



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, MARCH 13, 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 the 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. ACTION ITEMS

- A. Consider approving site plan amendments at 2131 W Parkwood Ave, Parkwood American Grille, which includes changing facade materials and colors on the existing building.
- B. Consider approving the preliminary plat of The Bristol located at 650 and 800 N Friendswood Drive.

4. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, February 13, 2025.
- B. Consider approving the Final Plat of The Bristol located at 650 and 800 N Friendswood Drive with staff comments.
- C. Consider approving the Final Plat of Mcreaken Manor located at 401 W Edgewood Drive.

5. DISCUSSION

- A. Discuss proposed amendments to Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the Friendswood City Code to give the Commission more latitude in consideration site conditions and adjacent zoning when approving site plans.
- B. Discuss proposed amendments to "Appendix C, Zoning" to amend "Section M. Commercial Activities and Temporary Uses 2. Temporary Outdoor Sales" to update the regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for Outdoor Sales and Special Events.
- C. Discussion regarding proposed amendments to Chapter 2 "Administration," Division 10 "Planning and Zoning Commission," Section 2-71(b) "Membership" of the Friendswood City Code.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, March 27, 2025, and (ii) Thursday, April 10, 2025.
- B. Receive the February 2025 DRC Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

7. ADJOURNMENT

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

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



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
10th day of March 2025, at 5:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Consider approving site plan amendments at 2131 W Parkwood Ave, Parkwood American Grille, which includes changing facade materials and colors on the existing building.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Planning and Zoning Commission to consider approval of exterior changes to an existing restaurant building located at 2131 W Parkwood Ave. This building was originally constructed as a Mexican food restaurant and is being transformed to an American grill. Colors and facade changes along with architectural changes to the porte cochère are included in the proposal. The property is zoned Community Shopping Center (CSC) and is subject to the Community Overlay District (COD) (Section 7.5 of the Zoning Ordinance).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

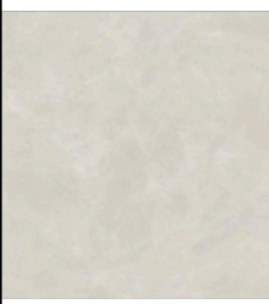
Improvements to this building will contribute towards the commercial tax base and towards a successful restaurant.

RECOMMENDATIONS

The proposed changes appear to be in compliance with the Zoning Ordinance and is subject to approval by the Planning and Zoning Commission.

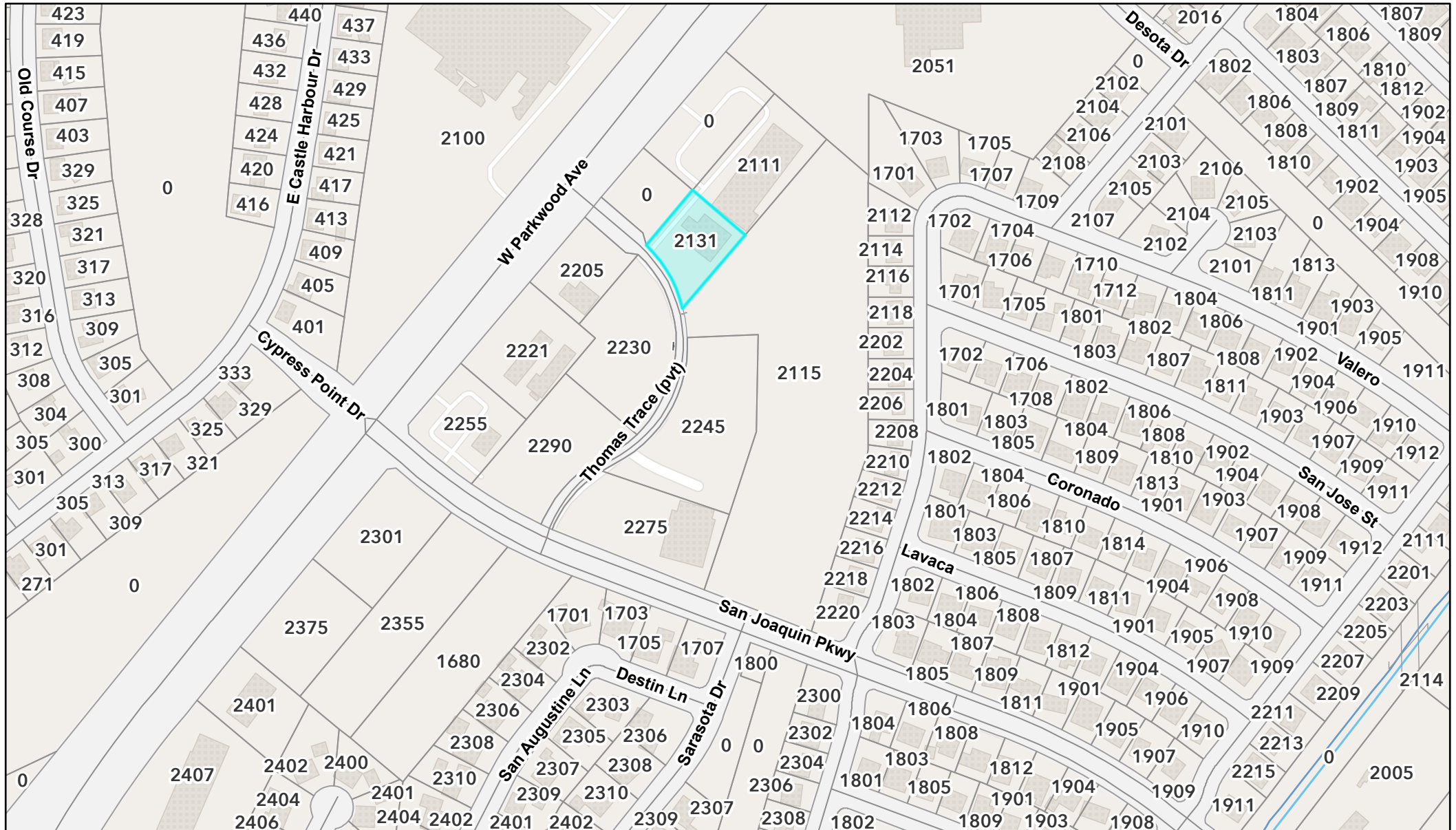
ATTACHMENTS

1. Parkwood American Grille - Proposed Colors
2. Parkwood American Grille - Exterior Elevation View
3. Parkwood American Grille - Exterior Elevations
4. Parkwood American Grille Location Map

SPECIALTY - SP					
SP-01	Main Dining		Southwest Progressive Rep - Amish Desai 951.660.7005 amishd@sw progressive.com	Manuf: Southwest Progressive Product: Venetian Plaster Color: TBD Finish: Venetian Plaster Notes: GC to submit finish sample for designer's approval priors fabrication	Supplied & Installed by SPE
SP-02	Exterior		Earthaus Plaster 800.917.2414 support@earthausplaster.com	Manuf: Earthaus Plaster Product: Earthaus Lime Stucco Color: TBD Finish: Fine Finish Notes: GC to apply base coat of conventional stucco, Earthaus Lime Stucco Finish Finish could be applied as the finish coat	GC
SP-03	Main Dining (acoustic ceiling)		Baux Rep: Lynn Johnson houston@baux.com 713.957.0391	Manuf: Baux Product: Acoustic Wood Wool Item #: Wood Wool Ceiling Flat Color: TBD Size: 1200mm x 600mm; 25mm thk. Edge: Leadtime:	GC



City of Friendswood



3/10/2025, 12:40:01 PM

 City Limit  Parcels  Water Lines
 GCAD Lot lines  Streets



1:4,229
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Consider approving the preliminary plat of The Bristol located at 650 and 800 N Friendswood Drive.

Action:

SUMMARY / ORIGINATING CAUSE

This is a commercial plat that will formalize the tracts for a multi-family development, detention ponds, and two commercial reserves. The zoning of the property is Planned Unit Development (PUD) as recommended by the Planning and Zoning Commission and approved by City Council in 2024 (ordinance attached for reference). The Bristol is a proposed senior living community that will consist of 232 units and a resort-style clubhouse, detention lake with fountains, walking trails, dog park, and interior grades above market standards.

Recommended Action: Approve with staff comments

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

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

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

P&Z Action Options:

- 1) Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat is in conformance with the zoning assigned to the property - PUD.

RECOMMENDATIONS

Staff recommends approval. There are a few minor comments that can be addressed without coming back to the Commission.

ATTACHMENTS

1. The Bristol Preliminary Plat - Corrections Report 03-06-2025

2. The Bristol Location Map
3. The Bristol Final Plat - 2 pages
4. The Bristol - Planned Unit Development (PUD) Ordinance No. 2024-21

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

**Corrections Required - 03-06-2025****Application No. PLT2025-0193****Address : 650 N FRIENDSWOOD DRIVE FRIENDSWOOD TX 77546****Corrections Required Instructions:**

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
99	PLAT 1	Becky Bennett : Planning	Provide the metes and bounds description, not the legal description.	
105	PLAT 1	Aubrey Harbin : Planning	Part of the matrix is missing.	
100	PLAT 2	Becky Bennett : Planning	Draw and label front 30' build line on Reserve C	
101	PLAT 2	Becky Bennett : Planning	Draw and label front 35' build line for Reserve A	
102	PLAT 2	Becky Bennett : Planning	Front build line on Commercial is 30'. Front build line on MultiFamily is 35-ft.	
103	PLAT 2	Becky Bennett : Planning	Label sanitary sewer easement as "public"	
104	PLAT 2	Becky Bennett : Planning	Label sanitary sewer easement as "public"	

General Comments (informational and do not require corrections):**Reviewer Contact Information:**

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1
Aubrey Harbin	aharbin@friendswood.com	1

Submission Documents:

Document Name	Document ID
202500303-GALVESTON-PLAT-BRISTOL DEVELOPMENT PRELIMINARY-59899-P130598.pdf	69702

STATE OF TEXAS
COUNTY OF GALVESTON

We, Hausman Interests, Ltd., acting by and through Maxi Inc., its General Partner, and J. Hubble Hausman, President, being an officer of Hausman Interests, Ltd., owner, hereinafter referred to as Owners, whether one or more, of the 13.639 acre tract described in the above and foregoing plat of BRISTOL DEVELOPMENT, do hereby make and establish said subdivision of said property for according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

In testimony hereto, the Hausman Interests, Ltd., acting by and through Maxi, Inc., its General Partner, has caused these presents to be signed by J. Hubble Hausman, President, thereunto authorized, this ____ day of _____, 20__.

Hausman Interests, Ltd.

By: Maxi, Inc., General Partner

By: _____
J. Hubble Hausman, President

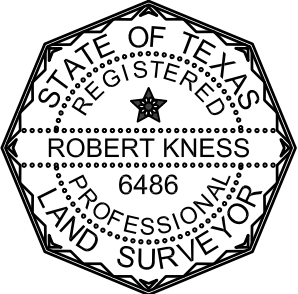
STATE OF TEXAS
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the
State of _____

My Commission Expires: _____



ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

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

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of BRISTOL DEVELOPMENT 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 _____, 20__.

By: _____
Becky Bennett, Assistant Planner

By: _____
Tom Hinkley, Chairman

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 _____, 20__ at ____ o'clock ____M., and duly recorded on _____, 20__ at ____ o'clock ____M., Instrument # _____, Galveston County Records.

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

Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Chief Operating Officer _____ Date _____
District Engineer _____ Date _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction building or permit. This preliminary approval shall expire in (6) months.
GCCDD Reference ID G240098

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY, AND THE CITY OF FRIENDSWOOD. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0688, DATED NOVEMBER 27, 2021. ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999869048.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF FRIENDSWOOD OR GALVESTON COUNTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167000120 REVISED/AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN, AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF FRIENDSWOOD REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD AND GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF FRIENDSWOOD AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD ENGINEERING DESIGN CRITERIA MANUAL AND CODE OF ORDINANCES.
- NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE PLAT BOUNDARIES.
- FIVE-EIGHTHS THIS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- 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.
- 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.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 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 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.
- 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.
- 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.
- 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.

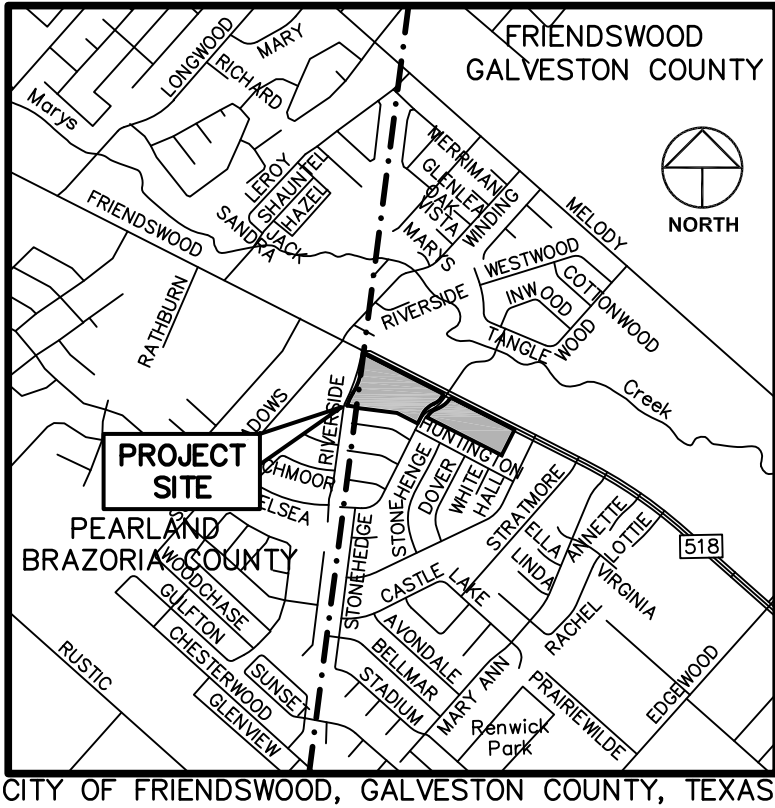
CUSTOM REGULATION MATRIX - RESIDENTIAL

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet						Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side						
							Interior	Exterior (Corner Lot)				
								Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
PHASE 1: MFR Section "A" Section "B"	19.93	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%	
B. 35 feet on thoroughfares. C. 25 feet on thoroughfares. E. Ten-foot minimum separation between buildings. I. 25 feet when abutting land zoned single-family residential (SFR) district.												

CUSTOM REGULATION MATRIX - COMMERCIAL

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

Part of the matrix is missing.



VICINITY MAP
SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND SITUATED IN THE PERRY AND AUSTIN SURVEY, ABSTRACT NOS. 20, AND 111, GALVESTON COUNTY AND GALVESTON COUNTY, TEXAS, BEING ALL OF A RESTRICTED RESERVE "B-3", BLOCK ONE, A REPLAT OF RESERVE "B" OF ANNALAE KINGS PARK SECTION "B", A MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2021035945, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), ALSO BEING OUT OF A CALLED 8.1064 ACRES DESCRIBED IN DEED TO HAUSEN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 9543361, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH END OF A CURVED CUTBACK AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 518 (N. FRIENDSWOOD DRIVE)(100 FEET R.O.W.) AND THE WESTERLY R.O.W. LINE OF CHELSEA LANE (R.O.W. VARIES) AS RECORDED UNDER G.C.C.F. NO. 8703171, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, THE FOLLOWING 5 COURSES AND DISTANCES:

- SOUTHEASTERLY, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96 DEG. 55 MIN. 42 SEC., AN ARC LENGTH OF 33.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 41 MIN. 59 SEC. EAST, - 29.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
- SOUTH 33 DEG. 45 MIN. 52 SEC. WEST, A DISTANCE OF 22.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 182.94 FEET, A CENTRAL ANGLE OF 33 DEG. 50 MIN. 13 SEC., AN ARC LENGTH OF 108.04 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEG. 40 MIN. 58 SEC. WEST, - 106.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
- SOUTHWESTERLY, WITH SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 40 DEG. 45 MIN. 50 SEC., AN ARC LENGTH OF 165.07 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 16 MIN. 48 SEC. WEST, - 161.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;
- SOUTH 26 DEG. 53 MIN. 51 SEC. WEST, A DISTANCE OF 105.42 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 16, OF ANNALAE, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 15, G.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 01 DEG. 58 MIN. 35 SEC. WEST-1.2 FEET, AND A CAPPED 1/2 INCH IRON ROD STAMPED "HIGH TIDE" BEARS SOUTH 66 DEG. 34 MIN. 24 SEC. WEST-1.1 FEET;

THENCE, DEPARTING THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, NORTH 63 DEG. 08 MIN. 51 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 241.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 82 DEG. 40 MIN. 20 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 426.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 1 OF CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, THE EAST LINE OF A CALLED 0.364 ACRES DESCRIBED IN A DEED TO HAUSMAN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 1995023459, A DISTANCE OF 574.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF RIVERSIDE DRIVE (50' R.O.W.) AND THE SOUTHERLY R.O.W. OF SAID F.M. 518, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 07 DEG. 19 MIN. 40 SEC. EAST, WITH THE WEST LINE OF SAID LOT 1 OF SAID CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, THE EAST LINE OF A CALLED 0.364 ACRES DESCRIBED IN A DEED TO HAUSMAN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 1995023459, A DISTANCE OF 574.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF RIVERSIDE DRIVE (50' R.O.W.) AND THE SOUTHERLY R.O.W. OF SAID F.M. 518, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 63 DEG. 08 MIN. 32 SEC. EAST, WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 917.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND.

AND

5.539 AC. / 241,281 SQ. FT. OF LAND BEING ALL OF RESTRICTED RESERVE "B-2", BLOCK 1, REPLAT OF RESERVE "B", ANNALAE KINGS PARK SECTION "B" AND WHITEHALL SECTION "B", AS RECORDED UNDER PLAT NO. 2021035945, G.C.M.R.

Provide the metes and bounds description, not the legal description.

BENCHMARK

PUBLISHED ELEVATION - 37.862

BM 100 IS A BRONZE DISK SET IN CONCRETE INSIDE ALUMINUM COVER SET FLUSH WITH GROUND. THE MONUMENT IS STAMPED WITH "CITY OF PEARLAND" AND "PRIMARY CONTROL MONUMENT" AND "100" LOCATED FROM THE INTERSECTION FO F.M. 518 (W. BROADWAY ST) AND DIXIE FARM RD. TRAVEL NORTH ON F.M. 518 ONE QUARTER OF A MILE TO PEARLAND WATER WELL #3 NO THE NORTH SIDE OF F.M. 518. THE MONUMENT IS LOCATED BEHIND THE BACK OF CURB +/- 20 FEET NORTHWEST FROM THE CENTER OF THE CHAIN LINE GATE AT THE ENTRANCE TO THE WATER WELL SITE. (NAV088, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B" ELEVATION - 29.09

TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF A CURB OF A STORM INLET 8.37 FEET SOUTHWEST FROM THE CENTERLINE OF F.M. 518, #627 FEET SOUTHEAST FROM THE INTERSECTION OF F.M. 518 AND RIVERSIDE DRIVE.

ABBREVIATIONS

AC. - ACRES	T.B.M. - TEMPORARY BENCHMARK
A.E. - AERIAL EASEMENT	W.L.E. - WATER LINE EASEMENT
D.E. - DRAINAGE EASEMENT	W.S.E. - WATER AND SEWER EASEMENT
ESMT. - EASEMENT	W.M.E. - WATER METER EASEMENT
FND - FOUND	S.S.E. - SANITARY SEWER EASEMENT
IP - IRON PIPE	F.H.E. - FIRE HYDRANT EASEMENT
IR - IRON PIPE	U.E. - UTILITY EASEMENT
NO. - NUMBER	B.C.C.F. - BRAZORIA COUNTY CLERK FILE
PG. - PAGE	G.C.C.F. - GALVESTON COUNTY CLERK FILE
P.O.B. - POINT OF BEGINNING	B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY	G.C.D.R. - GALVESTON COUNTY DEED RECORDS
SQ. FT. - SQUARE FEET	G.C.M.R. - GALVESTON COUNTY MAP RECORDS
VOL. - VOLUME	B.C.P.R. - BRAZORIA COUNTY MAP RECORDS
B.L. - BUILDING LINE	⑤ - SET 5/8" CAPPED IR "WINDROSE"

CITY OF FRIENDSWOOD
PRELIMINARY PLAT

BRISTOL DEVELOPMENT

A SUBDIVISION OF

13.639 AC. / 594,100 SQ. FT.

BEING A REPLAT OF RESTRICTED RESERVE "B-2",
BLOCK 1, AND RESTRICTED RESERVE "B-3",
BLOCK 2, REPLAT OF RESERVE "B", ANNALAE
KINGS PARK SECTION "B" AND WHITEHALL SECTION
"B", PLAT NO. 2021035945, G.C.M.R. AND
7.7485 AC. / 337,526 SQ. FT. SITUATED IN THE
PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 20,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

2 BLOCKS 6 RESERVES

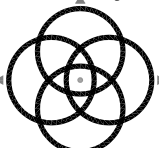
MARCH 03, 2025

REASON FOR REPLAT: TO CREATE SIX (6) RESERVES
AND CHANGE RESTRICTED RESERVE USES

Owner
HAUSMAN INTERESTS, LTD.

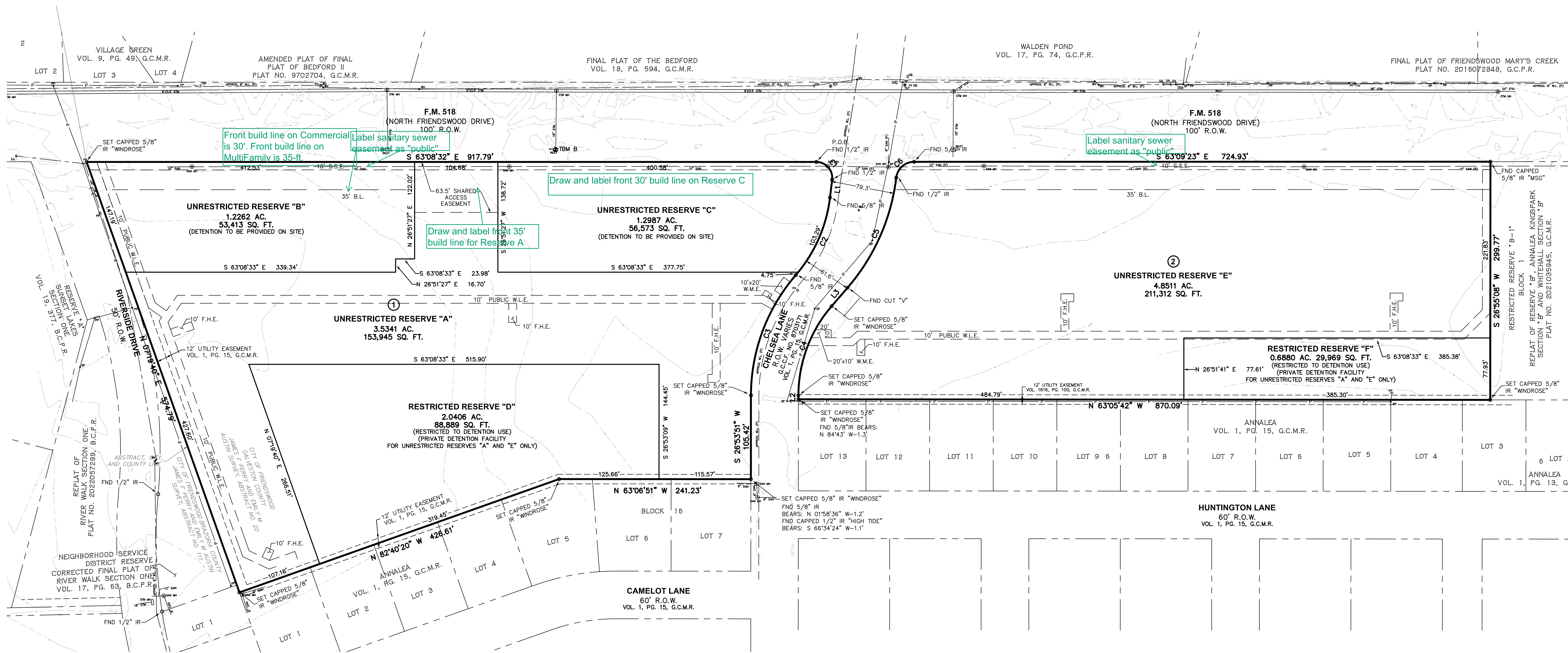
J. Hubble Hausman, President
9950 Cypresswood Dr., Ste. 330
Houston, TX 77070
(713) 799-9450

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



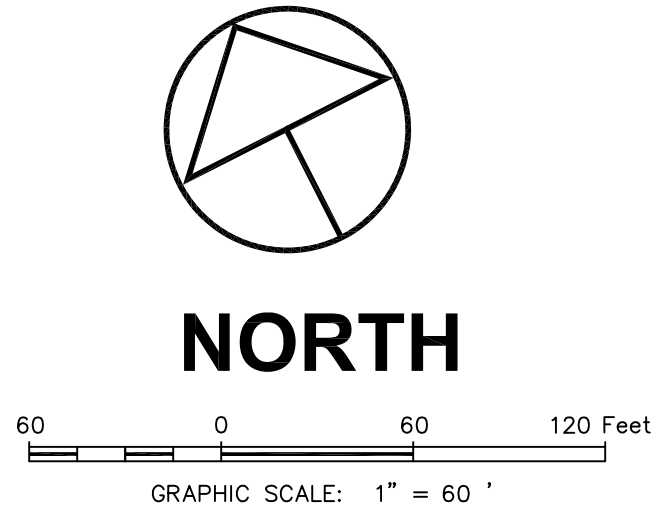
CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	20.00'	96°55'42"	33.83'	S 14°41'59" E	29.94'
C2	182.94'	33°52'17"	108.15'	S 50°42'00" W	106.58'
C3	232.00'	40°44'15"	164.95'	S 47°16'01" W	161.50'
C4	172.00'	40°44'24"	122.30'	N 47°16'28" E	119.74'
C5	260.05'	33°52'14"	153.73'	N 50°42'29" E	151.50'
C6	22.58'	83°03'16"	32.73'	S 75°18'28" W	29.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°45'52" W	22.71'
L2	N 26°54'18" E	5.00'
L3	N 67°38'37" E	30.66'

ABBREVIATIONS

AC. - ACRES
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
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P.O.B. - POINT OF BEGINNING
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SQ. FT. - SQUARE FEET
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W.M.E. - WATER METER EASEMENT
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G.C.M.R. - GALVESTON COUNTY MAP RECORDS
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
S - SET 5/8" CAPPED IR "WINDROSE"



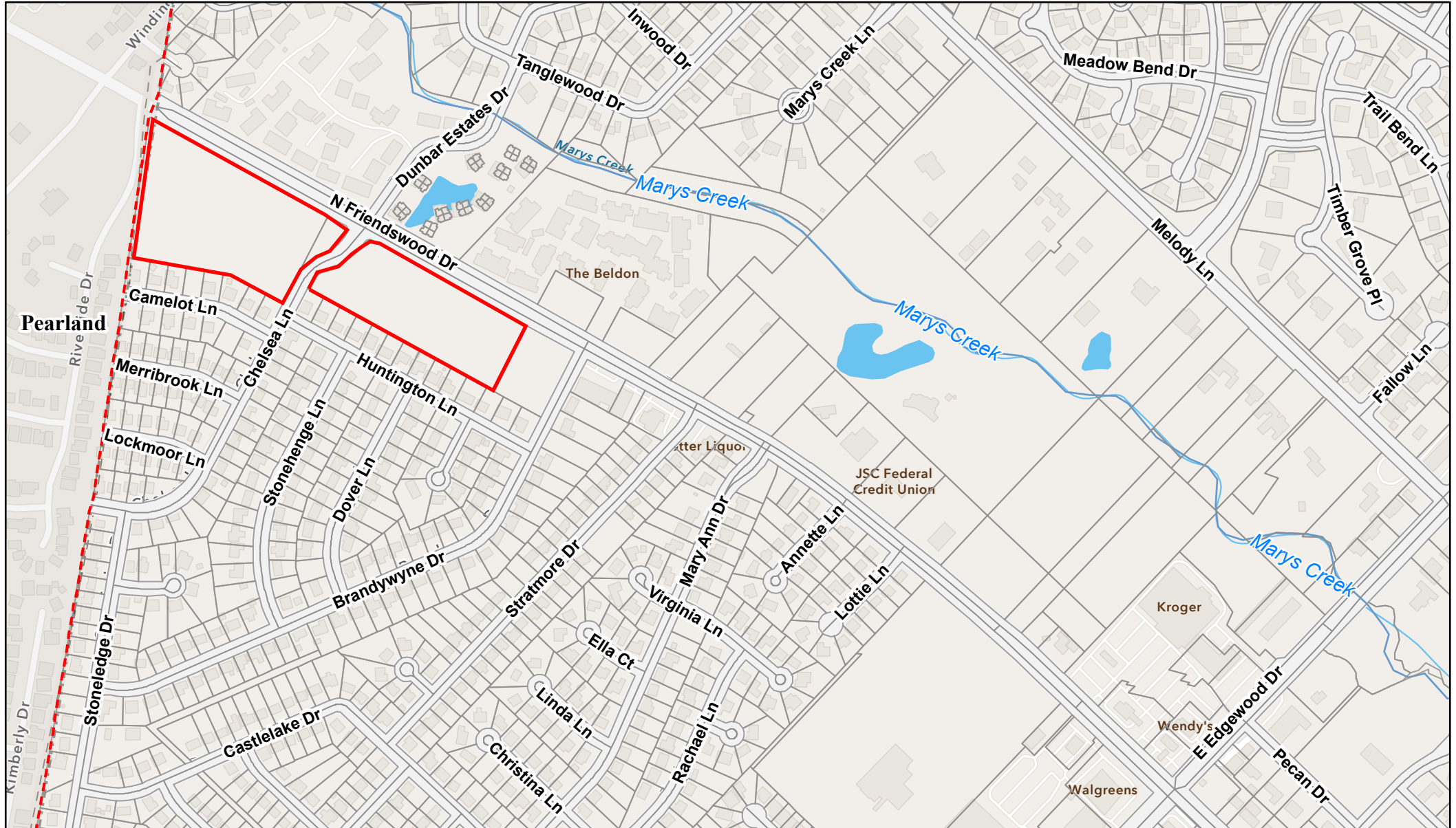
CITY OF FRIENDSWOOD
PRELIMINARY PLAT
BRISTOL DEVELOPMENT
A SUBDIVISION OF
13.639 AC. / 594,100 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "B-2",
BLOCK 1, AND RESTRICTED RESERVE "B-3",
BLOCK 2, REPLAT OF RESERVE "B", ANNALEA
KINGSPARK SECTION "B" AND WHITEHALL SECTION
"B", PLAT NO. 2021035945, G.C.M.R. AND
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2 BLOCKS 6 RESERVES
MARCH 03, 2025
REASON FOR REPLAT: TO CREATE SIX (6) RESERVES
AND CHANGE RESTRICTED RESERVE USES

Owner
HAUSMAN INTERESTS, LTD.
J. Hubble Hausman, President
9950 Cypresswood Dr., Ste. 330
Houston, TX 77070
(713) 799-9450
Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

City of Friendswood



3/10/2025, 11:58:17 AM

-  City Limit
-  Streets
-  Water Lines
-  Parcels
-  Surrounding Cities



1:7,459
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

STATE OF TEXAS
COUNTY OF GALVESTON

We, Hausman Interests, Ltd., acting by and through Maxi Inc., its General Partner, and J. Hubble Hausman, President, being an officer of Hausman Interests, Ltd., owner, hereinafter referred to as Owners, whether one or more, of the 13.639 acre tract described in the above and foregoing plat of BRISTOL DEVELOPMENT, do hereby make and establish said subdivision of said property for according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

In testimony hereto, the Hausman Interests, Ltd., acting by and through Maxi, Inc., its General Partner, has caused these presents to be signed by J. Hubble Hausman, President, thereunto authorized, this ____ day of _____, 20__.

Hausman Interests, Ltd.

By: Maxi, Inc., General Partner

By: _____
J. Hubble Hausman, President

STATE OF TEXAS
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the
State of _____

My Commission Expires: _____

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY, AND THE CITY OF FRIENDSWOOD. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0688, DATED NOVEMBER 27, 2021. ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999869048.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF FRIENDSWOOD OR GALVESTON COUNTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167000100 REVISED/AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN, AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF FRIENDSWOOD REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD AND GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF FRIENDSWOOD AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD ENGINEERING DESIGN CRITERIA MANUAL AND CODE OF ORDINANCES.
- NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE PLAT BOUNDARIES.
- FIVE-EIGHTHS (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- 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.
- 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.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 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 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.
- 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.
- 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.
- 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.

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 _____, 20__, at ____ o'clock ____M., and duly recorded on _____, 20__, at ____ o'clock ____M., Instrument # _____, Galveston County Records.

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

Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Chief Operating Officer _____ Date _____

District Engineer _____ Date _____

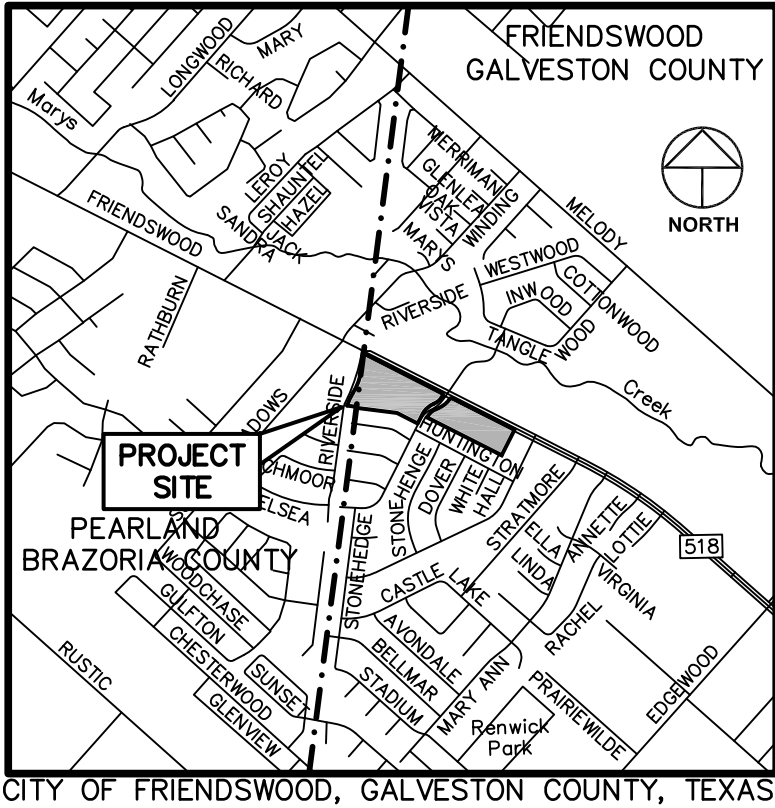
The approval granted by these signatures does not constitute the District's approval for the granting of any construction building or permit. This preliminary approval shall expire in (6) months.
GCCDD Reference ID G240098

CUSTOM REGULATION MATRIX - RESIDENTIAL

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet						Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side						
						Interior	Exterior (Corner Lot)		Backing Up to an Abutting Rear Yard			
							Backing Up to an Abutting Side Yard					
PHASE 1: MFR Section "A" Section "B"	19.93	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%	
B. 35 feet on thoroughfares. C. 25 feet on thoroughfares. E. Ten-foot minimum separation between buildings. I. 25 feet when abutting land zoned single-family residential (SFR) district.												

CUSTOM REGULATION MATRIX - COMMERCIAL

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



VICINITY MAP SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND SITUATED IN THE PERRY AND AUSTIN SURVEY, ABSTRACT NOS. 20, AND 111, GALVESTON COUNTY AND GALVESTON COUNTY, TEXAS, BEING ALL OF A RESTRICTED RESERVE "B-3", BLOCK ONE, A REPLAT OF RESERVE "B" OF ANNALAE KINGSPARK SECTION "B", A MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2021035945, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), ALSO BEING OUT OF A CALLED 8.1064 ACRES DESCRIBED IN DEED TO HAUSEN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 9543361, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH END OF A CURVED CUTBACK AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 518 (N. FRIENDSWOOD DRIVE)(100 FEET R.O.W.) AND THE WESTERLY R.O.W. LINE OF CHELSEA LANE (R.O.W. VARIES) AS RECORDED UNDER G.C.C.F. NO. 8703171, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, THE FOLLOWING 5 COURSES AND DISTANCES:

- SOUTHEASTERLY, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96 DEG. 55 MIN. 42 SEC., AN ARC LENGTH OF 33.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 41 MIN. 59 SEC. EAST, - 29.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
- SOUTH 33 DEG. 45 MIN. 52 SEC. WEST, A DISTANCE OF 22.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 182.94 FEET, A CENTRAL ANGLE OF 33 DEG. 50 MIN. 13 SEC., AN ARC LENGTH OF 108.04 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEG. 40 MIN. 58 SEC. WEST, - 106.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
- SOUTHWESTERLY, WITH SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 40 DEG. 45 MIN. 50 SEC., AN ARC LENGTH OF 165.07 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 16 MIN. 48 SEC. WEST, - 161.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;
- SOUTH 26 DEG. 53 MIN. 51 SEC. WEST, A DISTANCE OF 105.42 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 16, OF ANNALAE, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 15, G.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 01 DEG. 58 MIN. 35 SEC. WEST-1.2 FEET, AND A CAPPED 1/2 INCH IRON ROD STAMPED "HIGH TIDE" BEARS SOUTH 66 DEG. 34 MIN. 24 SEC. WEST-1.1 FEET;

THENCE, DEPARTING THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, NORTH 63 DEG. 08 MIN. 51 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 241.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 82 DEG. 40 MIN. 20 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 426.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 1 OF CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 15, G.C.M.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 07 DEG. 19 MIN. 40 SEC. EAST, WITH THE WEST LINE OF SAID LOT 1 OF SAID CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, THE EAST LINE OF A CALLED 0.364 ACRES DESCRIBED IN A DEED TO HAUSMAN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 1995023459, A DISTANCE OF 574.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF RIVERSIDE DRIVE (50' R.O.W.) AND THE SOUTHERLY R.O.W. OF SAID F.M. 518, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 63 DEG. 08 MIN. 32 SEC. EAST, WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 917.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND.

AND

5.539 AC. / 241,281 SQ. FT. OF LAND BEING ALL OF RESTRICTED RESERVE "B-2", BLOCK 1, REPLAT OF RESERVE "B", ANNALAE KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", AS RECORDED UNDER PLAT NO. 2021035945, G.C.M.R.

ABBREVIATIONS

AC. - ACRES	T.B.M. - TEMPORARY BENCHMARK
A.E. - AERIAL EASEMENT	W.L.E. - WATER LINE EASEMENT
D.E. - DRAINAGE EASEMENT	W.S.E. - WATER AND SEWER EASEMENT
ESMT. - EASEMENT	W.M.E. - WATER METER EASEMENT
FND. - FOUND	S.S.E. - SANITARY SEWER EASEMENT
IP - IRON PIPE	F.H.E. - FIRE HYDRANT EASEMENT
IR - IRON ROD	U.E. - UTILITY EASEMENT
NO. - NUMBER	B.C.C.F. - BRAZORIA COUNTY CLERK FILE
PG. - PAGE	G.C.C.F. - GALVESTON COUNTY CLERK FILE
P.O.B. - POINT OF BEGINNING	B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY	G.C.D.R. - GALVESTON COUNTY DEED RECORDS
SQ. FT. - SQUARE FEET	G.C.M.R. - GALVESTON COUNTY MAP RECORDS
VOL. - VOLUME	B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
BL. - BUILDING LINE	⑤ - SET 5/8" CAPPED IR "WINDROSE"

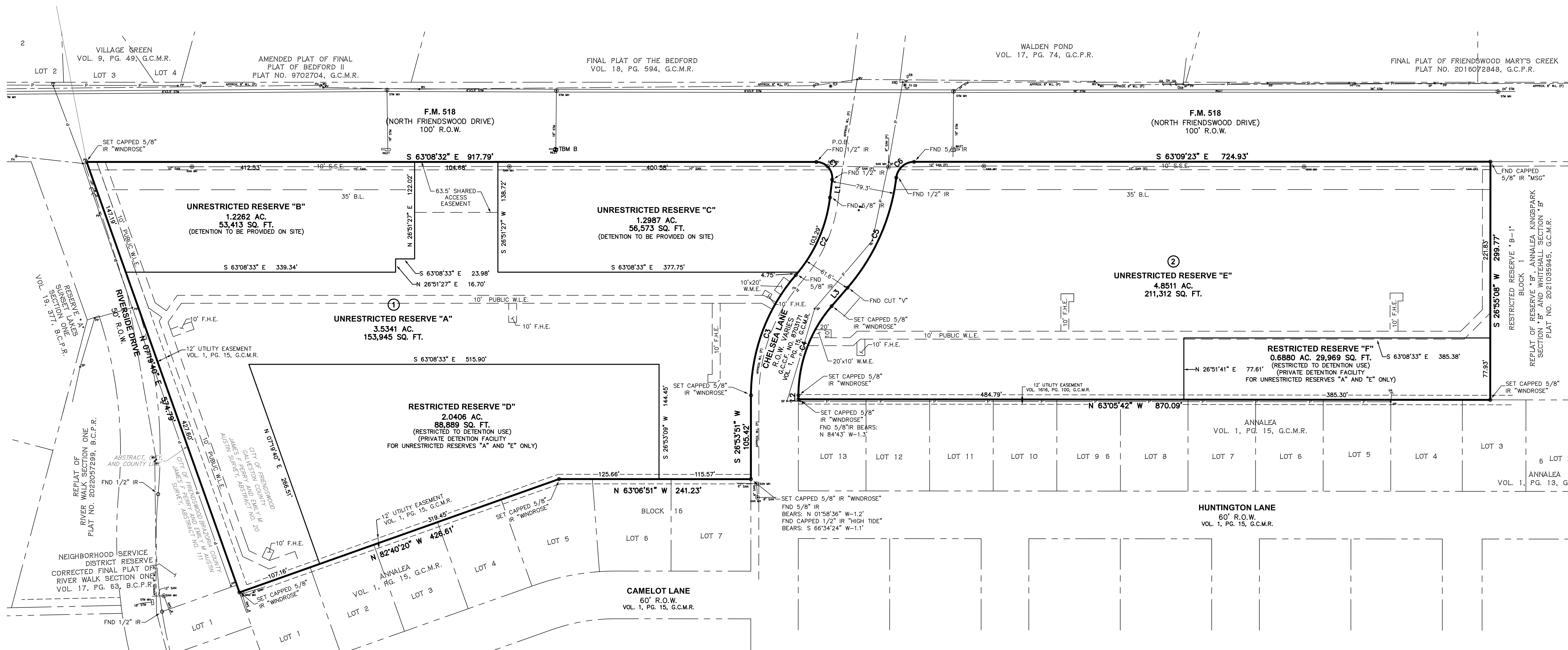
BENCHMARK

PUBLISHED ELEVATION - 37.862

BM 100 IS A BRONZE DISK SET IN CONCRETE INSIDE ALUMINUM COVER SET FLUSH WITH GROUND. THE MONUMENT IS STAMPED WITH "CITY OF PEARLAND" AND "PRIMARY CONTROL MONUMENT" AND "100" LOCATED FROM THE INTERSECTION FO F.M. 518 (W. BROADWAY ST) AND DIXIE FARM RD. TRAVEL NORTH ON F.M. 518 ONE QUARTER OF A MILE TO PEARLAND WATER WELL #3 NO THE NORTH SIDE OF F.M. 518. THE MONUMENT IS LOCATED BEHIND THE BACK OF CURB +/- 20 FEET NORTHWEST FROM THE CENTER OF THE CHAIN LINE GATE AT THE ENTRANCE TO THE WATER WELL SITE. (NAV088, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B" ELEVATION - 29.09

TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF A CURB OF A STORM INLET 8.37 FEET SOUTHEAST FROM THE CENTERLINE OF F.M. 518, #627 FEET SOUTHEAST FROM THE INTERSECTION OF F.M. 518 AND RIVERSIDE DRIVE.

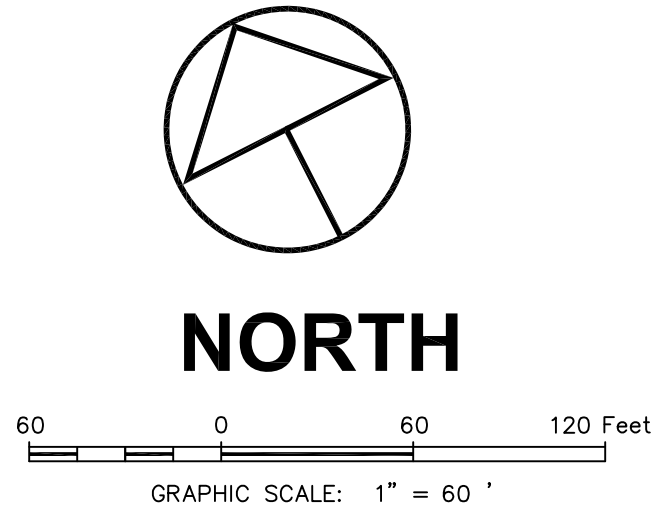


CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	20.00'	96°55'42"	33.83'	S 14°41'59" E	29.94'
C2	182.94'	33°52'17"	108.15'	S 50°42'00" W	106.58'
C3	232.00'	40°44'15"	164.95'	S 47°16'01" W	161.50'
C4	172.00'	40°44'24"	122.30'	N 47°16'28" E	119.74'
C5	260.05'	33°52'14"	153.73'	N 50°42'29" E	151.50'
C6	22.58'	83°03'16"	32.73'	S 75°18'28" W	29.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°45'52" W	22.71'
L2	N 26°54'18" E	5.00'
L3	N 67°38'37" E	30.66'

ABBREVIATIONS

AC. - ACRES
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
T.B.M. - TEMPORARY BENCHMARK
W.L.E. - WATER LINE EASEMENT
W.S.E. - WATER AND SEWER EASEMENT
W.M.E. - WATER METER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
F.H.E. - FIRE HYDRANT EASEMENT
U.E. - UTILITY EASEMENT
B.C.C.F. - BRAZORIA COUNTY CLERK FILE
G.C.C.F. - GALVESTON COUNTY CLERK FILE
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
5 - SET 5/8" CAPPED IR "WINDROSE"



CITY OF FRIENDSWOOD
FINAL PLAT
BRISTOL DEVELOPMENT
A SUBDIVISION OF
13.639 AC. / 594,100 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "B-2",
BLOCK 1, AND RESTRICTED RESERVE "B-3",
BLOCK 2, REPLAT OF RESERVE "B", ANNALEA
KINGSPARK SECTION "B" AND WHITEHALL SECTION
"B", PLAT NO. 2021035945, G.C.M.R. AND
7.7485 AC. / 337,526 SQ. FT. SITUATED IN THE
PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 20,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

2 BLOCKS 6 RESERVES
MARCH 03, 2025
REASON FOR REPLAT: TO CREATE SIX (6) RESERVES
AND CHANGE RESTRICTED RESERVE USES

Owner
HAUSMAN INTERESTS, LTD.
J. Hubble Hausman, President
9950 Cypresswood Dr., Ste. 330
Houston, TX 77070
(713) 799-9450
Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP ("FLUM") CONCERNING PROPERTY LOCATED AT 650 AND 800 N FRIENDSWOOD DRIVE, BEING (I) APPROXIMATELY 13.6491 ACRES OF LAND CONSISTING OF RESTRICTED RESERVES B-2 AND B-3 IN THE REPLAT OF RESERVE "B," ANNALEA KINGSPARK SECTION "B" AND WHITEHALL SECTION "B" AS RECORDED IN THE GALVESTON COUNTY MAP RECORDS, DOCUMENT NO. 2021035945, AND (II) APPROXIMATELY 7.754 ACRES OF LAND OUT OF THE PERRY AND AUSTIN SURVEY, ABSTRACT 20, PAGE 4, FRIENDSWOOD, GALVESTON COUNTY, TEXAS, TO CHANGE ITS DESIGNATION FROM "RETAIL" TO "HIGH DENSITY RESIDENTIAL"; AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION FROM COMMUNITY SHOPPING CENTER (CSC) TO PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MIXED-USE DEVELOPMENT CONSISTING OF COMMERCIAL AND AGE-RESTRICTED MULTIFAMILY LIVING; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Friendswood Comprehensive Plan (the "Plan") assists City officials, staff and citizens in making sound decisions affecting the future growth and development of the City and the surrounding area; and

WHEREAS, the amendment of the Plan to update the Future Land Use Map contained therein concerning a tract of land located at 650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas (the "Property"), has been reviewed by the City's Community Development Department (the "Department") and the Planning and Zoning Commission (the "Commission"); and

WHEREAS, a map depicting the location of the Property is attached hereto, marked Exhibit "A," and made a part hereof for all intents and purposes; and

WHEREAS, public hearings at which the public was given the opportunity to give testimony and present written evidence regarding the amendment of the Plan and the amendment to the official zoning map were conducted by the Commission on July 11, 2024, and by the City Council on August 5, 2024; and

WHEREAS, after receiving the recommendations of the Department and the Commission as well as the input received at the public hearing, the City Council desires to amend the Plan to

update the Future Land Use Map to better reflect future development within the boundaries of the City; and

WHEREAS, additionally, Hausman Interests, Ltd, the owner of the Property, (the "Owner") made application to the City to change the zoning classification of the Property from Community Shopping Center (CSC) to Planned Unit Development (PUD); and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Commission and the City Council conducted public hearings on such application, allowing all interested persons the opportunity to be heard; and

WHEREAS, the Commission filed with City Council its written report recommending approval of the application; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and all required hearings on this matter have been held; and

WHEREAS, the City Council further finds that this ordinance complies with the applicable provisions of the City Charter of the City of Friendswood, the Friendswood City Code and all other applicable laws; and

WHEREAS, the City Council deems it appropriate to approve the application, subject to applicable regulations, restrictions, exceptions, and conditions; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. All matters and facts set forth in the recitals above are found to be true, and are approved as the processes and procedures which the City Council of the City of Friendswood undertook and completed prior to the adoption of this ordinance.

Section 2. That the City Council of the City of Friendswood, Texas, hereby amends the Friendswood Comprehensive Plan to update the Future Land Use Map concerning the Property, to change the FLUM designation from "Retail" to "High Density Residential."

Section 3. The Official Zoning Map of the City of Friendswood is hereby amended to change the classification of the Property from Community Shopping Center (CSC) to Planned Unit Development (PUD) in accordance with Exhibit "B," which is attached hereto and incorporated herein for all intents and purposes. The City Council hereby directs the Mayor to sign and the City Secretary to attest to an entry on such map containing the number and effective date of this ordinance along with a brief description of the nature of the change in accordance with Section 3.A.(3), Appendix C of the Friendswood City Code.

Section 4. This ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of the Property as described in Section 3 hereinabove.

Section 5. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 6. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

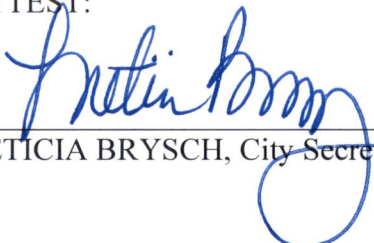
Section 8. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 9. This ordinance shall take effect upon its publication and the proper entry on the official zoning map in accordance with Section 3.A.(3), Appendix C of the Friendswood City Code.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of August, 2024.


MIKE FOREMAN, Mayor

ATTEST:


LETICIA BRYSCH, City Secretary

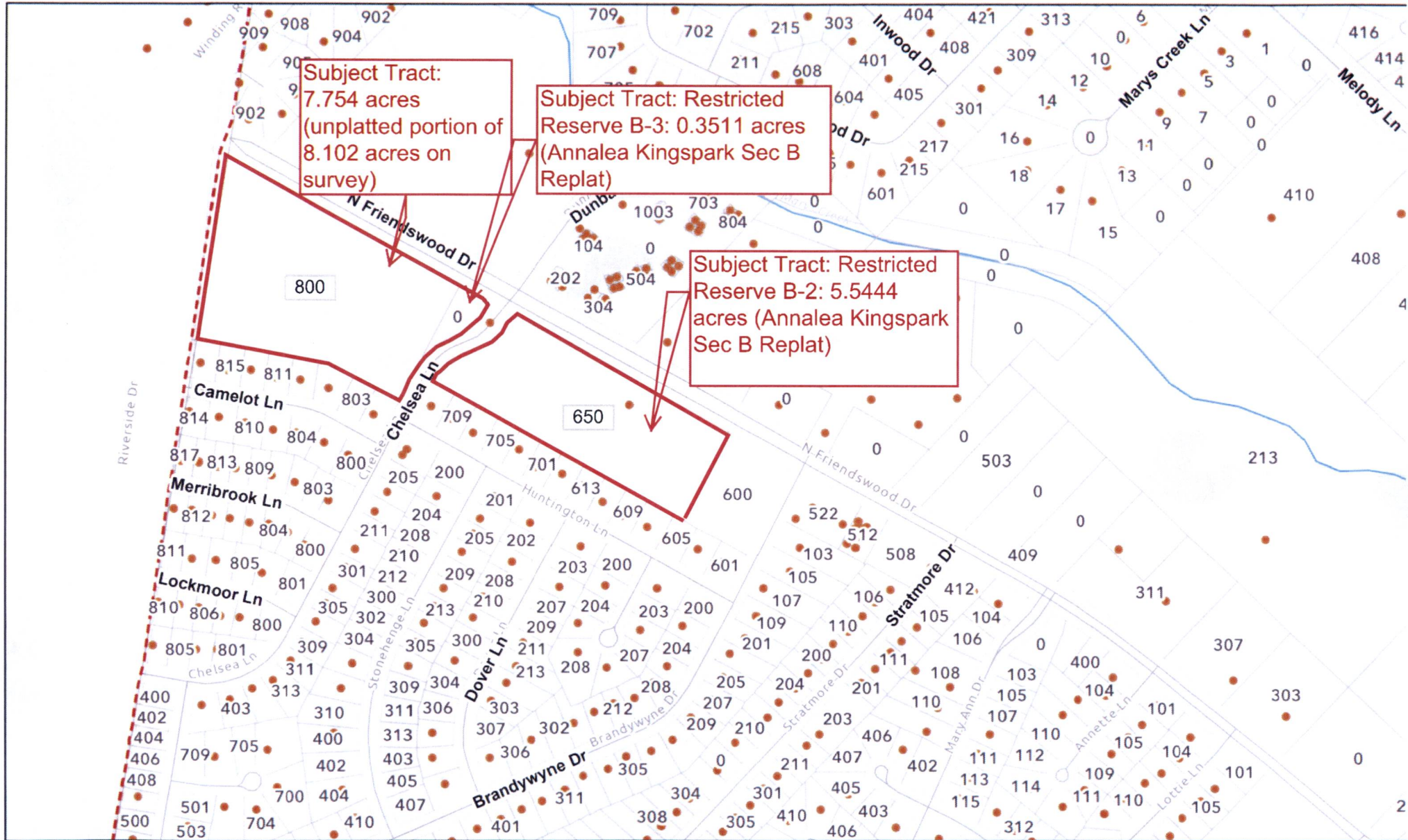


APPROVED AS TO FORM:


KAREN L. HORNER, City Attorney

H:\City Council\Ordinances\2024\08-05-2024\Ordinance - Updating Comprehensive Plan Land Use Map & Official Zoning Map - 650 and 800 N Friendswood Dr.docx

City of Friendswood Location Map



6/5/2024, 2:22:45 PM

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

Exhibit "A"

1:5,616

0 0.04 0.08 0.16

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Houston, Brazoria C
Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, E:
Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/N:
EPA, NPS, US Census Bureau, USDA, USFWS

Friendswood Belmont Development

A 14.0 Acre Mixed-Use PUD Development

800 Block of N. Friendswood Dr.

Friendswood, Texas

2024

PUD Application

City of Friendswood



EXECUTIVE SUMMARY

TYPE: Mixed-Use PUD

LOCATION: 800 Block of N. Friendswood Drive

LAND AREA: Approx. 14.00 acres comprised of 8.102 acre, 5.8955 acre, & 0.3511 acre tracts

CURRENT ZONING: CSC

REQUESTED ZONING: Mixed-Use PUD

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

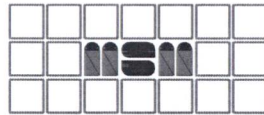
PHASE I: This component will be a 232-unit Class A+ Market Rent Multi-Family seniors development covering 11.642 acres. The property will be high-end, two three-story buildings with all units having attached or detached garages. It will also be age-restricted to 55 and over with Class A+ amenities such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

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



THE BELMONT MASTER PLAN

A Mixed Use Community



MUCASEY
&
Associates

Architects

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

PROJECT SUMMARY:

Apartments:

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

Acreage:

Retail Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.444 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

Retail:

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

Garages Provided:

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

Custom Regulation Matrix - Residential									
Use	Lot Size	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Setback	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Corner Setback
Single-Family	1/4	10,000	30	100	10	10	10	10	10
Two-Family	1/2	20,000	40	150	15	15	15	15	15
Three-Family	3/4	30,000	50	200	20	20	20	20	20
Four-Family	1	40,000	60	250	25	25	25	25	25
Five-Family	1 1/4	50,000	70	300	30	30	30	30	30
Six-Family	1 1/2	60,000	80	350	35	35	35	35	35
Seven-Family	1 3/4	70,000	90	400	40	40	40	40	40
Eight-Family	2	80,000	100	450	45	45	45	45	45
Nine-Family	2 1/4	90,000	110	500	50	50	50	50	50
Ten-Family	2 1/2	100,000	120	550	55	55	55	55	55

Custom Regulation Matrix - Commercial									
Use	Lot Size	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Setback	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Corner Setback
Office	1/2	20,000	40	150	15	15	15	15	15
Professional Office	1/4	10,000	30	100	10	10	10	10	10
Retail	1/4	10,000	30	100	10	10	10	10	10
Restaurant	1/2	20,000	40	150	15	15	15	15	15
Hotel	1/2	20,000	40	150	15	15	15	15	15
Warehouse	1/2	20,000	40	150	15	15	15	15	15
Self Storage	1/2	20,000	40	150	15	15	15	15	15
Industrial	1/2	20,000	40	150	15	15	15	15	15
Manufacturing	1/2	20,000	40	150	15	15	15	15	15
Logistics	1/2	20,000	40	150	15	15	15	15	15

Parking Analysis - Phase I: MFR Section "A" & Section "B"

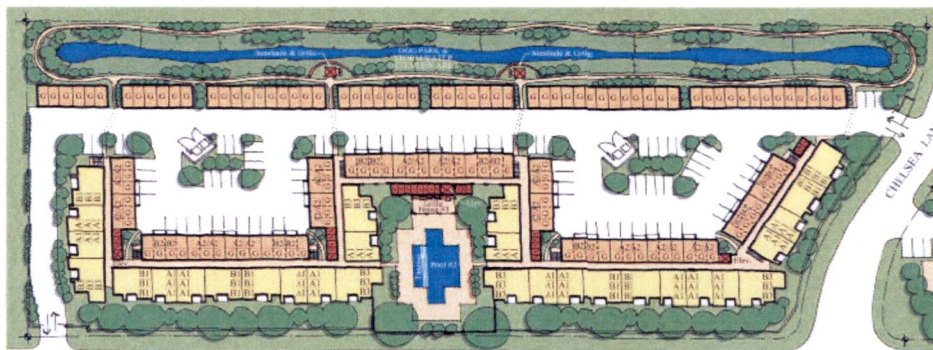
1.5 spaces per 1,000 s.f. (1,000 units)	1,000
1.5 spaces per 1,000 s.f. (1,000 units)	1,000
Total Parking Required	2,000
Garages Provided	2,320
Open Parking Provided	1,760
Total Parking Provided	4,080
Excess Parking	33

Parking Analysis - Phase II: Retail / Commercial "A"

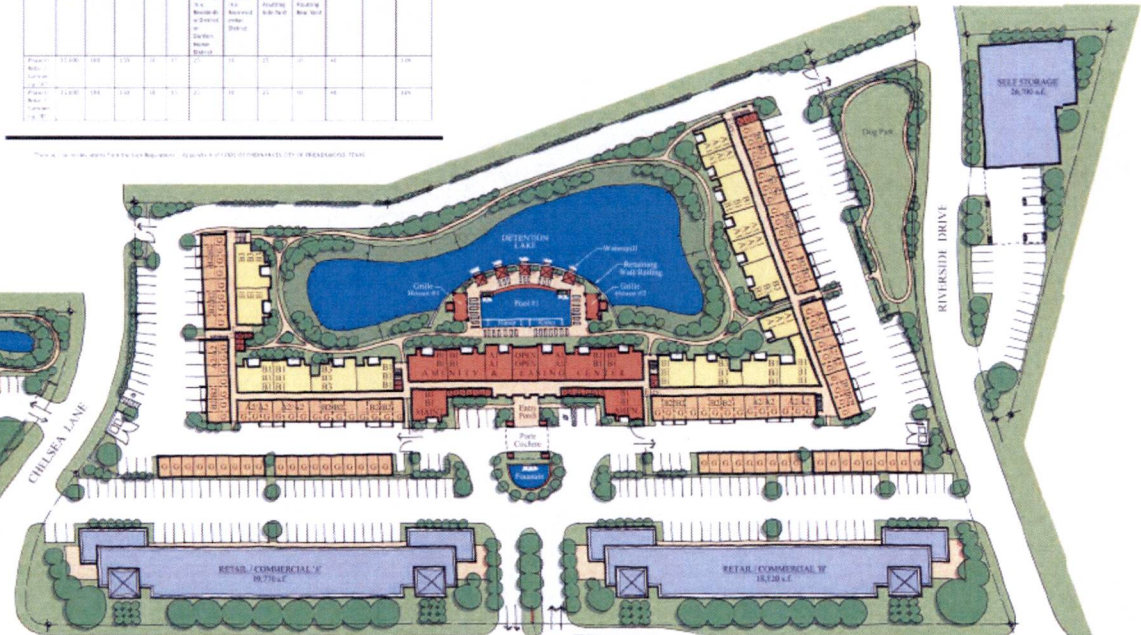
Required Spaces: 1,300 (3A)	75
Provided	100
Excess Spaces: 25	12

Parking Analysis - Phase III: Retail / Commercial "B"

Required Spaces: 1,300 (3A)	75
Provided	100
Excess Spaces: 25	12



SECTION "A"



SECTION "B"

FRIENDSWOOD MASTER PLAN

A Mixed Use Community

Mucasey & Associates, Architects

April 26, 2024

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

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

Phase II: Retail / Commercial "A"

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

Phase III: Retail / Commercial "B"

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

PROJECT SUMMARY:

Apartments:

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

Retail:

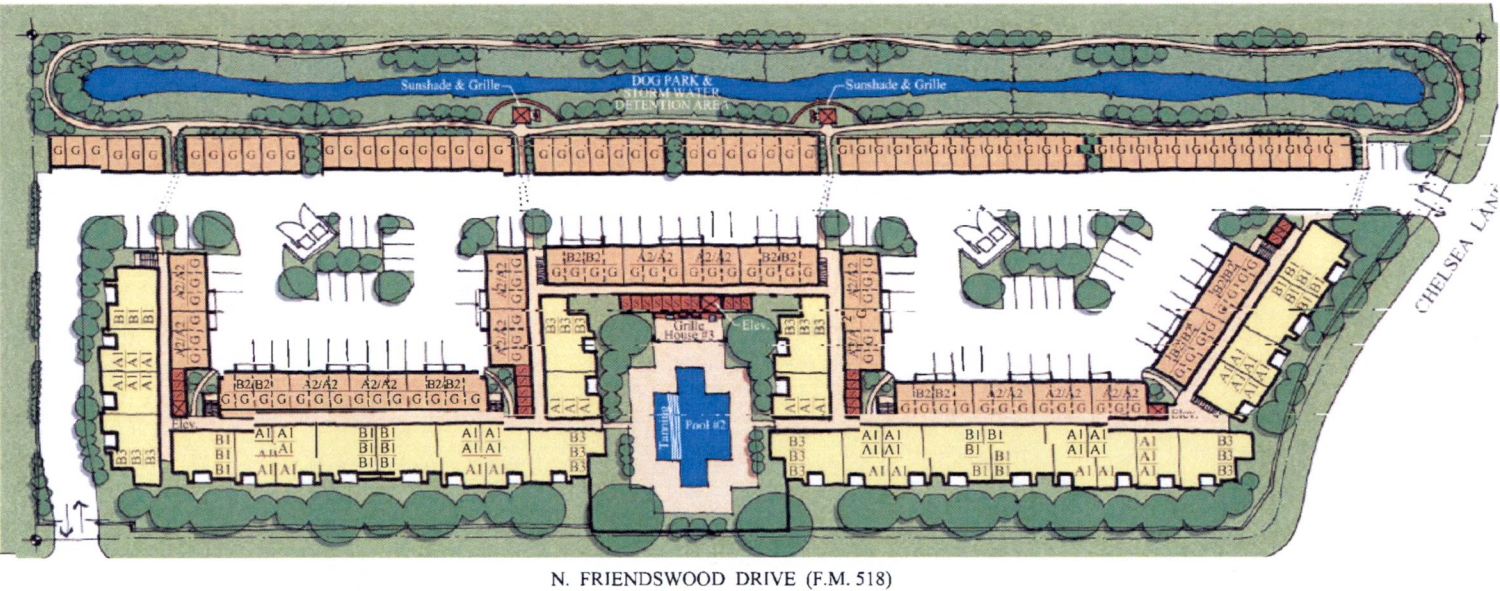
Retail / Commercial "A"	19,770 s.f.
Retail / Commercial "B"	18,120 s.f.
Self Storage	26,700 s.f.

Garages Provided:

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

Acreage:

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



THE BELMONT MASTER PLAN - Section "A"

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

PROJECT SUMMARY:

Apartments:

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

Acreage:

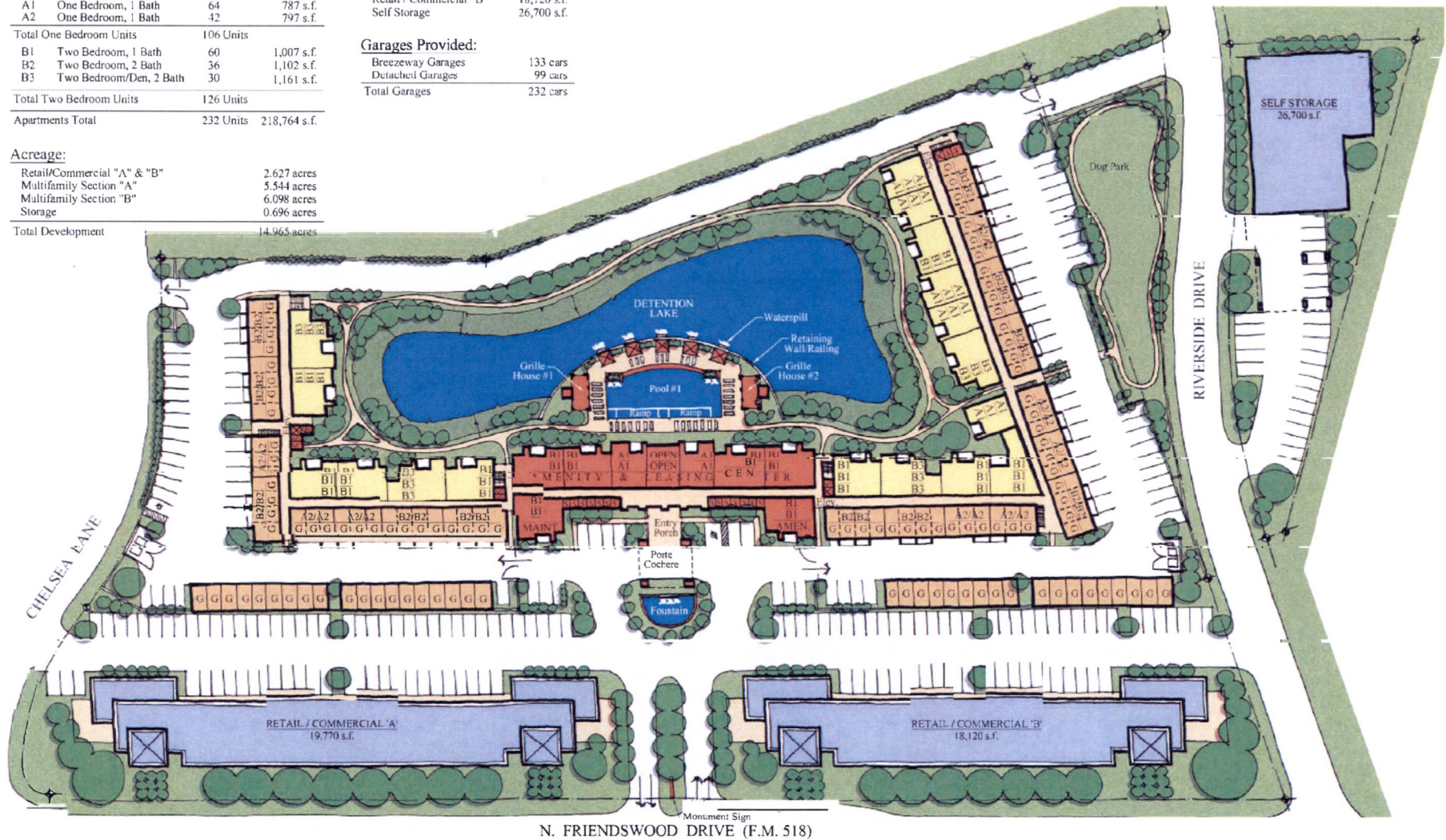
Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

Retail:

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

Garages Provided:

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



THE BELMONT MASTER PLAN - Section "B"

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

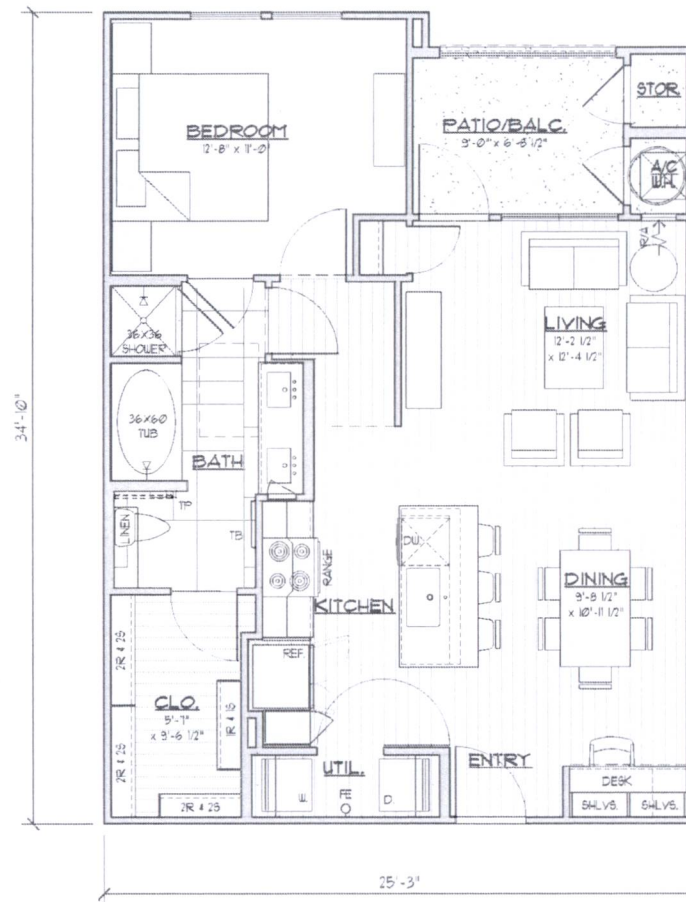


Typical Building

THE BELMONT MASTER PLAN

Mucasey & Associates, Architects

April 26, 2024

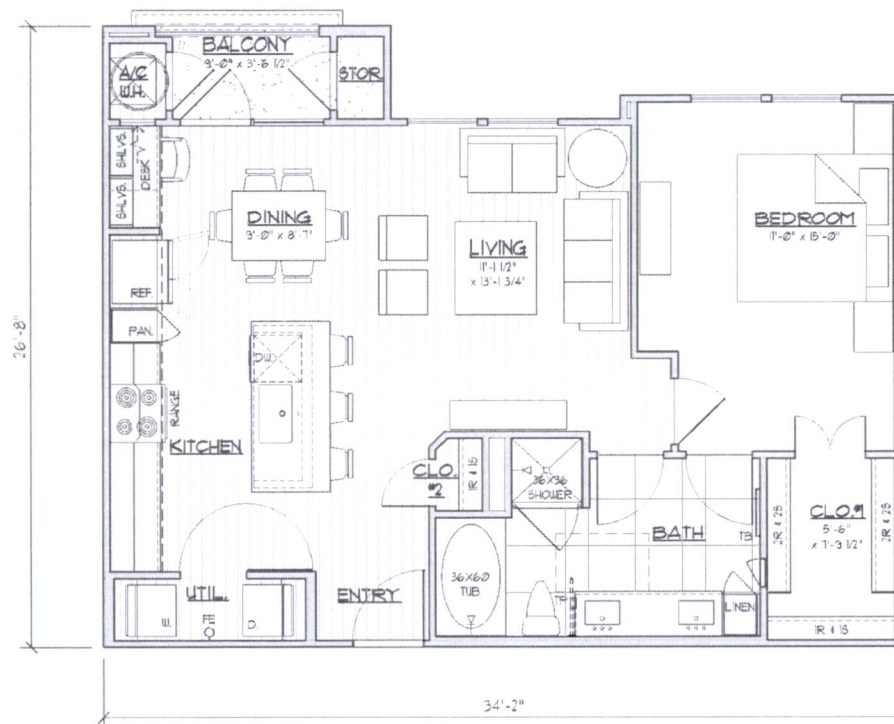


UNITS "A1" - One Bedroom, 1 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 787 s.f.



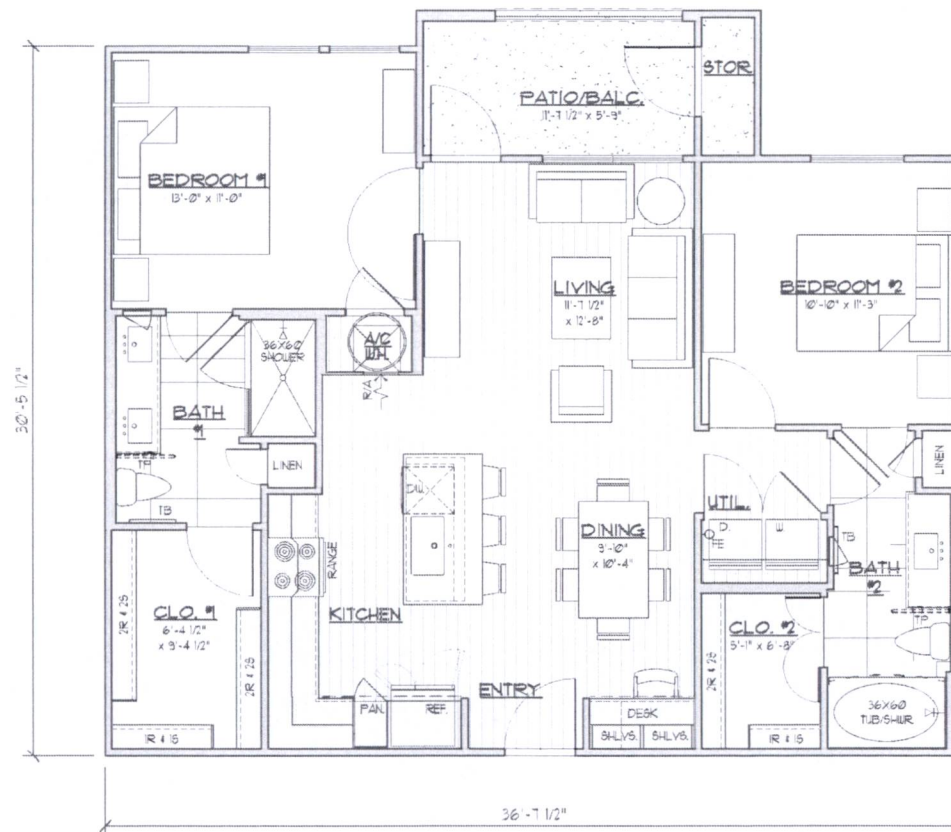


UNITS "A2" - One Bedroom, 1 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

(Fair Housing Accessible) 797 s.f.



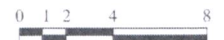


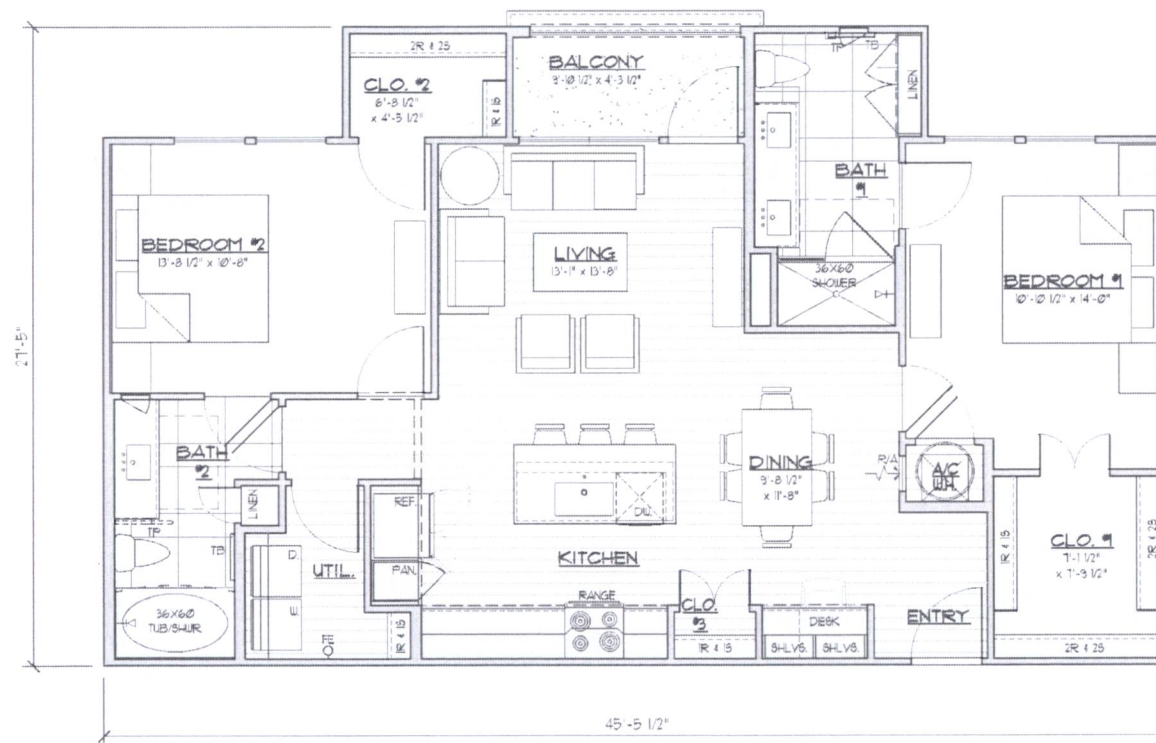
UNITS "B1" - Two Bedroom, 2 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

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





UNITS "B2" - Two Bedroom, 2 Bath

Friendswood Master Plan
Mucasey & Associates, Architects

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





CITY OF FRIENDSWOOD

Official Zoning Map Certification

Pursuant to Section 3.A.(3) of Appendix C of the Friendswood City Code, I hereby certify and confirm that the information provided hereinbelow is true and correct:

On August 5, 2024, by official action of the City Council, the following changes were made to the official zoning map:

Description of Affected Property:

650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas

Former Zoning District Classification:

Community Shopping Center (CSC)

New Zoning District Classification:

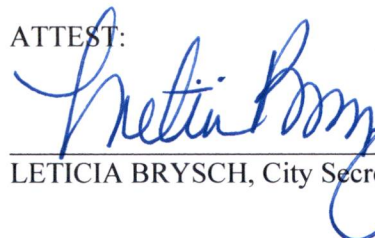
Planned Unit Development (PUD)

The above-referenced changes were made via Ordinance No.: 2024-21.

IN WITNESS WHEREOF, this Official Zoning Map Certification was executed on the 5th day of August, 2024.

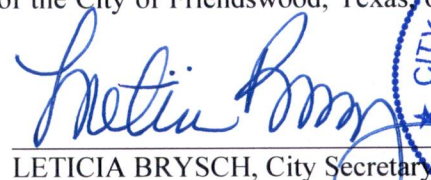

MIKE FOREMAN, Mayor

ATTEST:


LETICIA BRYSCH, City Secretary

ENTRY ON OFFICIAL ZONING MAP

I, Leticia Brysch, the City Secretary of the City of Friendswood, Texas, have entered, or caused to be entered, this certificate on the Official Zoning Map of the City of Friendswood, Texas, on this the 6th day of August, 2024.


LETICIA BRYSCH, City Secretary



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, February 13, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-02-13 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 13, 2025 - 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
FEBRUARY 13, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 13, 2025, AT 06:01 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

COMMISSIONER TRAVIS MANN AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

- A. Administer the oath of office for newly appointed Planning and Zoning Commissioner Stacey Phillips.

Director Harbin administered the oath of office to new Commissioner Stacey Phillips.

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.

No comments.

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.

****Chairman Tom Hinckley moved to remove Item B from the Consent Agenda. Seconded by Vice Chairman Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held on Thursday, January 9, 2025.

****Commissioner Marsha Conrad moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held on Thursday, January 9, 2025. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- B. Consider approval of the Wild Pines Final Plat located at 400 Fence Post Rd.

Harbin stated that staff found the cul-de-sac radius to be drawn as 50-feet when 60-feet is the minimum. She said the commission may approve the plat subject to staff comments and that staff will ensure the drawing is corrected prior to recordation. Chairman Hinckley commented then he will also have to sign the mylar and will verify the correction has been made.

****Vice Chairman Marcus Rives moved to approve the Wild Pines Final Plat subject to staff comments. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

4. ACTION ITEMS

A. **SITE PLAN AMENDMENT: 4326 FRIENDSWOOD LINK RD**

Consider approving a site plan amendment for EZ Mart located at 4326 Friendswood Link Rd., to allow for the addition of a fuel canopy, six (6) fuel pumps, and fuel tanks.

Harbin explained the existing convenience store at 4326 Friendswood Link Rd is proposing to add gas pumps with a canopy. She said the property was originally developed decades ago, outside the city limits, and the applicant had some challenges meeting the current zoning ordinance. She stated the rear and side property lines abut residential zoning and require an 8-foot, opaque fence with a tree every 25-feet. She said due to the location of existing utilities and proposed drainage swales, some of the trees are unable to be installed.

Vice Chairman Rives commented that the existing pole sign is not shown on the site plan and wondered if the sign would be replaced. Harbin said if the existing, non-conforming pole sign is removed, the owner will need to install a new sign that is compliant with current code.

Several commissioners were concerned with how the existing 6-foot wooden fences would be converted to 8-foot fences. Rives commented that the Building Department would ensure the

fences are constructed properly.

Commissioner Phillips expressed uncertainty regarding the type of trees being installed. She and staff discussed updating the city's Qualified Tree List in the future.

****Vice Chairman Marcus Rives moved to approve a site plan amendment for EZ Mart located at 4326 Friendswood Link Rd., to allow for the addition of a fuel canopy, six (6) fuel pumps, and fuel tanks. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

5. DISCUSSION

- A. Discuss proposed amendments to Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection M "Commercial activities and outdoor sales" and Appendix A "Signs" of the Friendswood City Code to amend and add provisions for temporary outdoor uses, currently known as outdoor sales permits and special events.

Harbin said that updating the sections related to Outdoor Sales has been on the Ordinance Subcommittee's "To Do" list and coincided with community interest in the permitting process. She explained that the current ordinance is not clear, so the proposed changes are a combination of administrative clean-up and clarifications. Harbin stated the most notable change would be to rename Outdoor Sales and Special Event permits as either a 30-day Temporary Use Permit or a 4-day Temporary Use Permit. The 4-day permit would allow food trucks to operate, as would a Farmers Market permit. Harbin asked the commission to provide feedback on how many permits could be issued in a calendar year.

Vice-Chairman Rives commented that six permits per year would be appropriate. He said more would appear to be like a permanent operation. Chairman Hinckley asked if the ordinance allows additional time to set up and break down for the temporary uses. Bennett said there is a section related to breaking down the event and staff will add a section to allow for set-up time, as well.

Harbin said the application requirements include submitting 30 days prior to the event to allow staff adequate time for review, which allows the applicant plenty of time to advertise. She said the ordinance requires non-profit organizations to obtain permits, but the city will waive the application fee. She explained this process will ensure adequate parking, traffic control, and life safety precautions without impacting the non-profit organization financially. Harbin said that the Parks and Recreation Department has a similar application for events on public property and that the proposed submittal requirements would be comparable. She explained the Parks application requests information such as the number of attendees and if alcohol would be sold.

Harbin said the proposed changes to the Sign Ordinance are to allow temporary uses to advertise. She said the current ordinance prohibits bandit signs and off-premise signs. Vice-Chairman Rives suggested allowing off-premise signs to be located at shared parking locations.

- B. Discuss proposed amendments to Appendix C "Zoning," Section 8 "Supplementary District Regulations" Subsection I "Landscaping and screening requirements" of the Friendswood City Code to provide additional flexibility for the Commission to consider adjacent land uses when determining required landscaping and screening.

Harbin said the proposed changes are in response to a recent issue voiced by a developer. The reorganization of Section 8.I. would give the Commission latitude to consider necessary landscape buffers/screening based on adjacent property uses.

6. COMMUNICATIONS

- A. Review the Commission's "TO DO LIST" for 2025 established at the annual retreat in December 2025.

Harbin explained the provided spreadsheet is a "to do list" for the Commission to work on throughout the year.

- B. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, February 27, 2025, and (ii) Thursday, March 13, 2025.
- C. Receive the Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Matranga said City Council approved the zone change for 311 Laurel at their last meeting. He and the commissioners welcomed the new commissioner, Stacey Phillips.

Commissioner Conrad said the subcommittee met on tonight's items and thought the ordinance changes were headed in the right direction.

7. ADJOURNMENT

This meeting was adjourned at 07:08 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Consider approving the Final Plat of The Bristol located at 650 and 800 N Friendswood Drive with staff comments.

Action:

SUMMARY / ORIGINATING CAUSE

This is a commercial plat that will formalize the tracts for a multi-family development, detention ponds, and two commercial reserves. The zoning of the property is Planned Unit Development (PUD) as recommended by the Planning and Zoning Commission and approved by City Council in 2024 (see ordinance attached to preliminary plat). The Bristol is a proposed senior living community that will consist of 232 units and a resort-style clubhouse, detention lake with fountains, walking trails, dog park, and interior grades above market standards.

Recommended Action: Approve with staff comments

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

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

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

P&Z Action Options:

- 1) Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat is in conformance with the zoning assigned to the property - PUD.

RECOMMENDATIONS

Staff recommends approval. There are a few minor comments that can be addressed without coming back to the Commission.

ATTACHMENTS

1. The Bristol Final Plat - 2 pages
2. The Bristol Location Map
3. The Bristol Final Plat - Corrections Report 03-06-2025

STATE OF TEXAS
COUNTY OF GALVESTON

We, Hausman Interests, Ltd., acting by and through Maxi Inc., its General Partner, and J. Hubble Hausman, President, being an officer of Hausman Interests, Ltd., owner, hereinafter referred to as Owners, whether one or more, of the 13.639 acre tract described in the above and foregoing plat of BRISTOL DEVELOPMENT, do hereby make and establish said subdivision of said property for according to all lines, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

In testimony hereto, the Hausman Interests, Ltd., acting by and through Maxi, Inc., its General Partner, has caused these presents to be signed by J. Hubble Hausman, President, thereunto authorized, this ____ day of _____, 20__.

Hausman Interests, Ltd.

By: Maxi, Inc., General Partner

By: _____
J. Hubble Hausman, President

STATE OF TEXAS
COUNTY OF GALVESTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public in and for the
State of _____

My Commission Expires:

- GENERAL NOTES**
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY, AND THE CITY OF FRIENDSWOOD. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0888, DATED NOVEMBER 27, 2021. ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NA83).
 - ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999869048.
 - NO SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF FRIENDSWOOD OR GALVESTON COUNTY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167000100 REVISED/AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN, AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF FRIENDSWOOD REQUIREMENTS AT THE TIME OF DEVELOPMENT.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD AND GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
 - THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF FRIENDSWOOD AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FRIENDSWOOD ENGINEERING DESIGN CRITERIA MANUAL AND CODE OF ORDINANCES.
 - NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE PLAT BOUNDARIES.
 - FIVE-EIGHTHS THIS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
 - 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.
 - 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.
 - EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
 - 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 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.
 - 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.
 - 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.
 - 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.

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of BRISTOL DEVELOPMENT 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 _____, 20__.

By: _____
Becky Bennett, Assistant Planner

By: _____
Tom Hinckley, Chairman

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 _____, 20__, at ____ o'clock ____M., and duly recorded on _____, 20__, at ____ o'clock ____M., Instrument # _____, Galveston County Records.

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

Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

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

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Chief Operating Officer _____ Date _____

District Engineer _____ Date _____

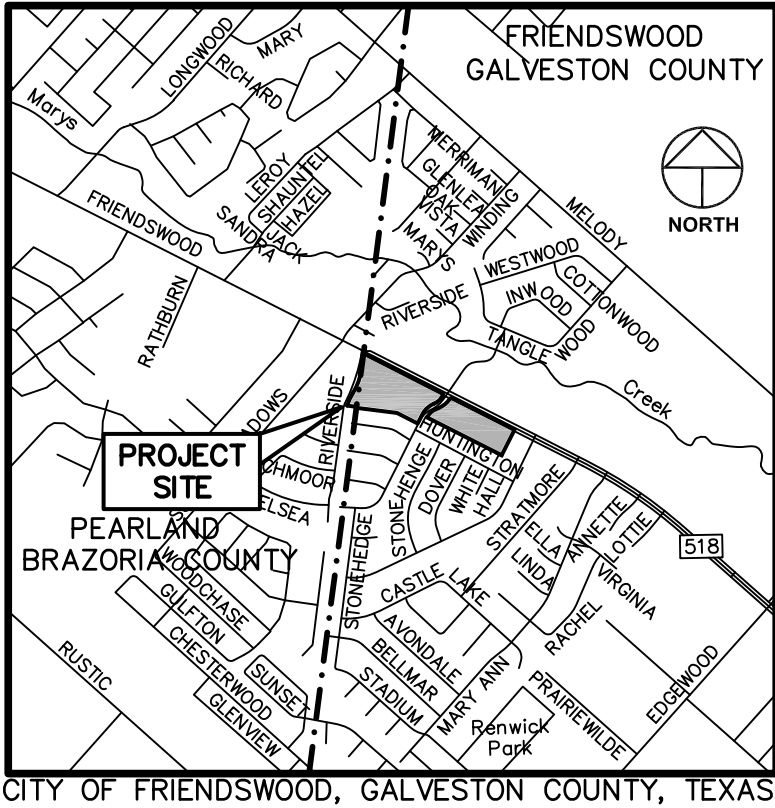
The approval granted by these signatures does not constitute the District's approval for the granting of any construction building or permit. This preliminary approval shall expire in (6) months.
GCCDD Reference ID G240098

CUSTOM REGULATION MATRIX - RESIDENTIAL

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side					
						Interior	Exterior (Corner Lot)				
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
PHASE 1: MFR Section "A" & Section "B"	19.93	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%
B. 35 feet on thoroughfares. C. 25 feet on thoroughfares. E. Ten-foot minimum separation between buildings. I. 25 feet when abutting land zoned single-family residential (SFR) district.											

CUSTOM REGULATION MATRIX - COMMERCIAL

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



VICINITY MAP SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND SITUATED IN THE PERRY AND AUSTIN SURVEY, ABSTRACT NOS. 20, AND 111, GALVESTON COUNTY AND GALVESTON COUNTY, TEXAS, BEING ALL OF A RESTRICTED RESERVE "B-3", BLOCK ONE, A REPLAT OF RESERVE "B" OF ANNALAE KINGSPARK SECTION "B", A MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 2021035945, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), ALSO BEING OUT OF A CALLED 8.1064 ACRES DESCRIBED IN DEED TO HAUSEN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 9543361, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH END OF A CURVED CUTBACK AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 518 (N. FRIENDSWOOD DRIVE)(100 FEET R.O.W.) AND THE WESTERLY R.O.W. LINE OF CHELSEA LANE (R.O.W. Varies) AS RECORDED UNDER G.C.C.F. NO. 8703171, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, THE FOLLOWING 5 COURSES AND DISTANCES:

- SOUTHEASTERLY, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96 DEG. 55 MIN. 42 SEC., AN ARC LENGTH OF 33.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEG. 41 MIN. 59 SEC. EAST, - 29.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
- SOUTH 33 DEG. 45 MIN. 52 SEC. WEST, A DISTANCE OF 22.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;
- SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 182.94 FEET, A CENTRAL ANGLE OF 33 DEG. 50 MIN. 13 SEC., AN ARC LENGTH OF 108.04 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEG. 40 MIN. 58 SEC. WEST, - 106.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
- SOUTHWESTERLY, WITH SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 40 DEG. 45 MIN. 50 SEC., AN ARC LENGTH OF 165.07 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 16 MIN. 48 SEC. WEST, - 161.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;
- SOUTH 26 DEG. 53 MIN. 51 SEC. WEST, A DISTANCE OF 105.42 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 16, OF ANNALAE, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 15, G.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 01 DEG. 58 MIN. 35 SEC. WEST-1.2 FEET, AND A CAPPED 1/2 INCH IRON ROD STAMPED "HIGH TIDE" BEARS SOUTH 66 DEG. 34 MIN. 24 SEC. WEST-1.1 FEET;

THENCE, DEPARTING THE WESTERLY R.O.W. LINE OF SAID CHELSEA LANE, NORTH 63 DEG. 08 MIN. 51 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 241.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A ANGLE POINT OF LOT 5 OF SAID ANNALAE AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 82 DEG. 40 MIN. 20 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 426.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 1 OF CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, THE EAST LINE OF A CALLED 0.364 ACRES DESCRIBED IN A DEED TO HAUSMAN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 1995023459, A DISTANCE OF 574.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF RIVERSIDE DRIVE (50' R.O.W.) AND THE SOUTHERLY R.O.W. OF SAID F.M. 518, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 07 DEG. 19 MIN. 40 SEC. EAST, WITH THE WEST LINE OF SAID LOT 1 OF SAID CORRECTED FINAL PLAT OF RIVER WALK SECTION ONE, THE EAST LINE OF A CALLED 0.364 ACRES DESCRIBED IN A DEED TO HAUSMAN INTERESTS, LTD., RECORDED UNDER G.C.C.F. NO. 1995023459, A DISTANCE OF 574.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF RIVERSIDE DRIVE (50' R.O.W.) AND THE SOUTHERLY R.O.W. OF SAID F.M. 518, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 63 DEG. 08 MIN. 32 SEC. EAST, WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 917.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.010 ACRES OR 352,820 SQUARE FEET OF LAND.

AND

5.539 AC. / 241,281 SQ. FT. OF LAND BEING ALL OF RESTRICTED RESERVE "B-2", BLOCK 1, REPLAT OF RESERVE "B", ANNALAE KINGSPARK SECTION "B" AND WHITEHALL SECTION "B", AS RECORDED UNDER PLAT NO. 2021035945, G.C.M.R.

BENCHMARK PUBLISHED ELEVATION - 37.862

BM 100 IS A BRONZE DISK SET IN CONCRETE INSIDE ALUMINUM COVER SET FLUSH WITH GROUND. THE MONUMENT IS STAMPED WITH "CITY OF PEARLAND" AND "PRIMARY CONTROL MONUMENT" AND "100" LOCATED FROM THE INTERSECTION FO F.M. 518 (W. BROADWAY ST) AND DIXIE FARM RD. TRAVEL NORTH ON F.M. 518 ONE QUARTER OF A MILE TO PEARLAND WATER WELL #3 NO THE NORTH SIDE OF F.M. 518. THE MONUMENT IS LOCATED BEHIND THE BACK OF CURB +/- 20 FEET NORTHWEST FROM THE CENTER OF THE CHAIN LINE GATE AT THE ENTRANCE TO THE WATER WELL SITE. (NAV088, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B" ELEVATION - 29.09

TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON THE BACK OF A CURB OF A STORM INLET 8.37 FEET SOUTHEAST FROM THE CENTERLINE OF F.M. 518, #627 FEET SOUTHEAST FROM THE INTERSECTION OF F.M. 518 AND RIVERSIDE DRIVE.

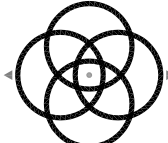
ABBREVIATIONS

AC. - ACRES	T.B.M. - TEMPORARY BENCHMARK
A.E. - AERIAL EASEMENT	W.L.E. - WATER LINE EASEMENT
D.E. - DRAINAGE EASEMENT	W.S.E. - WATER AND SEWER EASEMENT
ESMT. - EASEMENT	W.M.E. - WATER METER EASEMENT
FND - FOUND	S.S.E. - SANITARY SEWER EASEMENT
IP - IRON PIPE	F.H.E. - FIRE HYDRANT EASEMENT
IR - IRON ROD	U.E. - UTILITY EASEMENT
NO. - NUMBER	B.C.C.F. - BRAZORIA COUNTY CLERK FILE
PG. - PAGE	G.C.C.F. - GALVESTON COUNTY CLERK FILE
P.O.B. - POINT OF BEGINNING	B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
R.O.W. - RIGHT-OF-WAY	G.C.D.R. - GALVESTON COUNTY DEED RECORDS
SQ. FT. - SQUARE FEET	G.C.M.R. - GALVESTON COUNTY MAP RECORDS
VOL. - VOLUME	B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
BL. - BUILDING LINE	⑤ - SET 5/8" CAPPED IR "WINDROSE"

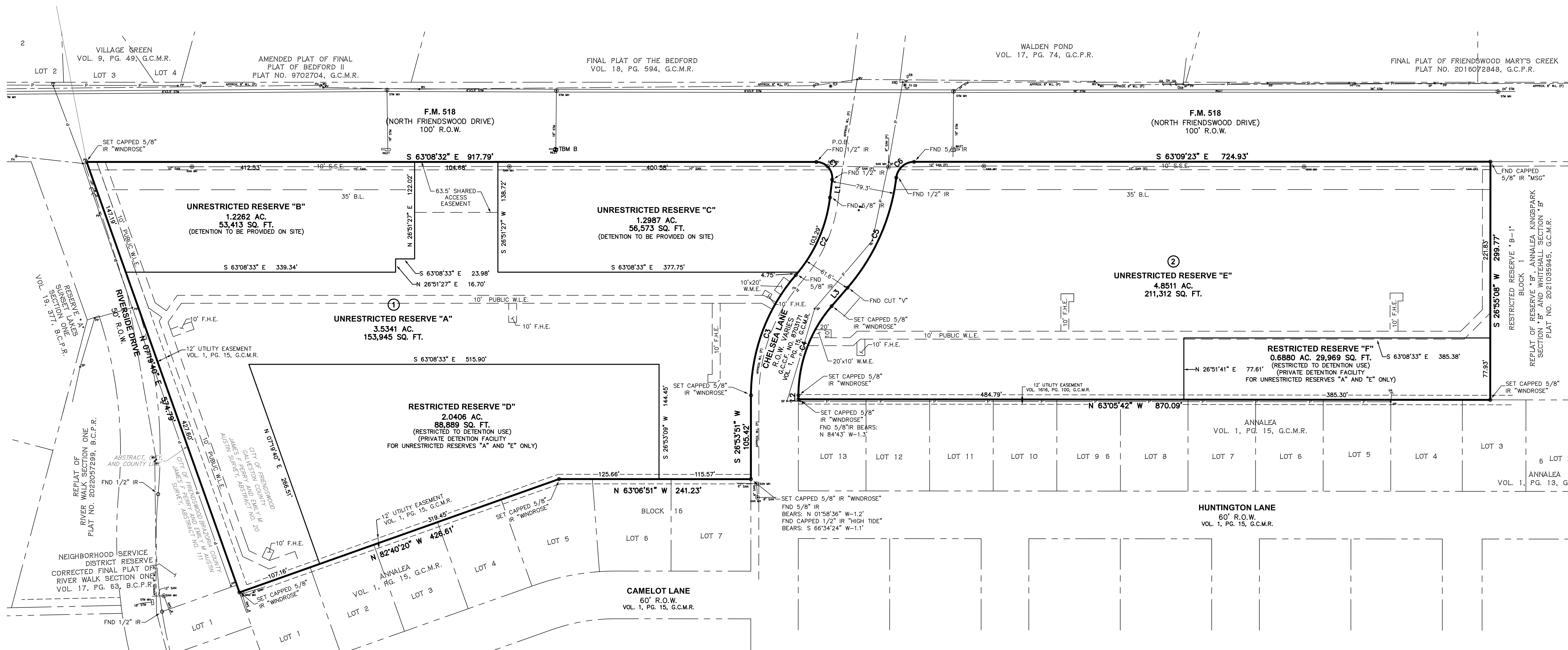
CITY OF FRIENDSWOOD
FINAL PLAT
BRISTOL DEVELOPMENT
A SUBDIVISION OF
13.639 AC. / 594,100 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "B-2",
BLOCK 1, AND RESTRICTED RESERVE "B-3",
BLOCK 2, REPLAT OF RESERVE "B", ANNALAE
KINGSPARK SECTION "B" AND WHITEHALL SECTION
"B", PLAT NO. 2021035945, G.C.M.R. AND
7.7485 AC. / 337,526 SQ. FT. SITUATED IN THE
PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 20,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

2 BLOCKS 6 RESERVES
MARCH 03, 2025
REASON FOR REPLAT: TO CREATE SIX (6) RESERVES
AND CHANGE RESTRICTED RESERVE USES

Owner
HAUSMAN INTERESTS, LTD.
J. Hubble Hausman, President
9950 Cypresswood Dr., Ste. 330
Houston, TX 77070
(713) 799-9450
Surveyor



WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

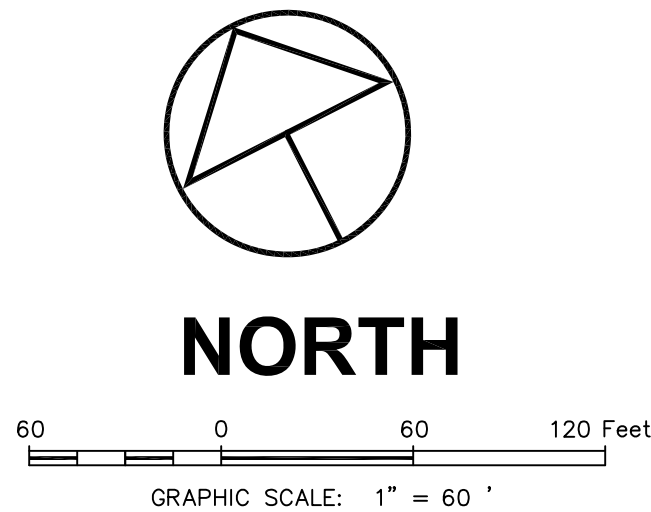


CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	20.00'	96°55'42"	33.83'	S 14°41'59" E	29.94'
C2	182.94'	33°52'17"	108.15'	S 50°42'00" W	106.58'
C3	232.00'	40°44'15"	164.95'	S 47°16'01" W	161.50'
C4	172.00'	40°44'24"	122.30'	N 47°16'28" E	119.74'
C5	260.05'	33°52'14"	153.73'	N 50°42'29" E	151.50'
C6	22.58'	83°03'16"	32.73'	S 75°18'28" W	29.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°45'52" W	22.71'
L2	N 26°54'18" E	5.00'
L3	N 67°38'37" E	30.66'

ABBREVIATIONS

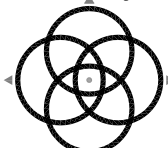
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CITY OF FRIENDSWOOD
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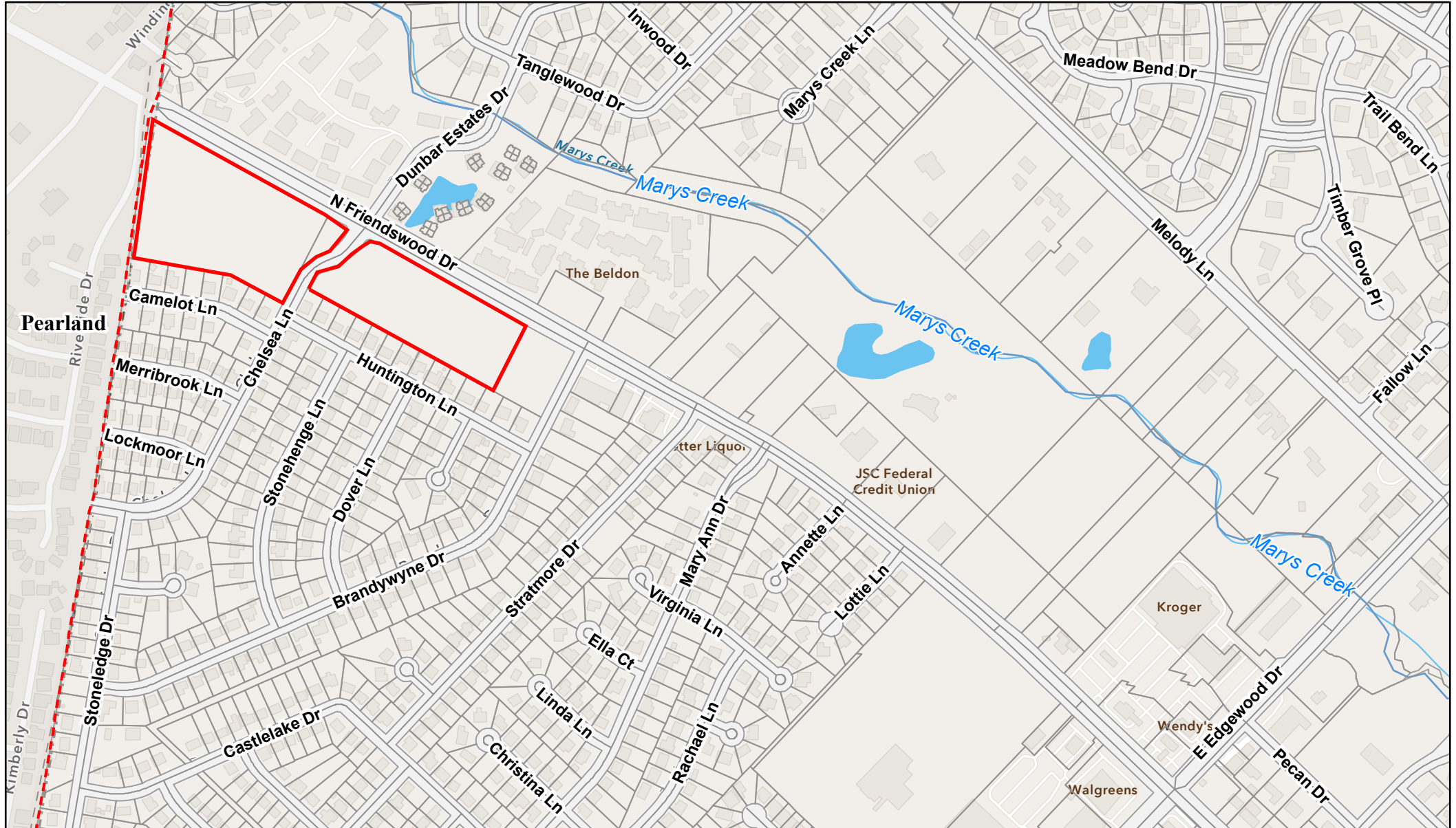
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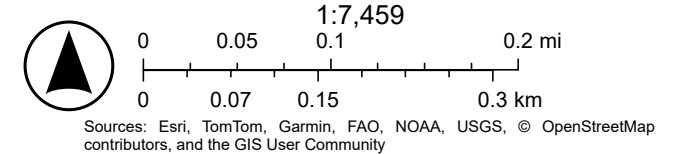
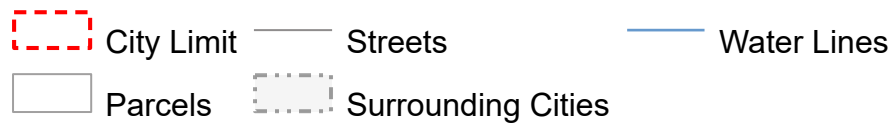


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City of Friendswood



3/10/2025, 11:58:17 AM



City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546



Corrections Required - 03-06-2025
Application No. PLT2025-0398
Address : 0

Corrections Required Instructions:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
4	PLAT 2	Becky Bennett : Planning	Apply corrections from preliminary plat	

General Comments (informational and do not require corrections):**Reviewer Contact Information:**

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	1

Submission Documents:

Document Name	Document ID
202500303-GALVESTON-PLAT-BRISTOL DEVELOPMENT FINAL -59899-P130598.pdf	69708



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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Consider approving the Final Plat of Mcreaken Manor located at 401 W Edgewood Drive.

Action:

SUMMARY / ORIGINATING CAUSE

This is a single lot plat. The property is zoned Single Family Residential and meets the minimum regulations of the Residential Regulation Matrix. The property fronts W. Edgewood Drive, and when developed it will be subject to the Community Overlay District (COD).

Recommended Action: Approve

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

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

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

P&Z Action Options:

- 1) Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat conforms with the zoning assigned to the property.

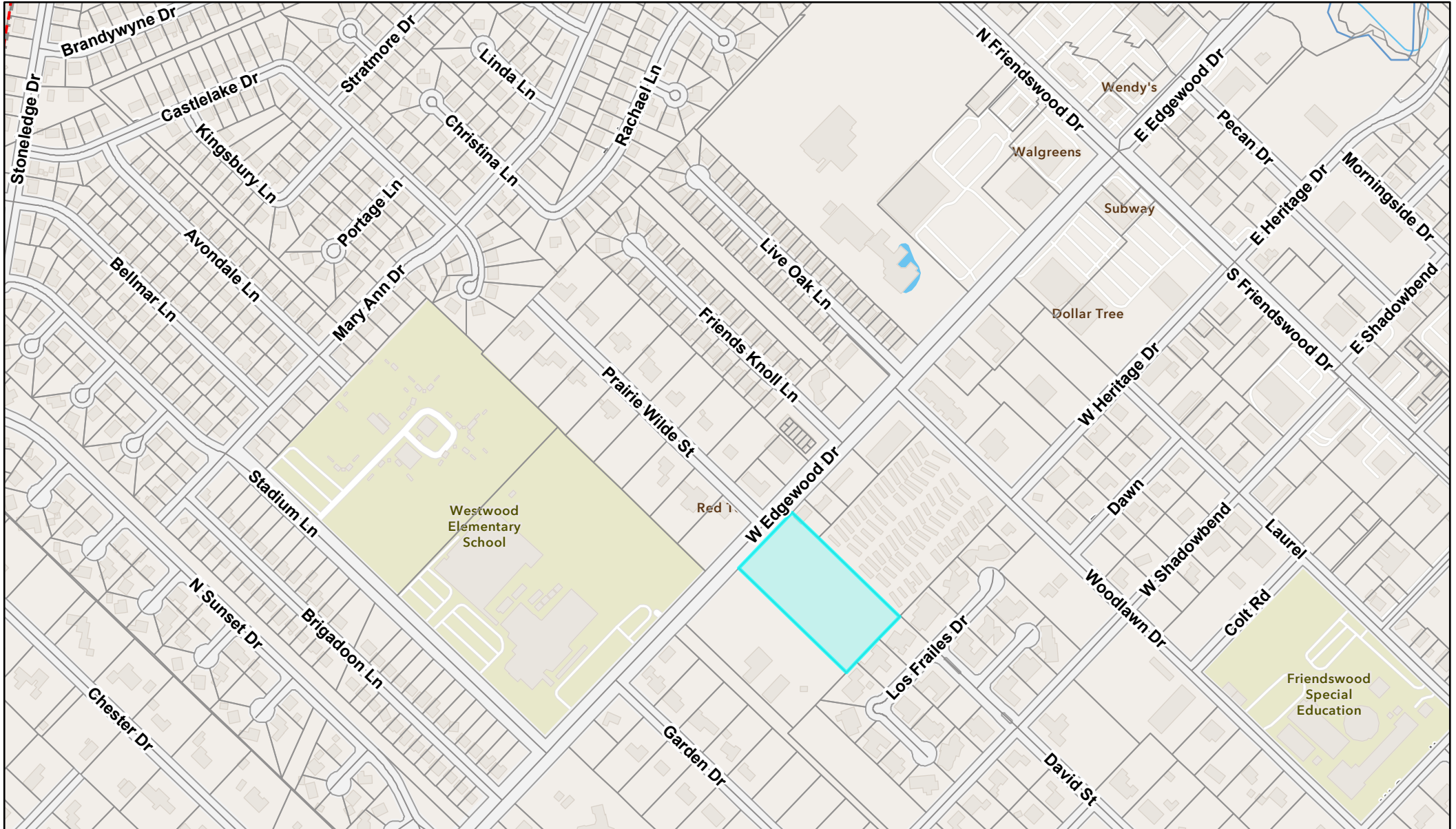
RECOMMENDATIONS

Staff recommends approval. There are no remaining comments or conditions on the plat.

ATTACHMENTS

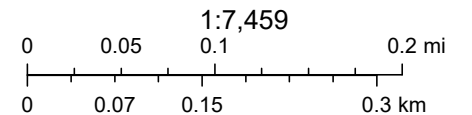
1. Mcreaken Location Map
2. Mcreaken Manor Final Plat

City of Friendswood



3/10/2025, 11:38:58 AM

-  City Limit
-  Streets
-  Water Lines
-  Parcels
-  Surrounding Cities



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

STATE OF TEXAS
COUNTY OF GALVESTON
WE, MCREAKEN AGRICULTURE LLC, ACTING BY AND THROUGH, DOUGLAS MCREAKEN, MEMBER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 3.9187 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MCREAKEN MANOR 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.

IN TESTIMONY WHEREOF, MCREAKEN AGRICULTURE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS MCREAKEN, ITS MEMBER, THEREUNTO AUTHORIZED, THIS DAY OF 2025

MCREAKEN AGRICULTURE LLC

BY: _____

DOUGLAS MCREAKEN, MEMBER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS MCREAKEN, MEMBER, 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 OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, HOMETOWN BANK, NATIONAL ASSOCIATION, HOLDING A LIEN UPON THE PLAT OF MCREAKEN MANOR, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT HOMETOWN BANK, NATIONAL ASSOCIATION, IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2023051910 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

SEAN MURPHY, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN MURPHY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MCREAKEN MANOR 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 2025.

BECKY BENNETT, ASSISTANT PLANNER

TOM HINCKLEY, CHAIRMAN

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

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

SURVEYOR:

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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

THE STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 2025, AT O'CLOCK, M., AND DULY RECORDED ON 2025, AT O'CLOCK, M., IN INSTRUMENT NUMBER , GALVESTON COUNTY RECORDS.

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

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

BY: _____
DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR DATE

DIRECTOR DATE

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

GCDD ID# _____

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

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

PROPERTY DESCRIPTION:

A TRACT OF LAND CONTAINING 3.9187 ACRES, SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS BEING OUT OF A CALLED 4.621 ACRE TRACT OF LAND OUT OF LOT TWO (2) IN BLOCK ONE (1) OF FRIENDSWOOD, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 14, SAID 4.621 ACRE TRACT HAVING BEEN CONVEYED BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2023051909, GALVESTON COUNTY, TEXAS WITH SAID 3.9187 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FARM TO MARKET 2351, ALSO KNOWN AS WEST EDGEWOOD DRIVE, BASED ON A WIDTH OF 100.00 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST WESTERLY CORNER OF A CALLED 0.2583 ACRE TRACT, AS CONVEYED TO LILY Y. CHAN, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2016070187;

THENCE, SOUTH 48°17'26" EAST, ALONG THE COMMON LINE WITH SAID 0.2583 ACRE TRACT, PASSING AT A DISTANCE OF 150.00 FEET THE MOST SOUTHERLY CORNER OF SAID 0.2583 ACRE TRACT AND THE WESTERLY CORNER OF A CALLED 6.653 ACRE TRACT AS CONVEYED TO ALEX MOORE, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 8238860 AND CONTINUING FOR A TOTAL DISTANCE OF 490.00 FEET TO A POINT FOR CORNER, BEING THE MOST NORTHERLY CORNER OF THE REPLAT OF MONTE BELLO LOT 12, BLOCK 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2025003738;

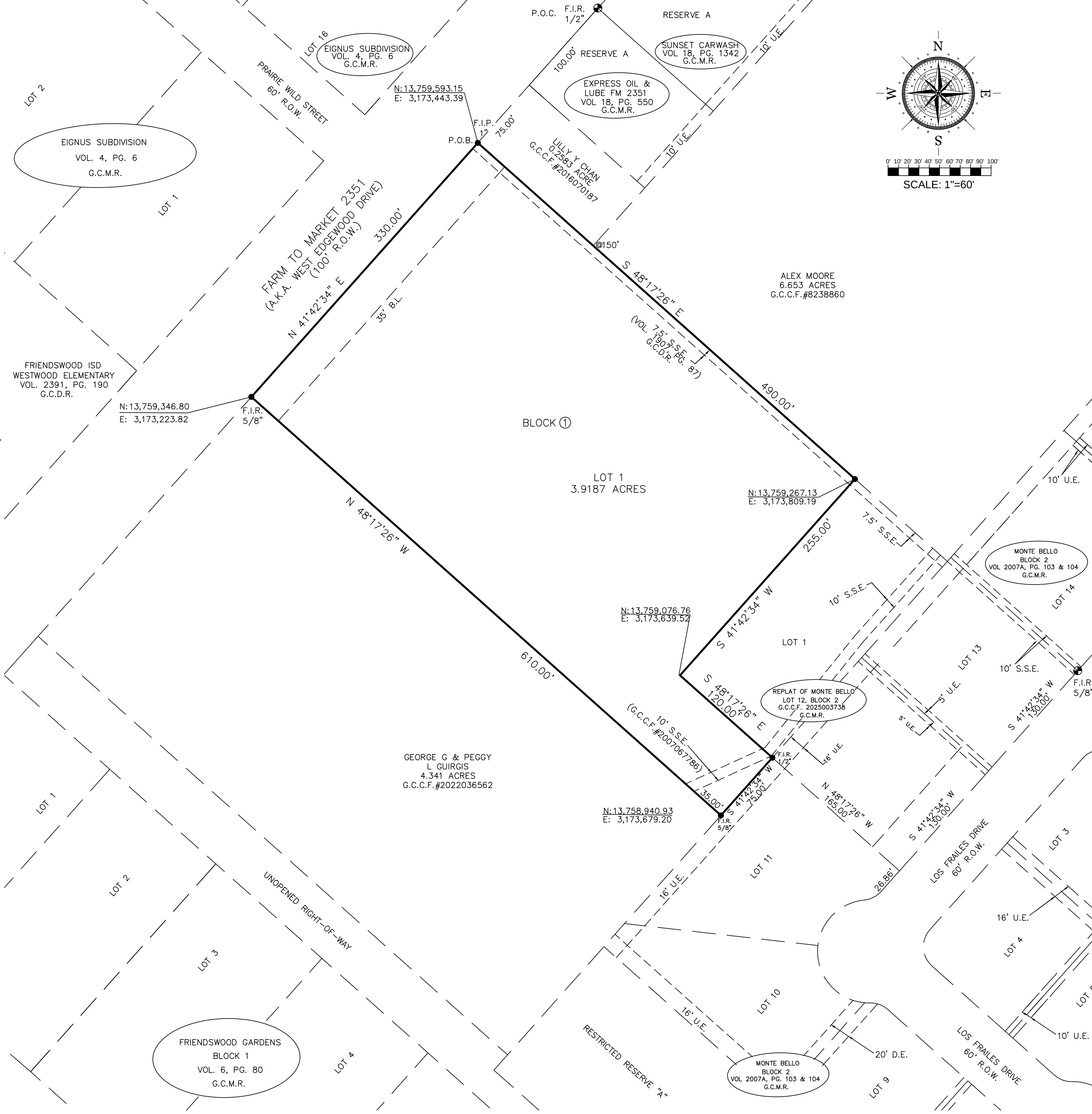
THENCE SOUTH 41°42'34" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT WITH THE SAID SUBDIVISION, A DISTANCE OF 255.00 FEET, TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 48°17'26" EAST, CONTINUING ALONG THE COMMON LINE WITH SAID SUBDIVISION, A DISTANCE OF 120.00 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHERLY CORNER OF LOT 11 IN BLOCK 2 OF MONTE BELLO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2007A, PAGES 103 & 104 OF THE GALVESTON COUNTY MAP RECORDS;

THENCE SOUTH 41°42'34" WEST, ALONG WITH THE COMMON LINE WITH SAID LOT 11, A DISTANCE OF 75.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE SOUTHERLY CORNER OF A CALLED 4.341 ACRE TRACT, AS CONVEYED TO GEORGE G. AND PEGGY L. GUIRGIS BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2022036562;

THENCE NORTH 48°17'26" WEST, ALONG THE COMMON LINE BETWEEN SAID 4.341 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 610.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHEASTERY RIGHT OF WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE) AND BEING THE NORTH CORNER OF SAID 4.341 ACRE TRACT;

THENCE NORTH 41°42'34" EAST, ALONG THE SOUTHEASTERY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE), A DISTANCE OF 330.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 3.9187 ACRES OF LAND.



GENERAL PLAT NOTES:

- INDICATES PROPERTY CORNER.
- INDICATES CONTROL MONUMENT.
- INDICATES TEMPORARY PROJECT BENCHMARK.
- F.I.P. INDICATES FOUND IRON PIPE.
- F.I.R. INDICATES FOUND IRON ROD.
- S.I.R. INDICATES SET IRON ROD.
- W.L.E. INDICATES WATER LINE EASEMENT.
- U.E. INDICATES UTILITY EASEMENT.
- B.L. INDICATES BUILDING LINE.
- R.O.W. INDICATES RIGHTS-OF-WAY.
- VOL. INDICATES VOLUME.
- PG. INDICATES PAGE.
- P.O.B. INDICATES POINT OF BEGINNING.
- 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.
- D.E. INDICATES DRAINAGE EASEMENT.
- S.S.E. INDICATES SANITARY SEWER EASEMENT.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND CUTTER 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.
- 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.
- 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 ERCTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS), SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 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.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2781025-01513, DATED FEBRUARY 26, 2025, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2025.
- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.
- THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

FINAL PLAT MCREAKEN MANOR

A SUBDIVISION CONTAINING A 3.9187 TRACT OUT OF LOT 2
BLOCK 1, FRIENDSWOOD, VOL. 238, PAGE 14
SARAH MCKISSICK SURVEY
ABSTRACT 151
GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

1 LOT 1 BLOCK

MARCH 10 2025

PRO-SURV
SURVEYING & MAPPING SERVICES

P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-946-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10143300

OWNER

MCREAKEN AGRICULTURE LLC
DOUGLAS MCREAKEN,
MEMBER
316 LOS FRAILES DRIVE
FRIENDSWOOD, TX 77546
PHONE: 832-277-7621



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Discuss proposed amendments to Appendix C "Zoning," Section 8.2 "Perimeter Landscaping and Screening" of the Friendswood City Code to give the Commission more latitude in consideration site conditions and adjacent zoning when approving site plans.

Action:

SUMMARY / ORIGINATING CAUSE

This is just a follow up discussion. Public hearing/recommendation will be advertised to appear on the April 10th meeting agenda.

Rearranging the wording in this section will provide more flexibility to you as Commissioners to allow you to consider adjacent land uses, existing conditions, and future possibilities when determining landscaping and screening requirements. These changes are a result of discussion with City Council regarding an idea to adopt an appeal process that would require City Council to hear and decide appeals to decisions made by the Commission. Historically, the stance has always been to change the rule, if necessary, rather than City Council overriding decisions of the Commission.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

n/a

ATTACHMENTS

1. DRAFT changes to Section 8. Supplementary District Regulations

DRAFT ONLY for discussion by the Planning and Zoning Commission

Section 8. Supplementary district regulations.

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").
2. *Perimeter landscaping and screening.*
 - a. *Adjacent property, buffer maintenance and installation.*
 - (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.
 - (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.
 - (3) The provisions of this subsection may not apply in the following circumstances:
 - (a) where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet.
 - (b) a commercial use has been established by Specific Use Permit on a residentially zoned lot.
 - ~~The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses.~~
 - (4) When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

(5) Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

(46) The commission may consider alternate screening plans for uses interior to a common development.

(7) The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. *Landscape trees.* All required trees for landscaping 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. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

-
- (5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
 - (6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
 - (7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
 - (8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
 - (9) All plants shall receive proper irrigation to encourage deep root growth and survivability.
- d. *Existing plant material.*
- (1) Where healthy planting exists on a site, the building official shall credit the property owner for existing plants that are retained and used when calculating vegetation requirements under this section. When healthy trees exist on a site, and when they are equivalent in size and species to those required by this subsection, the building official shall credit the property owner for existing trees that are retained and used when calculating requirements under this subsection.
 - (2) Existing landscape areas to be retained shall be protected from vehicular encroachment and damage during and after the construction phase by appropriate barriers. Parking or storing of vehicles, equipment, or materials is not allowed within the protective root zone.
 - (3) Protective barricades are to be installed around all protected trees prior to any construction activities on a development site. Barricades are to be installed a minimum of ten-feet from a protected tree or at the designated protective root zone.
 - (4) Protective barricades may be removed only to prepare the development site for final landscaping activities.
- e. *Maintenance and care of trees.*
- (1) *Maintenance period for trees.* For any tree installed in fulfillment of the requirements of this appendix, or any previously existing tree used in fulfillment of the requirements of this appendix, it shall be the responsibility of the then property owner to maintain such tree in a healthy condition. In the event of serious damage, disease or death of the tree, or if the tree should otherwise fail to survive, the then property owner shall, at his sole cost and expense, replace it with a tree that meets the requirements of this appendix, within 120 days from the date of notification by the city.
 - (2) *Pruning of trees.* It shall be unlawful as a normal practice for any person, firm or city department to top any tree on public property. Topping is hereby defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from the requirements of this appendix at the determination of the building official.
 - (3) *Maintenance of trees over rights-of-way.*
 - (a) Any entity pruning trees located in public rights-of-way or in excavating in rights-of-way or in easements shall be required to notify the city building

official and to prepare such plans or outline such programs as the official deems necessary. The building official's permission must be secured before such work may begin. A developer shall have the responsibility to verify that such approval has been granted prior to the installation of utilities within easements on the developer's property.

- (b) Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right, with 14 days advance notice to the owner or agent, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with the visibility of any traffic control device or sign.
- (c) It is prohibited to cut trees or clear vegetation on public rights-of-way to provide better view of off-premise signs.

- (4) *Removal of hazardous trees.* The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property or harbor insects or disease which constitute a potential threat to other trees within the city. The city will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owners' property tax notice.

f. *Preserving trees; historical significance.*

- (1) *Findings.* The founders of the city chose to locate the community in its present location because of the inspiring, tranquil beauty of the huge oaks which occupied the creek banks and surrounding terrain. The name given the new town, Friendswood, was chosen because of its apt description of the settler members of the Friends Church, and the topographical character of the land, and the woods found in abundance along the four creeks. Over the years, the huge oaks have intertwined to create dense tree canopies throughout the city. The city council hereby finds and determines that the preservation of the naturally wooded topography is of historical significance to the city.
- (2) *Purpose.* It is the intent of this subsection to encourage the preservation of existing trees within the city, and the historical significance thereof, and to prohibit their unwarranted destruction.
- (3) *Tree survey required.*
 - (a) A tree survey shall be required for:
 - (i) All proposed development on land located in districts zoned as neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park district (OPD), light industrial (LI), industrial (I), agricultural (A-1), business park (BP), planned unit development—mixed use (PUD-Mixed Use), or multifamily residential, low density (MFR-L), multifamily

residential, medium density (MFR-M), and multifamily residential, high density (MFR-H);

- (ii) All proposed development on land for which a specific use permit is required by sections 7.P and 9.G; and
 - (iii) For residential developments on land located in districts zoned as single-family residential (SFR), planned unit development cluster home (PUC—Cluster Home), or residential-garden home district (GHD), provided, however, the tree survey required by this subsection shall be required only for the common areas located within those developments, such as community parks, where residents of the developments would have common access.
- (b) The tree survey certified by a licensed surveyor, a certified arborist, or registered landscape architect, that:
- (i) Identifies:
 - 1. The protected trees sought to be subjected to tree removal at the site, according to location, type and size;
 - 2. Location and total caliper inches of invasive species to be removed, if seeking credit for elimination of invasive species;
 - 3. Areas of construction or other activities to be performed within the critical root zone of a protected tree, including site plans documenting measures to be taken for protection of each impacted critical root zone;
 - (ii) Includes tables summarizing the total caliper inches of protected trees to be removed in size categories as follows:
 - 1. 12-inch to 24-inch caliper;
 - 2. Greater than 24-inch to 36-inch caliper; and
 - 3. Greater than 36-inch caliper.
 - (iii) States the total number of caliper inches to be replaced, calculated using the tree replacement calculation set forth below, and how replacement will be achieved, whether by on-site replacement or off-site replacement, or payment in lieu of replacement; and
 - (iv) Includes the proposed plan for tree replacement by location, type and size, if applicable.
- (c) If the property contains no trees fitting the description in subsection (b) of this section, no tree survey shall be required if a signed statement verifying that no such trees exist is filed with the community development office of the city (hereinafter "community development").
- (d) The developer or owner of the property to be developed shall sign the tree survey certifying that it is, to the best of their knowledge, true and correct.
- (e) The tree survey shall be submitted to community development concurrently with or as a part of the site plan, development permit or plat. Community development shall be authorized to review the data on-site for verification. The tree survey shall be accepted by community development or community

development shall provide a notice, in writing, of its reasons for any action other than an acceptance thereof.

(4) *Site plan to include trees.*

- (a) Every site plan submitted shall include all living trees identified on the tree survey as required by subsection I.f(3) of this section. Each such tree identified on the site plan shall bear a notation indicating the tree's status as either "protected" or "to be removed." A tree identified as "protected" indicates a tree that is not scheduled for removal during construction. A tree identified as "to be removed" indicates a tree that is scheduled for removal during construction. Each tree removed during construction shall be mitigated as required in subsection I.f(6) of this section.
- (b) "Protected" Class 1 or Class 2 trees, 12 inches in diameter or greater, measured at a point 4½ feet above the natural ground level, shall be counted, on a one-for-one basis, toward the minimum number of trees required by this subsection I.
- (c) Trees identified with the notation "protected" shall also be physically marked at the development site so as to be readily distinguishable from trees that are identified on the site plan as "to be removed."
- (d) The commission may consider alternate landscape plans to promote the protection of existing Class 1 or Class 2 trees.

(5) *Review and acceptance of site plan.* Community development shall review the tree survey portion of site plans to ensure compliance with the provisions of this subsection.

(6) *Mitigation and incentives.*

- (a) Mitigation shall be required for Class 1 and Class 2 trees with a caliper of 12 inches or greater, measured at a point 4½ feet above the natural ground level, that is removed from the development site. For each such tree removed, mitigation shall be accomplished by planting Class 1 or Class 2 trees from the qualified tree list located in the city design criteria manual.
- (b) New trees used for mitigation purposes shall be calculated in accordance with Table XX, measured at a point 18 inches above the natural ground level.

Table XX. Caliper Inch Replacement of a Protected Tree

	On-Site Replacement	Off-Site Replacement	Minimum Caliper Per Tree in Inches
12"—24"	100 percent	120 percent	4-inch
24.1"—36"	150 percent	170 percent	6-inch
Greater than 36"	200 percent	220 percent	8-inch

- (c) The landscaping plan shall clearly indicate which trees are being planted to replace trees identified as "to be removed" during development.
- (d) Invasive tree species harm the native tree canopy; therefore incentives are available for elimination of species shown to be invasive on the qualified tree list. The city shall have the discretion to reduce tree replacement requirements

based on the removal of invasive trees on-site. Reduction of caliper inch replacement, if granted, shall be calculated in accordance with Table XY.

**Table XY. Reduction of Caliper Inch Replacement for
Removal of Invasive Trees**

Caliper Inches of Invasive Trees Removed	Percent Reduction in Total Caliper Inches
50" to 150"	5 percent
150.1" to 300"	10 percent
300.1" to 500"	15 percent
Greater than 500"	20 percent

- (e) If, due to the nature of a proposed development and unique characteristics of land, trees cannot be planted in a sufficient number to meet the requirements hereof, a developer may elect to provide for a compensating tree to be planted elsewhere within the city. Off-site replacement trees shall be placed within the city limits on public property, private commercial property, educational, or institutional property as approved by the city planner and may be accomplished by donating a tree in kind, or by payment in lieu at a rate as established in Appendix D, Schedule of Fees, Rates, Charges, Deposits, Bond and Insurance Amounts. Off-site replacement trees shall be planted by the applicant within the time periods required for replacement trees.
- (f) To encourage maintenance of the suburban wooded character of the community, the city council may from time to time establish incentives to developments which retain more Class 1 or Class 2 category trees than is required by this subsection.
- (7) *Tree protection.* Property owners shall be required to ensure that each of the replacement trees and trees identified as "protected" on the site plan survives. If a replacement tree or a tree identified as "protected" fails to survive a minimum of five years from the issuance of a certificate of occupancy at least, the property owner shall replace such tree, at its sole cost and expense, within 120 days from the date of notification by the city, with the same tree type, which has a minimum caliper as prescribed in section I.2.f.(6)(b) of this appendix.
- g. One tree required for each lot developed for single-family residential use. Each lot developed for single-family residential use shall have one of the qualified trees located in the required front yard, before a certificate of occupancy may be issued. An exception may be made by the building official for substantially wooded lots, in instances where the building official determines there is not sufficient space in the front yard for proper growth, or where the planting of the tree would constitute a hazard to persons or property.
- h. Exception for lots used for single-family residential dwelling purposes. Notwithstanding any other provision of this subsection I to the contrary, nothing contained herein shall be deemed to prohibit the owner or occupant of a single-family residential dwelling from trimming, pruning, or removing any tree located on a lot owned or occupied by such person as a private residence, provided that at least one tree is retained in the front yard, per section 8.I.g.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Discuss proposed amendments to Appendix C "Zoning" to amend Section 8 "Supplementary district regulations," Subsection M "Commercial Activities and Temporary Uses" Paragraph 2 "Temporary Outdoor Sales" of the Friendswood City Code to update the regulations pertaining to temporary outdoor sales activities, including consolidating the provisions for Outdoor Sales and Special Events.

Action:

SUMMARY / ORIGINATING CAUSE

Proposed amendments to Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection M "Commercial activities and outdoor sales" and Appendix A "Signs" of the Friendswood City Code are intended to clarify the permitting and regulations for special events hosted by a business owner.

In February 2024, staff made a presentation to City Council regarding mobile vendors and food trucks to discuss whether or not they wanted to allow mobile vendors and food trucks to set up at locations throughout the City. Staff explained that mobile vendors/food trucks are currently allowed in the following scenarios:

- Special events hosted by a business owner...grand openings, food truck Friday, festivals
- Vendor at City and Chamber of Commerce events
- Farmers Market
- Food Truck Park – provides parking spaces and utilities for food trucks, restrooms for patrons and employees, drink station, trash, and seating

City Council's viewpoint was that these allowances were adequate. Amending the special event portion of the zoning ordinance has been on the staff's list of things to amend for quite some time due to the formatting of the ordinance and the ambiguity that it caused. Recent requests for special events have prompted amendments sooner rather than later.

The intention of the proposed amendments is to define special events, permitting requirements, allowance of food trucks at certain events, add timing of permit application submittal requirements, allow for signage to advertise for events, and determine the number/timing of events allowed per year. To provide for clearer interpretation, the proposal eliminates some of the terminology and classifies all outdoor sales/events as "Temporary Uses" and then classifies the temporary use as either a 30-day or 4-day temporary use.

This is a follow-up discussion from the February 13, 2025, P&Z meeting. Below are the items from the last discussion that have been incorporated into the ordinance

- Definition of temporary outdoor use better defined - include using required parking spaces, inviting vendors, using off-site parking
- Include set up time – 4 days is sufficient...most cities allow 3-day events.
- Inclement weather – added provision to allow them to reschedule one time.
- Noise – the compliance section requires compliance with city ordinances, including noise.
- Number of attendees – added.
- Made some submittal items optional depending on the nature of event, number of attendees, number of businesses participating.

- Definition of food trucks to include beverage trailers – used Galveston County Health District wording of Mobile food and beverage units.
- Remove 30-day separation requirement.

The public hearing and recommendation will be advertised for the P&Z agenda on April 10, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

n/a

ATTACHMENTS

1. DRAFT Appendix A SIGNS Section 15. for PZ Review 3-13-2025
2. DRAFT Section M for PZ Review 3-13-2025
3. DRAFT Section M for PZ Review 3-13-2025 - Clean Copy

Appendix A SIGNS¹

Sec. 1. Definitions.

The following words, terms and phrases, when used in this appendix, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Animated sign means a sign that uses movement to depict action or create a special effect or scene or contains visible moving or rotating parts.

Awning means a shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework.

Banner sign means a temporary sign made of fabric or other non-rigid material that is fire-retardant.

Billboard means any sign containing a commercial or noncommercial message that directs attention to a business establishment, commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises where such sign appears. If such business establishment, commodity, service, or entertainment is merely incidental to the use of such property where such sign appears, such sign shall be deemed a billboard.

Business establishment means a project or undertaking that involves the use of one lot with buildings or structures, permanent or temporary, for the primary purpose of conducting on said lot a commercial enterprise, or other nonresidential use, in compliance with all ordinances and regulations of the city. Multiple services and/or goods offered by a business establishment shall be considered one business establishment for the purposes of this appendix.

Business frontage means the side of a building that contains the primary entrance of the building.

Business Park means business establishments located in a business park zoning district (per Appendix C, zoning ordinance).

Changeable copy sign means a sign on which the copy changes either automatically, such as by electrical or electronic time and temperature units or manually in the field, such as reader boards with changeable letters.

Changeable electronic variable message sign (CEVMS) means a sign that permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. The term "CEVMS" does not include a sign located within the right-of-way that functions as a traffic control

¹Ord. No. 2023-26 , § 2, adopted Oct. 2, 2023, amended Appendix A in its entirety to read as herein set out. Former Appendix A, Signs, §§ 1—28, derived from: Ord. No. 2002-2, § 1, adopted Jan. 21, 2002; Ord. No. 2005-08, §§ 1—3, 5—11, 17, 18, 20—22, adopted Mar. 21, 2005; Ord. No. 2007-17, § 1, adopted Oct. 15, 2007; Ord. No. 2008-11, §§ 1—3, adopted May 19, 2008; Ord. No. 2008-14, §§ 1, 2, adopted June 2, 2008; Ord. No. 2008-17, §§ 1, 2, adopted July 21, 2008; Ord. No. 2010-40, §§ 1—3, adopted Jan. 10, 2011; Ord. No. 2014-22, § 2, adopted Sept. 8, 2014; Ord. No. 2014-38, § 1, adopted Jan. 5, 2015; Ord. No. 2017-22, §§ 1, 2, adopted Sept. 11, 2017; and Ord. No. 2019-20, § 2, adopted June 3, 2019.

State law reference(s)—Restriction on signs advertising tobacco products, V.T.C.A., Health and Safety Code § 161.122; regulation of signs by home-rule municipality, V.T.C.A., Local Government Code § 216.901; regulation of political signs by municipality, V.T.C.A., Local Government Code § 216.903.

device and that is described and identified in the manual on uniform traffic control devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

Civic sign means a sign that identifies a nonprofit institution or organization.

Commercial message means a message that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity that is conducted for profit by a person or entity in business for profit.

Development means:

- (1) A single lot (as defined in this section) with multiple buildings on it with said buildings not intended for sale but which may be leased, or square footage sold, on a condominium basis; or
- (2) An assemblage of multiple lots within a common plat boundary with multiple buildings on it with said buildings intended for sale, lease, or sale on a condominium basis, and which in either case makes up one business establishment or industrial complex.

Directory sign means a sign for the purpose of uniformly listing the names of tenants in an office park or business park.

Double-faced sign means a single sign with two parallel sign faces back-to-back.

Finished grade shall mean the highest-grade elevation within five feet (5') of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the natural grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the site for any other purpose, shall not be finished grade for the purpose of measuring height.

Fire-retardant means not capable of supporting combustion or flame.

Flag banner means a sign made of non-rigid material attached to the ground and supported on a horizontal, rigid pole, but does not include a flag; also known as a teardrop banner, feather banner, or feather flag.

Flagpole means a free-standing structure permanently mounted on the ground and designed and constructed for the purpose of hanging flags.

Flashing sign means a sign that contains an intermittent or sequential flashing light source used primarily to attract attention, but not including changeable copy signs, animated signs, or signs which, through reflection or other means, create an illusion of flashing or intermittent light.

Garage sale means the sale of items that a resident or group of residents conduct from a garage and/or yard, and which items offered for sale are used or discarded by those residents offering them for sale.

Grand opening means the formal offering by a new business of its goods, wares, merchandise, service, entertainment, or activity.

Ground sign means any sign mounted on the ground or supported by one or more columns, poles, uprights, or braces anchored in or on the ground and not attached to any building, including changeable copy signs.

Handheld sign means any sign that is not self-supporting and is carried by or is under the immediate control of a person and shall include sandwich-board signs and persons in costume or otherwise dressed to call attention to a business.

Identification sign means any sign that carries only the firm, business establishment, or corporate name, the major enterprise on the premises, or the principal products offered for sale on the premises.

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Integrated business development means a development consisting of two or more interrelated business establishments using common driveways and onsite parking facilities, including, but not limited to, shopping centers, office complexes, office buildings, and business parks.

Lot means a physically undivided tract or parcel of land having frontage on an accessway and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement; and which is:

- (1) Designated as a distinct and separate tract; and
- (2) Identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Master sign plan means a plan depicting the location, size, height, and materials of all signs to be placed on a building and on the site.

Monument sign means a sign not more than seven feet (7') in height from natural ground level to the highest portion of the sign, designed and constructed to substantially appear as a solid block, rectangle, or square.

Multi-faced sign means a single sign with two or more faces, which are not parallel or back-to-back.

Natural grade means the natural ground adjacent to the slab at its centerline paralleling the front of the structure. Natural ground is assumed to be the ground surface existing prior to placement of the building pad.

New business means a business new to the premises on which it is located, a business having a change in ownership of 50 percent or more, or the expansion of an existing building or structure if such expansion increases the size of the area devoted to the primary use, in building floor square footage, by 50 percent or more.

Noncommercial message means any message other than a commercial message.

Nonconforming sign means a sign erected and maintained prior to the adoption of the ordinance from which this appendix is derived, or any applicable amendment thereto, that does not conform with the requirements hereof.

Nonresidential district means any district that is not a residential district.

Obsolete sign means any on-premises sign, or any part thereof, which identifies or advertises a business, person, product, accommodation, service, or activity that has ceased to operate on the premises upon which the sign or sign structure is located.

Off-premises sign means a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Office complex means one or more commercial buildings with multiple business establishments providing services but not delivering products directly to customers and consisting of two or more tenants using common driveways.

Office Park means business establishments located in an office park zoning district (per Appendix C, zoning ordinance).

On-premises sign means a sign identifying or advertising a business, person, activity, goods, products, or services, located on the premises where the sign is located.

Open house means a designated period during which a property is open for viewing by prospective purchasers.

Portable sign means any sign designed or constructed to be easily moved from one location to another, including signs mounted upon or designed to be mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure. A portable sign which has its wheels removed shall still be considered a portable sign hereunder.

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Public service sign means a sign that provides a service or message to the public, such as time, temperature, and charity appeals.

Reader panel/reader board means a permanently constructed changeable copy bulletin board lighted or unlighted with detachable precut letters and figures.

Residential district means those districts zoned single-family residential dwelling district (SFR), single-family residential dwelling district - estate (SFR-E), multi-family residential dwelling district - low (MFR-L), multi-family residential dwelling district - medium (MFR-M), multi-family residential dwelling district - high (MFR-H), garden home district (GHD), and mobile home residential dwelling district (MHR) in the zoning ordinance of the city, contained in Appendix C to this Code.

Roofline means the height above finished grade of the upper beam, rafter, ridge, or purlin of any building.

Sign means any structure, part thereof, or device or inscription which is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or on an awning, canopy, marquee, or similar appendage, or permanently affixed to the glass on the outside of the building or structure, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, monogram, heraldry, trademark, light, or other representation used as or in the nature of an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, corporation, association, place, commodity, product, service, business establishment, profession, enterprise, industry, activity, or any combination thereof; where the term "sign" is used herein without further modification, the same shall be understood to embrace all regulated signs and replicas.

Sign facing means the facing of any sign upon, against, or through which the message is displayed or illustrated.

Snipe sign means a sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, stakes, fences, utility poles, or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is located.

Street banner means a sign constructed of porous material of at least 80 percent cotton mesh with tie-down ropes on each corner.

Temporary sign means any sign constructed of materials with short life expectancies. A portable sign shall not be considered a temporary sign.

Vision triangle means an unoccupied triangular space at the street corner of a corner lot. The triangle is formed by connecting the point where each right-of-way line intersects, and two points located twenty-five feet (25') along each right-of-way line.

Wall sign means a sign, either of solid face construction or individual letters, symbols, or pictures, which is attached to the exterior of any building or structure.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 2. Administration.

- a. *Sign Administrator.* The community development director or their designee shall be the sign administrator charged with administering and enforcing the terms and conditions of this chapter and all other provisions of laws relating to signs. The sign administrator is empowered to delegate the duties and powers granted to and imposed upon him by this chapter to other persons serving under the sign administrator.
- b. *Enforcement responsibility.* The duties of the sign administrator shall include not only the issuance of permits as required by this chapter, but also the responsibility of ensuring that all signs comply with this chapter and any other applicable laws and that every sign for which a permit is required does in fact have a permit.

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- c. *Sign permits.* It shall be unlawful for any person, unless provided otherwise in this appendix, to erect, structurally alter, relocate, lease, rent, or own any sign within the city without first obtaining a permit for such sign.
- (1) *Application.* All applications for sign permits shall be accompanied by a plan or plans drawn to a standard architectural or engineering scale which shall include the following:
- (a) The dimensions of the sign and, where applicable, the dimensions of the surface of the building to which it is to be attached.
 - (b) The dimensions of the sign's supporting members.
 - (c) The maximum and minimum height of the sign.
 - (d) The proposed location of the sign in relation to all buildings on the premises where the sign is to be located.
 - (e) The proposed location of the sign in relation to the boundaries of the premises upon which it is to be situated.
 - (f) The location of all electrical transmission lines within thirty feet (30') of any part of such proposed sign structure.
 - (g) Each permit application shall be signed by the property owner, or his agent, and the sign installer.
- (2) *Issuance.* Upon the filing of an application for a sign permit, the plans, specifications, and other data shall be examined by the community development department. If it appears that such proposed sign is in compliance with the requirements of this appendix and other laws of the city, and the applicant being in compliance with all building ordinances of the city and other permits issued by the city, the community development department shall issue the applicant a permit for such sign. Such sign shall thereafter be constructed in accordance with the plans, specifications and other data submitted to the community development department.
- (3) *Revocation.* The sign administrator may suspend or revoke any permit issued under the provisions of this ordinance whenever it is determined that the permit is issued in error or on the basis of incorrect or false information supplied, or whenever such permit is issued in violation of any local, state, or federal regulations. Notice of suspension or revocation shall be issued to the permit holder, owner of the sign, or owner of the subject property in writing.
- d. *Fees.*
- (1) *Required.* Fees for the permits required under this division shall be paid to the community development department as established in Appendix D, Fees.
 - (2) *Refund.* The applicant for a permit or holder of a permit shall not be entitled to a refund of any fee paid if the permit is revoked.
 - (3) *Work without permit.* Work started without a permit shall be double the permit fee.
- e. *Inspections.* The sign administrator shall make such inspections as may be necessary and shall initiate appropriate action to bring about compliance with this chapter and other applicable laws if such inspection discloses any instance of noncompliance. The sign administrator shall investigate thoroughly any complaints of alleged violations of this chapter.
- f. *Exceptions.* A permit shall not be required for the following:
- (1) The electrical, repainting, or cleaning maintenance of a sign.
 - (2) The changing of the message of a changeable copy sign.

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- (3) Residential real estate signs for single-family units pursuant to section 15.d.(2).
 - (4) Residential real estate signs for multi-family units pursuant to section 15.d.(3).
 - (5) Temporary direction signs pursuant to section 15.e.
 - (6) Temporary political signs pursuant to section 15.f.
 - (7) Garage sale signs pursuant to section 15.g.
 - (8) Open house signs pursuant to section 15.h.
- g. *Stop orders.* The issuance of a permit under this appendix shall not constitute a waiver of this appendix or other ordinances of the city. The sign administrator is authorized to issue stop orders for any sign which is being constructed or used in violation of this appendix or any other ordinance of the city.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 3. Violations are prohibited.

- a. It shall be unlawful for any person to erect, structurally alter, relocate, lease, rent, or own within the city any sign not expressly exempted from regulation by this appendix without first satisfying the requirements of this appendix.
- b. It shall be unlawful for any person to violate any provision of this appendix.
- c. The violation of any provision of this appendix shall constitute a misdemeanor. The imposing of any penalty under this subsection shall not prevent the enforced removal and abatement by the city of any prohibited condition.
- d. Any person found to have violated any provision of this appendix shall, in addition to any fine imposed under this section, reimburse the city for any of its costs and expenses, direct or indirect, including removal of the violating sign, attorney's fees, and employee wages and salaries, incurred in enforcing this appendix against such person.
- e. The sign administrator may suspend or revoke any permit issued under the provisions of this ordinance whenever it is determined that the permit is issued in error or based on incorrect or false information supplied, or whenever such permit is issued in violation of any of the provisions of this ordinance or any other ordinance of this City or laws of this state or the federal government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign, or the owner of the site upon which the sign is located. Upon such revocation, all construction related to the revoked permit shall cease.

Upon revocation of the permit, any portion of the sign in place because of the permit shall be removed within ten (10) days by the owner of the sign or the owner of the site on which the sign is located. Failure to remove the sign shall be deemed a violation of this ordinance.
- f. The sign administrator may periodically inspect each sign regulated by this ordinance for the purpose of ascertaining whether the same is obsolete and whether it needs removal or repair.
- g. Whenever any work for which a permit is required by this ordinance has been commenced or completed without first obtaining a permit, an investigation may be made before a permit may be issued for such work.
The permitted time limit shall be reduced by the amount of time the sign was illegally displayed.

(Ord. No. 2023-26 , § 2, 10-2-2023)

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Sec. 4. Maintenance.

All signs and sign structures shall be kept in good repair and neat in appearance, including replacement of defective parts, painting, repainting, and cleaning.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 5. Projection of signs.

- a. No sign or any portion thereof shall project or extend over any public sidewalk, street, alley, or other public property. A supporting member of a sign shall be located at least three feet (3') from the property line of the property upon which it is situated.
- b. Signs projecting more than eighteen inches (18") from the face of the building or supporting structure over private property used or intended to be used by the general public shall have a minimum clearance of eight feet (8') above the pavement of finished grade.
- c. No sign shall be attached to a building in such a manner that the sign surface, or any part thereof, exceeds in height the highest roofline or parapet of such building.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 6. Structural requirements.

- a. *Compliance with building code.* All signs and sign structures shall comply with the pertinent requirements of the building codes of the city, including, but not limited to, all structural, electrical, and windstorm requirements.
- b. *Transmission lines, minimum spacing.* All signs and sign structures shall have a minimum clearance of eight feet (8') vertically and eight feet (8') horizontally from any transmission line carrying 750 volts or greater.
- c. *Wiring.* Any wiring to an energized sign shall be installed underground, except where impractical or infeasible, as determined by the building official, and in such instances shall be at least fourteen feet (14') above ground level.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 7. Measurement standards.

- a. *Sign face area* shall be measured as the smallest area enclosed by straight lines drawn to the extremities of the letters, numbers, recognizable symbols, and trademarks; provided, however, if there is background in addition to the lettering, background material shall be included if the background is uniquely associated with the letters.
- b. *Sign height* shall be measured from finished grade level to the top of the sign structure and shall not exceed seven feet (7'). Sign pads shall not be mounded to achieve additional height.
- c. *Double-faced sign area* shall be calculated only on one side of the sign.
- d. *Awnings.* The portion of an awning that contains graphics, symbols and/or written copy shall be included as part of the aggregate sign area calculation.

- e. *Business frontage* shall be measured by the horizontal width of a tenant's building or lease space, where the front entrance is located. When two or more entrances are utilized on separate sides of a building, the entrance where the tenant is addressed shall apply.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 8. Traffic hazards.

- It shall be unlawful for any person to erect, structurally alter, relocate, lease, rent, or own any sign in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear vision, regardless of location, by reason of the position, shape, color, or movement which may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device; nor shall such sign make use of any word, phrase, symbol, or character in such a manner as to interfere with, mislead, distract or confuse vehicular or pedestrian traffic.
- The chief of police of the city, or his duly qualified representative, shall be the sole judge of a violation under this section.
- Attaching, placing, affixing, or leaning any material onto, painting over, changing the wording of, or covering a traffic sign (regulatory or informational) shall be prohibited.
- Signs shall not be placed within the vision triangle.



(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 9. Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- Billboards, including, but not limited to, new off-premises, changeable electronic variable message signs (CEVMSs). Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.

- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. Miniature, mini, Christmas, rope string lights, exposed LED storefront lights, or other similar lighting in or framing windows (interior or exterior), including attached to the window frames except for lighting from November 15 to January 15.
- n. Flag banners.
- o. Inflatable signs and tethered balloons greater than 18 inches in diameter.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 10. Signs on public property.

- a. *Signs on public property.* It shall be unlawful to place a sign in or upon any public property, including, but not limited to, a public street, sidewalk, right-of-way, easement, curb, grounds, bridge, or building, unless express consent therefor shall have been first granted by the city council. This subsection shall not apply to signs required to be placed by a public employee in the regular course and scope of his employment.
- b. *Impoundment.*
 - (1) Any sign in violation of subsection a of this section may be removed without notice to the owner thereof. Employees of the police department, the department of public works, and community development are hereby authorized to remove any such signs and transport or cause the same to be transported to a location to be designated by the community development department. Snipe signs may be discarded immediately. The custodian of the storage area shall maintain records of where such signs were located when they were so removed and the date on which they were so removed and, except for snipe signs, shall hold the same in the storage area for a period of not less than thirty (30) days.
 - (2) Any sign so held may be redeemed by the owner, by appointment, and thereof upon the payment of a fee to the city set in Appendix D to this Code. Such fee shall be in addition to and not in lieu of any fine imposed upon such owner for violation of this subsection. Any sign impounded and stored and not redeemed by the owner thereof within thirty (30) days may be disposed of or sold at public auction in the same manner as surplus property of the city.

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c. *Exceptions.*

- (1) *Public athletic facilities.* Public athletic facilities may have signs attached to fences surrounding such facility to give public information or team sponsor advertising. Except for scoreboards, such signs shall not project above the fence line and shall face the athletic facility.
- (2) *Public and private parks.* Public and private parks may have signs to give information and/or regulations concerning park use.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 11. Painted signs.

Painted signs shall be on permanently weatherproofed materials, and all sign surfaces shall be painted or treated with weatherproofed materials.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 12. Changeable copy signs.

- a. *Residential districts.* A changeable copy sign, such as a reader board, may be integrated into the allowable sign so long as the total area of the changeable copy message does not exceed six square feet (6 ft²) of the sign area, subject to the restrictions set forth in subsection c of this section.
- b. *Nonresidential districts, and religious organizations and schools in residential districts.* A changeable copy sign, such as a reader board, may be integrated into a permanent monument sign so long as the total area of the changeable copy message is limited to a maximum of twenty-five square feet (25 ft²) of the sign area, subject to the restrictions set forth in subsection c of this section.
- c. *Restrictions.* All changeable copy signs shall be subject to the following restrictions:
 - (1) The message conveyed by the sign face shall not blink, flash, scroll or be so animated as to be deemed a distraction to passing motorists.
 - (2) All changeable copy sign faces shall be limited to a maximum of twenty-five square feet (25 ft²) in sign area, or the maximum size of the type of permanent sign on which the face is placed, whichever is less.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 13. Illumination of signs.

- a. A conforming sign may be illuminated but only by:
 - (1) Upward lighting of no more than four (4) bulbs per direction of the sign face or faces of the structure;
or
 - (2) Downward lighting of no more than four (4) bulbs per direction of the sign face or faces of the structure.
- b. Lights that are a part of or illuminate a sign:
 - (1) Must be shielded, directed, and positioned to prevent beams or rays of light from being directed at any portion of the traveled ways of a public or private street;
 - (2) May not be of such intensity or brilliance as to cause vision impairment of a driver of any motor vehicle on a public or private street or otherwise interfere with the driver's operation of a motor vehicle;

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- (3) May not obscure or interfere with the effectiveness of an official traffic sign, device, or signal; and
 - (4) Shall be shielded to prevent the source of lighting from being directly visible from residential property.
- c. Awnings shall not be backlit. Any down lit awning shall be opaque.
 - d. All wiring to monument signs shall be installed underground.
- (Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 14. Portable signs.

- a. *Grand Opening.* One portable sign may be displayed by a new business enterprise to give notice of its grand opening for a period not to exceed thirty (30) consecutive days from the date the Certificate of Occupancy is issued.
 - b. *Allowed.* One portable sign may be displayed on nonresidential property, in addition to that allowed for grand openings, for twenty-one (21) days during any calendar year.
 - c. *Size.* The portable sign shall not exceed thirty-two square feet (32 ft²) in sign area.
 - d. *Location.* Signs shall be placed no closer than three feet (3') from the edge of the property and/or any sidewalk; in no case shall the sign be placed in a state or city right-of-way or street median.
 - e. *Permits.* Required.
 - f. *Limit.*
 - (1) If a changeable copy sign is located on the property, a portable sign is not permitted.
 - (2) No more than one portable sign shall be displayed on any one nonresidential property at a time.
 - g. Handheld signs that include a commercial message are prohibited upon any public rights-of-way, including, but not limited to, any public sidewalk, street, alley, or other public property.
 - h. Handheld signs that are on private property, but are visible from a street or roadway, are permitted where an applicant satisfied the following:
 - (1) *Size.* Sign size does not exceed four square feet (4 ft²).
 - (2) *Permits.* Required.
 - (3) *Location.* May be located where the applicant has legal permission to display the sign. If the applicant does not own or lease the private property upon which the handheld sign will be displayed, applicant must provide a letter of approval from the property owner where the sign will be displayed.
 - i. Regulations involving handheld signs on private property do not apply to political signs that are otherwise compliant with this appendix and V.T.C.A., Local Government Code ch. 216.
- (Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 15. Temporary signs.

- a. *Generally.*
 - (1) Contractors may place a sign on property where actual construction (landscaping, roofing, pool, etc.) is taking place, unless otherwise regulated by section b. below. Such sign may be placed on such property for the duration of construction plus ten (10) days, shall not exceed six square feet (6 ft²) in sign area,

and shall not exceed seven feet (7') in height above the natural ground level. No permit is required for such signs.

- (2) Except as otherwise provided, a permit shall be required for any temporary sign authorized in this section. Such permits shall be granted for a period not to exceed 24 months, and at the expiration of the permit period all such temporary signs shall be removed unless a new permit is obtained.
- (3) Temporary signs shall be placed no closer than three feet (3') from the edge of the property and/or any sidewalk; in no case shall the temporary sign be placed in a state or city right-of-way or street median.
- (4) Temporary signs may not be illuminated or have moving elements.

b. *Construction signs.*

- (1) *Allowed.* Two (2) temporary signs denoting the owner, architect, financial institution, general contractor, "coming soon," or any statement pertaining to a non-residential project.
- (2) *Location.* Such temporary sign(s) shall be located on the premises where the project is located.
- (3) *Size.* For tracts of two acres or less, each sign shall not exceed 16 square feet (16 ft²) in sign area; for tracts of greater than two (2) acres, each sign shall not exceed 32 square feet (32 ft²) in sign area.
- (4) *Removal.* Signs must be removed within ten (10) days of the issuance of a certificate of completion or certificate of occupancy, whichever is sooner.
- (5) *Permits.* Required.

c. *Banners.*

- (1) *Allowed.* In lieu of using a portable sign as authorized by section 14, one on-premises banner sign may be displayed.
- (2) *Location.* On the property where the business is located; affixed to business structure and not above the roofline.
- (3) *Size.* The banner shall not exceed 32 square feet (32 ft²) in sign area.
- (4) *Permits.* Required.
- (5) *Placement and removal.* The banner shall be placed no sooner than the begin date on the approved sign permit and shall be removed no later than the end date on the approved sign permit.

d. *Residential real estate signs.*

- (1) *Subdivision, Builder, or Model Home signs.*
 - (a) *Allowed.* One sign is allowed per three hundred feet (300') of main street frontage. Signs on model home lots do not count against this limit.
 - (b) *Location.*
 - (i) A lot, tract, or reserve that is not intended for sale and the maintenance of which is the responsibility of the builder, developer, or homeowner association. Such signs are commonly located at the main or secondary entrance of a subdivision or other residential development.
 - (ii) A lot on which a model home is located.
 - (c) *Size.* Each sign not to exceed thirty-two square feet (32 ft²) in sign area.
 - (d) *Removal.* Such temporary real estate subdivision signs shall be removed 24 months from the date the permit is issued.

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(Supp. No. 6, Update 3)

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- (e) *Permits.* Required.
- (2) *Single-family units.*
- (a) *Allowed.* One temporary sign allowed for each single-family dwelling unit or lot to give information concerning leasing, renting, or selling of a single-family unit or lot.
 - (b) *Location.* Such temporary sign may be located anywhere on the premises except as restricted by the zoning ordinance, provided that such sign may not project beyond the property line and is only for the property upon which such sign is erected.
 - (c) *Size.* Each temporary sign not exceeding six square feet (6 ft²) in sign area.
 - (d) *Removal.* Single-family residence signs shall be removed within ten (10) days of the unit or lot being leased, rented, or sold.
 - (e) *Permits.* Not required.
- (3) *Multi-family units.*
- (a) *Allowed.* Two temporary signs shall be allowed for each complex to give information concerning leasing, renting, selling, or financing of the unit on the property upon which such sign is erected.
 - (b) *Location.* On the property where each complex is located.
 - (c) *Size.* Not to exceed six square feet (6 ft²) in sign area.
 - (d) *Removal.* Signs must be removed within ten (10) days after the date that the leasing, renting, selling, or financing of all the units in each complex occurs.
 - (e) *Permits.* Not required.
- (4) *Vacant acreage.*
- (a) *Allowed.* One temporary sign may be allowed for each street frontage advertising vacant acreage to give information concerning selling, leasing, or renting of the property.
 - (b) *Location.* On the property that is intended for sale, lease, or rent.
 - (c) *Size.* For vacant tracts of two acres or less, such sign shall not exceed 16 square feet (16 ft²) in sign area; for vacant tracts of greater than two acres, such sign shall not exceed thirty-two square feet (32 ft²) in sign area.
 - (d) *Removal.* Signs must be removed within ten (10) days after the date that the acreage is sold, leased, or rented.
 - (e) *Permits.* Required.
- (5) *Temporary signs for new integrated business developments, shopping centers, office parks, and business parks.*
- (a) *Allowed.* One temporary sign for each street frontage of any new integrated business development, shopping center, office park, or business park to give information concerning leasing, renting, construction, financing or selling of such property upon which such sign is erected.
 - (b) *Location.* May be located at the entrance for the development.
 - (c) *Size.* The sign area for such temporary sign shall not exceed thirty-two square feet (32 ft²).
 - (d) *Removal.* Signs must be removed no later than twenty-four (24) months after the date the permit is issued.

(e) *Permits. Required.*

e. *Temporary direction signs.*

- (1) *Allowed.* Temporary signs that direct the public to a special event of civic interest, such as parades, organized holiday festivities, or other special events which are conducted by and benefit charitable or nonprofit organizations. A maximum of up to two temporary direction signs are allowed per lot.
- (2) *Size.* Such signs shall not exceed thirty-two square feet (32 ft²) in area.
- (3) *Location.* Signs may be placed on private property with the permission of the property owner.
- (4) *Removal.* Such signs are erected only for a period not to exceed ten (10) days before and two (2) days after the event.
- (5) *Permits.* Not required under the following conditions: The event must be conducted by a charitable or nonprofit organization, all proceeds derived from such event will be used to further the purpose of said organization, and that the management and supervision of such event will be under the total control of the said organization. If all the above conditions are not met, a permit shall be required. The city shall contact event organizers when necessary to confirm that the event in question is charitable and/or nonprofit, consistent with the conditions herein.

e-1. *Temporary outdoor use signs. Temporary outdoor use signs in accordance with permitted temporary uses in Appendix C, Zoning, Section M. that are on private property, but are visible from a street or roadway, are permitted where an applicant satisfies the following:*

- (1) *Allowed.* Temporary outdoor use signs that direct the public to a permitted temporary use..
- (2) *Limit.* One banner (max 32 square feet) or six (6) temporary use signs are allowed in conjunction with an approved (30)-day or (4)-day permit.
- (3) *Size.* Temporary outdoor use signs shall not exceed two square feet (2 ft²).
- (3) *Permits.* Not required.
- (4) *Location.* Temporary outdoor use signs may be located on the parcel where the approved temporary outdoor use will take place and on parcels where off-site parking will be provided. No temporary outdoor use signs shall be placed in the city rights-of-way.

f. *Temporary political signs.* Temporary political signs shall comply with the regulations set forth in V.T.C.A., Election Code, ch. 259, *Political Signs*.

- (1) Private property. No permit shall be required under this chapter for a sign that contains primarily a political message and that is located on private real property with the consent of the property owner, provided that such sign:
 - (a) Does not have a surface area greater than thirty-six feet (36'), excluding the sign structure;
 - (b) Is not more than eight feet (8') high;
 - (c) Is not illuminated; and
 - (d) Has no moving elements.
- (2) As used in this subsection, "private real property" does not include real property subject to an easement or other encumbrance that allows the city to use the property for a public purpose.
- (3) Public property.

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- (a) *Prohibited.* Except as provided in subsection (b)(2) of this section, a sign that contains primarily a political message is prohibited on public property, including the rights-of-way.
 - (b) *Exception.* A sign that contains primarily a political message may be in a designated area at least one hundred feet (100') from the main entrance to a polling place during a voting period at such polling place. An area may be designated by the city manager when a city facility is used as a polling place or by an official of another governmental entity when such entity's facility is used as a polling place. As used in this subsection, "voting period" means the continuous period beginning on the date that the polls are open for voting and ending on the date when the polls at such location are closed or the last voter has voted, whichever is later.
 - (4) *Removal.* The sign administrator may remove and dispose of any political sign placed on public property or within the public rights-of-way.
 - (5) *Permits.* Not required.
 - g. *Garage sale signs.*
 - (1) *Allowed.* Up to four signs can be posted no more than 24 hours before the sale begins.
 - (2) *Location.* Signs may be placed on private property with the permission of the property owner; no sign shall be placed on public property or in the city rights-of-way.
 - (3) *Size.* Each sign shall not exceed six square feet (6 ft²) in sign area.
 - (4) *Removal.* Signs must be removed on the last day of the sale by day's end.
 - (5) *Permits.* Not required.
 - h. *Open house signs.*
 - (1) *Allowed.* Up to four signs for each open house. Once an open house has been held on a property, open house signs shall not be placed on the same property before the expiration of five (5) days from the removal of the signs for the previous open house.
 - (2) *Location.* Signs may be placed on private property with the permission of the property owner; no sign shall be placed on public property or in the city rights-of-way.
 - (3) *Size.* Each sign shall not exceed six square feet (6 ft²) in sign area.
 - (4) *Removal.* Signs must be removed at the close of the open house.
 - i. *Temporary street banner signs.*
 - (1) *Allowed.* Subject to the requirements of this section, charitable organizations and nonprofit organizations having a principal office in the city, Clear Creek Independent School District, and Friendswood Independent School District are allowed one temporary street banner sign during a calendar year to advertise an event to be held within the city limits and to which the general public is invited.
 - (2) *Application.* A charitable and non-profit organization, or public school district located within the city limits desiring a temporary street banner sign shall make application for a license to the director of public works at least sixty (60) days in advance of the advertised event. Such application shall be made in writing and shall include the following:
 - (a) The name and address of the charitable and non-profit organization, or public school district located within the city's corporate limits conducting the public event as well as the name, address, phone number, and email address of the contact person for the application;
 - (b) The name, location, and dates of the event;

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- (c) The content of the temporary street banner sign;
 - (d) A copy of the signed permit or agreement from the state department of transportation for the temporary street banner sign;
 - (e) A license agreement, as prescribed by the city, for the temporary street banner sign, which agreement is executed by the charitable and non-profit organization, or public school district located within the city's corporate limits;
 - (f) A certificate of insurance issued by a company authorized to do business in the state naming the city, its officers, and employees as an additional insured and including a waiver of subrogation in favor of the city, in amounts of not less than the amounts printed in Appendix D to this Code;
 - (g) A copy of proof of non-profit organization;
 - (h) A non-refundable application fee set by resolution and printed in Appendix D to this code; and
 - (i) Such other information as may be requested by the director of public works.
- (3) *Materials.* All temporary street banner signs shall be constructed of porous material of at least 80 percent cotton mesh with tie-down ropes on each corner. The director of public works may promulgate additional standards as necessary to protect public health, safety, and welfare.
- (4) *Location.* Temporary street banner signs may only be erected in front of Stevenson Park and extend across Friendswood Drive from city designated poles.
- (5) *Size.* Each temporary street banner sign shall not exceed twenty-five feet (25') in width and no more than four feet (4') in height.
- (6) *Timing limitations.*
- (a) Except as provided in subsection 7 of this section, temporary street banner signs, other than the city's temporary street banner signs, may be erected for no more than seven (7) consecutive days.
 - (b) No temporary street banner signs, other than the city's temporary street banner signs, shall be permitted each year during the following periods:
 - (i) The months of November and December;
 - (ii) Between June 20 and July 14;
 - (iii) Between the commencement date of early voting for a general or special municipal election and seven (7) days after the date of such election or any runoff election resulting therefrom.
 - (c) No charitable and non-profit organization or public school district located within the city's corporate limits shall be granted more than one temporary street banner sign permit in any calendar year.
- (7) *Approval.* Temporary banner sign permits along with the city license agreement must be approved by the city manager. The license agreement may extend the period specified in subsection f for no more than seven (7) additional consecutive calendar days by the city council if the city council makes the following findings:
- (a) The length of the event and the expected attendance at the event justify an extension of the permit;
 - (b) The general purposes of this section are observed and maintained; and
 - (c) The granting of such an extension will not be injurious to the public health, safety, or welfare.

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- (8) *Fee.* If a permit application under this section is approved by the city manager, the permittee must pay the city the banner permit fee, set forth in Appendix D to this code, prior to the erection of the banner to defray the city's cost.
 - (9) *Revocation.* Notwithstanding anything in this code or in the license agreement to the contrary, the director of public works has the right, power, and authority to revoke a permit and terminate a license agreement if:
 - (a) The temporary street banner sign poses a risk to the public health, safety and welfare as determined by the director of public works;
 - (b) The city manager determines that the licensee has breached the license agreement; or
 - (c) The city council approves another temporary street banner sign that is to be on display after the period specified in subsection f.1 of this section but during an extension granted pursuant to subsection (7), and there is no other banner space available.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Secs. 16—20. Reserved.

Sec. 21. Permanent signs in residential districts.

- a. *Applicability.* This section shall apply to all residential districts as defined in the zoning ordinance as well as PUDs and SUPs with residential components.
- b. *Multifamily residential subdivisions.*
 - (1) For each multi-family residential subdivision, a maximum of two wall or monument signs with a combined total sign area not exceeding fifty square feet (50 ft²) shall be allowed.
 - (2) Allowed signs may be anywhere on the premises except as restricted by the zoning ordinance and this appendix. They may not project beyond any property line and, if ground-mounted, the top shall not be more than seven feet (7') over natural ground level.
- c. *Single-family residential subdivisions.* Each single-family residential subdivision is allowed one monument entrance identification sign at each entrance not to exceed fifty square feet (50 ft²). However, two signs with a maximum of thirty-two square feet (32 ft²) each may be placed on opposite sides of the entrance in lieu of a single fifty-square-foot (50 ft²) sign. The top of such signs shall be not more than seven feet (7') over natural ground level. As part of one sign, a changeable copy area not exceeding six square feet (6 ft²) shall be allowed for the purpose of placing civic announcements by the homeowners' association.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 22. Permanent signs in nonresidential districts.

- a. *Applicability.* This section shall apply to all nonresidential districts as defined in the zoning ordinance as well as PUDs and SUPs with nonresidential components.
- b. *Wall signs.*
 - (1) Wall signs are allowed for each business establishment with an allowable total sign area of one and one-half square feet (1.5 ft²) for each linear foot of business frontage.

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- (2) Where two or more tenants utilize a common building, the total allowable wall sign area shall be equal to one and one-half square feet (1.5 ft²) for each linear foot of business frontage. It shall be the responsibility of the property owner to allocate such sign area to each tenant. A master sign plan drawn to a standard architectural or engineering scale shall be submitted to the community development department for this type of project showing the exact size and location of each sign for this project.
 - (3) Each tenant's wall sign must be attached to that part of the building in which the tenant is located.
- c. *Monument signs.*
- (1) *Individual monument sign.* One monument sign is allowed for each business establishment, with an allowable sign area of fifty square feet (50 ft²). The highest part of any such sign or structure shall not be greater than seven feet (7') above the highest finished grade at the front property line. Monument signs must be permitted separately from the building permit.
 - (2) *Multi-tenant monument sign.* Where two or more tenants make up a business establishment, they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The total sign area shall not exceed fifty square feet (50 ft²) plus ten square feet (10 ft²) for each tenant in the complex up to a maximum of one hundred square feet (100 ft²). The highest part of any such sign or structure shall not be greater than seven feet (7') above the highest finished grade at the front property line. It shall be the responsibility of the property owner to allocate such sign area to each tenant. A master sign plan drawn to a standard architectural or engineering scale shall be submitted to the community development department for this type of project showing the exact size and location of each sign for this project.
 - (3) *Shared monument sign.* Business establishments on contiguous lots may utilize one common monument sign. Such sign shall be placed on either of the contiguous lots and sign dimensions and requirements will be the same as a multi-tenant monument sign.
 - (4) *Changeable copy signage.* Up to twenty-five square feet (25 ft²) of the allowable monument sign area may be used for changeable copy signage.
 - (5) *Second monument sign.* A second monument sign is allowed for business establishments with buildings consisting of forty thousand square feet (40,000 ft²) or more. Consideration and approval of a second monument sign shall be based on the square footage of buildings shown on an approved site plan for the entire business establishment. The second monument sign may be constructed as part of the initial site construction but shall not be advertised on until the square footage of the structures constructed on-site exceeds forty thousand square feet (40,000 ft²). The second monument sign must be permitted separately.
- d. *Option for directory sign in office park district (OPD) and business park districts (BP).*
- (1) One monument sign for the sole purpose of uniformly listing the names of the tenants is allowed for each building in which there are multiple tenants in the office complex if the complex chooses not to use wall signs.
 - (2) The total sign area of such sign shall not exceed 240 square inches per tenant.
 - (3) Such signs shall not exceed five feet (5') in height and shall be located within twenty feet (20') of the building.
- e. *Fast-food/drive-through menu boards.* Menu reader boards for fast-food/drive-through restaurants shall not be considered as a ground sign if such menu board is screened from adjacent buildings or structures. Landscaping shall be required around menu boards to screen to the degree reasonably possible such menu board from abutting properties.

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- f. *Off-premises directional signs.* Off-premises directional signs of up to a maximum of four-square feet (4 ft²) are allowed if the property on which the sign is located and the property which is described in the sign are contiguous. The permit application shall be signed by both property owners.
 - g. *Fuel canopy signs.* Fuel canopy signs are allowed for each gasoline station with an allowable total sign area of 0.5 square feet for each linear foot of canopy measured along the shortest side of the canopy.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 23. Reserved.

Sec. 24. Signs on vehicles.

- a. No type of vehicle, including, but not limited to, cars, trucks, motor-driven cycles, or vehicles built of miscellaneous parts of other vehicles, such as sand or dune buggies, and no type of trailer, boat, or other similar type of property shall be placed on private property within the city for the purpose of advertising such item for rent, sale, or lease unless such property is on the premises where the owner of such property advertised for sale or lease resides or conducts business or is on the premises of a business establishment engaged in the rental, sale, or lease of such property.
- b. A motor vehicle not used on a regular basis for the transportation of persons or property, or that is inoperable, shall not be parked or stored with one or more signs displayed thereon or otherwise used as a substitute sign structure.
- c. Any vehicle containing advertising must be parked in an approved parking space and shall not be parked for a continuous period exceeding 72 hours. Any such vehicle is prohibited from otherwise being parked upon any public rights-of-way, including, but not limited to, public sidewalks, streets, alleys, or other public property, with one or more signs displayed thereon or otherwise used as a substitute sign structure.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 25. Nonconforming signs.

- a. *Definition.* A nonconforming sign shall be any sign that does not comply with the requirements of this appendix, and which was in existence prior to the effective date of the enabling ordinance, whether permitted or not by the city's building division.
 - (1) It is the intent of this appendix to permit those nonconforming signs to continue until they are removed, but not to encourage their survival.
 - (2) A sign permit issued by the city's building division is required for any repair work to be performed under this subsection.
- b. *Exemptions—Signs.*
 - (1) Signs lawfully in place on October 2, 2023, the effective date of these requirements.
 - (2) Sign associated with an issued Certificate of lawful nonconformity issued by the city's building division for existing lawfully nonconforming signs in 2008.
- c. *Repair, appearance, and alteration.* Nonconforming signs, and any part thereof, shall be kept in good repair, as to structure, electrical and appearance components, and no structural alterations of any kind shall be made thereto that increases the existing extent of nonconformity. A nonconforming sign may have its

message changed, face replaced, or be illuminated internally or externally if the existing extent of nonconformity is not increased.

- d. *Replacement.* If a nonconforming sign or sign structure, or a substantial part of it, is damaged, destroyed, or dismantled for any purpose (other than maintenance operations or for changing the letters, symbols, or other matter on the sign), in an amount more than 60 percent of the cost of erecting a new sign of the same type at the same location, the sign and any sign structure shall be replaced with a new sign conforming to the requirements of this appendix.
- e. *Removal.* Obsolete signs shall be removed or brought into compliance with the other provisions of this appendix, not later than the first anniversary date that the sign, or any part thereof, first became obsolete. If the premises upon which the obsolete sign, or any part thereof, is leased, then the obsolete sign, or any part thereof, shall be removed or brought into compliance with the other provisions of this appendix, not later than the second anniversary date that the sign, or any part thereof, becomes obsolete, as established by the date of the tenant most recently ceasing to operate on the premises after the effective date of the enabling ordinance. These provisions are in accordance with the provisions of V.T.C.A., Local Government Code §§ 216.003(e) and (f).
 - (1) If the owner fails to remove or render blank the sign within the prescribed time, the sign administrator shall notify the owner by certified mail to correct the violation within ten (10) days after receipt of notification of violation. If the owner does not correct the violation, the sign administrator may remove the sign at the property owner's expense.
 - (2) An obsolete business may be determined by disconnection of water, sewer, power, postal service, or any other indicators of vacancy.
- f. *Conversion of existing billboards to changeable electronic variable message signs (CEVMS).*
 - (1) The overall size, height, location, and number of support poles used to support the sign structure of the existing billboard shall not be altered.
 - (2) Electrical service to the sign must be underground from the property line to the sign.
 - (3) Each message on an electronic sign shall be displayed for at least eight seconds, and a change of message shall be accomplished within two seconds.
 - (4) A change of message must occur simultaneously on the entire sign face.
 - (5) No flashing, dimming, or brightening of the message is permitted except to accommodate changes of messages.
 - (6) *Malfunction.* CEVMS sign operators must respond to a malfunction or safety issue within one hour after notification and must remedy that malfunction or safety issue within 12 hours after notification. In case of a sign malfunction, the digital display must freeze until the malfunction is remedied.
 - (7) *Display of emergency information.* The city may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed on digital display signs. Upon notification, the sign operators shall display amber alerts, silver alerts, information regarding terrorist attacks, natural disasters, and other emergency situations in appropriate sign rotations. Emergency information messages must remain in rotation according to the issuing agency's protocols.
 - (8) *Public service announcements.* Companies shall permit the city to place one public service announcement on each of the digital billboards for up to the equivalent time of an eight-week period for each year; provided, however, that such public service announcements shall consist of one slot of at least eight seconds in the standard rotation utilized by the advertising company on the applicable digital billboards.

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- (a) Public service announcements shall be limited to city-sponsored event announcements and city-related public health, safety, and welfare announcements. The city shall be responsible for:
 - (i) Providing the company with its public service announcements, which may be updated by the city at any time; and
 - (ii) Any costs associated with providing the company with the artwork in an acceptable format.
 - (b) The public service announcements must be submitted to the company at least five (5) business days before the proposed display date. Content of public service announcements shall be determined in the sole discretion of the city. In addition:
 - (i) The company shall provide use of the advertising space on the digital billboards, as reasonably necessary for emergency broadcasts, amber alerts, and silver alerts; and
 - (ii) The company and city will work cooperatively and in good faith for the city to place additional city-related public service announcements on a space availability basis.
 - (9) The sign owner shall provide to the department contact information for a person who is available to be contacted at any time, and who is able to turn off the electronic sign promptly after a malfunction occurs.
 - (10) If the city finds that an electronic sign causes glare or otherwise impairs the vision of the driver of a motor vehicle or otherwise interferes with the operation of a motor vehicle, the owner of the sign, within 12 hours of a request by the city, shall reduce the intensity of the sign to an acceptable level.
 - (11) The sign owner or its designated contractor shall obtain permits and comply with adopted codes, including building and electrical codes.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 26. Exceptions and exemptions.

The following described signs are exempt from the provisions of this appendix except for sections 5 through 13 inclusive:

- a. Professional nameplates and occupational signs denoting only the name and occupation of an occupant in a commercial building or public institutional building, and not exceeding two square feet (2 ft²) in area.
- b. Identification nameplates or signs on apartment houses, boardinghouses or rooming houses, or similar uses, not exceeding two square feet (2 ft²) in area.
- c. One nameplate denoting only the name of the occupants of a dwelling, and not exceeding two square feet (2 ft²) in area nor located closer than three feet (3') to the property line.
- d. Memorial and/or historical signs as designated by federal, state, or local governments.
- e. Traffic or other municipal signs, legal notices, or danger signs by federal, state, or local governments.
- f. Warning signs or trespassing signs on private property, not exceeding two square feet (2 ft²) in area.
- g. Signs required by any law or regulation of the federal, state, or local governments.
- h. On-premises directional signs for setting forth the location of or directions to parking or buildings located on the premises, warning of on-premises obstacles or overhead clearances, or regulating the flow of on-premises traffic, including entrance and exit signs. Such signs may be lighted, consistent with other requirements for sign lighting, and not exceeding two square feet (2 ft²) in area, provided such sign is not prohibited or further regulated by any other ordinance of the city.

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- i. Street banners erected by the city advertising a bona fide public event such as legal holidays, nonpolitical election instructions, and similar occasions.
 - j. Civic and religious organization signs. The city council may erect, or approve and permit to be erected, entrance signs at or near the city limits for the benefit of visitors, on which may be listed institutional names, religious organizations, and points of interest. Civic organizations and religious organizations may be permitted to place their insignias thereon. In addition, each institution may erect a maximum of four off-premises directional signs, with permission of the property owner, if each sign does not exceed four square feet (4').
 - k. Signs on motor vehicles, as such term "motor vehicle" is defined in V.T.C.A., Transportation Code § 541.201(11), as amended, when the primary use of such motor vehicle is the transportation of persons or property; is not parked or located for the primary purpose of displaying the sign, and is not parked on a site for a continuous period exceeding 72 hours.
 - l. Flags of the United States, the state, or any other political subdivision; or any flag of a religious, fraternal, or charitable organization; flags of a historic, political, religious, or military nature displayed on residential property with the consent of the owner.
 - m. Company flags displaying only a company logo, provided such flag is affixed to a flagpole and the length of flag does not exceed one-quarter of the height of the flagpole.
 - n. Decorations for stores, storefronts, and yards from November 20 through January 10 of each year commemorating the holiday season and from June 27 through July 7 of each year commemorating Independence Day.
 - o. Sculptures, statues, or works of art; provided, however, that such object or structure is not identifiable in any way, by use of a trademark or logo, advertising campaign link, or other business activity.
 - p. Signs containing noncommercial messages or messages otherwise protected by the constitutions of the United States or the state; provided, however, that there shall be no more than four such signs on any one property and the total square footage of all such signs shall not exceed thirty-six square feet (36 ft²).
 - q. *Automated teller machine (ATM) signage.* Signage on the cabinet, such as a graphic wrap, or directional signs to an automated teller machine.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 27. Variances.

A variance may be authorized by the zoning board of adjustment under this appendix only for height of sign and setback of signs and sign structures. Further, it is the purpose and intent of the city council that no variance is granted under the terms of this appendix unless undue hardship will result therefrom. Undue hardship shall mean that strict application of the requirements hereof relating to height and setback of signs and sign structures shall deprive the applicant of reasonable use of his property.

(Ord. No. 2023-26 , § 2, 10-2-2023)

Sec. 28. Appeals.

- a. All appeals to the zoning board of adjustment shall be perfected by a request in writing to the building official for a hearing, in which the following information shall be contained:
 - (1) Name, address, and primary e-mail address of the person making the appeal;

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(Supp. No. 6, Update 3)

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- (2) Facts surrounding the particular ruling or refusal to make a ruling;
 - (3) The ruling, if any, of the sign administrator; and
 - (4) Reasons why such ruling should be set aside, or if a ruling was refused, why such ruling should be made.

Appeals must be perfected within thirty (30) days after the decision of the sign administrator.

- b. An application for appeal shall be based on a claim that the true intent of the applicable code or the rules legally adopted thereunder have been incorrectly interpreted or the provisions of the code do not fully apply.
- c. The sign administrator shall take prompt action in accordance with the decision of the zoning board of adjustment.
- d. During the pendency of any appeal to the zoning board of adjustment, the ruling of the sign administrator shall be in full force and effect.

(Ord. No. 2023-26 , § 2, 10-2-2023)

SECTION 8 SUPPLEMENTARY DISTRICT REGULATIONS

M. Commercial activities and ~~outdoor sales~~ temporary uses.

1. Commercial activities.

- ~~(a.)~~ *Permanent structure required.* Except as herein provided, every business within the city must be operated out of a permanent, stationary, site-built building.
- ~~(b.)~~ *Temporary construction structures.* Temporary buildings and building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official for a period not exceeding the period of construction. Upon completion or abandonment of construction, such field offices and buildings shall be removed at the owner's expense. ~~Such uses shall be located on a platted lot, and may not be placed on-site until improvements are accepted by the council, or in the case of developed sites where improvements exist, until a permit is issued.~~
 - (1) Temporary construction structures may be placed on sites that have been legally platted; or
 - (2) Temporary construction structures may be placed on undeveloped sites upon city approval of infrastructure plans.
- ~~(c.)~~ *Temporary sales structures.* Temporary buildings for temporary sales offices, and temporary off-street parking areas, may be permitted in conjunction with new home sales. Such uses shall be located on a platted lot, ~~may not be placed on-site until improvements are accepted by the council, or in the case of developed sites where improvements exist, until a permit is issued.~~ Such structures and parking areas shall be removed when the subdivision is sold out. One temporary sales office is permitted per builder in a subdivision.
- ~~(d.)~~ *Businesses creating nuisance.* Any business operating within a temporary structure as authorized above that constitutes a public nuisance to the surrounding neighbors or endangers public health, safety or welfare shall be cited for nuisance violations under this Code and shall be required to cease operations as directed by the building official, or other designee.
- ~~(e.)~~ *Portable buildings or structures.* Portable buildings or structures, including, but not limited to, cargo boxes or tractor-trailers, are not permitted for use as commercial or business operations, provided, however, that such may be used as accessory structures for storage for a main business. The number and location of such structures are subject to a site plan review and approval by the city community development department. Mobile homes or RVs are not permitted to be used as accessory buildings.
- ~~(f.)~~ *Restroom facilities.* Every business within the city must provide permanent restroom facilities on-site available for use by the customers of that particular business. These facilities may be located within the same building as the business, or may be provided in an adjacent business with evidence of a perpetual agreement for such with the owner of the adjacent business. Restroom facilities shall be in compliance with all applicable state, county and city building and health code provisions, including restroom facilities for handicapped individuals, for the size and type of business to be conducted at that location.
- ~~(g.)~~ *Exceptions.* ~~In the event of a natural disaster (e.g., flood, hurricane), or other catastrophic loss (e.g., fire), the city council may suspend the application of this appendix for such period of time as may be determined to be necessary for reconstruction of permanent structures.~~

2. Temporary outdoor uses.

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a. ~~For the purposes of this section, outdoor sales are a temporary outdoor use~~ are defined as the display, outside of a permanent structure, for the purpose of purchase by consumers, whether immediately or by placing orders, of any merchandise, services, products, or goods irrespective of whether payment for such is made outdoors or in a permanent structure ~~that take place in required parking areas, invite outside vendors to the property, or use off-site parking.~~

~~(1) 30-day permit – A thirty (30) day permit may be issued for the temporary Outdoor sales include activities sale of holiday merchandise, such as pumpkins, patches, Mother’s Day floral sales flowers, and Christmas trees lots.~~

(a) ~~Number of permits.~~ There shall not be more than three permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods. ~~Permits, whether for a short term or long term temporary use, shall be issued a minimum of 30 days apart.~~

(b) ~~Hours of operation.~~ A permit for the temporary sale of holiday merchandise shall be for a period not to exceed 30 consecutive calendar days. The temporary outdoor use shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan or it is an outdoor sales activity related to the primary business activity on the site and adequate lighting is provided on-site. The permittee must remove all items, tents and materials used for the conduct of the outdoor sales from the location not later than 5:00 p.m. on the day after the final date of the permit. However, any such permit issued for an activity commencing on Friday, Saturday or Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.

(c) ~~Mobile food and beverage units.~~ Food trucks, concession trailers, or similar vehicles selling food or drink items are prohibited.

~~(2) 4-day permit – Special events.~~ For the purposes of this section, special event is defined as a temporary use held outdoors on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city. ~~Special event A four (4) day permit may be issued for Sshort-term temporary uses that includes, but are not limited to, art and craft shows, festivals, fairs, grand openings, and church bazaars, short term temporary use~~

(a) ~~Number of permits.~~ There shall not be more than ~~three six~~four permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods. ~~Permits, whether for a short term or long term temporary use, shall be issued a minimum of 30 days apart.~~

~~(b) Hours of operation.~~ A permit for a ~~sshort-term temporary use~~special event shall be for a period not to exceed 4 consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan. The permittee must remove all items, tents and materials used for the conduct of the special event from the location not later than 5:00 p.m. ~~on the day after the final date of the permit. However, any such permit issued for an activity commencing on the Friday, Saturday or~~

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Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.

(c) Mobile food and beverage units. Food trucks, concession trailers, or similar vehicles selling food or drink items may be permitted provided they possess a permit issued by Galveston County Health District and/or Texas Alcohol and Beverage Commission, whichever is applicable.

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b. Permit required. No person shall conduct temporary outdoor uses either in the open or under a tent or other temporary cover for commercial or business purposes within the city limits without first obtaining a permit under this section. A copy of the permit shall be conspicuously posted at or upon the entrance to the outdoor sales activity at all hours during the approved dates of the activity.

c. Application for permit. Applications must be submitted a minimum of 30 days before the start date of the event temporary outdoor use. Complete applications will be granted or denied may be reviewed and granted a minimum of within 7 business days before the start of the temporary outdoor use to allow the applicant adequate time to promote the temporary use. and The A complete application shall include:

(1) (1) The name and contact information of the person conducting the activity;

(2) (2) The proposed location;

(3) (3) The name and contact information of the property owner of the property where the use is to be located will take place;

(4) (4) Description the nature of the intended activity;

(5) (5) and the proposed dates for the temporary use of use, and other pertinent information on the form;

(6) (6) Number of anticipated attendees;

(7) (7) Proof of insurance for the activity, in a minimum amount of coverage as determined by city the city council or required by law;

(8) (8) A site plan showing the location of all activities that will take place on the property including tents, temporary structures, food trucks (for 4-day permits), restrooms, parking, trash receptacles, and any other pertinent information, shall also be submitted to city staff containing all information required by the zoning ordinance for administrative review;

(9) (9) Lighting plan, if required by section 2.a.(1)b. or 2.a.(2).b.

(10) (10) Fire related items required by the International Fire Code, Flame retardant certification for proposed tents;

(11) (11) Written authorization for the use of offsite parking, if applicable, and

(6) (6) The city reserves the right to require additional information or verifications, such as health permits, depending upon the type of business and regulatory oversight by other entities;

(6120) (6120) A copy of the activity's sales tax certificate.

Depending on the number of attendees, number of businesses involved, or nature of the temporary use the city may require the following:

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(7134) (7134) Security agreement with peace officers;

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~~(81422)~~ Traffic control plan.;

~~(1539)~~ Janitorial/clean up service agreement and/or plan, or

~~(1640)~~ Health permits or TABC permits.

The appropriate city department may waive one or more of the above items it deems unnecessary due to the nature of the event temporary use and the adequacy of existing infrastructure servicing the location.

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d.- Fee. The community development building department shall charge and collect a fee before issuance of a permit as determined in Appendix D, in an amount set by the city council. If the activity ceases, closes, or is terminated for any reason prior to the expiration of the permit, there shall be no refund of the above fee. The conducting of a temporary use by a governmental entity, public utility, or tax-exempt not-for-profit organization formed for education, philanthropic, scientific or religious purposes, where any proceeds and profits are designed to be contributed to such entity conducting the activity, or where the activity occurs on property owned by a governmental entity may be exempt from the permit fee.

e. Rescheduling. Permitted temporary outdoor uses may be rescheduled one time due to inclement weather or other reasonable reason.

fe. Compliance required. Temporary outdoor uses will be allowed for commercial or business purposes only at locations which are properly zoned for the nature of commercial or business activity to be conducted at that location. Further, all temporary outdoor uses must comply with the setback requirements, parking requirements, noise ordinance, and other standards in city ordinances. All tents or other coverings and materials used for commercial and business purposes must otherwise comply with all applicable fire, safety and other codes in effect during the dates of the permitted activity.

eg. Operating without a permit; false information. Any person or entity conducting a temporary outdoor use for commercial or business purposes without complying with this section, or who gives false, misleading or incomplete information on an application, shall within one day of notice of violation obtain the required permit for a fee in an amount which shall be triple the normal fee, or immediately cease and desist from all activity covered by this article, and remove the temporary use from the premises before midnight of that day.

3. Outdoor sales. For the purposes of this section, outdoor sales are a temporary use defined as the display outside of a permanent structure, for the purpose of purchase by consumers, whether immediately or by placing of orders, of any merchandise, services, products, or goods irrespective of whether payment for such is made outdoors or in a permanent structure. Outdoor sales include activities such as pumpkin patches, Mother's Day floral sales, and Christmas tree lots. Outdoor sales for commercial or business purposes shall be allowed only under the following conditions and procedures:

(a) Permit required. No person shall conduct outdoor sales either in the open or under a tent or other temporary cover for commercial or business purposes within the city limits without first obtaining a permit under this section.

(b) Application for permit. Any person desiring to conduct outdoor sales shall apply to the building office for a permit. The application shall state the name of the person conducting the activity; the proposed location; the name of the owner of the property where the sales are to be located; the nature of the intended activity; and the proposed dates of use; and other pertinent information on the form. Proof of insurance for the activity, in a minimum amount of coverage as determined

by city council, or required by law, and a copy of the activity's sales tax certificate shall also be submitted prior to issuance of a permit. A site plan shall also be submitted to city staff containing all information required by the zoning ordinance for administrative review. The city reserves the right to require additional information or verifications, such as health permits, depending upon the type of business and regulatory oversight by other entities.

(c) ~~Fee.~~ The building department shall charge and collect a fee before issuance of a permit, in an amount set by the city council. If the activity ceases, closes, or is terminated for any reason prior to the expiration of the permit, there shall be no refund of the above fee.

(d) ~~Zoning compliance required.~~ Outdoor sales will be allowed for commercial or business purposes only at locations which are properly zoned for the nature of commercial or business activity to be conducted at that location. Further, all outdoor sales activities must comply with the setback requirements, parking requirements and other standards in city ordinances.

~~a.(c) In addition to the application and supporting documents listed in subsection 2.(b) of this section, the applicant must also provide a copy of the activity's sales tax certificate.~~

~~b. Number of permits.~~ There shall not be more than three permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods. Permits shall be issued a minimum of 30 days apart.

~~(c.f) Hours of operation.~~ A permit for outdoor sales shall be for a period not to exceed 15 consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m., and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan or it is an outdoor sales activity related to the primary business activity on the site and adequate lighting is provided on-site. The permittee must remove all items, tents and materials used for the conduct of the outdoor sales from the location not later than 5:00 p.m. of the day after the final date of the permit. However, any such permit issued for an activity commencing on the Friday, Saturday or Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.

(g) ~~Compliance with all codes.~~ All tents or other coverings and materials used for commercial and business purposes must otherwise comply with all applicable fire, safety and other codes in effect during the dates of the permitted activity.

(h) ~~Posting.~~ A copy of the permit shall be conspicuously posted at or upon the entrance to the outdoor sales activity at all hours during the approved dates of the activity.

(i) ~~Operating without a permit; false information.~~ Any person or entity conducting outdoor sales for commercial or business purposes without complying with this section, or who gives false, misleading or incomplete information on an application, shall within one day of notice of violation obtain the required permit for a fee in an amount which shall be triple the normal fee, or immediately cease and desist from all activity covered by this article, and remove the outdoor sales activity from the premises before midnight of that day.

~~h.(d.i) Existing outdoor sales.~~ Any person conducting outdoor sales as defined above, on the effective date of the ordinance from which this appendix is derived, must either apply for and receive a permit, or cease the use and remove the activity no later than 5:00 p.m. on the seventh calendar day after the effective date of the ordinance from which this section is derived.

~~ih. Permits issued the same calendar year of the effective date of this ordinance shall be subject to the limitations on the number of allowable permits for the calendar year.~~

~~4. Special events.~~ For the purposes of this section, special event is defined as a temporary use held outdoors on private property that extends beyond the normal uses and standards allowed by the

~~zoning ordinance of the city. Special event includes, but are not limited to, art and craft shows, festivals, fairs, grand openings, and church bazaars.~~

~~a. In addition to the application and supporting documents listed in subsection 2.(b) of this section, the applicant must also provide:~~

~~(1) Security agreement with peace officers;~~

~~(2) Traffic control plan;~~

~~(3) _____~~

~~b. Number of permits. There shall not be more than three permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods. Permits shall be issued a minimum of 30 days apart.~~

~~c. Hours of operation. A permit for a special event shall be for a period not to exceed 4 consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan. The permittee must remove all items, tents and materials used for the conduct of the special event from the location not later than 5:00 p.m. of the day after the final date of the permit. However, any such permit issued for an activity commencing on the Friday, Saturday or Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.~~

~~(k) — 35. Farmers markets.~~

~~i. For the purposes of this section, farmers markets are defined as an organized entity/operation, certified by the state department of agriculture, that allows a group of food growers/manufacturers to market and sell their farm produce and products in a specific location. The products would include herbs and spices in their natural or dried state, vegetables, fruits, nuts, berries, grains, honey, watermelons and other melons, and cantaloupes in their natural state as well as farm produce, shelled peas or legumes, yard eggs and packaged foods processed or manufactured by a vendor in a licensed food establishment and packaged and labeled according to law.~~

~~ii. No resale or craft items are allowed to be sold at farmers markets.~~

~~iii. These markets must comply with subsections m.2(a) through (d) and (g) through (i) of this section, as well as the following:~~

~~b. iv. In addition to the application and supporting documents listed in subsection 2.(cb) of this section, the applicant must also provide:~~

~~(1) Security agreement with peace officers;~~

~~(2) Traffic control plan;~~

~~(3) an issued and approved _____ County health district farmers market vendor's and vendor permits;~~

~~(4) Janitorial/clean up service agreement and/or plan.~~

~~v. c. Hours of operation. Farmers markets may be permitted for one weekend a month (Saturday and Sunday only) for up to six months, from 8:00 a.m. to 6:00 p.m. At the ~~close~~closure of the market on Sunday, all market items must be removed from the site, including display tables, tents, equipment, etc.~~

~~d. Food trucks, concession trailers, or similar vehicles selling food or drinks may be allowed during the operation hours of a farmers market.~~

~~346. Exemptions.~~

~~(a.) Charitable or nonprofit events. The conducting of outdoor sales or commercial activity by a governmental entity, public utility, or tax exempt not for profit organization formed for~~

education, philanthropic, scientific or religious purposes, where any proceeds and profits are designed to be contributed to such entity conducting the activity, or where the activity occurs on property owned by a governmental entity. However, such entities and organizations shall comply with all other ordinances and laws applicable to their activity, and no such activities shall be allowed on the public rights-of-way.

- ~~(b.)~~ *Outdoor displays of merchandise.* Outdoor displays of merchandise by retail businesses shall be allowed if the display involves items for sale by a commercial retailer located within a permanent structure on the same parcel.

Such displays may not cover more than half of the width of the pedestrian walkway between the storefront and the curb, nor impede the minimum egress width required by code, whichever is greater.

~~, unless other accommodations for pedestrian travel satisfactory to the building official are made. A permit shall be required for the placement of outdoor sales activities or items within any parking lot, and a permit shall not be granted if the proposed area eliminates required parking areas, provided, however, that special events shall be exempt from this latter provision, where emergency access and parking is approved by the building official in advance of the event. For the purposes of this section, "special event" is defined as a temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city and which runs not longer than four days. Special event includes, but are not limited to, art shows, sidewalk sales, pumpkin and holiday sales, festivals, craft shows and church bazaars.~~

- ~~(b.e.)~~ *Suspension in the event of disaster or loss.* In the event of a natural disaster (e.g., flood, hurricane), or other catastrophic loss (e.g., fire), the city council may suspend the application of this appendix for such period of time as may be determined to be necessary for reconstruction of permanent structures.

- ~~c.~~ The conducting of commercial activity temporary uses by the city shall be exempt from the provisions of this section.

5. *Signs.* Signage shall comply with City of Friendswood Code of Ordinances, Appendix A.

SECTION 8 SUPPLEMENTARY DISTRICT REGULATIONS

M. *Commercial activities and temporary uses.*

1. *Commercial activities.*

- a. *Permanent structure required.* Except as herein provided, every business within the city must be operated out of a permanent, stationary, site-built building.
- b. *Temporary construction structures.* Temporary buildings and building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official for a period not exceeding the period of construction. Upon completion or abandonment of construction, such field offices and buildings shall be removed at the owner's expense.
 - (1) Temporary construction structures may be placed on sites that have been legally platted; or
 - (2) Temporary construction structures may be placed on undeveloped sites upon city approval of infrastructure plans.
- c. *Temporary sales structures.* Temporary buildings for temporary sales offices, and temporary off-street parking areas, may be permitted in conjunction with new home sales. Such uses shall be located on a platted lot. Such structures and parking areas shall be removed when the subdivision is sold out. One temporary sales office is permitted per builder in a subdivision.
- d. *Businesses creating nuisance.* Any business operating within a temporary structure as authorized above that constitutes a public nuisance to the surrounding neighbors or endangers public health, safety or welfare shall be cited for nuisance violations under this Code and shall be required to cease operations as directed by the building official, or other designee.
- e. *Portable buildings or structures.* Portable buildings or structures, including, but not limited to, cargo boxes or tractor-trailers, are not permitted for use as commercial or business operations, provided, however, that such may be used as accessory structures for storage for a main business. The number and location of such structures are subject to a site plan review and approval by the city community development department. Mobile homes or RVs are not permitted to be used as accessory buildings.
- f. *Restroom facilities.* Every business within the city must provide permanent restroom facilities on-site available for use by the customers of that particular business. These facilities may be located within the same building as the business, or may be provided in an adjacent business with evidence of a perpetual agreement for such with the owner of the adjacent business. Restroom facilities shall be in compliance with all applicable state, county and city building and health code provisions, including restroom facilities for handicapped individuals, for the size and type of business to be conducted at that location.

2. *Temporary outdoor uses.*

- a. For the purposes of this section, temporary outdoor uses are defined as the display, outside of a permanent structure, for the purpose of purchase by consumers, whether immediately or by placing orders, of any merchandise, services, products, or goods irrespective of whether payment for such is made outdoors or in a permanent structure that take place in required parking areas, invite outside vendors to the property, or use off-site parking.
 - (1) 30-day permit – A thirty (30) day permit may be issued for the temporary sale of holiday merchandise, such as pumpkins, flowers, and Christmas trees.

- (a) *Number of permits.* There shall not be more than three permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods.
 - (b) *Hours of operation.* A permit for the temporary sale of holiday merchandise shall be for a period not to exceed 30 consecutive calendar days. The temporary outdoor use shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan or it is an outdoor sales activity related to the primary business activity on the site and adequate lighting is provided on-site. The permittee must remove all items, tents and materials used for the conduct of the outdoor sales from the location not later than 5:00 p.m. on the day after the final date of the permit. However, any such permit issued for an activity commencing on Friday, Saturday or Sunday immediately preceding Thanksgiving shall be effective from that date until 12:00 midnight, December 25 that year, and all materials shall be removed by 5:00 p.m., December 26.
 - (c) *Mobile food and beverage units.* Food trucks, concession trailers, or similar vehicles selling food or drink items are prohibited.
- (2) 4-day permit – A four (4) day permit may be issued for short-term temporary uses that include, but are not limited to, art and craft shows, festivals, fairs, grand openings, and church bazaars.
 - (a) *Number of permits.* There shall not be more than six permits issued to a person or business, or for a location, within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods.
 - (b) *Hours of operation.* A permit for a short-term temporary use shall be for a period not to exceed 4 consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities no later than 10:00 p.m. or until dark (official sundown), whichever comes first, unless the applicant shows adequate lighting on the site plan. The permittee must remove all items, tents and materials used for the conduct of the special event from the location not later than 5:00 p.m. on the day after the final date of the permit.
 - (c) *Mobile food and beverage units.* Food trucks, concession trailers, or similar vehicles selling food or drink items may be permitted provided they possess a permit issued by Galveston County Health District and/or Texas Alcohol and Beverage Commission, whichever is applicable.
- b. *Permit required.* No person shall conduct temporary outdoor uses either in the open or under a tent or other temporary cover within the city limits without first obtaining a permit under this section. A copy of the permit shall be conspicuously posted at or upon the entrance to the outdoor sales activity at all hours during the approved dates of the activity.
- c. *Application for permit.* Applications must be submitted a minimum of 30 days before the start date of the temporary outdoor use. Complete applications will be granted or denied a minimum of 7 business days before the start of the temporary outdoor use to allow the applicant adequate time to promote the temporary use. A complete application shall include:
 - (1) Name and contact information of the person conducting the activity,
 - (2) Proposed location,
 - (3) Name and contact information of the property owner where the use will take place,

- (4) Description of the intended activity,
- (5) Proposed dates for the temporary use,
- (6) Number of anticipated attendees,
- (7) Proof of insurance for the activity, in a minimum amount of coverage as determined by the city council or required by law,
- (8) Site plan showing the location of all activities that will take place on the property including tents, temporary structures, food trucks (for 4-day permits), restrooms, parking, trash receptacles, and any other pertinent information,
- (9) Lighting plan, if required by section 2.a.(1)b. or 2.a.(2).b.
- (10) Fire related items required by the International Fire Code,
- (11) Written authorization for the use of offsite parking, if applicable, and
- (12) A copy of the activity's sales tax certificate.

Depending on the number of attendees, number of businesses involved, or nature of the temporary use the city may require the following:

- (13) Security agreement with peace officers,
- (14) Traffic control plan,
- (15) Janitorial/clean up service agreement and/or plan, or
- (16) Health permits or TABC permits.

The appropriate city department may waive one or more of the above items it deems unnecessary due to the nature of the temporary use and the adequacy of existing infrastructure servicing the location.

- d. *Fee.* The community development department shall charge and collect a fee before issuance of a permit as determined in Appendix D. If the activity ceases, closes, or is terminated for any reason prior to the expiration of the permit, there shall be no refund of the above fee. The conducting of a temporary use by a governmental entity, public utility, or tax-exempt not-for-profit organization formed for education, philanthropic, scientific or religious purposes, where any proceeds and profits are designed to be contributed to such entity conducting the activity, or where the activity occurs on property owned by a governmental entity may be exempt from the permit fee.
- e. *Rescheduling.* Permitted temporary outdoor uses may be rescheduled one time due to inclement weather or other reasonable reason.
- f. *Compliance required.* Temporary outdoor uses will be allowed for commercial or business purposes only at locations which are properly zoned for the nature of commercial or business activity to be conducted at that location. Further, all temporary outdoor uses must comply with the setback requirements, parking requirements, noise ordinance, and other standards in city ordinances. All tents or other coverings and materials used for commercial and business purposes must otherwise comply with all applicable fire, safety and other codes in effect during the dates of the permitted activity.
- g. *Operating without a permit; false information.* Any person or entity conducting a temporary outdoor use for commercial or business purposes without complying with this section, or who gives false, misleading or incomplete information on an application, shall within one day of notice of violation obtain the required permit for a fee in an amount which shall be triple the normal

- h. *Existing outdoor sales.* Any person conducting outdoor sales as defined above, on the effective date of the ordinance from which this appendix is derived, must either apply for and receive a permit, or cease the use and remove the activity no later than 5:00 p.m. on the seventh calendar day after the effective date of the ordinance from which this section is derived.
 - i. Permits issued the same calendar year of the effective date of this ordinance shall be subject to the limitations on the number of allowable permits for the calendar year.
3. *Farmers markets.* For the purposes of this section, farmers markets are defined as an organized entity/operation, certified by the state department of agriculture, that allows a group of food growers/manufacturers to market and sell their farm produce and products in a specific location. The products would include herbs and spices in their natural or dried state, vegetables, fruits, nuts, berries, grains, honey, watermelons and other melons, and cantaloupes in their natural state as well as farm produce, shelled peas or legumes, yard eggs and packaged foods processed or manufactured by a vendor in a licensed food establishment and packaged and labeled according to law.
 - a. No resale or craft items are allowed to be sold at farmers markets.
 - b. In addition to the application and supporting documents listed in subsection 2.(c) of this section, the applicant must also provide an issued and approved County health district farmers market and vendor permits.
 - c. *Hours of operation.* Farmers markets may be permitted for one weekend a month (Saturday and Sunday only) for up to six months, from 8:00 a.m. to 6:00 p.m. At the closure of the market on Sunday, all market items must be removed from the site, including display tables, tents, equipment, etc.
 - d. Food trucks, concession trailers, or similar vehicles selling food or drinks may be allowed during the operation hours of a farmers market.
4. *Exemptions.*
 - a. *Outdoor displays of merchandise.* Outdoor displays of merchandise by retail businesses shall be allowed if the display involves items for sale by a commercial retailer located within a permanent structure on the same parcel. Such displays may not cover more than half of the width of the pedestrian walkway between the storefront and the curb, nor impede the minimum egress width required by code, whichever is greater.
 - b. *Suspension in the event of disaster or loss.* In the event of a natural disaster (e.g., flood, hurricane), or other catastrophic loss (e.g., fire), the city council may suspend the application of this appendix for such period of time as may be determined to be necessary for reconstruction of permanent structures.
 - c. The conducting of temporary uses by the city shall be exempt from the provisions of this section.
5. *Signs.* Signage shall comply with City of Friendswood Code of Ordinances, Appendix A.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject: Discussion regarding proposed amendments to Chapter 2 "Administration," Division 10 "Planning and Zoning Commission," Section 2-71(b) "Membership" of the Friendswood City Code to more equally stagger the terms of office.

Action:

SUMMARY / ORIGINATING CAUSE

When the terms of the commission were changed from 3-year to 2-year terms, it resulted in the terms of 5 commissioners expiring at once and then 2 members expiring the following year. In an effort to avoid the possibility of multiple vacancies, it is the desire of staff for the terms of four commissioners to expire in one year and the terms of three members to expire the following year. In order to achieve this, the ordinance needs to allow for one commissioner to serve a 1-year term and then continue with 2-year terms thereafter.

Proposed wording:

(b) Membership. The planning and zoning commission shall be composed of seven members. Such members shall be resident citizens and qualified voters of the city, all of whom shall be appointed by the mayor, subject to confirmation by a majority vote of the city council for staggered two-year terms commencing on July 1; **however, commencing on July 1, 2025, the person appointed to position ____ shall serve a one-year term and thereafter shall serve two-year terms.**

Since this is not in the Subdivision or Zoning Ordinance, a recommendation of the Commission is not required. Council must approve two readings of the ordinance for the amendment.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 13, 2025

Subject:

Receive the February 2025 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 February 2025 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. February 2025 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

FEBRUARY 2025



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1700 E Winding Way Add amenities to the open space, such as a walking trail, behind the existing building	MFR-M/SUP to allow Religious Organizations	No - Administrative Amendment to add walking trails	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat exists ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District (150 feet) ☐ Downtown District ☒ Water Existing ☒ Sewer Existing ☒ On-site detention existing – will need to submit plans for changes in drainage flow ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: None	

107 & 109 E Shadowbend Convert existing house to commercial use – “We Work” space	DD	No	☐ Zone change ☒ Meets Future Land Use Map ☐ Preliminary and Final Plat ☒ 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: May utilize the shared parking option.	
14200 Beamer Rd Add laydown yard for Red Ball Oxygen	I	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Replat to incorporate additional property into plat ☐ 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.	

503 N Friendswood Dr. Multi-story Skilled Nursing facility		CSC	Yes – Sup to allow NAICS Use 6231 ☒ Zone change - SUP ☐ Meets Future Land Use Map ☒ Preliminary and Final Plat required ☐ Eligible for Certificate of Plating Exemption ☒ Site plan approval required – included in SUP process ☒ 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: 5-foot sidewalk required along FM 518. 50-ft drainage easement exists on the property.	
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