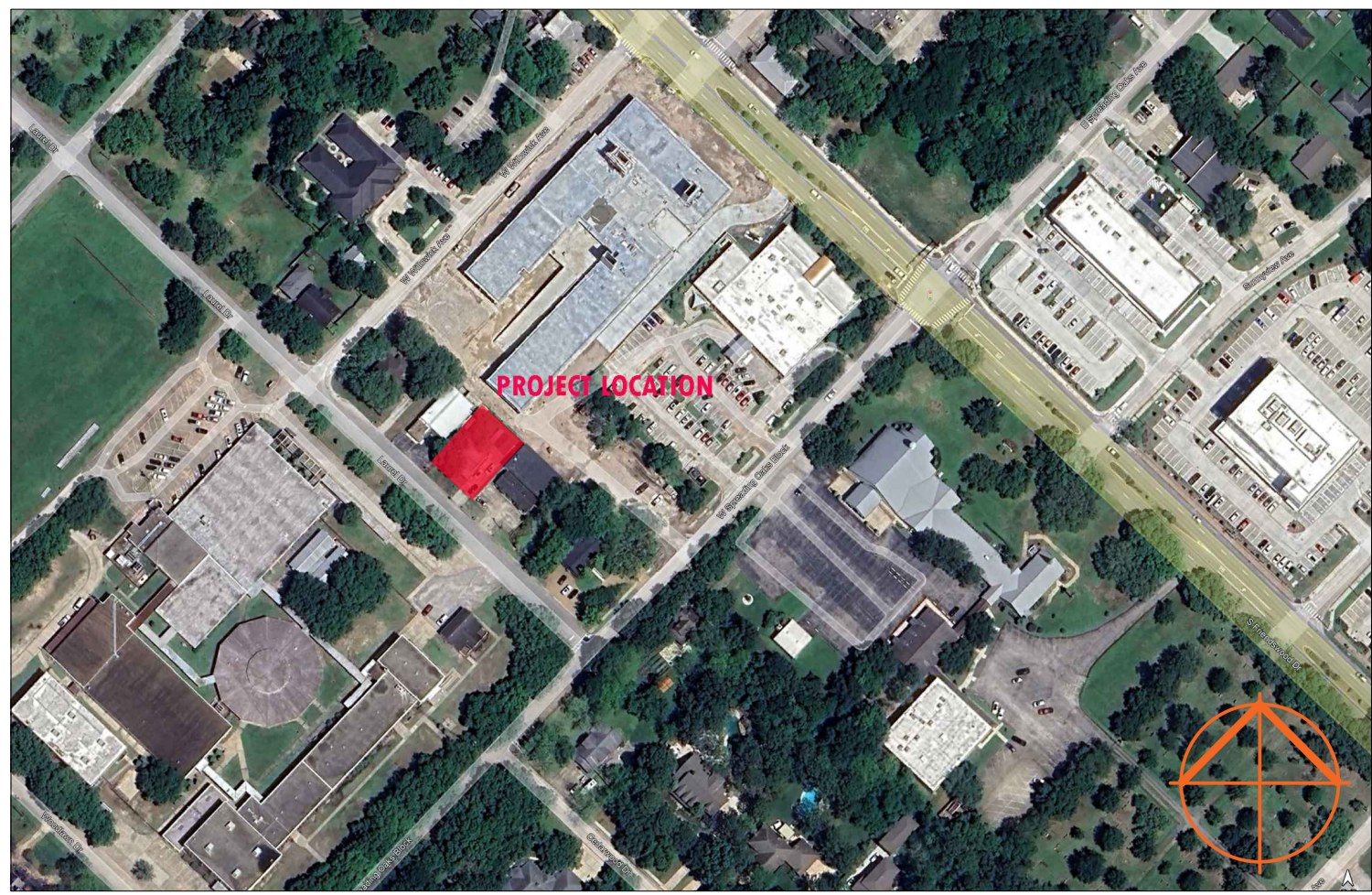
DO NOT SCALE PRINTS
SOME DEVIATIONS MAY OCCUR AS
A RESULT OF REPRODUCTION
FINAL CONSTRUCTED HOME MAY VARY FROM
THE DESIGN CONTAINED IN THESE DRAWINGS

ISSUED FOR :
PERMIT RE-SUBMITTAL 12-06-24

ELEVATIONS

SHEET NUMBER

A2-0



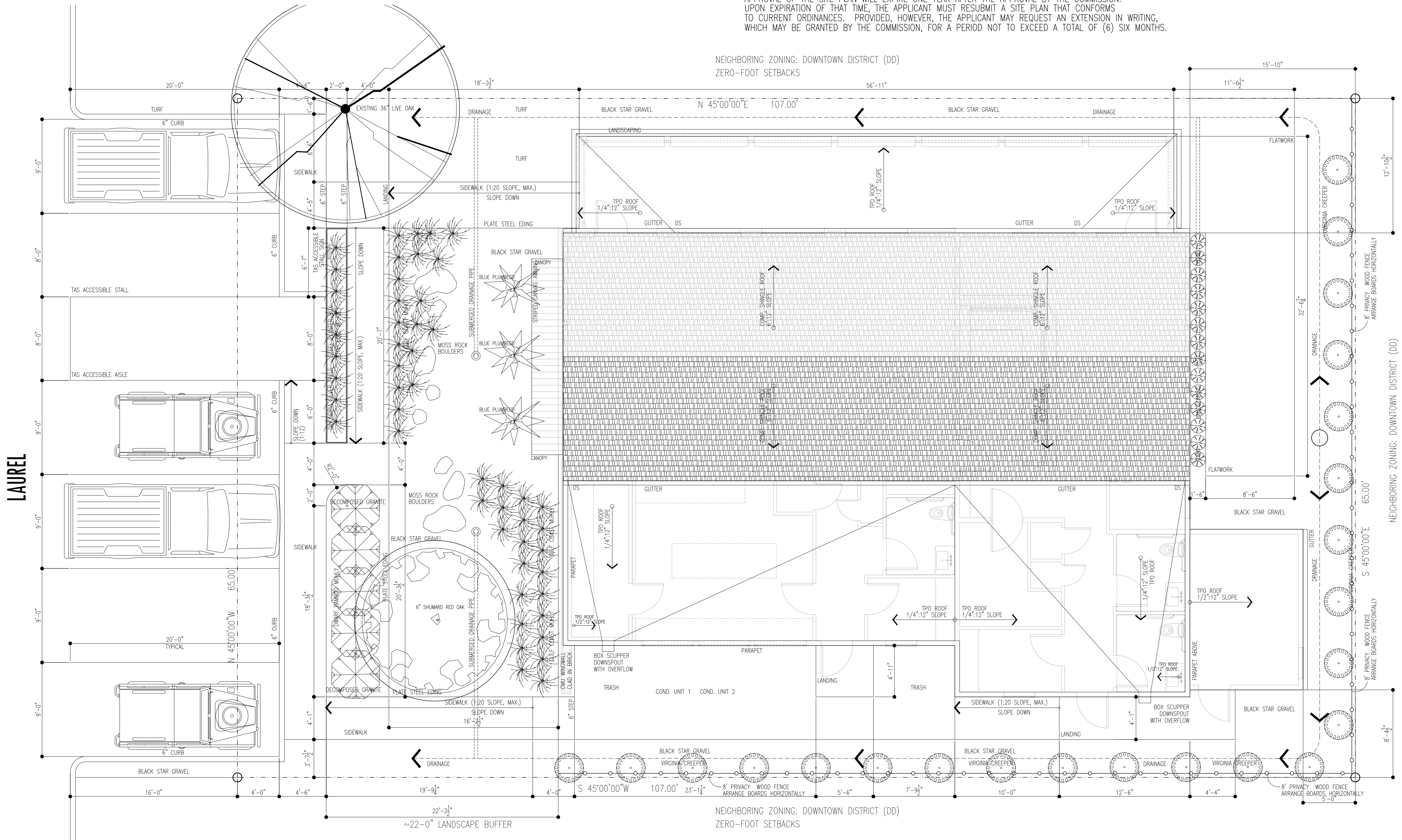
1 VACINITY MAP
SCALE: 1"=2,000'



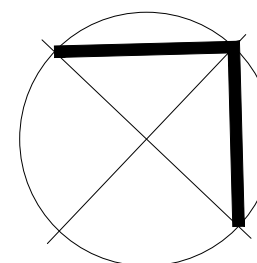
CODE ANALYSIS/ TABULATIONS:

CODE CRITERIA 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 NATIONAL FIRE PROTECTION CODE (NFPA) 2018 MECHANICAL CODE 2018 PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE	IMPERVIOUS COVER PREVIOUS IMPERVIOUS COVER (HOUSE, GARAGE, AND DRIVEWAY) 3,309 SF CURRENT IMPERVIOUS COVER (STRUCTURE, PORCH, FLATWORK) 4,762 SF DIFFERENCE +1,453 SF	PARKING REQUIRED RETAIL (84:1000) @ 1,489 SF = 6 SPACES REQ. WINE BAR (815:1000) @ 989 = 15 SPACES REQ. TOTAL PARKING PROVIDED = 6 SPACES SHARED PARKING PER APPROVED D.M.F. BASED ON HOURS OF USE = 9 SPACE DEFICIT
CODE ANALYSIS CONSTRUCTION TYPE: TYPE VB (WOOD FRAMING), 1 STORY BUILDING GROSS SF: 2,647 SF MERCANTILE: DISPLAY: 877 SF @ 1/60 GROSS= 15 OCCUPANTS STORAGE: 612 SF @ 1/300 GROSS= 2 OCCUPANTS ASSEMBLY (A-2): 418 SF 1/15 NET= 28 OCCUPANTS TOTAL OCCUPANTS: 45	LOT COVERAGE CALCULATIONS BUILDING INCLUDING PORCH: 3,200 SF GREEN SPACE: 2,193 SF REMAINING (FLATWORK) 1,562 SF LOT SIZE: 6,955 SF	SHARED PARKING WILL BE AT THE 311 LAUREL MIXED USE DEVELOPMENT GROUND LEVEL RETAIL (86:1000) @ 7,000 SF = 42 SPACES REQ. SECOND LEVEL OFFICE (813:1000) @ 7,500 SF = 29 SPACES REQ. THIRD LEVEL RESIDENTIAL LIVING UNITS (2 SPACES PER UNIT) X 4 = 8 SPACES REQ. TOTAL REQUIRED PARKING: 79 SPACES TOTAL PARKING TO BE PROVIDED: 90 SPACES DEFICIT FROM 405 LAUREL= 9 SPACES + 79 SPACES = 88 SPACES (2 SURPLUS)
MEANS OF EGRESS: 45 X .20 = 9.0" REQUIRED 72" PROVIDED MAX. EXIT TRAVEL DISTANCE ALLOWED: 200'-0" (BUS. OCC.) MAX. EXIT TRAVEL DISTANCE SHOWN: 55'-0" PLUMBING FIXTURES REQUIRED: WATER CLOSETS: 1 (3 PROVIDED) LAVATORIES: 1 (3 PROVIDED)	LANDSCAPE EXISTING OAK TREE 36" CALIPER (TREE PROTECTION PER FRIENDSWOOD TREE ORDINANCE TO BE PROVIDED) ~22'-0" DEEP ROW LANDSCAPE BUFFER PROVIDED REQUIRED ROW TREES 1:25' = 3X 4" CALIPER TREES= 12 CALIPER INCHES PARKING AREA= 1,220 SF X 108= 122 SF OF GREENSPACE (@ 1 TREE/ 250 SF) ONE 4" CALIPER TREE REQUIRED. TOTAL REQUIRED CALIPER INCHES IS 16 EXISTING OAK TREE IS 36" CALIPER. PROJECT IS 20 CALIPER INCHES EXCESS OF THE REQUIREMENT	
	TDLR TDLR #: TABS2025005250	

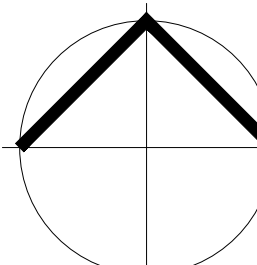
APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL BY THE COMMISSION.
UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS
TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING,
WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF (6) SIX MONTHS.



2 SITE PLAN/ ROOF PLAN
SCALE: 3/16" = 1'-0"

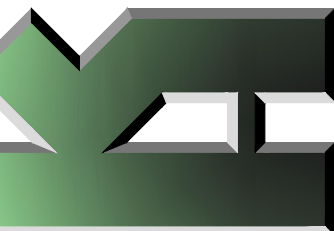


TRUE NORTH

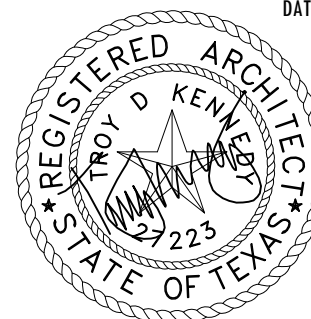


PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN



DATE: 11-13-24



EXPIRES: 12/31/24

APA

405 LAUREL
FRIENDSWOOD, TEXAS, 77546

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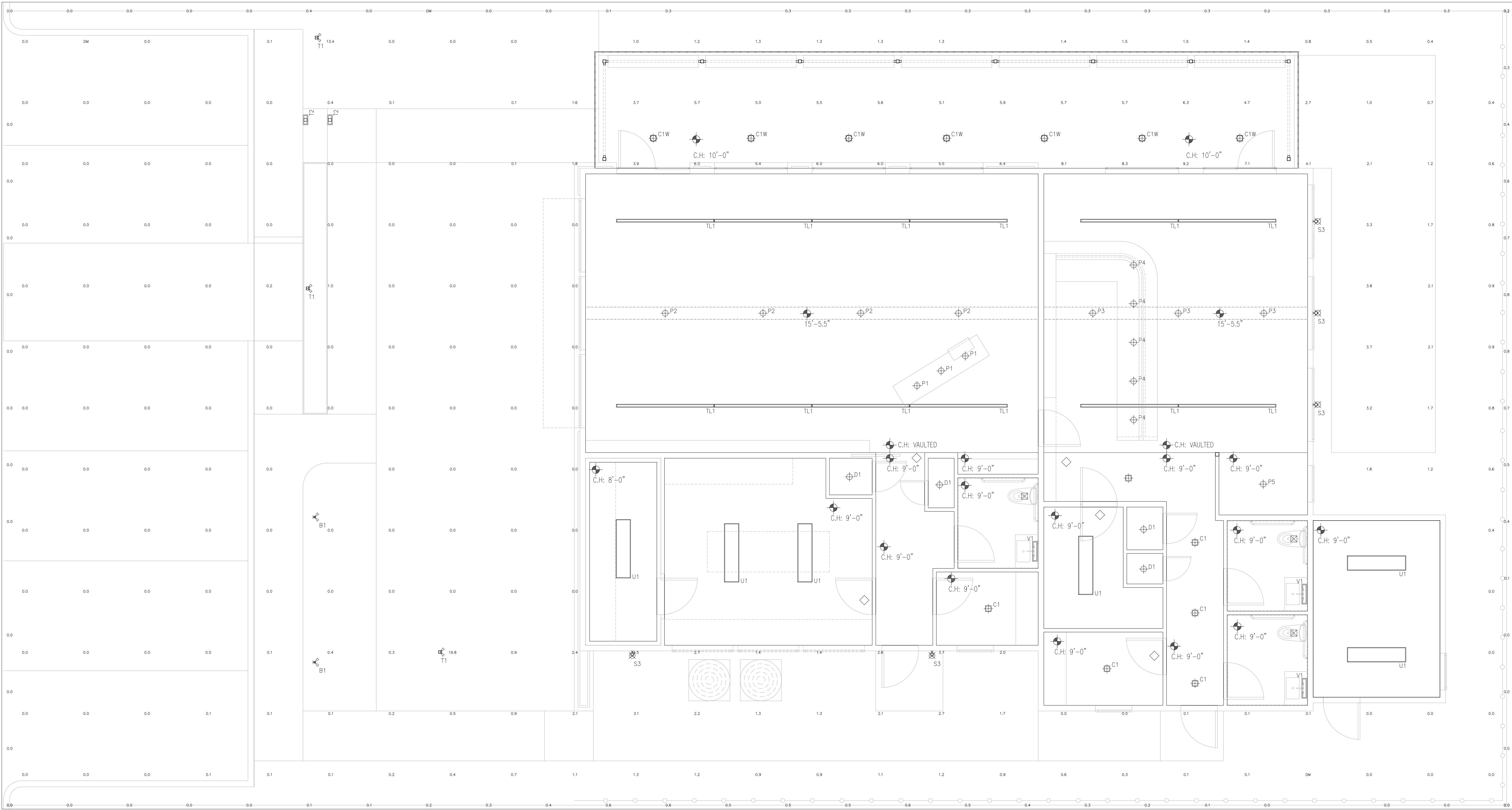
DO NOT SCALE PRINTS
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FINAL CONSTRUCTED HOME MAY VARY FROM
THE DESIGN CONTAINED IN THESE DRAWINGS

ISSUED FOR :
PERMIT RE-SUBMITTAL 12-06-24

SITE PLAN/ ROOF PLAN

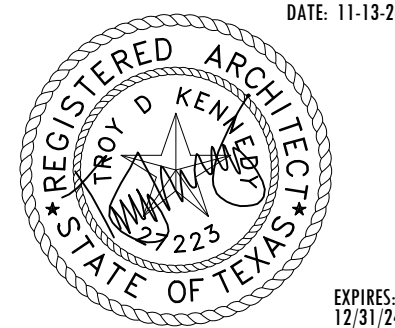
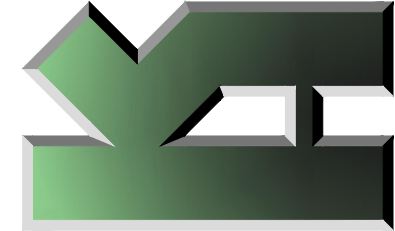
SHEET NUMBER

A0-0



LUMINAIRE SCHEDULE								
CALLOUT	DME	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
B1	DME	(1) Exterior	Building Accent Uplighting	ELECTRONIC	GROUND	COOPER LIGHTING SOLUTIONS – LUMIERE, 230-8LED2710-12-BK-DIFF	120V 1P 2W	CHROMA POWER SUPPLY IN0004, N/A
CW1		(1) Exterior		ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – HALO COMMERCIAL (FORMERLY EATON), HC605D010-HM60525827-61WDBB	120V 1P 2W	
S1		(1) Exterior	Wall Sconce – Vapor Tight	ELECTRONIC	DME	COOPER LIGHTING SOLUTIONS – LUMARK (FORMERLY EATON), LVL20UG	120V 1P 2W	
T1		(1) Exterior	Tree Uplight	ELECTRONIC	GROUND	COOPER LIGHTING SOLUTIONS – LUMIERE (FORMERLY EATON), 812-250PAR38-120-FL	DME	CHROMA POWER SUPPLY IN0004, N/A
T2		(1) Exterior	Step Light	ELECTRONIC	RECESSED	Kuzco Lighting, ER3003-BK	120V 1P 2W	DME
								QUANTITY

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ISSUED FOR :

PERMIT RE-SUBMITTAL 12-06-24

PHOTOMETRIC PLAN

SHEET NUMBER
PM-1

CITY OF FRIENDSWOOD DESIGN CRITERIA MODIFICATION FORM

Modifications to standards identified in the Design Criteria Manual may be permitted by the City of Friendswood's City Engineer. The modification proposal must be submitted by a Professional Engineer licensed by the State of Texas and shall follow generally accepted engineering standards for traffic, sidewalk and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in Paragraph 4 below. If an appeal to the City of Friendswood City Engineer decision is requested, the Construction Board of Adjustment (hereinafter referred to as "the City") will review that appeal.

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

PROJECT NAME: APA BUILDING

PROJECT ENGINEER: KENNEDY ARCHITECTURE, LLC

SUBMITTAL DATE: 6-17-24

SUBDIVISION NAME: HARVEY AND STOUT SUBDIVISION

MODIFICATION LOCATION: 405 LAUREL DR., FRIENDSWOOD, TEXAS

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

OFFSTREET PARKING REQUIREMENT AS SET FORTH BY THE CITY OF FRIENDSWOOD DESIGN CRITERIA MANUAL:

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

NO IMPACT. ALL PARKING REQUIREMENTS WILL BE MET USING SHARED PARKING AGREEMENTS WITH
NEARBY BUSINESSES (WITHIN 1,200 LF).

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

2,500 SF (RETAIL FLOREST)= 4 SPACES/1,000 SF = 10

1,000 SF (BAR)= 15 SPACES/1,000 SF= 15

ASSOCIATED RETAIL STORAGE, 1000 SF

PARKING PROVIDED ONSITE= 6 SPACES. RETAIL WILL BE OPEN DURING IN NORMAL BUSINESS HOURS (10AM-5PM), BAR WILL BE OPEN
6PM-12AM). TOTAL PARKING DEFICIENT IS 9 SPACES. THESE SPACES WILL BE ACCOUNTED FOR WITH SHARED PARKING AGREEMENTS
WITH LOCAL BUSINESSES WITH SURPLUS PARKING.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes, or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

THESE SPACES WILL BE ACCOUNTED FOR WITH SHARED PARKING AGREEMENTS WITH LOCAL BUSINESSES WITH SURPLUS PARKING.

THERE WILL BE NO NEGATIVE IMPACT ON ANY OF THE ITEMS MENTIONED ABOVE.

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

List of Supporting Documentation Attached?

Yes___X___ No___

TROY KENNEDY, ARCHITECT, #27223

Engineer's Name

___KENNEDY ARCHITECTURE

LLC

___ Engineering Firm

___ 2002 HARDESTY, SEABROOK, TEXAS,

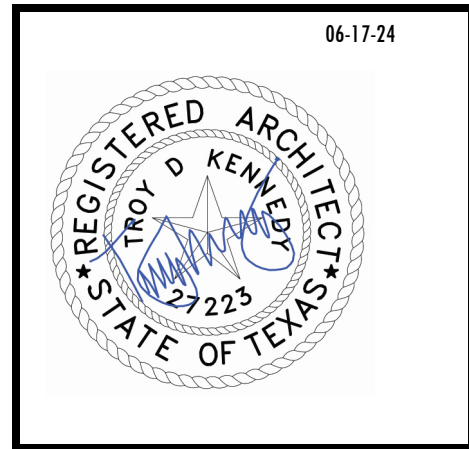
77586

Address

___ City, ST, Zip

___ 832-748-8870

Telephone



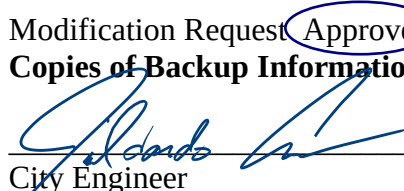
Seal of Professional Engineer

Department of Engineering & Projects Use ONLY

Reviewed By:

Date

Modification Request Approved / Denied By:
Copies of Backup Information/Notes Attached



City Engineer

6/20/24

Date

Parking Space Lease Agreement

This Parking Space Lease Agreement (this "Agreement") is entered into as of the December 20, 2024, by and between

Lessor: ADEAK Enterprises LLC., and

Lessee: Allegra Management Group, LLC.

Each Lessor and Lessee may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

For good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Agreement to Lease. Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, according to the terms and conditions set forth herein, the parking space(s) labeled no. 9 Per Design Modification Form located at 305 Laurel Drive , Friendswood TX 77546.

2. Purpose. The Site will be used and occupied only for the parking of a vehicle (the "Permitted Use). Nothing herein shall give Lessee the right to use the Site for any other purpose without the prior written consent of Lessor. Lessor makes no representation or warranty regarding the legality of the Permitted Use, and Lessee will bear all risk of any adverse change in applicable laws.

3. Term. This Agreement will be for a term beginning on October 03, 2025 and ending on October 05, 2035.

4. Rent. Lessee will pay Lessor a monthly rent of \$100.00 for the Term. Rent will be payable in advance and due on the 1st day of each month during the Term. The first rent payment is payable to Lessor when Lessee signs this Agreement. Rent will be paid to Lessor at Lessor's address provided herein (or to such other places as directed by Lessor) by mail or in person by one of the following methods: and will be payable in U.S. Dollars.

5. Use of the Site. Lessee agrees to use the Site only for the Permitted Use. Lessee will, at its sole expense, maintain the Site in good condition and free of hazardous leaks of oils or any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Site.

6. Assignment and Subletting. Lessee will not assign this Agreement as to any portion or all of the Site or make or permit any total or partial sublease or other transfer of any portion or all of the Site without Lessor's written consent prior to assignment or sublease of the Site.

7. Limitation of Liability. Lessor is not responsible or liable for any loss, claim, damage or expense to any vehicle or property occurring anywhere on the Site, unless resulting from the negligence or willful misconduct of Lessor.

8. Default. In the event of any default under this Agreement, Lessor may provide Lessee a notice of default and an opportunity to correct such default. If Lessee fails to correct the default, Lessor may terminate this Agreement by giving a 7 days' written notice. After termination of this Agreement, Lessee remains liable for any rent, additional late costs, including costs to remedy any defaults, and damages under this Agreement.

9. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent by overnight courier service or sent via certified or registered mail.

Notices shall be sent to the Lessor at the following address:

1308 Thomas Drive , Friendswood TX 77546

Notices shall be sent to the Lessee at the following address:

405 Laurel Drive , Friendswood TX 77546

10. Governing Law. The terms of this Agreement shall be governed exclusively by the laws of the State of Texas, without regard to its conflicts of laws rules.

11. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

13. Entire Agreement. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives have executed this Agreement as of the Effective Date.

Lessor Signature

ADEAK Enterprises LLC.
Lessor Full Name

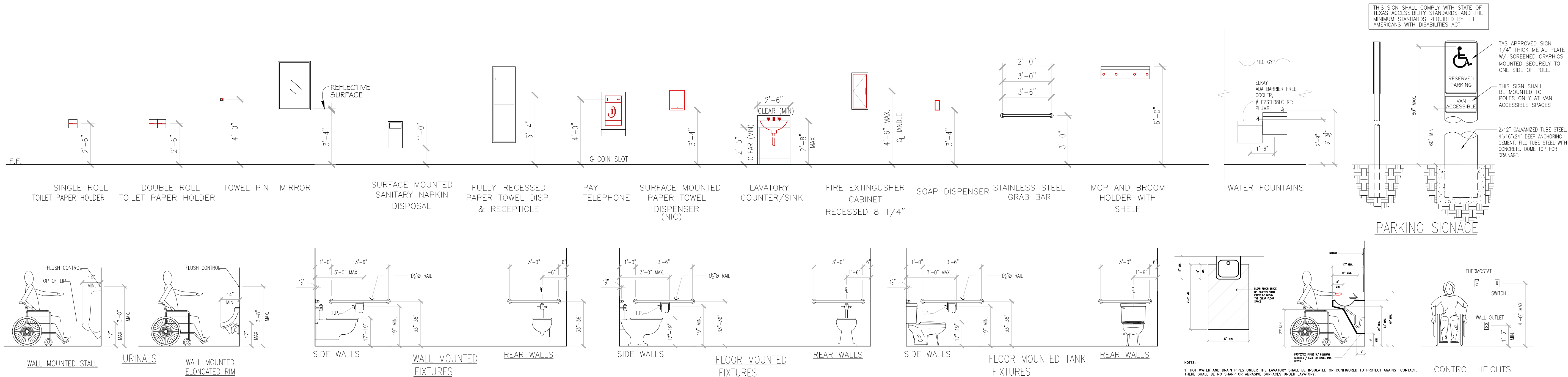
Lessee Signature

Allegra Management Group, LLC.

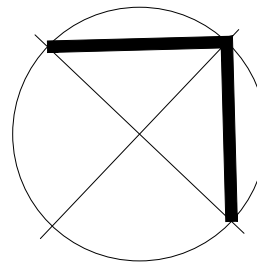
Lessee Full Name



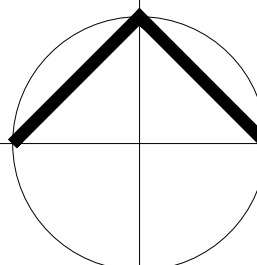
1 SITE PLAN/ ROOF PLAN
SCALE: 1" = 20'-0"



2 TAS ACCESSIBILITY DETAILS
SCALE: N.T.S.

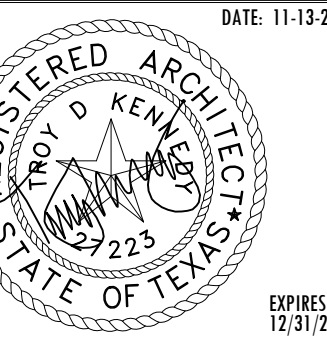
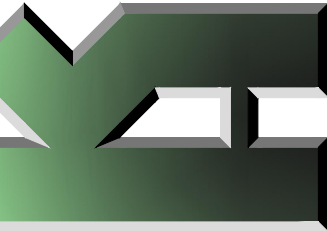


TRUE NORTH



PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN



APA
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FRIENDSWOOD, TEXAS, 77546

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SITE PLAN- SIDEWALK
ACCESSIBILITY DETAILS

SHEET NUMBER
A0-1



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

Subject: Receive information concerning the City Council's January 6th discussion of possible amendments to the Friendswood City Code concerning appeals to the City Council; reconsiderations of items; and/or regulations regarding landscaping and screening requirements.

Action:

SUMMARY / ORIGINATING CAUSE

On January 6, 2025, the City Council discussed possible amendments to the Friendswood City Code (the "Code") regarding appeals to the City Council, reconsideration of items, and/or landscaping and screening regulations. At the time of this posting, the City Staff does not have direction from the City Council regarding possible changes to the Code but will provide an update of Council's discussions. As always, if Council desires changes to the City's zoning ordinance, the Commission will consider the same and issue a report after it conducts a public hearing.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 9, 2025

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. December 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

DECEMBER 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
20 ACRES ON FM 2351 Industrial flex, warehouse spaces	CSC/I	No Encouraged them to review the PUD to see difference of uses allowed in CSC vs. I	☐ Zone change ☒ Meets Future Land Use Map ☒ Preliminary and Final Plats required – 30ft access easement required on west side ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ May be eligible for regional detention ☒ High hazard flood zone(s) ☒ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: None	

204 W Heritage Dr. 2,000 square foot addition to existing Dance Expressions building; existing building is 8300 square feet	CSC	No	☒ Zone change ☐ Meets Future Land Use Map ☐ Preliminary and Final Plats - existing ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☐ TxDOT Permits required Misc Notes: Required landscaping must remain or be replaced. Account for any additional landscaping that may be required due to added paving.	
5 Wilderness Trail Subdivide 15.442 acre residential lot into 2-3 lots	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Preliminary and Final Plat required ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ May be eligible for regional detention ☒ High hazard flood zone(s) – toward rear of property ☐ Pipelines and abandoned oil wells – 50 ft setback required for habitable buildings ☐ TxDOT Permits required Misc Notes: None	