



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JUNE 26, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

- A. Consider approval of the minutes of the Planning and Zoning Commission regular meeting held Thursday, June 12, 2025.
- B. Consider approval with minor staff comments of the City Center Final Plat, generally located in the 3800 block of FM 528.

4. ACTION ITEMS

- A. Consider approving a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 10, 2025, and (ii) Thursday, July 24, 2025.
- B. Receive the Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

6. ADJOURNMENT

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

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711

OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS,
PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Approved for posting by:
Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Texas Open Meetings Act this
23rd day of June 2025, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 26, 2025

Subject: Consider approval of the minutes of the Planning and Zoning Commission regular meeting held Thursday, June 12, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

The draft of the minutes is attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-06-12 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 12, 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
JUNE 12, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 12, 2025, AT 6:00 PM, **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

COMMISSIONER TRAVIS MANN
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

CHAIRMAN TOM HINCKLEY, COMMISSIONER MARCUS RIVES, AND COMMISSIONER STACEY PHILLIPS WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

None.

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 22, 2025.

****Commissioner Marsha Conrad moved to approve the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 22, 2025. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

4. ACTION ITEMS

- A. Consider approving a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.

Director Harbin explained this project was first approved in June 2022 after a subcommittee of the commission amended several ordinances to better fit the panhandle area of the city. She said the original landscape plan included a total of 34 trees, 9 of which have been installed as mitigation trees. The developer has since reached out to city council members to request waiving the installation of the remaining trees. The commission has since then amended the landscape section of the zoning ordinance to provide more latitude in considering the adjacent property conditions. The developer has obtained letters from the abutting businesses who do not object to waiving the buffer trees.

Commissioner Mann acknowledged the city has amended several ordinances to accommodate this development and said waiving the buffer trees makes sense. He questioned why the other proposed trees could not be installed. Stephanie Canady/Coastal Bend Engineering responded that some of the other trees would block the view of security cameras. Commissioner Mann said he would prefer the absent commissioners be part of the conversation and motioned to postpone the discussion until the next meeting.

****Commissioner Travis Mann moved to postpone until the next regular meeting a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

- B. Consider approving a site plan amendment for Dance Expressions located at 204 W Heritage Drive.

Director Harbin said the original project, Dance Expressions, was built in 2012 and the owner is now proposing to add 7,000 square feet plus additional parking and detention.

Commissioner Conrad commented the proposal looks good and that the amount of parking should be sufficient for office use.

****Commissioner Willie Anderson moved to approve a site plan amendment for Dance Expressions located at 204 W Heritage Drive. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

- C. Consider approving the site plan for Sterling Falls Venue to be located at 2600 S Friendswood Drive.

Director Harbin stated the proposed project is to construct an event center which would be inside a courtyard and heavily landscaped to mitigate noise from FM 518. She said the applicant is requesting to waive the sidewalk installation along FM 518 due to safety concerns. She explained the property abuts a large drainage ditch with no way to cross. Therefore, the sidewalk would lead pedestrians into a steep drop-off. She mentioned there is also a 50-foot drainage easement plus another 30-foot drainage easement on the opposite side of the property that would negate the requirement to install a residential landscape buffer.

Commissioner Anderson said he would be interested in hearing public comments. Harbin responded that a few neighbors had contacted the city, specifically one that backs up to the development. She provided the builder with contact information for the homeowner and encouraged them to discuss optional designs to promote being good neighbors.

Commissioner Mann commented the project has drainage areas on all three sides, easements and ditches on the sides and a detention pond in the rear. He agreed that adding a fence or similar on the residential side may be neighborly.

****Commissioner Marsha Conrad moved to approve the site plan for Sterling Falls Venue to be located at 2600 S Friendswood Drive and waive the sidewalk installation. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- D. Consider approving the preliminary plat of Falling Leaf Ranch, a subdivision of 122.007 acres of land out of those certain tracts as described by deeds recorded under G.C.C.F. NO. 2023024935 and being a Replat of Lots 1-14, Block 2, Falling Leaf Dr., B-Bar Circle, and D-Bar Circle, Mustang Meadows Section One Plat Record 15, Map No. 14, G.C.M.R. B.B.B. & C.R.R. Co. Survey, A-46 Robert Hoppel Survey, A-83 City of Friendswood, Galveston County, Texas, to be generally located southeast of Stonewall Pass Lane, southwest of Baker Road, northeast of Janet Lane, and northwest of Wilderness Trails, Friendswood, Galveston County, Texas.

Director Harbin explained the proposed subdivision would be for large residential lots and provide for the extension of Friendswood Parkway. She said it will be a partial replat of Mustang Meadows where streets were dedicated but never built. Harbin said this property is within a Tax Reinvestment Increment Zone and a Public Improvement District. She said the developer is working through environmental concerns and that the preliminary plat has been submitted for the city to review the street layout and verify utility availability. Harbin advised the commission they may approve the plat with conditions, following which the applicant must remedy the outstanding comments and then return to the commission for reconsideration.

Commissioners Bounds and Anderson both commented that they prefer not to approve a plat that would have to be reconsidered anyway. Mann motioned to approve with conditions. Sel Thint/Everest Design Group outlined the complexity of the project and that preliminary plat approval is critical for phasing and financing.

Commissioner Mann clarified his motion to approve with conditions is meant to satisfy the developer's phasing and financing needs, and allow the design team to keep moving forward but ensuring the items are addressed and brought back to the commission. Commissioner Bounds asked if Falling Leaf Drive would be widened. Harbin answered that the existing portions of Falling

Leaf Drive are identified in the city's Major Thoroughfare Plan to be widened, but there are no plans or funding at this time. She said access to the subdivision could eventually be gained via Falling Leaf Drive, Friendswood Parkway, or Wilderness Trail. Thint said the intent is to utilize the new parkway for primary access.

****Commissioner Travis Mann moved to conditionally approve the preliminary plat of Falling Leaf Ranch. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 26, 2025, and (ii) Thursday, July 10, 2025.
- B. Receive the May 2025 DRC Report, the May 2025 Business 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.

Harbin announced a new Business Report has been created and will now be available to the commission. She said staff created the report to provide information on new businesses, certificates of occupancy, commercial alterations, and tenant occupancies.

Councilmember Hanks reported that several commissioners were reappointed at the June City Council meeting. She said council also received an update on the city's storm readiness as hurricane season is beginning.

Commissioner Anderson thanked staff for putting together the large amount of backup material needed for tonight's items. He encouraged the public to speak up about projects they are interested in. Bounds also thanked staff for their hard work and the public for attending. Conrad said she is pleased to see the new projects coming to the city. Mann thanked the staff and public, as well.

6. ADJOURNMENT

This meeting was adjourned at 06:47 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 26, 2025

Subject: Consider approval with minor staff comments of the City Center Final Plat, generally located in the 3800 block of FM 528.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Planned Unit Development (PUD) 2023-28

The final plat of Friendswood City Center will create the reserves in accordance with the PUD site plan and proposed uses. Included in the plat is the replat of restricted reserves A and C of the Clear Creek Community Church Final Plat. The detention pond originally built by the church will be relocated as part of the City Center project.

The preliminary plat was approved March 28, 2024.

Staff recommends approval. There are minor corrections that staff can verify prior to recording the plat.

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

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

P&Z Action Options:

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the developers to move forward with site plan approvals and building permits.

RECOMMENDATIONS

The plat was reviewed by staff in Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department and appears to be in compliance with the Code of Ordinances. Plat is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Friendswood City Center Final Plat (2 pages) with minor corrections
2. Friendswood City Center Location Map
3. Friendswood City Center PUD Ordinance No. 2023-28

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546



Corrections Required - 06-20-2025
Application No. PLT2025-1500
Address : 3801 FM 528 RD

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
46	PLAT 1	Becky Bennett : Planning	Owner acknowledgment language is not specific to the city of Friendswood. Remove paragraph 4. The remaining paragraphs are acceptable.	
44	PLAT 2	Becky Bennett : Planning	Update block and reserve count	
45	PLAT 2	Becky Bennett : Planning	Label Res P as an Unrestricted Reserve and add a block number	

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

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	281-996-3290

Submission Documents:

Document Name	Document ID
20250620-PLAT-FRIENDSWOOD CITY CENTER-58542-P133217.pdf	76478
20250529-PLAT-FRIENDSWOOD CITY CENTER-58542-P133217.pdf	75308

FILE INFO: Z:\3542-528 Town Center\WATAP\3327\30256260-PLAT-FRIENDSWOOD CITY CENTER-5642-P\3327.dwg Author: Jun 20, 2025 11:45am

STATE OF TEXAS
COUNTY OF HARRIS

We, Madison Development Corp., LLC, acting by and through Louis Tannos, Manager and Matthew S. Greenman, Trustee, Lone Star Campus R1 LLC and its affiliate Wolframmm Capital LLC, acting by and through Russell Handy and Kaloa Wolframmm, managing members, Hill Gage Development LLC acting by and through Daniel Gage and Adam Hill, managing members, TIMA Holdings LLC acting by and through Bhakti Mehta, President and Kamlesh Mehta, Secretary, and Ajay K Join, individually, owners, hereinafter referred to as Owners, whether one or more, of the 106.47 acre tract described in the above and foregoing map of FRIENDSWOOD CITY CENTER, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Friendswood, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the Madison Development Corp., LLC, has caused these presents to be signed by Louis Tannos, Manager and Matthew S. Greenman, Trustees, thereunto authorized, this ____ day of _____, 20____.

Madison Development Corp., LLC,

By: _____ By: _____
Louis Tannos Matthew S. Greenman
Manager Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Louis Tannos, Manager and Matthew S. Greenman, Trustee, of Madison Development Corp., LLC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

IN TESTIMONY WHEREOF, the Lone Star Campus R1 LLC, and its affiliate, Wolframmm Capital LLC, has caused these presents to be signed by Russell Handy and Kaloa Wolframmm managing members, thereunto authorized, this ____ day of _____, 20____.

Lone Star Campus R1 LLC, and its affiliate, Wolframmm Capital LLC

By: _____ By: _____
Russell Handy Kaloa Wolframmm
Managing member Managing member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Handy and Kaloa Wolframmm managing members of Lone Star Campus R1 LLC, and its affiliate, Wolframmm Capital LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

IN TESTIMONY WHEREOF, the Hill Gage Development LLC, has caused these presents to be signed by Daniel Gage and Adam Hill, managing members, thereunto authorized, this ____ day of _____, 20____.

Hill Gage Development LLC

By: _____ By: _____
Daniel Gage Adam Hill
Managing member Managing member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Gage and Adam Hill managing members of Hill Gage Development LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

IN TESTIMONY WHEREOF, the TIMA Holdings LLC, has aused these presents to be signed by Bhakti Mehta, President and Kamlesh Mehta, Secretary, thereunto authorized, this ____ day of _____, 20____.

TIMA Holdings LLC

By: _____ By: _____
Bhakti Mehta Kamlesh Mehta
President Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Bhakti Mehta, President and Kamlesh Mehta, Secretary of TIMA Holdings LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

WITNESS my hand in the City of Friendswood, this ____ day of _____, 20____.

By: _____
Ajay K Join

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ajay K Join 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 ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires: _____

We, biBANK, owner and holder of liens against the property described in the plat known as FRIENDSWOOD CITY CENTER, said liens being evidenced by instrument recorded under H.C.C.F. Nos. RP-2023-65755, RP-2023-65756, RP-2023-34302, RP-2024-23087, RP-2024-117973, RP-2024-117987, RP-2024-118016, RP-2024-173018, RP-2024-264563, RP-2024-275767, RP-2025-19547, RP-2025-77165, RP-2025-77177, RP-2025-184178, RP-2024-252300, and RP-2024-252301, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

We, Codence Bank, owner and holder of a lien against the property described in the plat known as FRIENDSWOOD CITY CENTER said lien being evidenced by instrument recorded under H.C.C.F. No. RP-2024-107624, do hereby in all thing subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print name: _____

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires: _____

DESCRIPTION

A TRACT OR PARCEL CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND SITUATED IN THE SARAH MCKISSIC SURVEY, BEING ALL OF RESTRICTED RESERVE "A" AND "C" CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND ALL OF A CALLED 106.472 ACRE TRACT DESCRIBED IN DEED TO MADISON DEVELOPMENT CORP., LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2023-65754, WITH SAID 106.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND ON THE CURVED SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 528 (120 FEET WIDE) FOR THE COMMON NORTH CORNER OF RESTRICTED RESERVES "A" AND "B" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH A CURVE TO THE RIGHT AND THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, HAVING A RADIUS OF 1,840.08 FEET, A CENTRAL ANGLE OF 09 DEG. 41 MIN. 36 SEC., AN ARC LENGTH OF 311.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 310.94 FEET TO A POINT OF TANGENCY, FROM WHICH A TXDOT ALUMINUM DISK FOUND BEARS SOUTH 28 DEG. 58 MIN. EAST, A DISTANCE OF 0.60 FEET;

THENCE, NORTH 81 DEG. 12 MIN. 37 SEC. EAST, CONTINUING WITH THE SOUTHERLY R.O.W. LINE OF SAID F.M. 528, PASSING AT A DISTANCE OF 90.40 FEET THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A" FROM WHICH A 5/8 INCH IRON ROD FOUND (BENT) BEARS SOUTH 32 DEG. 30 MIN. EAST, A DISTANCE OF 0.54 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,774.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF A CALLED 28,9270 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598260 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEG. 47 MIN. 23 SEC. EAST, WITH THE WEST LINE OF SAID 28,9270 ACRE TRACT, PASSING AT A DISTANCE OF 1,289.34 FEET THE SOUTHWEST CORNER OF SAID CALLED 28,9270 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 10,000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 32 DEG. 35 MIN. EAST, A DISTANCE OF 0.77 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,190.65 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHWESTERLY R.O.W. LINE OF A 150 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.) EASEMENT, AS RECORDED UNDER H.C.C.F. NOS. E449568 AND X384682 FOR THE SOUTHWEST CORNER OF A CALLED 10,000 ACRE TRACT DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, AS RECORDED UNDER H.C.C.F. NO. P598262 AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38 DEG. 20 MIN. 29 SEC. WEST, WITH THE NORTHWESTERLY R.O.W. LINE OF SAID H.C.F.C.D. EASEMENT, A DISTANCE OF 877.89 FEET TO THE NILLED MEANDER LINE OF MEAN HIGHER WATER FOR CLEAR CREEK AS PER SURVEY PREPARED BY STEPHEN BLASKLEY, L.S.L.S. DATED OCTOBER 9, 2015, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID MEAN HIGHER WATER LINE OF CLEAR CREEK THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES:

1. NORTH 21 DEG. 17 MIN. 29 SEC. WEST, A DISTANCE OF 80.86 FEET TO AN ANGLE POINT;
2. NORTH 04 DEG. 22 MIN. 12 SEC. WEST, A DISTANCE OF 216.80 FEET TO AN ANGLE POINT;
3. NORTH 32 DEG. 41 MIN. 57 SEC. WEST, A DISTANCE OF 184.39 FEET TO AN ANGLE POINT;
4. NORTH 51 DEG. 06 MIN. 03 SEC. WEST, A DISTANCE OF 159.93 FEET TO AN ANGLE POINT;
5. NORTH 74 DEG. 03 MIN. 08 SEC. WEST, A DISTANCE OF 164.71 FEET TO AN ANGLE POINT;
6. SOUTH 48 DEG. 02 MIN. 49 SEC. WEST, A DISTANCE OF 44.69 FEET TO AN ANGLE POINT;
7. NORTH 73 DEG. 53 MIN. 13 SEC. WEST, A DISTANCE OF 47.50 FEET TO AN ANGLE POINT;
8. SOUTH 49 DEG. 24 MIN. 27 SEC. WEST, A DISTANCE OF 89.87 FEET TO AN ANGLE POINT;
9. NORTH 75 DEG. 14 MIN. 40 SEC. WEST, A DISTANCE OF 40.66 FEET TO AN ANGLE POINT;
10. SOUTH 43 DEG. 53 MIN. 50 SEC. WEST, A DISTANCE OF 146.10 FEET TO AN ANGLE POINT;
11. SOUTH 25 DEG. 05 MIN. 22 SEC. WEST, A DISTANCE OF 134.50 FEET TO AN ANGLE POINT;
12. SOUTH 83 DEG. 33 MIN. 17 SEC. WEST, A DISTANCE OF 49.30 FEET TO AN ANGLE POINT;
13. SOUTH 21 DEG. 22 MIN. 27 SEC. WEST, A DISTANCE OF 73.69 FEET TO AN ANGLE POINT;
14. NORTH 77 DEG. 09 MIN. 16 SEC. WEST, A DISTANCE OF 62.96 FEET TO AN ANGLE POINT;
15. SOUTH 59 DEG. 48 MIN. 42 SEC. WEST, A DISTANCE OF 48.72 FEET TO AN ANGLE POINT;
16. NORTH 76 DEG. 29 MIN. 09 SEC. WEST, A DISTANCE OF 56.65 FEET TO AN ANGLE POINT;
17. NORTH 88 DEG. 56 MIN. 38 SEC. WEST, A DISTANCE OF 120.31 FEET TO AN ANGLE POINT;
18. NORTH 78 DEG. 01 MIN. 47 SEC. WEST, A DISTANCE OF 221.29 FEET TO AN ANGLE POINT;
19. NORTH 67 DEG. 13 MIN. 30 SEC. WEST, A DISTANCE OF 112.00 FEET TO AN ANGLE POINT;
20. NORTH 50 DEG. 46 MIN. 11 SEC. WEST, A DISTANCE OF 258.04 FEET TO AN ANGLE POINT;
21. NORTH 16 DEG. 00 MIN. 41 SEC. WEST, A DISTANCE OF 99.00 FEET TO AN ANGLE POINT;
22. NORTH 05 DEG. 32 MIN. 33 SEC. WEST, A DISTANCE OF 60.42 FEET TO AN ANGLE POINT;
23. NORTH 23 DEG. 27 MIN. 30 SEC. EAST, A DISTANCE OF 67.18 FEET TO AN ANGLE POINT;
24. NORTH 39 DEG. 20 MIN. 14 SEC. EAST, A DISTANCE OF 42.52 FEET TO AN ANGLE POINT;
25. NORTH 59 DEG. 56 MIN. 00 SEC. EAST, A DISTANCE OF 35.59 FEET TO AN ANGLE POINT;
26. SOUTH 84 DEG. 03 MIN. 09 SEC. EAST, A DISTANCE OF 25.53 FEET TO AN ANGLE POINT;
27. SOUTH 63 DEG. 21 MIN. 49 SEC. EAST, A DISTANCE OF 25.66 FEET TO AN ANGLE POINT;
28. NORTH 23 DEG. 23 MIN. 59 SEC. EAST, A DISTANCE OF 84.42 FEET TO AN ANGLE POINT;
29. NORTH 27 DEG. 29 MIN. 30 SEC. EAST, A DISTANCE OF 63.48 FEET TO AN ANGLE POINT;
30. NORTH 19 DEG. 02 MIN. 35 SEC. EAST, A DISTANCE OF 103.93 FEET TO AN ANGLE POINT;
31. NORTH 14 DEG. 38 MIN. 12 SEC. EAST, A DISTANCE OF 53.72 FEET TO THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C";
32. NORTH 13 DEG. 22 MIN. 21 SEC. WEST, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT;
33. NORTH 15 DEG. 04 MIN. 35 SEC. EAST, A DISTANCE OF 70.83 FEET TO AN ANGLE POINT;
34. NORTH 31 DEG. 32 MIN. 46 SEC. WEST, A DISTANCE OF 52.49 FEET TO AN ANGLE POINT;
35. NORTH 21 DEG. 40 MIN. 27 SEC. WEST, A DISTANCE OF 75.23 FEET TO AN ANGLE POINT;
36. NORTH 29 DEG. 57 MIN. 57 SEC. WEST, A DISTANCE OF 10.93 FEET TO AN ANGLE POINT;
37. NORTH 35 DEG. 55 MIN. 50 SEC. WEST, A DISTANCE OF 91.39 FEET TO THE SOUTH CORNER OF RESTRICTED RESERVE "D" OF SAID CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD, AND A WESTERLY CORNER OF SAID RESTRICTED RESERVE "C" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 20 DEG. 09 MIN. 13 SEC. EAST, WITH THE SOUTHEAST LINE OF SAID RESTRICTED RESERVE "D", A DISTANCE OF 208.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE EAST CORNER OF SAID RESTRICTED RESERVE "D", THE SOUTH CORNER OF SAID RESTRICTED RESERVE "B" AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 44 MIN. 05 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B" PASSING AT A DISTANCE OF 608.50 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "GB PARTNER" FOUND FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "C" AND THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND CONTINUING FOR A TOTAL DISTANCE OF 854.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID RESTRICTED RESERVE "B" AND AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEG. 13 MIN. 21 SEC. WEST, WITH A NORTH LINE OF SAID RESTRICTED RESERVE "B" A DISTANCE OF 185.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BOUNDARY ONE" FOUND FOR AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "B" AND A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 18 DEG. 29 MIN. 00 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B" A DISTANCE OF 211.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.47 ACRES OR 4,637,900 SQUARE FEET OF LAND.

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999867777.
2. SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP 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.
3. 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.
4. 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.
5. 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 OR HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF CENTERPOINT ENERGY.
6. 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.
7. 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.
8. 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.
9. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48167C0018C, REVISED/DATED AUGUST 15, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN "SHADED ZONE "X", ZONE "A" AND FLOODWAY "A". 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 LAND SERVICES.
11. SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS RECORDED UNDER H.C.C.F. NO. RP-2023-84182.
12. 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.
13. PROPERTY IS SUBJECT TO REGULATIONS SET FORTH IN PUD 2023-28 OR AS AMENDED.

I, Matthew Carpenter, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 9942

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 FRIENDSWOOD CITY CENTER in conformance with 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

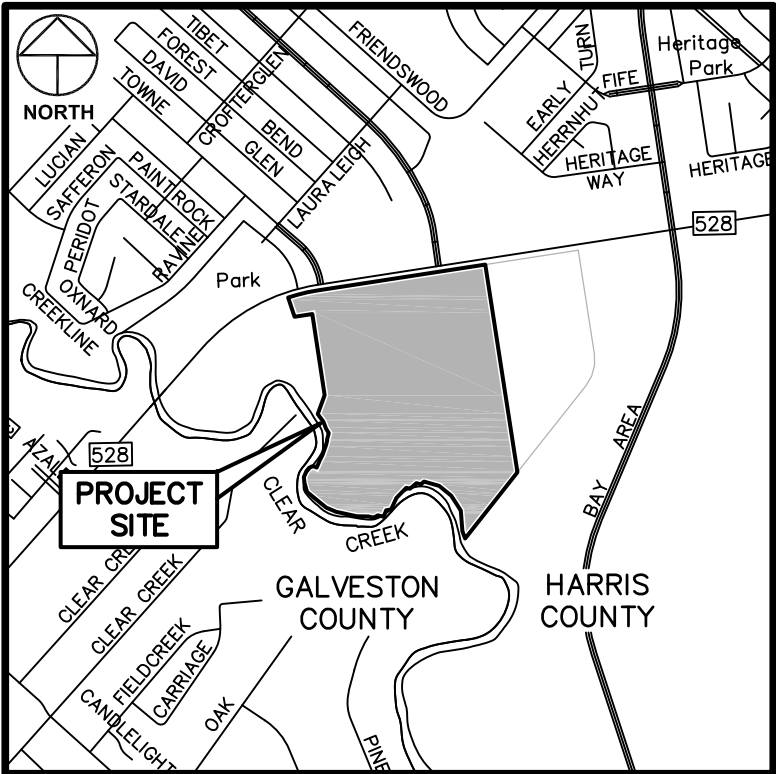
By: _____
Tom Hinkley, Chairman

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

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

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

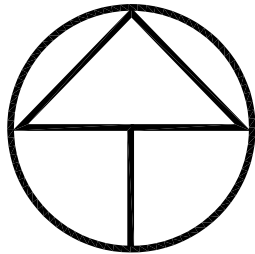
By: Deputy



CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'



NORTH

100 0 100 200 300 Feet

GRAPHIC SCALE: 1" = 100'

ABBREVIATIONS

A.E. – AERIAL EASEMENT
D.E. – DRAINAGE EASEMENT
ESMT. – EASEMENT
FOUND
H.C.C.F. – HARRIS COUNTY CLERK FILE
H.C.D.R. – HARRIS COUNTY DEED RECORDS
H.C.M.R. – HARRIS COUNTY MAP RECORDS
IP – IRON PIPE
IR – IRON ROD
NO. – NUMBER
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
AC. – ACRES
SQ. FT. – SQUARE FEET
VOL. – VOLUME
B.L. – BUILDING LINE
W.L.E. – WATER LINE EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
U.E. – UTILITY EASEMENT
STM.S.E. – STORM SEWER EASEMENT
S.W.E. – SIDEWALK EASEMENT
VAR. – VARIABLE
WD. – WIDTH
L.S.E. – LIFT STATION EASEMENT
(S) – SET 5/8" CAPPED IR "WINDROSE"

Owners

MADISON DEVELOPMENT CORP., LLC

Louis Tannos, Manager
505 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
(281) 983-5502

LONE STAR CAMPUS R1 LLC

Russell Handy, managing member
1410 E WINDING WAY DR STE E
FRIENDSWOOD TX 77546-4852
(819)-808-3767

HILL GAGE DEVELOPMENT LLC

Daniel Gage, managing member
1506 E WINDING WAY DR UNIT 401
FRIENDSWOOD TX 77546-5391
(281)-382-5460

TIMA HOLDINGS LLC

Bhakti Mehta, President
4319 ORANGE JASMINE CT
HOUSTON TX 77059-3269
(832)-567-5410

AJAY K JOIN

352 ACORN WOOD WAY
HOUSTON TX 77059-3740
(281)-546-0329

FINAL PLAT OF

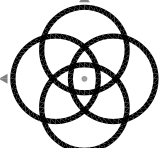
FRIENDSWOOD CITY CENTER

A SUBDIVISION OF
106.47 AC. / 4,637,900 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVES "A" AND "C",
CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD,
F.C. NO. 691601, H.C.M.R., AND 95.78 AC. / 4,172,079 SQ. FT.
SITUATED IN THE SARAH MCKISSIC SURVEY, ABSTRACT NO. 549
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

7 BLOCKS 13 RESERVES

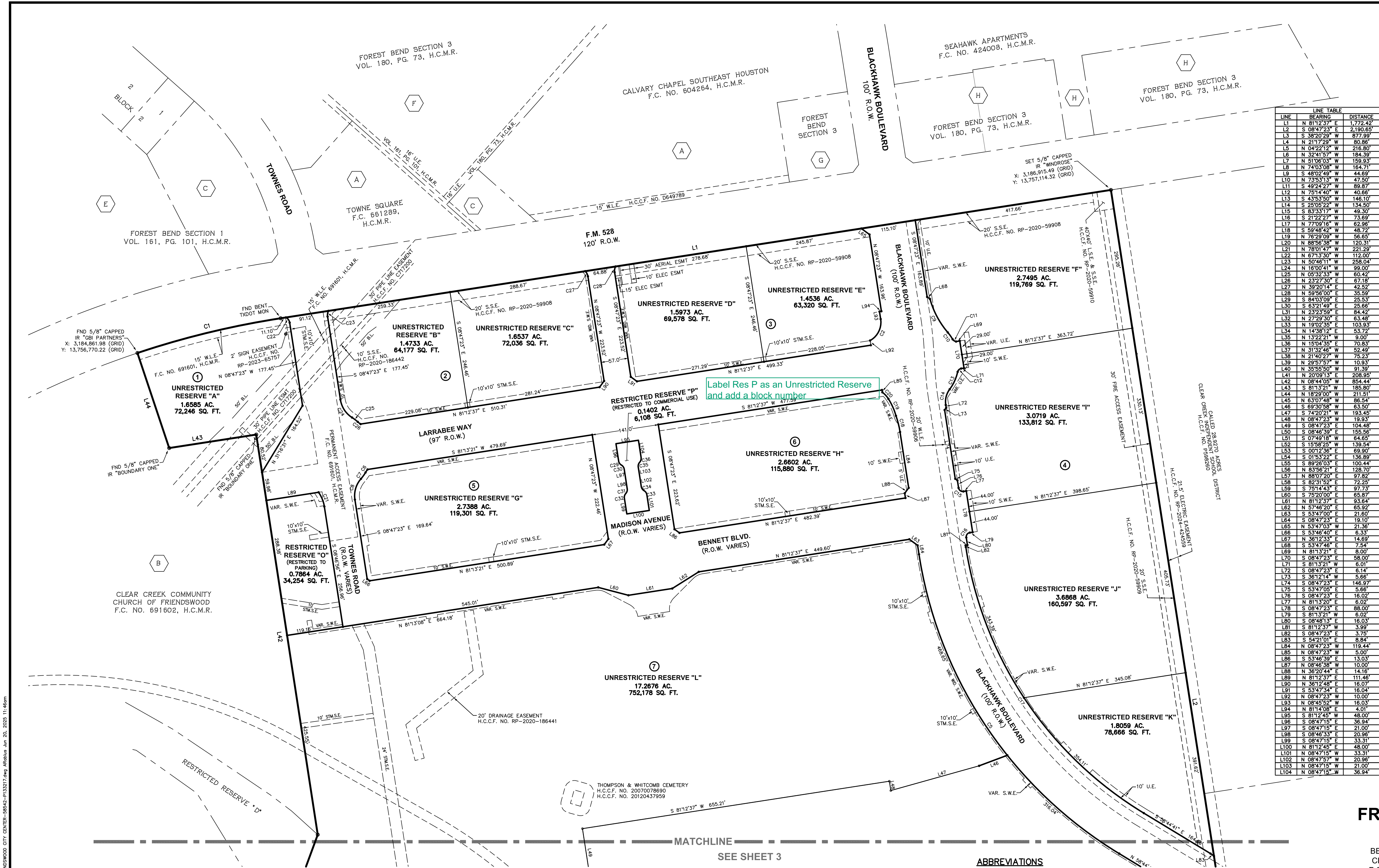
JUNE 20, 2025

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2261 WINDROSERESERVES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



MATCHLINE
SEE SHEET 3

ABBREVIATIONS

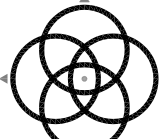
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- VAR. - VARIABLE
- WID. - WIDTH
- L.S.E. - LIFT STATION EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

Update block and reserve count

FINAL PLAT OF
FRIENDSWOOD CITY CENTER
A SUBDIVISION OF
106.47 AC. / 4,637,900 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVES "A" AND "C",
CLEAR CREEK COMMUNITY CHURCH OF FRIENDSWOOD,
F.C. NO. 691601, H.C.M.R., AND 95.78 AC. / 4,172,079 SQ. FT.
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CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

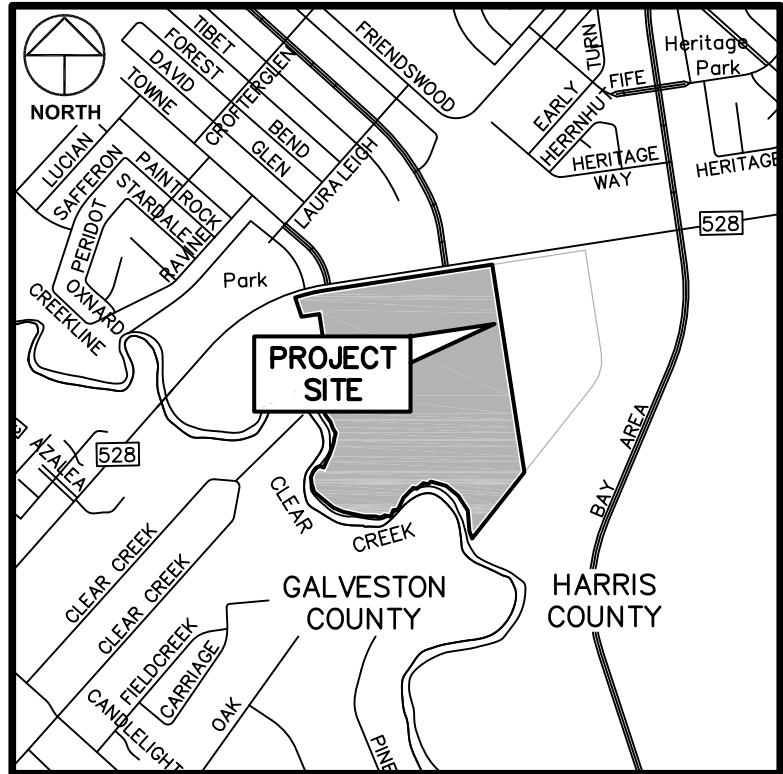
7 BLOCKS 13 RESERVES
JUNE 20, 2025

Surveyor

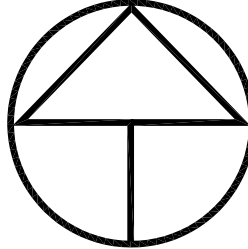


WINDROSE
LAND SURVEYING | PLATTING

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



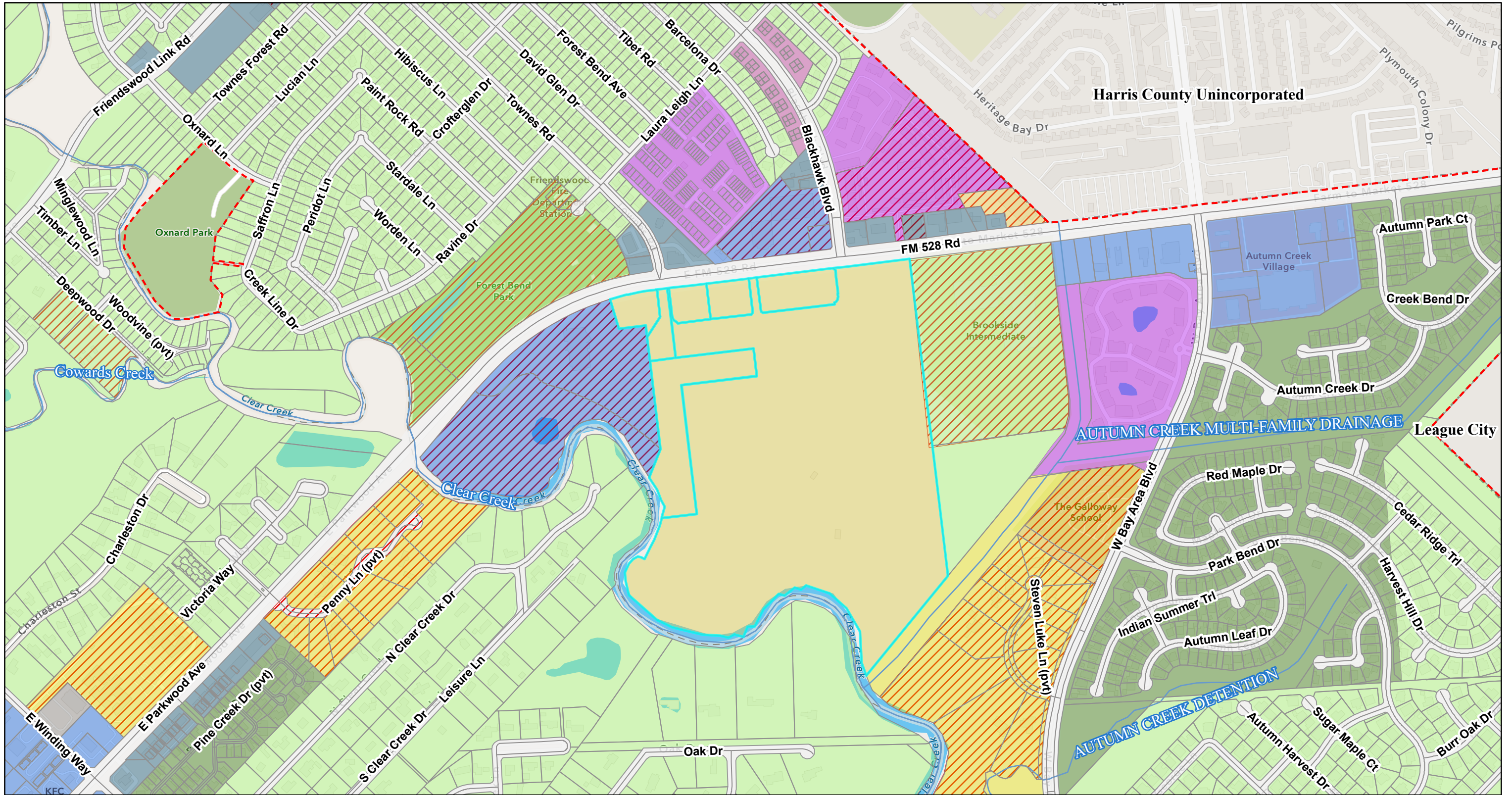
CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



100 0 100 200 300 Feet
GRAPHIC SCALE: 1" = 100'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,840.08	941.58	311.37	N 76°14'49" E	310.94
C2	44.00	89°59'16"	53.75	N 28°08'13" E	50.47
C3	80.00	87°32'41"	122.24	S 45°39'43" E	110.69
C4	130.00	127°33'33"	289.42	S 63°46'46" E	233.25
C5	900.00	49°37'18"	784.69	S 33°46'02" E	780.07
C6	54.00	80°33'33"	7.60	S 34°11'50" W	7.59
C7	86.00	11°02'45"	16.58	S 35°41'26" W	16.55
C8	54.00	50°00'11"	47.13	S 67°12'42" W	45.85
C9	184.08	25°13'16"	80.50	S 28°01'00" E	79.86
C10	90.04	28°33'26"	17.82	S 35°17'09" E	17.79
C11	10.35	48°48'05"	8.82	S 56°37'25" E	8.55
C12	9.00	58°45'58"	10.80	S 46°40'50" W	10.17
C13	95.98	24°22'47"	40.84	S 24°37'38" W	40.53
C14	44.00	45°36'15"	35.02	S 14°06'43" W	34.10
C15	9.00	89°59'16"	14.14	S 33°47'01" E	12.73
C16	9.00	80°01'33"	14.14	S 36°12'34" W	12.73
C17	800.00	49°37'18"	697.50	S 33°46'02" E	675.62
C18	185.22	10°54'30"	35.27	N 14°11'49" W	35.22
C19	127.17	17°45'09"	38.40	S 24°02'42" E	38.24
C20	49.00	21°55'42"	18.75	N 42°33'36" W	18.64
C21	70.00	26°41'18"	32.61	S 22°07'42" E	32.31
C22	14.50	59°36'55"	14.07	N 36°35'01" W	13.52
C23	19.00	36°57'29"	12.26	S 09°41'09" W	12.04
C24	54.00	49°31'03"	46.87	S 32°57'46" E	45.23
C25	86.00	9°58'14"	14.87	S 52°42'26" E	14.95
C26	54.00	80°33'33"	7.60	S 34°11'50" W	7.59
C27	19.00	37°32'39"	12.45	N 27°33'23" W	12.23
C28	19.00	37°36'22"	12.47	S 10°01'08" W	12.25
C29	12.00	51°19'04"	10.75	S 34°28'47" W	10.39
C30	12.00	51°19'04"	10.75	S 34°28'47" W	10.39
C31	12.00	51°19'04"	10.75	S 16°52'17" W	10.39
C32	12.00	52°50'55"	11.07	S 52°42'26" E	10.68
C33	12.00	52°50'55"	11.07	N 33°40'55" W	10.68
C34	12.00	51°19'04"	10.75	N 34°26'47" W	10.39
C35	12.00	51°19'04"	10.75	N 16°52'17" E	10.39
C36	12.00	51°19'04"	10.75	N 16°52'17" E	10.39

City of Friendswood

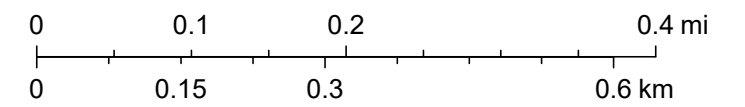


6/20/2025, 5:09:02 PM

1:9,028

Legend:

- City Limit (Red dashed line)
- Parcels (Black outline)
- Streets (Thin grey line)
- Surrounding Cities (Grey dashed outline)
- Water Lines (Blue line)
- Zoning by Parcel:
 - NC (Blue)
 - CSC (Light Blue)
 - GHD (Green)
 - MFR-H (Purple)
 - MFR-M (Pink)
 - OPD (Grey)
 - PUD-COMM (Yellow)
 - PUD-MIXED (Light Yellow)
 - PUD-RES (Light Green)
- SFR (Light Green)
- Specific Use Permit (Red hatched box)
- ROW Streets (white - to cover labels) (White box)



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

ORDINANCE NO. 2023-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP CONCERNING PROPERTY LOCATED AT 3801 FM 528 RD, BEING 106.472 ACRES OF LAND SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT NUMBER 549, HARRIS COUNTY, TEXAS, INCLUDING (I) ALL OF RESTRICTED RESERVES "A" AND "C" CLEAR CREEK COMMUNITY CHURCH FRIENDSWOOD, A SUBDIVISION PLAT OF RECORD AT FILM CODE NO 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R) AND (II) THE RESIDUE OF A CALLED 135.778 ACRE TRACT OF LAND CONVEYED TO CLEAR CREEK COMMUNITY CHURCH AS DESCRIBED BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20150231965, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS, FROM PUBLIC AND SEMI PUBLIC AND RETAIL TO MIXED USE; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE ZONING CLASSIFICATION OF SUCH PROPERTY FROM PLANNED UNIT DEVELOPMENT (ORD. 2015-18) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MIXED-USE DEVELOPMENT; 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; 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, on October 26, 2023, the Planning and Zoning Commission (the "Commission") reviewed the proposed amendment of the Plan to update the Future Land Use Map contained therein, concerning the property located at 3801 FM 528 Road, Friendswood, Harris County, Teas, being more particularly described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas, including (i) all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No. 691601, Harris County Map Records (H.C.M.R) and (ii) the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. 20150231965, City of Friendswood, Harris County, Texas (the "Property") to change the designation thereof from Public and Semi Public and Retail to Mixed Use; 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, on November 6, 2023, a public hearing was conducted at which the public was given the opportunity to give testimony and present written evidence regarding this amendment of the Plan; 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 the required hearing on this amendment to the Future Land Use Map has been held; and

WHEREAS, after the Commission's review of the proposed amendment 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, Madison Development Corp. (the "Owner") made application to the City to change the zoning classification of the Property from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development; and

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

WHEREAS, the Planning and Zoning Commission filed with City Council, its final 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 zoning classification change 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, after receiving the Commission's final report as well as the input received at the public hearing, 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. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

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 Future Land Use Map designation from Public and Semi Public and Retail to Mixed Use. Such amendment is attached hereto as Exhibit "B" and incorporated herein for all intents and purposes.

Section 3. The Official Zoning Map of the City of Friendswood is hereby amended to change the classification of the Property from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) for the "Friendswood City Center" to allow a

mixed-use development, as further depicted in Exhibit "C-1" and subject to the regulations contained in Exhibit "C-2," which exhibits are 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 the Future Land Use Map designation of the Property as described in Section 2 hereinabove and 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 \$2,000.00. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

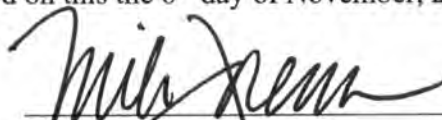
Section 6. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

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 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.

PASSED, APPROVED and ADOPTED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 6th day of November, 2023.


MIKE FOREMAN, Mayor

ATTEST:


LETICIA BRYSCH, City Secretary



APPROVED AS TO FORM:


KAREN L. HORNER, City Attorney

Location Map

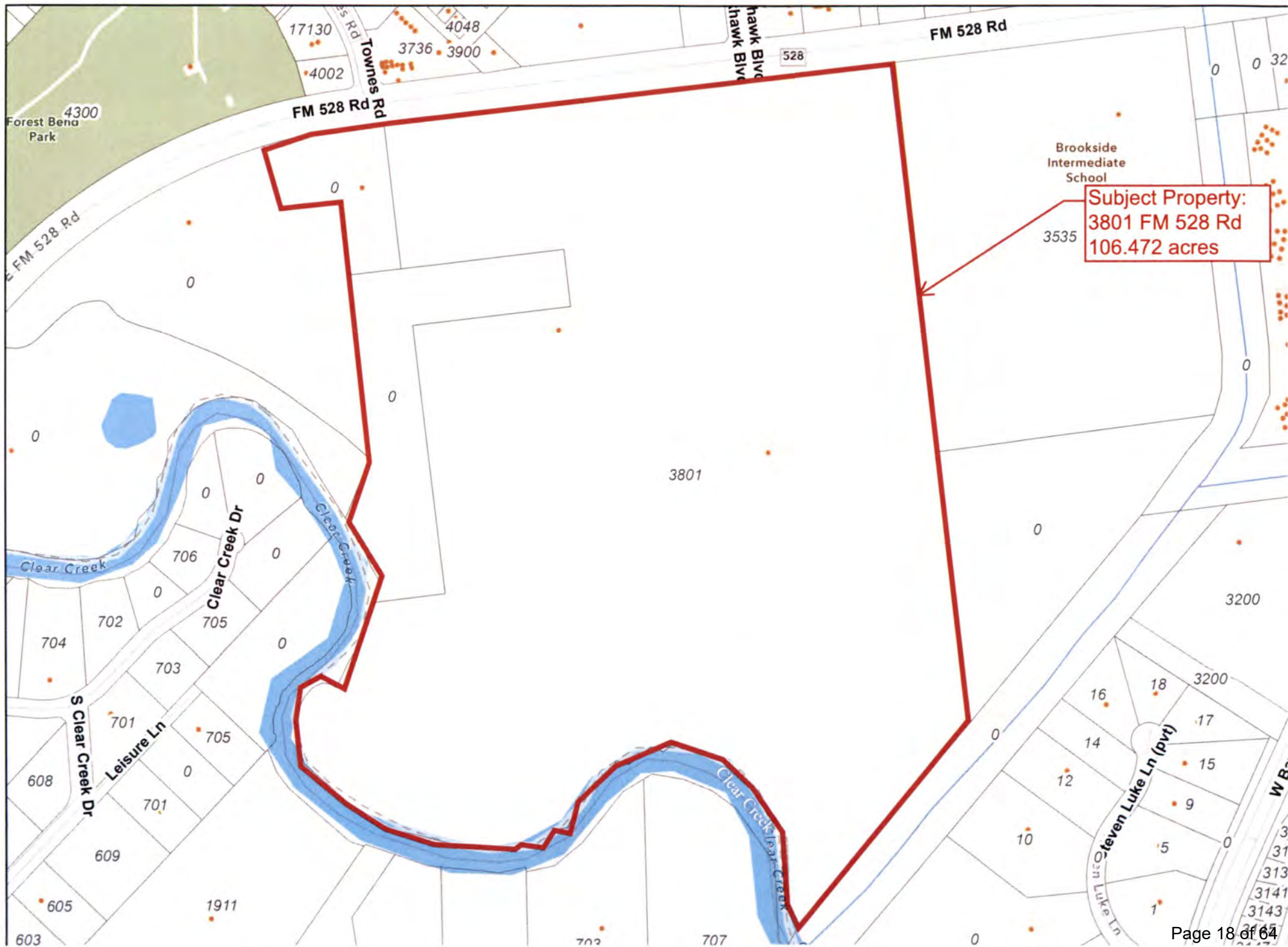


Exhibit "C-1" Zoning Map

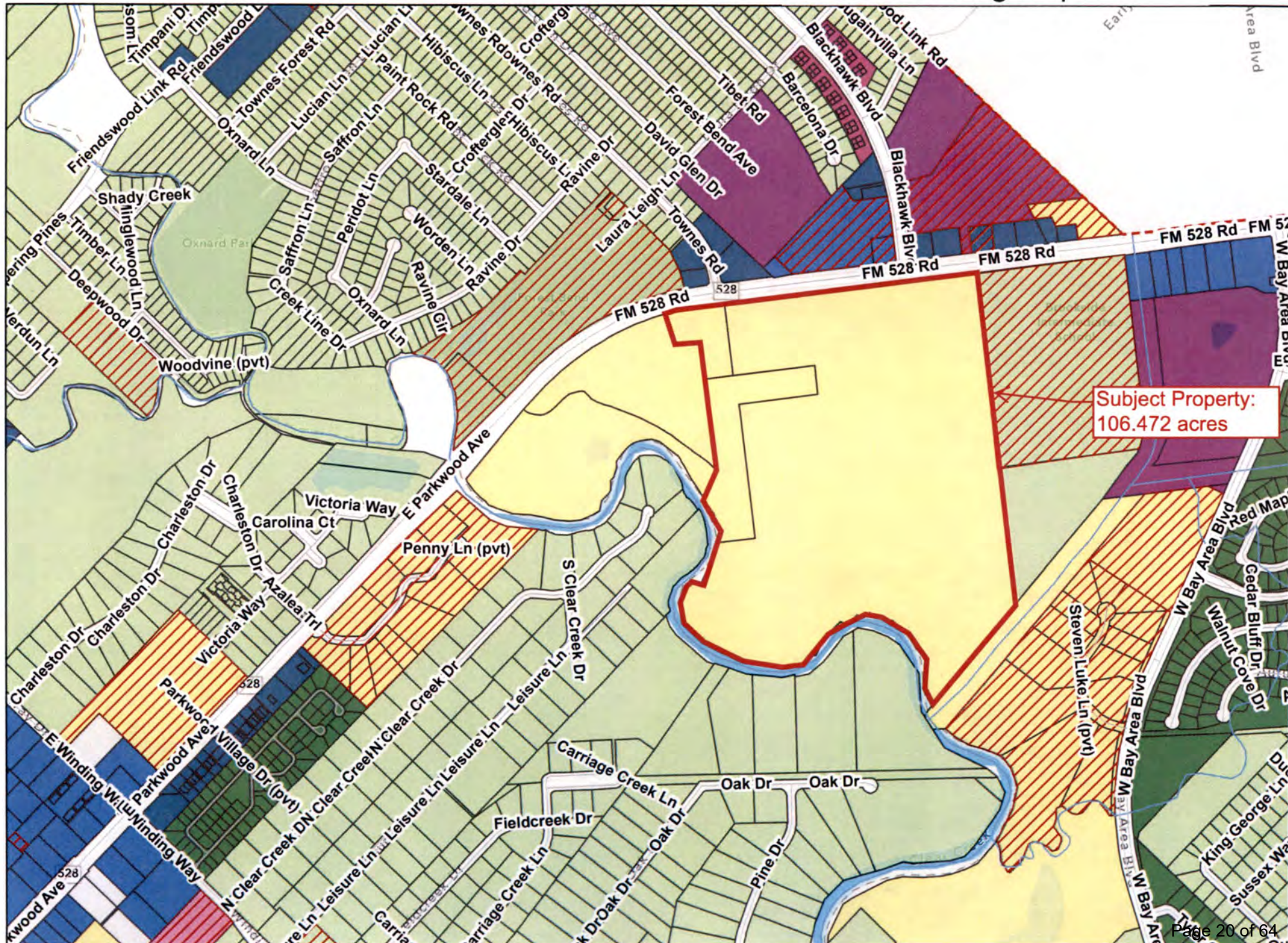


Exhibit "C-2"

**Planned Unit Development
Friendswood City Center PUD**

Prepared For
Tannos Development Group, LLC

August, 2023



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INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive Mixed Use Development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with 10-0 wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

Friendswood City Center PUD

Building Regulations

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (4 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1	n/a	15000	100	150	100	10	10	25	40	15	5
Lots 2-5	n/a	15000	100	150	160	10	10	25	40	15	5
Lots 7	29	15000	100	150	0	10	10	10	70	0	0
Lots 8	n/a	15000	100	150	0	10	10	10	70	0	0
Lots 6, 9, 10	29	15000	100	150	50	0	10	25	70	15	5
Lot 11	29	15000	100	150	0	0	10	25	70	0	0
Lot 12 MFR	29	n/a	n/a	n/a	25	0	25	25	70	0	5

Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

Lot coverage based on approved drainage plan.

Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures are permitted in the landscape buffer except for along FM 528.

No multifamily use shall be allowed on the first floor of Lots 6, 7, 9 and 10.

(a) *Street Setbacks:*

Walkways, Boardwalks, Patios, Plazas, Courtyards, bulkheads, retaining walls and similar structures will be permitted in the landscape buffer/setback area except for area abutting FM 528.

Building setback is measured from the right-of-way or property line.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	<i>Mining, Quarrying, and Oil and Gas Extraction</i>	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	<i>Utilities</i>	
221	Utilities	
23	<i>Construction</i>	
236	Construction of buildings	
237	Heavy and civil engineering construction	
238	Specialty trade contractors	
31-33	<i>Manufacturing</i>	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	Wholesale Trade	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	Retail Trade	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	Transportation And Warehousing	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	Information	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	Finance and Insurance	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	<i>Real Estate and Rental and Leasing</i>	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	<i>Professional, Scientific and Technical Services</i>	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	<i>Management of Companies and Enterprises</i>	
551	Management of companies and enterprises	P
56	<i>Administrative and Support and Waste Management and Remediation Services</i>	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	<i>Education Services</i>	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	<i>Health Care and Social Services</i>	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	Arts, Entertainment and Recreation	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
712120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	Accommodation and Food Services	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	Other Services (Except Public Administration)	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
812220	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	Public Administration (City Services)	

Friendswood City Center PUD

921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

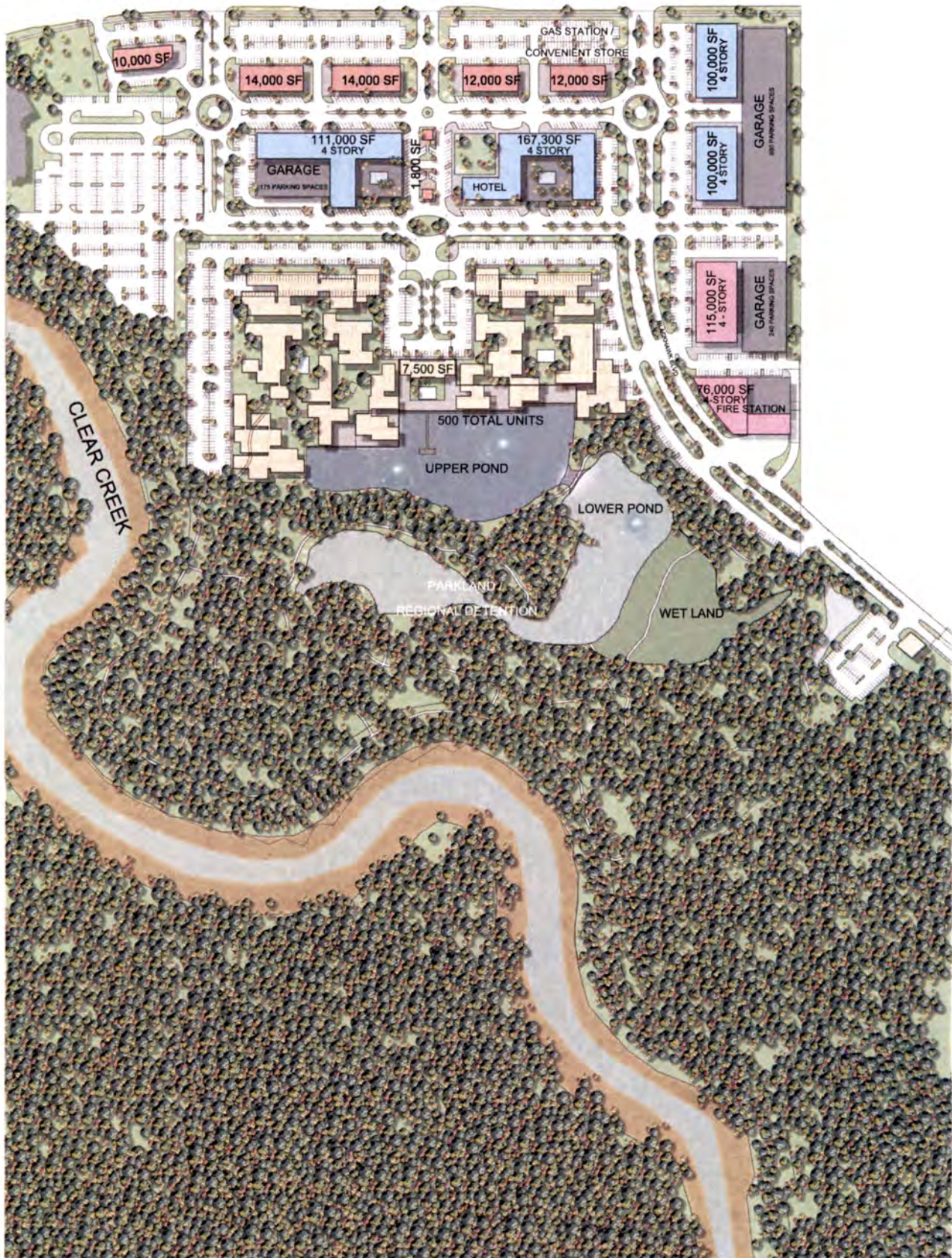
(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

- (b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

- RETAIL | 63,800 SF
- OFFICE | 191,000 SF
- MIXED USE | 478,300 SF
- GARAGE | 1,215 PARKING SPACES
- APARTMENTS | 500 UNITS

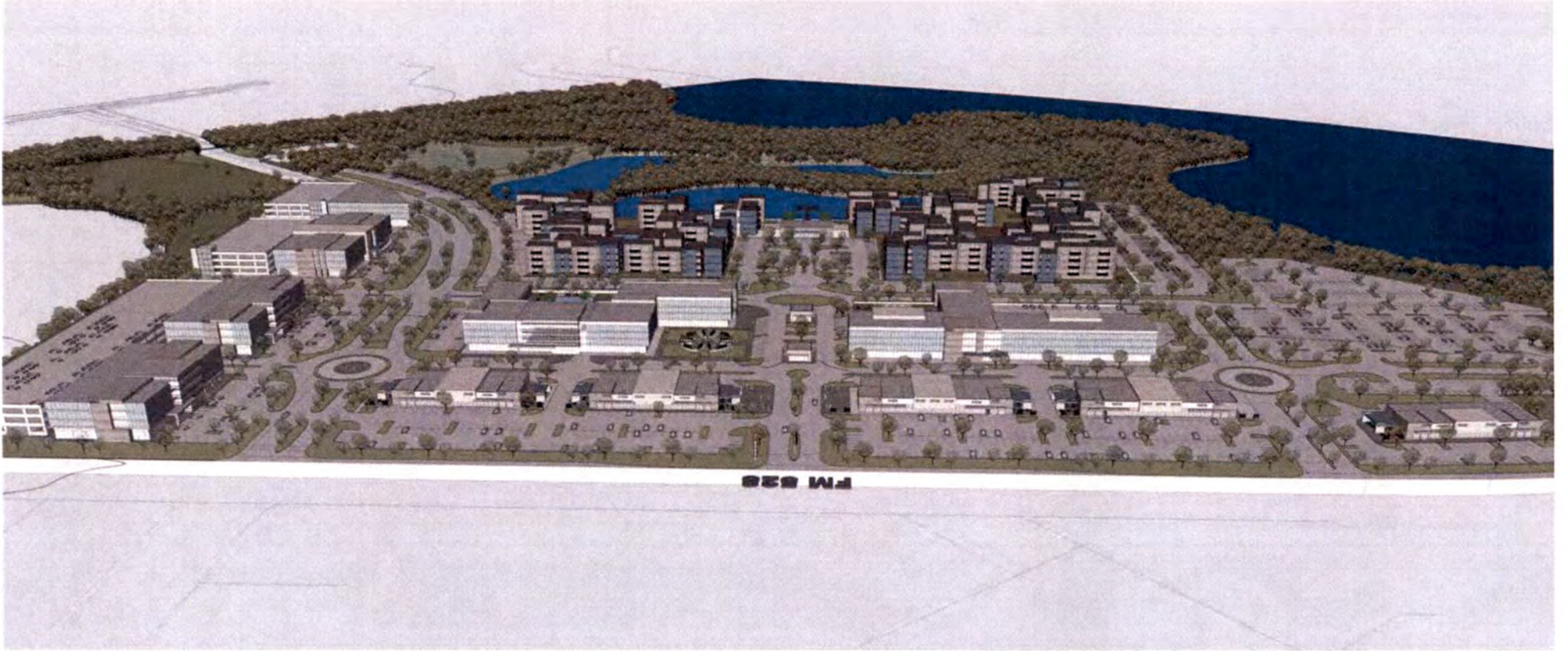
FM 528



528 Site Calculations

	Qty	% of Site		Qty	% of Site	
Lot 1	Total Site Area	69,715 SF	100%	Total Site Area	138,181 SF	100%
	Parking Lot & Drive Area	31,693 SF	45%	Parking Lot & Drive Area	56,006 SF	41%
	Other NonPervious Area	6,249 SF	9%	Other NonPervious Area	24,482 SF	18%
	Bldg SF	10,290 SF	15%	Bldg SF	40,380 SF	29%
	Green Space	21,483 SF	31%	Green Space	17,312 SF	13%
	Parking Spaces	74 Spaces		Parking Spaces	240 Spaces	
Lot 2	Total Site Area	69,066 SF	100%	Total Site Area	138,132 SF	100%
	Parking Lot & Drive Area	34,793 SF	50%	Parking Lot & Drive Area	26,821 SF	19%
	Other NonPervious Area	1,099 SF	2%	Other NonPervious Area	42,377 SF	31%
	Bldg SF	13,882 SF	20%	Bldg SF	40,128 SF	29%
	Green Space	13,292 SF	19%	Green Space	28,806 SF	21%
	Parking Spaces	102 Spaces		Parking Spaces	189 Spaces	
Lot 3	Total Site Area	71,083 SF	100%	Total Site Area	134,038 SF	100%
	Parking Lot & Drive Area	35,660 SF	50%	Parking Lot & Drive Area	77,884 SF	58%
	Other NonPervious Area	7,286 SF	10%	Other NonPervious Area	11,271 SF	8%
	Bldg SF	15,008 SF	21%	Bldg SF	25,800 SF	19%
	Green Space	13,129 SF	18%	Green Space	19,083 SF	14%
	Parking Spaces	108 Spaces		Parking Spaces	296 Spaces	
Lot 4	Total Site Area	70,283 SF	100%	Total Site Area	160,218 SF	100%
	Parking Lot & Drive Area	33,875 SF	48%	Parking Lot & Drive Area	88,420 SF	55%
	Other NonPervious Area	8,861 SF	13%	Other NonPervious Area	14,904 SF	9%
	Bldg SF	12,006 SF	17%	Bldg SF	28,200 SF	18%
	Green Space	15,541 SF	22%	Green Space	28,694 SF	18%
	Parking Spaces	101 Spaces		Parking Spaces	619 Spaces	
Lot 5	Total Site Area	68,747 SF	100%	Total Site Area	76,843 SF	100%
	Parking Lot & Drive Area	33,625 SF	49%	Parking Lot & Drive Area	46,874 SF	61%
	Other NonPervious Area	8,412 SF	12%	Other NonPervious Area	3,221 SF	4%
	Bldg SF	11,999 SF	17%	Bldg SF	17,918 SF	23%
	Green Space	14,711 SF	21%	Green Space	8,830 SF	11%
	Parking Spaces	97 Spaces		Parking Spaces	305 Spaces	
Lot 6	Total Site Area	119,660 SF	100%	Total Site Area	765,801 SF	100%
	Parking Lot & Drive Area	56,297 SF	47%	Parking Lot & Drive Area	287,440 SF	38%
	Other NonPervious Area	6,947 SF	6%	Other NonPervious Area	44,204 SF	6%
	Bldg SF	25,800 SF	22%	Bldg SF	175,895 SF	23%
	Green Space	30,616 SF	26%	Green Space	258,262 SF	34%
	Parking Spaces	296 Spaces		Parking Spaces	780 Spaces	
Public	Total Site Area	2,756,133 SF	n/a	Total Site Area	2,251,203 SF	100%
	Parking Lot & Drive Area	n/a	n/a	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a	Bldg SF	n/a	n/a
	Green Space	n/a	n/a	Green Space	n/a	n/a
	Parking Space	325 Spaces	n/a	Parking Spaces		
Total Site Calculations						
Total Site Area	4,637,900 SF	100%				
Parking Lot & Drive Area	809,388 SF	17%				
Other NonPervious Area	179,313 SF	4%				
Bldg SF	417,306 SF	9%				
Green Space	469,759 SF	10%				
Parking Spaces	3,532 Spaces					







FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

Exhibit B | TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows: 12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.



Friendswood City Center PUD

Exhibit C | Mixed Use Parking Calculations

Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend	
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	
1	Office	772	38.6	772	231.6	38.6	0	77.2	0	0	
	Financial Facility	0	0	0	0	0	0	0	0	0	
2	Apartment	996	996	249	498	946.2	996	647.4	498	846.6	
	Hotel	255	255	25.5	127.5	216.75	255	25.5	127.5	191.25	
3	Clinic (Medical Complex)	450	22.5	450	225	22.5	0	45	0	0	
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0	
	Veterinary Clinic	0	0	0	0	0	0	0	0	0	
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0	
5	Church	0	0	0	0	0	0	0	0	0	
	Day Care	0	0	0	0	0	0	0	0	0	
	School	0	0	0	0	0	0	0	0	0	
	Library	0	0	0	0	0	0	0	0	0	
	Art Gallery	0	0	0	0	0	0	0	0	0	
6	Movie Theater	0	0	0	0	0	0	0	0	0	
	Bowling Alley	0	0	0	0	0	0	0	0	0	
	Gym/Health Spa	0	0	0	0	0	0	0	0	0	
	Dessert Shop	0	0	0	0	0	0	0	0	0	
7	Small Restaurant	307	30.7	233.5	380.25	202.8	76.05	380.25	307	233.5	
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0	
	Restaurant	250	25	125	187.5	100	37.5	187.5	250	125	
	Tavern	0	0	0	0	0	0	0	0	0	
	Small Bar	0	0	0	0	0	0	0	0	0	
	Bar, club or lounge	0	0	0	0	0	0	0	0	0	
8	Retail (excluding shopping center)	626	31.3	313	469.5	62.6	31.3	626	469.5	62.6	
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0	
	All Others	0	0	0	0	0	0	0	0	0	
Total			3856	1419.1	2188	2119.35	1589.45	1395.85	1988.85	1852	1478.95
			2188								
Put 1 if this qualifies as a historic building			0		0						
Total Reduction					0						
PARKING SPACES REQUIRED:			2188								

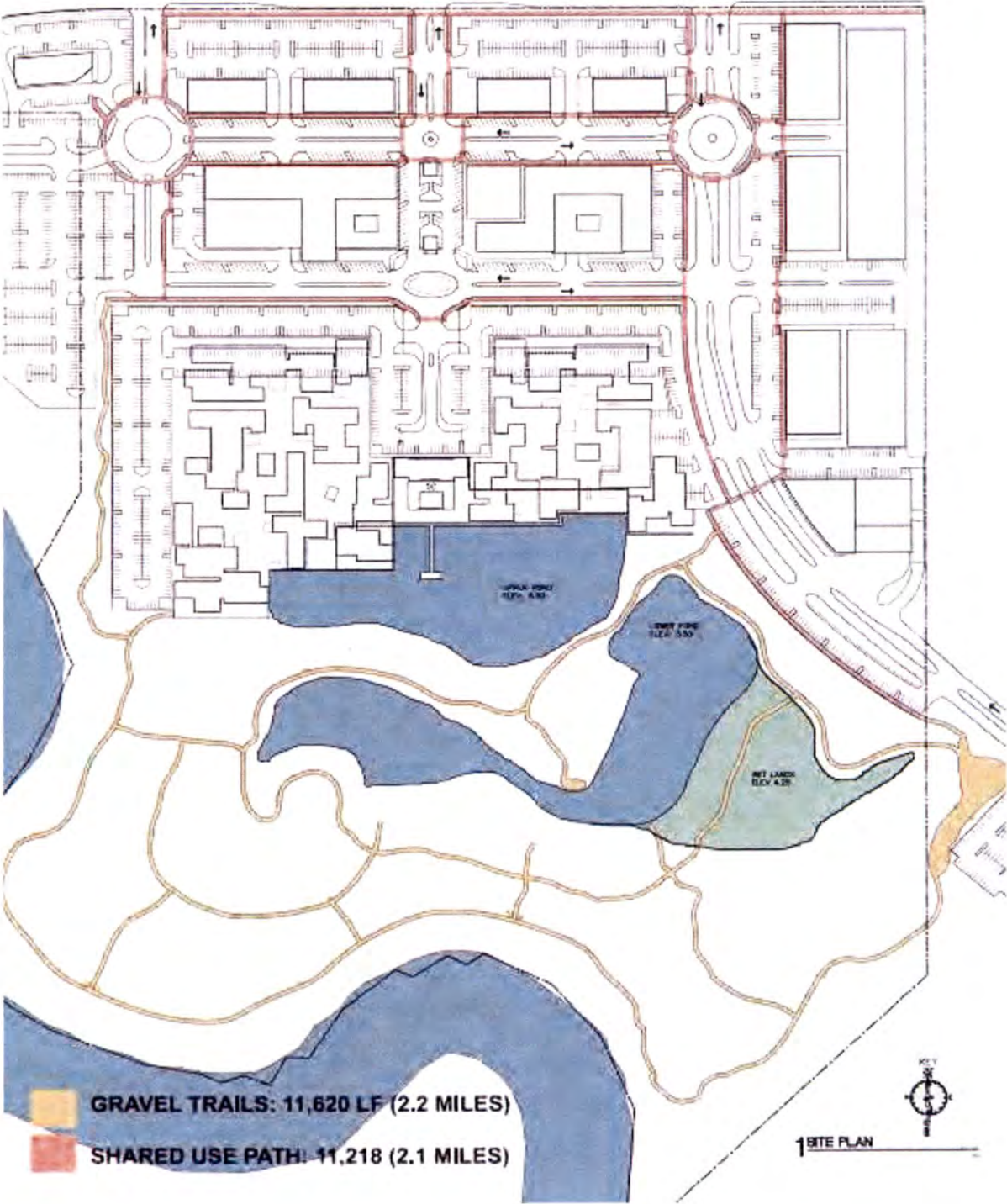
Proposed Parking on Site: 3600 Spaces

Friendswood City Center PUD

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

	RATIO/K AREA	6.0 RETAIL	10.0 REST	3.8 OFF<25	3.4 OFF 25-100	2.8 OFF>100	15.0 BAR	4.5 MED COMF	0.4 CHURCH	1.5 HOTEL	1.3 Hotel	1.5 Apt 1B	1.8 Apt 2B	2.0 Apt 3B
LOT1	10,290	5808	4482											
LOT2	13,882	9009	4873											
LOT3	15,006	5713	5293											
LOT4	12,006	6791	5215											
LOT5	12,000	6000	5576											
LOT6	100,000	38000	12000		50000									
LOT7	120,000	15000	5500		15000							45	45	
LOT8	120									120				
LOT9	100,000	18000	12000		70000									
LOT10	112,800		12800					100000						
LOT11	72,000				72000									
LOT12	500 Apts											175	250	75
Totals per Use		626	757	0	772	0	0	450	0	255	0	330	516	150

Exhibit D | Project Trails



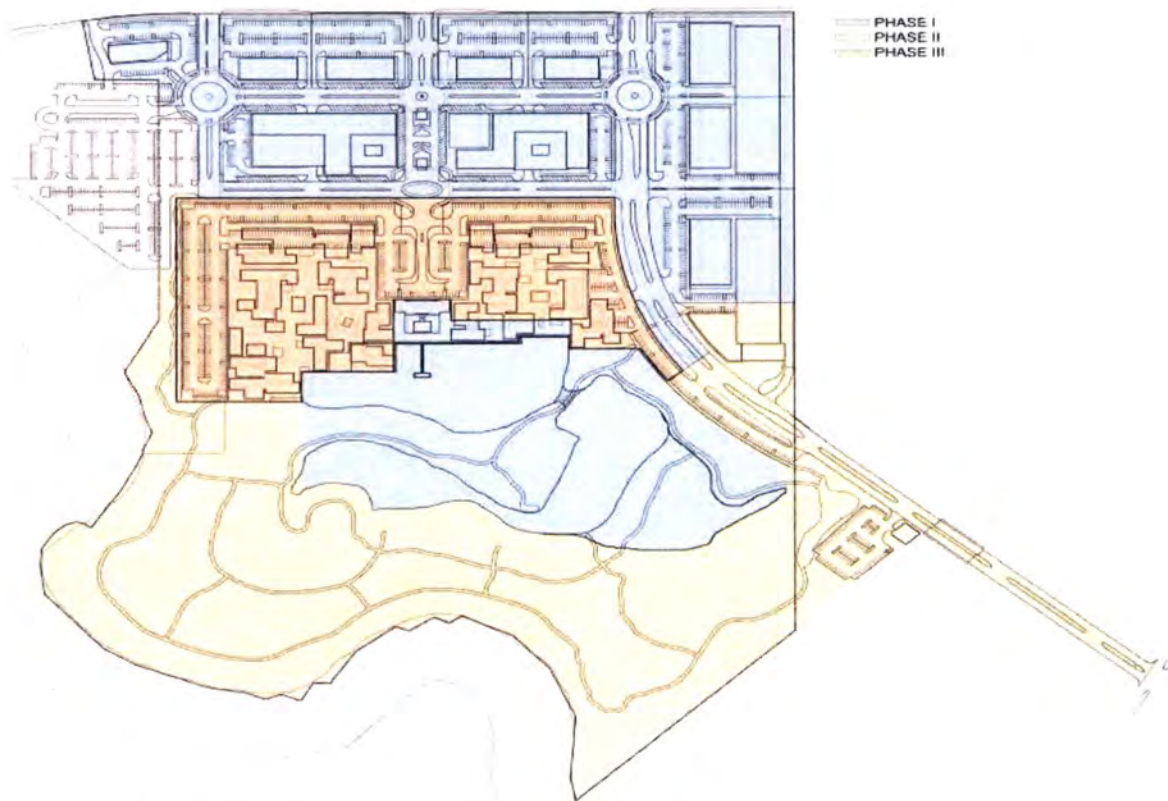


Moat Accent Lighting at Trees
above Flood Plain Elevation

Bike Trail

10-0 Wide x 5 Deep
Decomposed Granite
4 x 16 Concrete Edge Curb

Exhibit E | Project Phases



- Phase I: Excavation of Pond/Detention Area
Construction of Main Road Corridor and Underground Infrastructure
Construction of Lots 1-10 to Begin
- Phase II: Extension of Blackhawk Road
Construction of Fire Station and Lot 11
Construction of Public Park
- Phase III: Phase III Construction may fall at any time after completion of the Main Road Corridor and Underground Infrastructure

Exhibit F1 | Exterior Finishes

Exterior Finishes shall incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

(a.) All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.
2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.
3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units are not acceptable as an exterior finish.
4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.
5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).
6. Cement fiberboard;
7. Architectural glass block (less than 25 percent reflectance).
8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.
9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less than twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.
2. Corrugated, metal, plastic, or fiberglass panels.
3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.
4. Wood siding or plastic siding.
5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.
6. Exposed aggregate.
7. Corten Steel Panels.

Exhibit F1 | Exterior Finishes

Contemporary Brick (examples of colors)



Cut Stone, split-faced or honed (examples of colors)



Wood Composite, (examples of colors)

Approved accent colors to be no more than 15% of building



Primary Paint Colors (examples)

Approved accent colors to be no more than 15% of building



Composite Metal Panels, (examples of colors)



Exhibit F2 | Architecture Features and Schematic Design Concepts

Architecture



Focal Points

Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F2 | Architecture Features and Schematic Design Concepts



Exhibit F3 | Examples of Site Amenities



Exhibit F3 | Examples of Site Amenities

Benches



Urban Area



Lighting





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 26, 2025

Subject: Consider approving a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.

Action:

SUMMARY / ORIGINATING CAUSE

The original site plan approval for this project took place on June 9, 2022 included 17 trees plus the 17 buffer trees for a total of 34 trees. Nine mitigation trees were the only trees required.

A site plan amendment request was partially approved June 2023....minutes of the P&Z meeting and approval letter are attached. The request to waive the buffer trees was not approved.

Construction was completed in November 2023. Since that time, the owner has obtained letters from adjacent commercial properties supporting the concept of not installing the buffer trees (letters attached). He also contacted multiple council members expressing his concerns about the requirement to install the buffer trees. A proposal to adopt an appeals process to City Council to override board and commission decisions was considered early this year and not adopted.

Staff initiated a change to the Zoning Ordinance to give the Commission more latitude in deciding landscaping requirements when considering existing conditions of adjacent properties....revised ordinance is attached.

The current proposal is to install 9 mitigation trees.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. JUNE 2022 Landscape_Industry Park Phase II
2. 06-22-2023 PZ Minutes
3. 06-22-2023 CSP Amendment_Industry Park II
4. Adjacent Owners No Objection Letters
5. Ord 2025-13 Landscaping Amendments
6. 2025-05-09 Landscaping Modification



03	TREE SURVEY 1" = 80'
----	-------------------------

03



INDUSTRY PARK
PHASE II
FRIENDSWOOD, TEXAS 77546

TITLE:
Landscape Plan &
Tree Survey
DRAWING:

A1.2



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 22, 2023 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JUNE 22, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 22, 2023, AT 06:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER TRAVIS MANN AND COMMISSIONER CATHERINE KOERNER WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

None.

3. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023.

****Vice-Chairman Richard Sasson moved to approve the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEM

- A. Consider approval of a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A, a subdivision of 29.964 acres of land situated in the William Henry Survey, Abstract 84, and Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

****Vice-Chairman Richard Sasson moved to approve a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said this is the next section of Friendswood Trails subdivision and would consist of 46 lots ranging from 70-feet wide to 90-feet wide. She further stated the proposed plat is in compliance with the Planned Unit Development approved in 2016. Sasson said he is concerned with a single entry point for the subdivision.

- B. Consider site plan amendments (screening and landscaping changes) for Industry Park II located at 4550 and 4552 FM 2351 for the following items:

Harbin said the site plan for Industry Park II was approved by the Commission in 2022. For the benefit of new commissioners, she said the original project consisted of multiple tracts the developer was seeking a PUD for. City staff and a Planning and Zoning subcommittee met with the developer several times and compromised with 5 ordinance changes. She said the changes allowed the developer more flexibility.

Stephanie Canady/Coastal Bend Engineering said they are almost done with construction and proposed the following changes (items 1-9).

Commissioner Rives said he would support most of the changes but thought the screening fence should remain instead of chain link fencing.

Commissioner Sasson said the Commission and the developer engaged in extensive negotiations to reach the current plan. He asked why the buffer trees should not be required. Canady explained the existing ditch was overgrown and encroaching their property. She said installing trees on the bank would make it harder to maintain mowing along the area. She said trees could also obscure the security cameras' views. Sasson commented a few extra cameras could alleviate the hard to see areas. Sasson said the proposed chain link fencing with barbed wire is not the look desired in Friendswood.

Commissioner Conrad said the trees should be planted. She also mentioned there were many different types of fencing that could be used instead of chain link. Harbey said the approved plan

was similar to Garage Ultimate which utilized the building backs as part of the screening "fence."

Bounds asked if they had looked into installing more cameras. Canady answered that it would increase costs.

- 1 The addition of an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake.

**Vice-Chairman Richard Sasson moved to approve the addition of an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake. Seconded by Commissioner Marcus Rives. The motion was approved 3-2 with Chairman Tom Hinckley and Vice-Chairman Richard Sasson opposed.

- 2 Replace the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire

**Vice-Chairman Richard Sasson moved to approve replacing the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire. Seconded by Commissioner Marcus Rives. The motion failed 2-3 with Chairman Tom Hinckley, Vice-Chairman Richard Sasson, and Commissioner Marcus Rives opposed.

- 3 Remove the 1 tree per 25 linear foot along the top bank of the pond.

**Commissioner Marcus Rives moved to approve removing the 1 tree per 25 linear foot along the top bank of the pond. Seconded by Vice-Chairman Richard Sasson. The motion failed 2-3 with Chairman Tom Hinckley, Vice-Chairman Richard Sasson, and Commissioner Brian Bounds opposed.

- 4 Modified landscaping plan

**Commissioner Brian Bounds moved to approve a modified landscaping plan, decreasing mitigation trees from 12 trees to 9 trees. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 5 Increase gate sizes to 4' wide gates

**Commissioner Marcus Rives moved to approve increasing gate sizes to 4' wide gates. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 6 Modified fire lanes per discussion with Fire Marshal's Office

**Commissioner Brian Bounds moved to approve modifying fire lanes per discussion with Fire Marshal's Office. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

- 7 Move gate locations along the driveway

**Commissioner Marcus Rives moved to approve moving gate locations along the driveway. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 8 Move ADA parking space at 4500 FM 2351 near Bldg 1 to meet maximum slope requirements.

**Commissioner Marcus Rives moved to approve moving ADA parking space at 4500 FM 2351

near Bldg 1 to meet maximum slope requirements. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.

9 Replace proposed 6-ft aluminum fence with 8-ft opaque wood fence

**Vice-Chairman Richard Sasson moved to approve replacing proposed 6-ft aluminum fence with 8-ft opaque wood fence. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

5. DISCUSSION

A. Discuss overhead versus underground utilities.

Bennett explained the Ordinance Subcommittee discussed requiring all utility wires be installed underground for new development. She said the subcommittee has provided an informational sheet in the backup material discussing the pros and cons. She said the subcommittee's goal is to receive consensus from the full commission before workshopping the item with City Council.

The commission agreed underground utility lines would make the city look much nicer. Rives commented that large developers usually include underground utilities but smaller projects may not be able to afford the additional cost.

6. COMMUNICATIONS

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 13, 2023 and (ii) Thursday, July 27, 2023.

B. Receive Staff updates, 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.

Sasson thanked staff for all their help and encouraged the other commissioners to reach out to staff at any time, especially if they need assistance with complicated agenda items.

Rives seconded staff's helpfulness. He said after mentioning the high number of flag banners in town, staff has made progress having them removed. He said he would like to work with staff and/or the commission, in the future, to research parking possibilities for Downtown Friendswood.

7. ADJOURNMENT

This meeting was adjourned at 07:14 PM.



CITY OF FRIENDSWOOD

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546

June 23, 2023

Coastal Bend Engineering
4558 FM 2351
Friendswood, TX 77546
Email: scanady@cbpd.net

**Re: 4550 and 4552 FM 2351 – Industry Park II
Commercial Site Plan Amendments**

Dear Ms. Canady,

At the regular meeting on June 22, 2023, the Planning and Zoning Commission of the City of Friendswood discussed amendments to the above referenced site plan.

The Commission has approved the following:

- 1) The addition of an 8-foot-high wooden opaque fence along the shared property line with Chevron from Building A to the existing fence at Discount Inspection & Brake.
- 2) Modify the landscape plan from 12 mitigation trees to 9 mitigation trees.
- 3) Increase gate sizes to 4-foot-wide gates.
- 4) Modify fire lanes in accordance with the requirements of the Fire Marshal's Office.
- 5) Move gate locations along the driveway.
- 6) Move ADA parking space at 4500 FM 2351 near Building 1 to meet maximum slope requirements.
- 7) Replace proposed 6-foot aluminum fence with 8-foot opaque fence.

The Commission did not approve the following:

- 1) Replace the previous 8-foot-high wooden opaque fence between Buildings A&6, 6&5, and part of the section between Buildings 5&3 with a 6-foot-high chain link fence with 3 strands of barbed wire.
- 2) Remove the 1-tree-per-25-linear-foot requirement along the top bank of the pond.

Following the completion of construction, city staff will inspect the site for compliance with the approved site plan and amendments.

If you have questions, you may contact me at 281-996-3290.

Sincerely,

Becky Bennett
Assistant Planner

CC: Aubrey Harbin, LEED AP, Director of CDD/City Planner
Brian Rouane, CFM, Chief Building Official



DIB Automotive Group
4546 FM2351
FRIENDSWOOD, TX 77546
832-866-2169

To Whom It May Concern:

We operate the Discount Inspection & Brake (Brake Masters) at 4546 FM 2351. AutoMate Garage Boat & RV at 4500 FM 2351 notified us that the City is requiring them to plant trees as a buffer between our businesses. We are sending this letter to record our opposition to the planting of any new trees between our two businesses.

The area is first and foremost a shared detention/drainage area. When AutoMate was built, the detention area was expanded making it much more open and manageable than before. Additionally, we have been well served with the added fencing, lighting, and security cameras that now enhance the back of our property. There are already existing trees on the top bank of the pond. We've been told they will be inserting more trees between these existing trees and the building which will interfere with the security monitoring between us. We take the security of our business very seriously and it frankly doesn't make sense to screen trees with other trees when all it does is decrease the ability to monitor security.

To this end, we offer this letter of no objection for AutoMate Garage Boat & RV to be able to not plant buffer trees between our businesses.

Sincerely,

Joseph Ahmadi
JA

October 14, 2024

To Whom It May Concern:

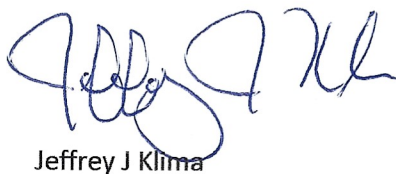
We operate the Eagle Automotive and Transmission at 4542 FM 2351. Our adjacent neighbors, AutoMate Garage Boat & RV at 4500 FM 2351 notified us that the City is requiring them to plant trees as a buffer between our businesses. They asked us if we agree with this requirement and if not, to please write a letter of no objection regarding planting trees between our two businesses.

Before AutoMate was built, we had encountered security issues on more than one occasion. Since the development was built, we have experienced better security due to the fencing and cameras that our developments cooperate on as well as reduced tree and overgrowth that used to exist between the properties. Additionally we have a shared drainage/detention area that is more open and manageable than before. Inserting trees between our two businesses would decrease the quality of security monitoring between us and create a potential hazard for our business.

We are in the business of automotive service which requires us to park our customers' vehicles in our parking lot behind our building. A recent storm saw one of our trees planted along the back parking lot fall and cause damage to our customer's vehicle. We believe that any new trees planted between our businesses will only cause more maintenance problems and potential hazard to our business while not providing the aesthetic requirement the City is looking to achieve. During open hours we are not focused on the trees at all and no customers ever go in the back. And, after hours the trees are blocked by the buildings so there would be no benefit to them being installed.

To this end, we offer this letter of no objection for AutoMate Garage Boat & RV to be able to not plant buffer trees between our businesses.

Regards,

A handwritten signature in blue ink, appearing to read 'Jeffrey J Klima', with a stylized flourish at the end.

Jeffrey J Klima

President, Eagle Automotive and Transmission

4542 FM 2351 Rd Friendswood, Texas 77546

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX C "ZONING," SECTION 8 "SUPPLEMENTARY DISTRICT REGULATIONS," SUBSECTION I "LANDSCAPING AND SCREENING REQUIREMENTS," PARAGRAPH 2 "PERIMETER LANDSCAPING AND SCREENING," SUBPARAGRAPH A "ADJACENT PROPERTY, BUFFER MAINTENANCE AND INSTALLATION," CLAUSE (3) THROUGH (7) OF THE FRIENDSWOOD CITY CODE TO GIVE THE PLANNING AND ZONING COMMISSION MORE LATITUDE IN CONSIDERING SITE CONDITIONS AND ADJACENT ZONING WHEN DETERMINING LANDSCAPING AND SCREENING REQUIREMENTS; 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; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Planning and Zoning Commission and the City Council conducted public hearings concerning the amendments contained herein to Appendix C "Zoning," of the Friendswood City Code, allowing all interested persons the opportunity to be heard; and

WHEREAS, after the public hearing on the application and after having considered the application, the relevant support materials, and public testimony, the Planning and Zoning Commission filed a final report and recommendation with the City Council to approve the proposed text amendments contained in this ordinance; 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, City Code and all other applicable laws; and

WHEREAS, the City Council deems it appropriate to approve the amendments contained herein;
NOW THEREFORE,

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

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. That Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection I "Landscaping and screening requirements," Paragraph 2 "Perimeter landscaping and screening," Subparagraph a "Adjacent property, buffer maintenance and installation," Clauses (3) through (7) of the Friendswood City Code are hereby amended to read as follows:

APPENDIX C. ZONING

Section 8. Supplementary district regulations.

-
- I. *Landscaping and screening requirements.*
-
2. *Perimeter landscaping and screening.*
-
- a. *Adjacent property, buffer maintenance and installation.*
-
- (3) The commission may determine the provisions of this subsection may not apply in the following circumstances:
- (a) 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.
-
- (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.
-
- (6) 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.

Section 3. 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 4. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 5. 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.

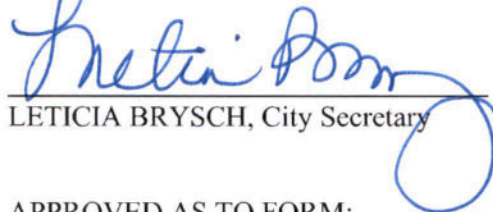
Section 6. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 7. This ordinance shall take effect ten (10) days from and after its passage on first reading by the City Council of the City of Friendswood, Texas. The City Secretary is directed to give notice hereof by causing the caption of this ordinance to be published in the official newspaper of the City within ten (10) days after its passage.

INTRODUCED, READ, AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood this 5th day of May, 2025.


MIKE FOREMAN, Mayor

ATTEST:


LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


KAREN L. HORNER, City Attorney



