PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, DECEMBER 11, 2025 - 6:00 PM
FRIENDSWOOD PUBLIC LIBRARY, COMMUNITY ROOM
416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

A. Consider approval of the minutes for the Planning and Zoning Commission regular meeting held Thursday, November 13, 2025.

B. Consider approval of the minutes for the Planning and Zoning Commission special meeting held Wednesday, December 3, 2025.

4. ACTION ITEMS

A. **PUBLIC HEARING: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**
Conduct a public hearing concerning a request to amend Planned Unit Development (PUD) 2023-28 commonly known as Friendswood City Center located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd.; 18001, 18005, 18009, and 18013 Blackhawk Blvd; and Restricted Reserves O, L, and M (no address assigned) also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

B. **RECOMMENDATION: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**
Consider a recommendation to City Council for the requested amendment to Planned Unit Development (PUD) 2023-28, commonly known as Friendswood City Center, located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M (no address assigned), also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78

acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

C. **PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**
Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from “Retail” and “Industrial” to “Mixed Use.”

D. **RECOMMENDATION: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**
Consider a recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from “Retail” and “Industrial” to “Mixed Use.”

E. **PUBLIC HEARING: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I)TO PLANNED UNIT DEVELOPMENT (PUD)**
Conduct a public hearing concerning a request for a zone classification change for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

F. **RECOMMENDATION: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I)TO PLANNED UNIT DEVELOPMENT (PUD)**
Consider making a recommendation to City Council regarding a request to change the zoning classification for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

G. **PRELIMINARY PLAT: NTL PARKWOOD OUTLOT**
Consider approval of Preliminary Plat of NTL Parkwood Outlot, a subdivision of 2.133 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

H. **SITE PLAN: 650 AND 800 N FRIENDSWOOD DRIVE**
Consider approving the site plan for The Bristol, an age-restricted community, at 650 and 800 N Friendswood Drive, in accordance with Planned Unit Development Ordinance 2024-21.

I. **SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE**
Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider an alternate tree types, alternate screening plan, and alternate dumpster screening material.

5. COMMUNICATIONS

A. Receive an update on Comprehensive Plan update (A Resilient Communities Project (RCP) Grant from the General Land Office).

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 8, 2026, and (ii) Thursday, January 22, 2026.

C. Receive the November 2025 DRC Report and the November 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.

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.

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 5th day of December 2025, at 11:00 A.M.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: Consider approval of the minutes for the Planning and Zoning Commission regular meeting held Thursday, November 13, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-11-13 Regular

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 13, 2025 - 6:00 PM

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, COMMUNITY ROOM, FRIENDSWOOD PUBLIC LIBRARY

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
NOVEMBER 13, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, NOVEMBER 13, 2025, AT 06:02 PM **416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

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

P&Z COMMISSIONER STACEY PHILLIPS WAS ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

No public comments.

3. CONSENT AGENDA

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

A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, October 9, 2025.

**Commissioner Marsha Conrad moved to approve the minutes of the Planning and Zoning Commission regular meeting held Thursday, October 9, 2025. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

4. DISCUSSION

A. Discuss and participate in Focus Group Meeting #2 with Ardurra Group to receive information regarding the process to update the Comprehensive Plan and provide feedback regarding the future of Friendswood.

Received a presentation from Lata Krishnarao of Adurra Group regarding the Comprehensive Plan Update. She discussed the background of the project, components of the comprehensive plan, process and schedule, public engagement opportunities, and commission input.

5. COMMUNICATIONS

A. Announcement of the next Planning and Zoning Commission regular meetings for the remainder of the year (i) Thursday, December 11, 2025, in the Community Room at the Friendswood Public Library. The annual retreat will be held on Wednesday, December 3, 2025, at 6:00 pm in the Second Floor Conference Room at the City Hall. The first meeting in January is scheduled for Thursday, January 8, 2026.

B. Receive the (i) September 2025 DRC Report, (ii) September 2025 Business Report, (iii) October 2025 DRC Report, (iv) October 2025 Business Report, (v) Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and (vi) Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Matranga said that the City Council approved the future land use map amendment and zone change request for 401 W Edgewood at their last meeting. He said the council also approved the creation of the Comprehensive Plan Advisory Committee (CPAC) related to tonight's presentation by Ardurra.

Harbin said the first CPAC meeting would be held on December 16, 2025.

6. ADJOURNMENT

This meeting was adjourned at 07:25 PM.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: Consider approval of the minutes for the Planning and Zoning Commission special meeting held Wednesday, December 3, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

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

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-12-03 Special

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 3, 2025 - 6:00 PM

Minutes

MINUTES OF A FRIENDSWOOD SPECIAL MEETING HELD AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, 2ND FLOOR CONFERENCE ROOM

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 3, 2025

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON WEDNESDAY, DECEMBER 3, 2025, AT 06:15 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

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

P&Z COMMISSIONER STACEY PHILLIPS AND CITY ATTORNEY KAREN HORNER 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. DISCUSSION

A. Review actions completed in 2025 and consider establishing and prioritizing goals for the Planning and Zoning Commission for 2026.

Hinckley recapped the commission's 2025 actions and outlined items to work on in 2026.

4. COMMUNICATIONS

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, December 11, 2025, and (ii) Thursday, January 8, 2026.

5. ADJOURNMENT

This meeting was adjourned at 07:37 PM.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **PUBLIC HEARING: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**
Conduct a public hearing concerning a request to amend Planned Unit Development (PUD) 2023-28 commonly known as Friendswood City Center located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd.; 18001, 18005, 18009, and 18013 Blackhawk Blvd; and Restricted Reserves O, L, and M (no address assigned) also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to conduct a public hearing, to receive comments, regarding proposed amendments to the Friendswood City Center Planned Unit Development previously approved with Ordinance 2023-28 (attached).

The document with all changes is attached and is titled "Friendswood City Center Amendment 12-4-2025." This is the document that would replace the previous ordinance.

The owners are requesting the following amendments:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Allow 70 residential units on Lot 8 - the hotel site; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and
- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs)

Overall, the proposed changes incorporate more detailed design regulations to regulate the development

within City Center. The detailed plans of how the landscaping will be installed and who is responsible for the installation provides more clear direction, and the comprehensive plan for the signage within the development will also provide a plan to which staff can review and approve future signage permits. The increased building heights, changes in setbacks and residential units/density allow more flexibility for development in general.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The proposed changes were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The following comments remain:

Engineering:
Exhibit G - Add a phase to the plan showing construction of the trail system in the noted area after completion of the Whitcomb Terracing Project.

Planning:
Regulation Matrix - Add "Units Per Acre" for residential units on Lot 8.
Exhibit J - A. 4. Add second sentence, "Fifty percent of the parking lot islands shall contain a minimum of 1 tree." Add item 5. stating that screening shrubs are required along FM 528.; D.3. Remove "per master development masonry wall details" portion of sentence as it does not exist.; and F.4. Add second sentence stating "Fifty percent of the parking lot islands shall contain a minimum of 1 tree."

Fire Marshal Note (no corrections required):
Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed. Zero lot line builds will still require fire apparatus access, roadway may be required to be deisngated as fire lane and meet fire lane width requirements.

This plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

1. Friendswood City Center Amendment 12-4-2025
2. Ordinance No. 2023-28
3. Friendswood City Center PUD Rezoning Report Nov 2025
4. Aerial Map_City Center PUD Amendment
5. Location Map_City Center PUD Amendment
6. Zoning Map_City Center PUD Amendment

AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD)
Friendswood City Center PUD

1. Friendswood City Center PUD was approved on January 8, 2024 (the "PUD");
2. The PUD established specific development standards, including regulations governing maximum building height and the number of allowable stories;
3. The Developer has submitted a formal request to modify certain provisions of the PUD related to building height, number of stories, and front building lines for specific lots, graphics and signage and landscape requirements;
4. The City has reviewed and evaluated the proposed amendments and determined that the modifications are consistent with the goals and intent of the PUD and promote orderly development.

AMENDMENTS

1. Amendment to Maximum Building Height

Section titled "Regulations" of the PUD is hereby amended to revise the maximum building height from seventy feet (70') to ninety feet (90') on Lots 6 through 12.

2. Amendment to Maximum Number of Stories

Section titled "Regulations" is amended to increase the maximum number of stories from four (4) to six (6) on Lot 6 through 12. For the purposes of this Amendment, an Occupied Roof shall be considered a Story. Lot 12 is limited to four stories for apartment use.

3. Amendment to Front Yard Setback

Section titled "Regulations" is amended to modify the Front Yard Setback of Lot 5 from one hundred sixty feet (160') to fifty feet (50'). Furthermore, within the original 160-foot Front Yard Setback, only an open canopy structure is permitted, and such structure must maintain a clear underside dimension of sixteen feet (16'-0").

Additionally, modify the Front Yard Setback of Lots 6 , 9 and 10 from fifty feet (50') to twenty-five feet (25') and Lot 12 from twenty five feet (25') to five feet (5').

4.Amendment to Interior Side Yard Setback for Retail Lots

Section titled "Regulations" is amended to reduce the Interior Side Yard Setback on Lots 2 through Lot 11 from ten feet (10') to zero feet (0').

5.Amendment to Exterior Side Yard Setback for Retail Lots

Section titled "Regulations" is amended to reduce the Exterior Side Yard Setback on Lots 2 through Lot 5 ,7 and 8 from ten feet (10') to zero feet (0') and Lots 6, 9, 10 and 11 from twenty-five feet (25') to zero feet (0').

6. Amendment to Landscape Buffer Width (Except FM 528)

Section titled "Landscape Buffer Width (Except FM 528) is amended to reduce the Landscape Buffer from five feet (5') to zero feet (0').

7. Amendment to Allowed Mult-Family Use

Note (d) Modified from "No Multi-Family Use shall be allowed on the First Floor of Lots 6,7,9 or 10" to "No Multi-Family Use shall be allowed to face the Front Yard on the First Floor of Lots 6,7,9 or 10."

8. Addition of Exhibits

New Section: Exhibit C, D, H2, H3, J, K

9. Amendment to Exhibits:

Exhibit E (Formally Exhibit C)
Exhibit F (Formally Exhibit D)
Exhibit G (Formally Exhibit E)
Exhibit H (Formally Exhibit F2)
Exhibit H4 (Formally Exhibit F3)

10. Zoning Ordinance Regulations, Amendments and Modifications

Except as expressly amended herein, all other terms, conditions, and provisions of the original Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

Madison Development Corp., LLC

By: Louis Tannos, Manager

Lone Star Campus R1 LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus MXM LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Hill Gage Development LLC

By: Daniel Gage, Managing Member

TIMA Holdings LLC

By: Bhakti Mehta, President

Ajay K. Jain

By: Ajay K. Jain

City of Friendswood, Texas

By: _____
Name: _____
Title: _____

Note: Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed.
Zero lot line builds will still require fire apparatus access, roadway may be required to be designated as fire lane and meet fire lane width requirements.

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August 2023

Amended: November 2025

TABLE of CONTENTS

I Introduction

II Regulations

III Permitted Use Table

Exhibit A	Site Plan
Exhibit B	Tree Mitigation Calculations
Exhibit C	Approved Species for Forest Preserve/Reforestation
Exhibit D	Approved Species for Formal Planting
Exhibit E	Mixed Use Parking Analysis
Exhibit F	Public Trails and Paths
Exhibit G	Project Phases
Exhibit H1	Exterior Finishes
Exhibit H2	Architectural Design
Exhibit H3	Graphics and Signage
Exhibit H4	Site Amenities
Exhibit J	Landscape Requirements
Exhibit K	Street Cross Sections

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 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 FM 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 ten foot 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.

Add Units per Acre for Lot 8 to allow residential use.

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)	Maximum Height (6 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1 (h)	n/a	15000	100	150	100	10	10	25	40	n/a	15	0
Lots 2-4 (h)	n/a	15000	100	150	160	10	0	0	40	n/a	15	0
Lots 5 (h)	n/a	15000	100	150	50 (e)	10	0	0	40	n/a	15	0
Lots 7 (d)(i)	29	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 8 (i)	n/a	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 6, 9, 10 (d)(i)	43	15000	100	150	25	0	0	0	n/a	90	15	0
Lot 11	43	15000	100	150	0	0	0	0	n/a	90	0	0
Lot 12 MFR	43	n/a	n/a	n/a	5	0	5	25	n/a	90 (g)	0	0

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

b) Lot coverage based on approved drainage plan.

c) Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures will be permitted in the landscape buffer/setback except for the area abutting FM 528. Building setback is measured form the right-of-way or property line.

d) No Multi-family use shall be allowed facing the front yard on the first floor of Lots 6,7,8,9 or 10.

e) Only an Open Canopy Structure with a minimum clearance of 16 feet is permitted within the 160 feet area abutting FM 528 on Lot 5.

f) An Occupied Roof shall be consided a Story.

g) Lot 12 is limited to four (4) stories for Apartment Use

h) Dumpster Enclosure may be located in front of the Frontyard Setback

(i) Lot 7, 8, 9, 10 and 12 may be used as temporary surface parking. Temporary overflow parking areas shall be accessed by a driveway approach constructed to full City standards, including required concrete pavement thickness, width, and curb return geometry. The overflow parking surface beyond the driveway approach shall be contained within concrete curbs and consist of stabilized aggregate, crushed concrete, or other approved all-weather material capable of supporting vehicle loads without rutting, displacement, or dust. Use of temporary overflow parking is intended for intermittent, non-primary use and shall not be used as a substitute for required permanent parking as defined by Friendswood City Center PUD. All temporary overflow parking lots shall: a) Provide interior landscaping standards per Exhibit J, Section F, Public Landscape Requirements, b) Maintain positive drainage and erosion control to prevent sediment or debris from entering public streets or drainage systems, c) Be maintained in good condition and kept free of weeds and standing water, d) Remain accessible only through approved concrete driveway approaches.

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	***Agriculture, Forestry, Fishing and Hunting***	
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	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	O
237	Heavy and civil engineering construction	O
238	Specialty trade contractors	O
31-33	*Manufacturing*	
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	***Real Estate and Rental and Leasing***	
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	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
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	***Health Care and Social Services***	
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
172120	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
8122	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)***	

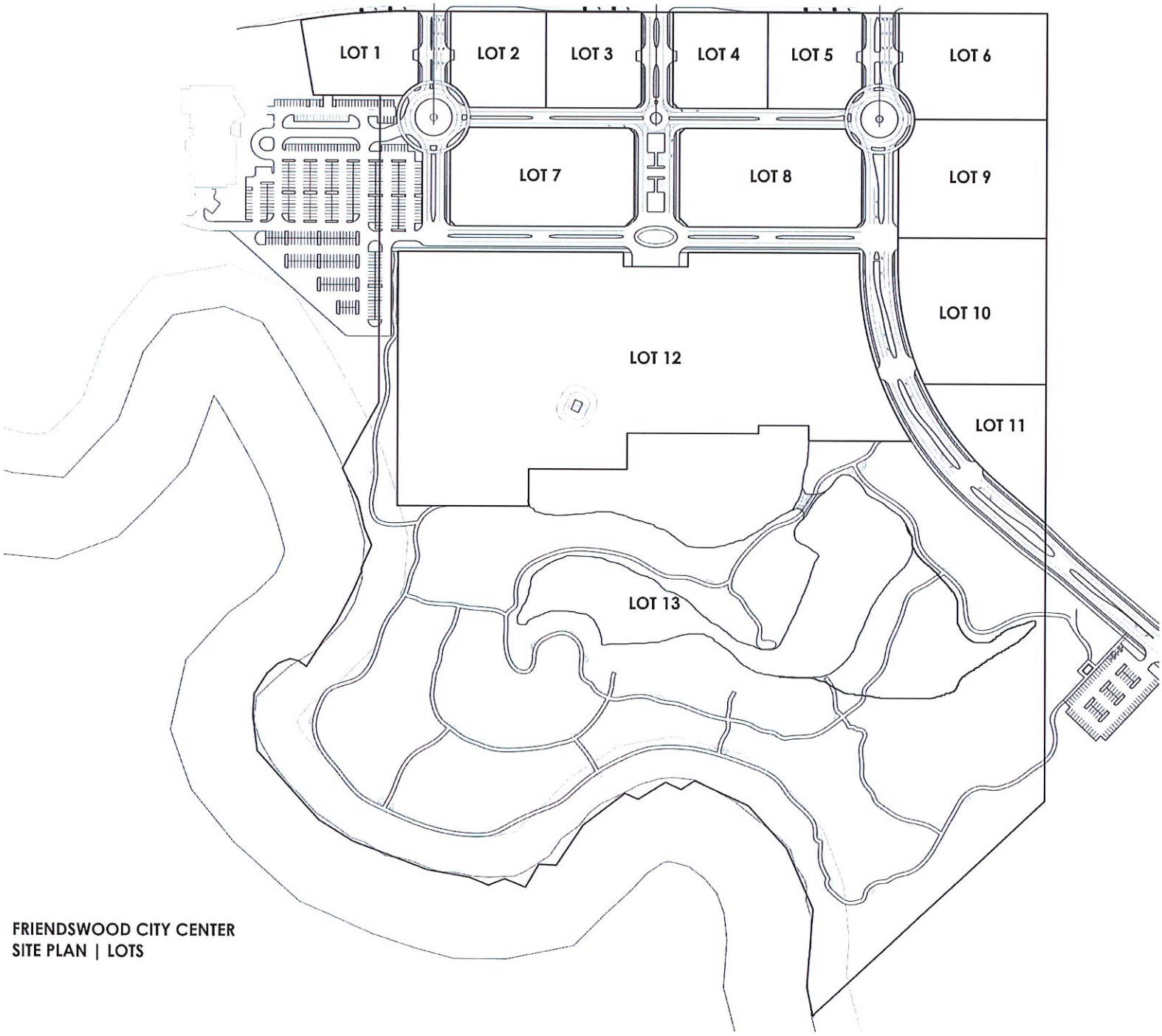
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, 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.

Exhibit A

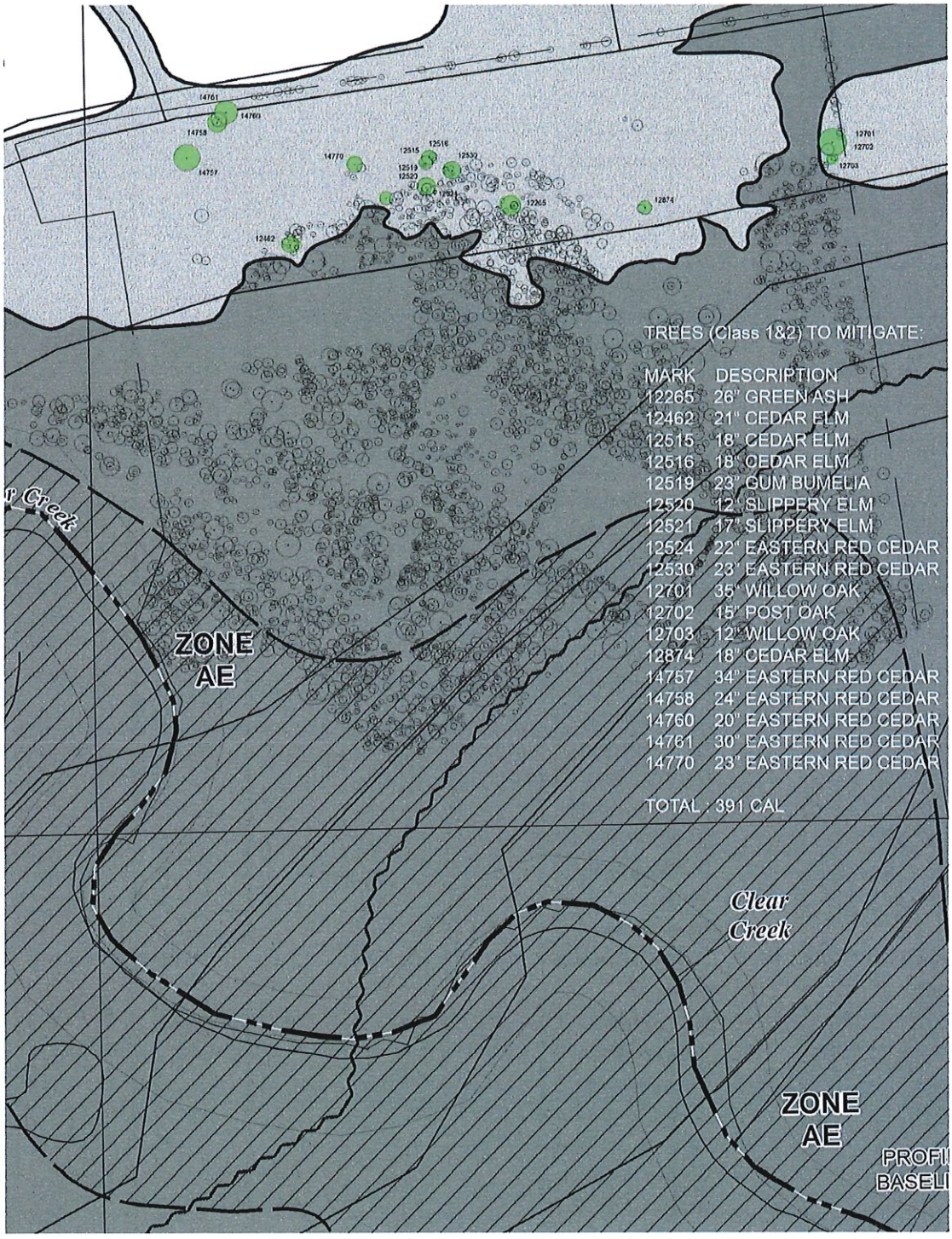


FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

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.

Total Tree Mitigation of 453.5 inch Cal shall be provide outside the Floodway and Floodzone AE Areas and may be achieved by utilization of Public ROW trees in excess of 2 inch Cal.



** Trees removed from the Regulatory Floodway and Floodzone AE do not require mitigation.

Exhibit C | Approved Species for Forest Preservation/Reforestation

Large Shade Trees (60 Feet and Greater in Height)	
Pecan	Carya illinoensis
Black Walnut	Juglans nigra
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michhauxii
Water Oak	Quercus nigra
Nuttail Oak	Quercus nuttallii
Willow Oak	Quercus phellos
Shumard Red Oak	Quercus shumardii
Live Oak	Quercus virginiana
Southern Red Oak	Qurcus falcata var. pagoda
Bald Cypress	Taxodium distichum
Medium Trees (30 to 60 Feet in Height)	
Chalk Maple	Acer leucoderme
Box-Elder Maple	Acer negundo
Drummond Red Maple	Acer rubrum var. drummondii
River Birch	Betula nigra
American Hornbean	Carpinus caroliniana
Water Hickory	Carya aquatica
Catalpa	Catalpa bignonioides
Honey-Locust	Gleditsia triacanthos
Sweet-Bay Magnolia	Magnolia virginiana
Black Willow	Salix nigra
Western Soapberry	Sapindus drummondii
Sassafras	Sassafras albidum
Cedar Elm	Ulmus crassifolia
Chinese Elm	Ulmus parvifolia
Small Trees (Less than 30 Ft in Height)	
Scarlet (Red) Buckeye	Aesculus pavia
Texas Redbud	Cercis canadensis texensis
Rough-leaf Dogwood	Cornus drummondii
Parsley Hawthorn	Crataegus marshallii
Loquat	Eriobotrya japónica
Possumhaw Holly	Ilex decidua
Yaupon Holly	Ilex vomitoria
Common Crapemyrtle	Lagerstroemia indica
Flowering Crabapple	Malus spp.
Wax Myrtle	Myrica cerífera
Blackgum	Nyssa sylvatica
Mexican Plum	Prunus mexicana
Carolina buckthorn	Rhamnus caroliniana
American Elderberry	Sambucus canadensis
Arrow-wood Viburnum	Viburnum dentatum
Rusty Blackhaw Viburnum	Viburnum rufidulum

Exhibit D | Approved Species for Formal Planting

Large Shade Trees (60 Feet and Greater in Height)

White Ash	Fraxinus americana	Nuttail Oak	Quercus nuttallii
Green Ash	Fraxinus pennsylvanica	Post Oak	Quercus stellata
Southern Magnolia	Magnolia grandiflora	Live Oak	Quercus virginiana
Slash Pine	Pinus elloittii	Southern Red Oak	Qurcus falcata var. pagoda
Loblolly Pine	Pinus taeda	Bald Cypress	Taxodium distichum
Bur Oak	Quercus macrocarpa	American Elm	Ulmus americana
Water Oak	Quercus nigra		

Medium Trees (30 to 60 Feet in Height)

Chalk Maple	Acer leucoderme	Eastern Red Cedar	Juniperus virginiana
Box-Elder Maple	Acer negundo	Sweet-Bay Magnolia	Magnolia virginiana
Drummond Red Maple	Acer rubrum var. drummondii	Japanese Yew	Podocarpus macrophyllus
River Birch	Betula nigra	Mesquite	Prosopis glandulosa
American Hornbean	Carpinus caroliniana	Cherry Laurel	Prunus caroliniana
Water Hickory	Carya aquatica	Common Pear	Pyrus communis
Black Hickory	Carya texana	Black Locust	Robinia pseudoacacia
Eastern Redbud	Cercis canadensis	Black Willow	Salix nigra
Camphor-Tree	Cinnamomum camphora	Winged Elm	Ulmus alata
Common Persimmon	Diospyros virginiana	Cedar Elm	Ulmus crassifolia
American Holly	Ilex opaca	Chinese Elm	Ulmus parvifolia

Small Trees (Less than 30 Ft in Height)

Japanese Maple	Acer palmatum	Wax Myrtle	Myrica cerífera
Scarlet (Red) Buckeye	Aesculus pavia	Blackgum	Nyssa sylvatica
Texas Redbud	Cercis canadensis texensis	Texas Pistache	Pistacia texana
Rough-leaf Dogwood	Cornus drummondii	Mexican Plum	Prunus mexicana
Parsley Hawthorn	Crataegus marshallii	Callery Pear/Braford	Pyrus calleryana
Texas Persimmon	Diospyros virginiana(male)	Carolina buckthorn	Rhamnus caroliniana
Loquat	Eriobotrya japónica	American Elderberry	Sambucus canadensis
Common Fig	Ficus carica	Texas Mountain-Laurel	Sophora secundiflora
Ornamental Holly	Ilex spp.	Arrow-wood Viburnum	Viburnum dentatum
Yaupon Holly	Ilex vomitoria	Rusty Blackhaw Viburnum	Viburnum rufidulum
Common Crapemyrtle	Lagerstroemia indica		

Exhibit E | Mixed Use Parking Calculations

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required Single Use	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	328	16.38	327.60	98.28	16.38	0.00	32.76	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	1858	1858.00	464.50	929.00	1765.10	1858.00	1207.70	929.00	1579.30
	Hotel	125	125.00	12.50	62.50	106.25	125.00	12.50	62.50	93.75
3	Clinic (Medical Complex)	675	33.75	675.00	337.50	33.75	0.00	67.50	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	429	0.00	42.86	214.29	321.43	0.00	214.29	342.86	428.57
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	745	74.50	372.50	558.75	298.00	111.75	558.75	745.00	372.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	23	0.00	5.63	16.88	16.88	0.00	9.00	18.00	22.50
8	Retail (excluding shopping center)	864	43.22	432.20	648.30	86.44	43.22	864.40	648.30	86.44
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	5046	2151	2333	2865	2644	2138	2967	2746	2583
		2967								
	Put 1 if this qualifies as a historic building		0	0						
		Total Reduction		0						
PARKING SPACES REQUIRED:		2967								

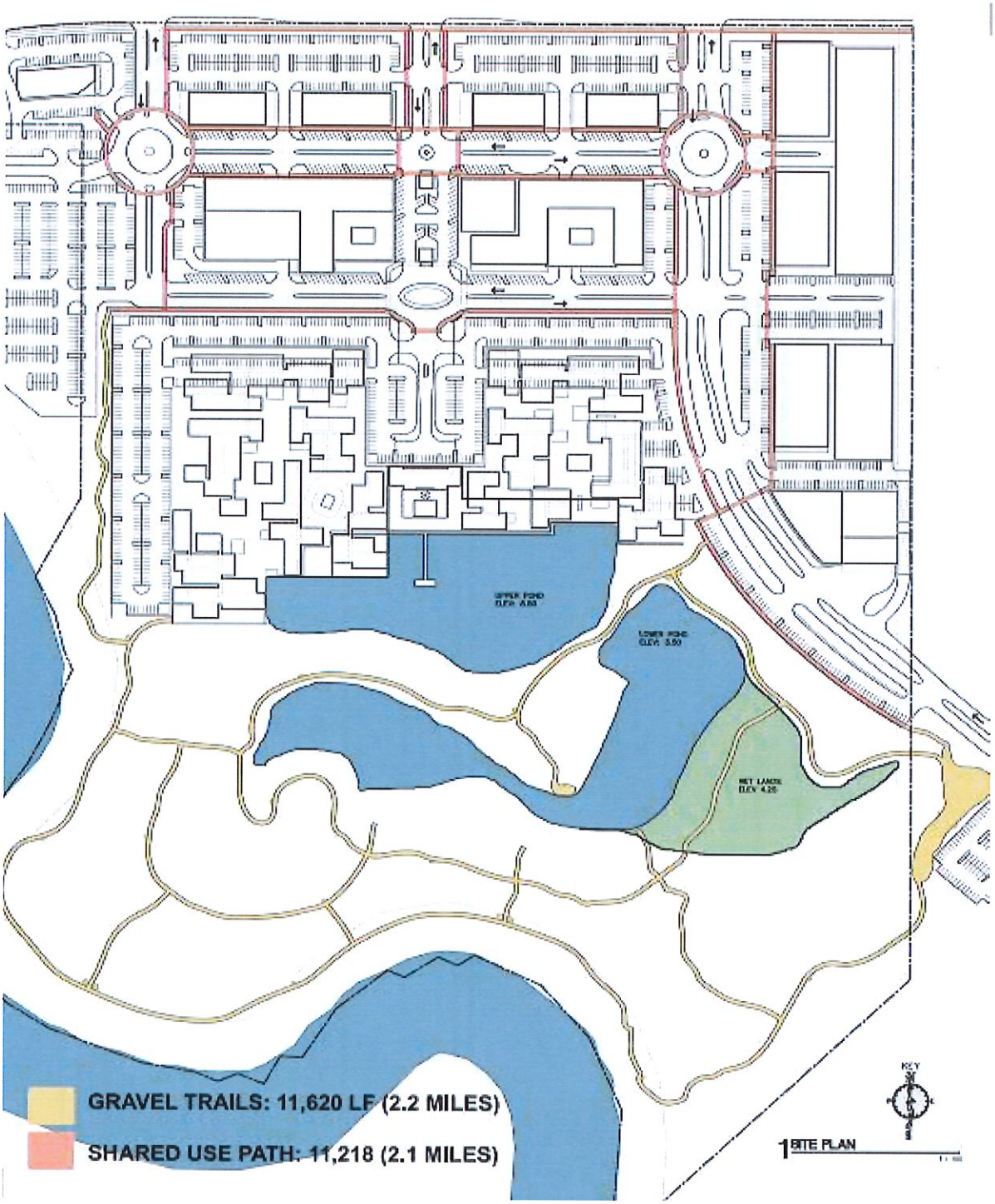
Proposed Parking on Site: 3600 Spaces

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

PUD Single Use Parking Matrix | Appendix C- Parking Group Table
(City of Friendswood Design Criteria Manual).

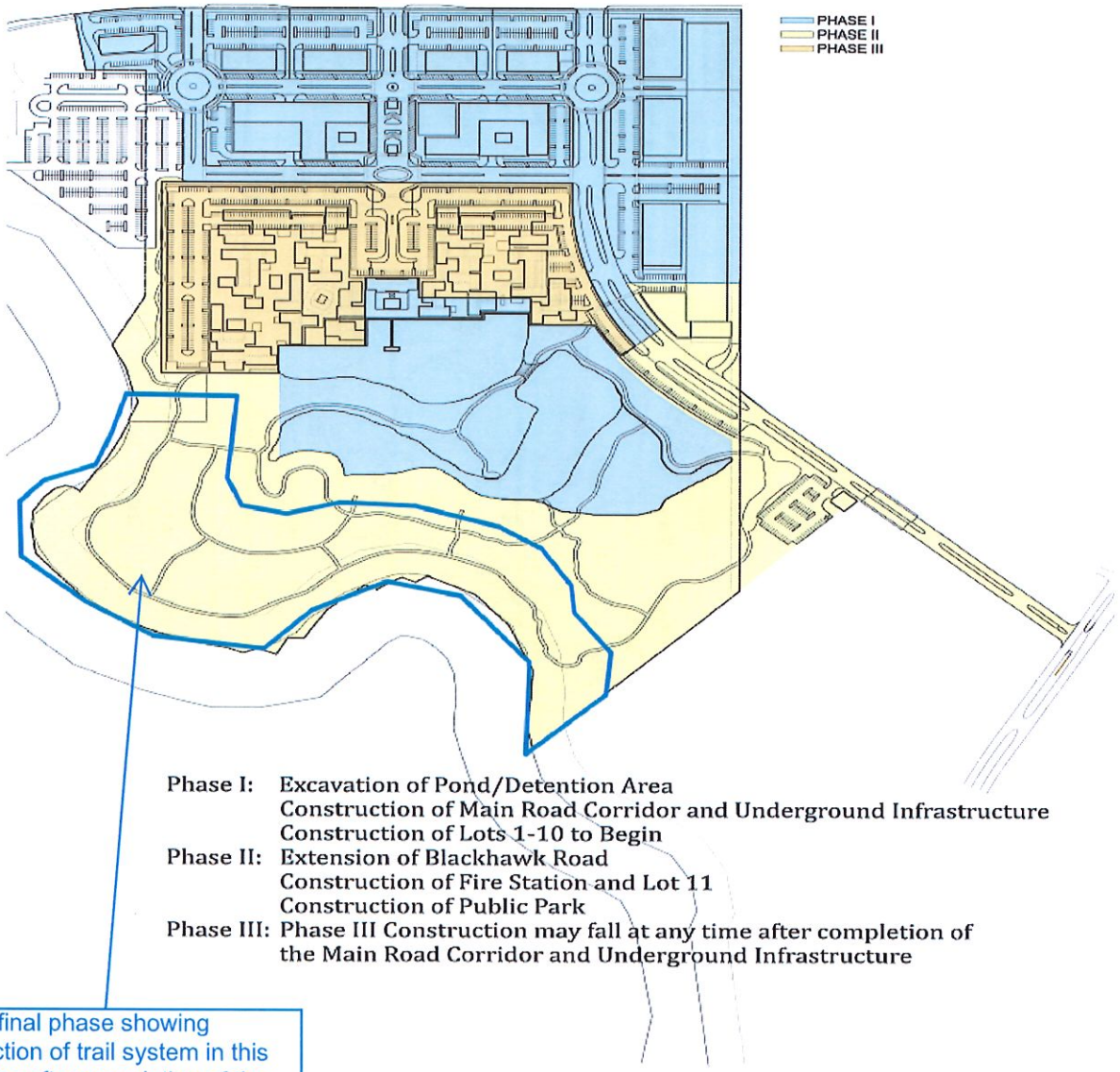
		per kSF	per Seat	per kSF						per Seat	per Rm				
	RATIO/K	6.00	3.50	10.00	3.80	3.40	2.80	15.00	4.50	2.50	1.25	1.00	1.50	1.75	2.00
	AREA	RETAIL	THEATER	REST	OFF<25	OFF 25-100	OFF>100	BAR	MED COMP	CHURCH	HOTEL	Studio	Apt 1B	Apt 2B	Apt 3B
LOT1	15,366	*10,866*		*4,500*											
LOT2	14,600	9,500		5,100											
LOT3	16,000	6,800		9,200											
LOT4	14,700	9,200		5,500											
LOT5	14,600	9,200		5,400											
LOT6 (Mix Use 1)	250,000	35,000		5,000										203	
LOT7 (Theater)	175,000	15,000	1,500	4,500			5,000	1,500							
LOT8 (Hotel)	206,400	13,500		7,500							100			70	
LOT9 (Mix Use 2)	250,000	35,000		5,000										203	
LOT10 (MOB 1)	172,500			22,800					150,000						
LOT11 (MOB 2)	112,000						112,000								
LOT12 (Apartment)	600 Apts												200	300	100
Totals per Use		864	429	745	0	0	328	23	675	0	125	0	300	1358	200
Totals per Lot	Totals														
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0
LOT2	108	57	0	51	0	0	0	0	0	0	0	0	0	0	0
LOT3	133	41	0	92	0	0	0	0	0	0	0	0	0	0	0
LOT4	110	55	0	55	0	0	0	0	0	0	0	0	0	0	0
LOT5	109	55	0	54	0	0	0	0	0	0	0	0	0	0	0
LOT6 (Mix Use 1)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT7 (Theater)	600	90	429	45	0	0	14	23	0	0	0	0	0	0	0
LOT8 (Hotel)	404	81	0	75	0	0	0	0	0	0	125	0	0	123	0
LOT9 (Mix Use 2)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT10 (MOB 1)	903	0	0	228	0	0	0	0	675	0	0	0	0	0	0
LOT11 (MOB 2)	314	0	0	0	0	0	314	0	0	0	0	0	0	0	0
LOT12 (Apartment)	1025	0	0	0	0	0	0	0	0	0	0	0	300	525	200
Total	5046														

Exhibit F | Public Trails and Paths



Moon Accent Lighting in Trees
above Flood Plan Elevation
Bike Trail
10-0 Wide x 6 Deep
Decomposed Granite
8 x 16 Concrete Edge Curb

Exhibit G | 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

Need a final phase showing construction of trail system in this area done after completion of the Whitcomb Terracing Project

Exhibit H1 | 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. Standard (unfinished, plain or splitfaced) 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 that 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.

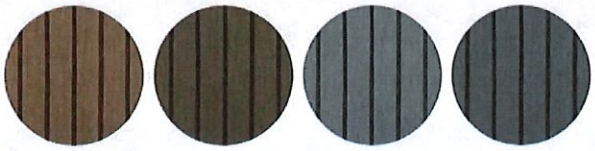
Exhibit H1 | Exterior Finishes

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)

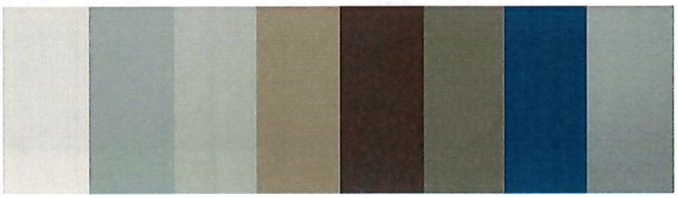


Exhibit H2 | Architecture Design

Aerial view.

Turf plaza.

Turf plaza.

Retail building.

Retail buildings.

Exhibit H3 | Graphic and Signage
Site Plan with Graphics and Signage Locations

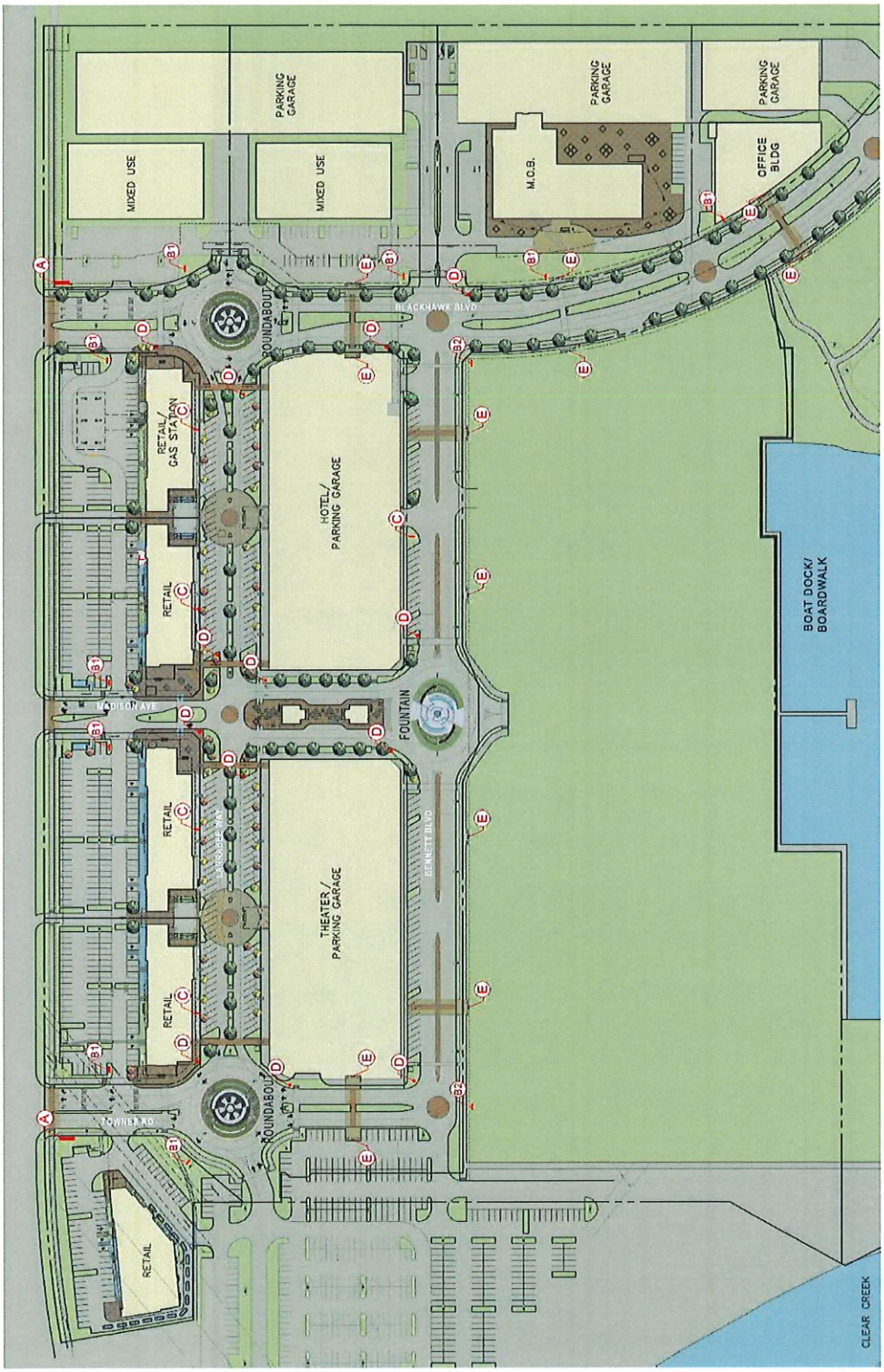


Exhibit H3 | Graphics and Signage
Public Park

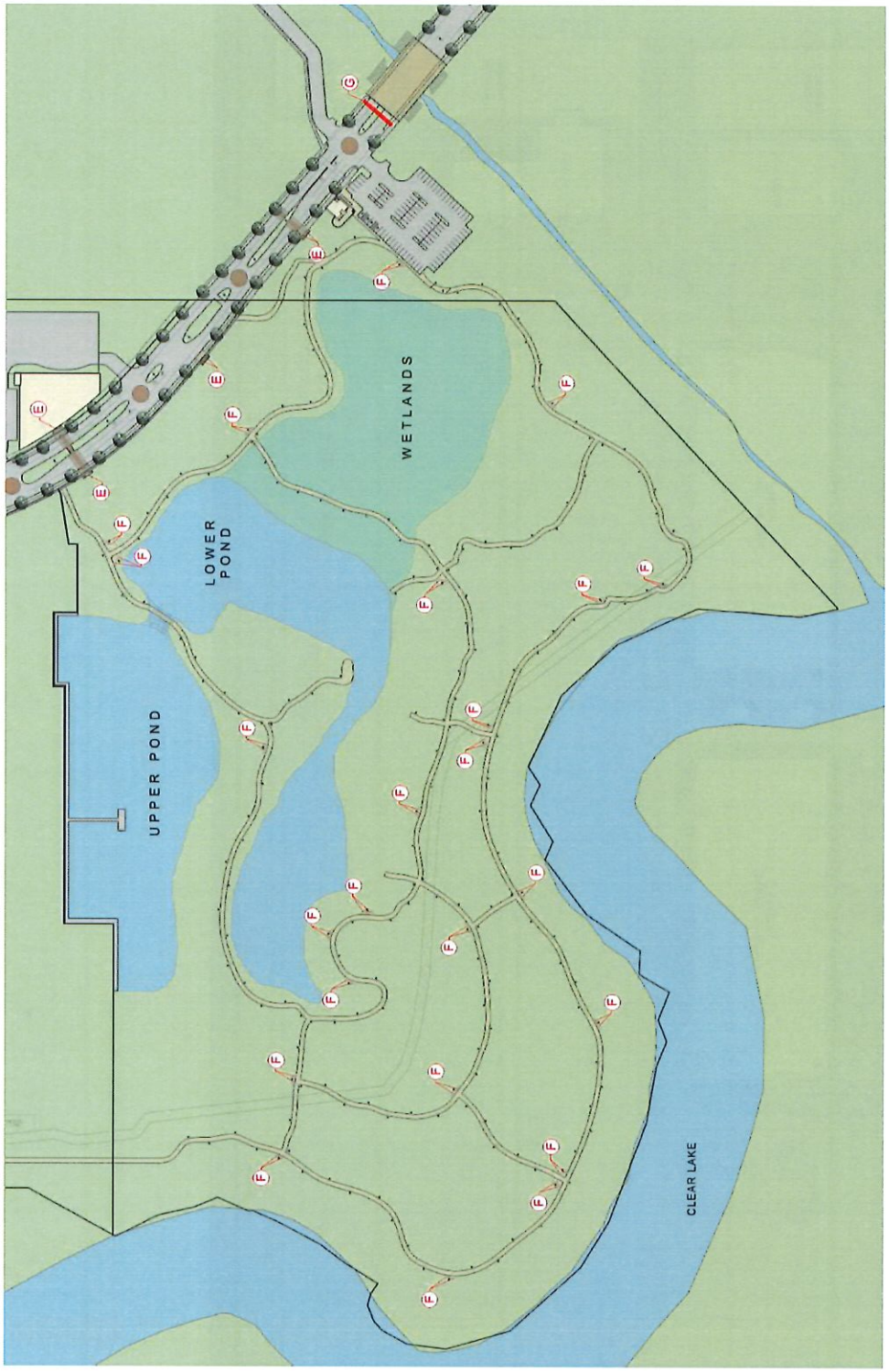


Exhibit H3| Graphics and Signage

See site plan for sign locations.

A. PRIMARY ENTRY MONUMENT

It consists of two parts: planter walls and entry logo wall.

The maximum height of the logo wall is to not exceed fourteen feet (14'-0") and the overall width is not to exceed six feet (6'-0"). Logo may only be on two (2) sides of the structure and must be identical. The logo wall shall be a metal panel with cut logo.

Planter wall is to not exceed five feet (5'-0") in height and the overall width is not to exceed twenty feet (20'-0"). Font to be approved by POA PUD administrator. The walls shall be stone veneered base with a stone cap.

Monument signs must be roughly located parallel or perpendicular to and outside the public rights-of-way, a minimum of three feet (3'-0") from property line. Care should be taken to preserve sight lines for motorists at all driveway and intersection locations.

Figure A. Entry Monument

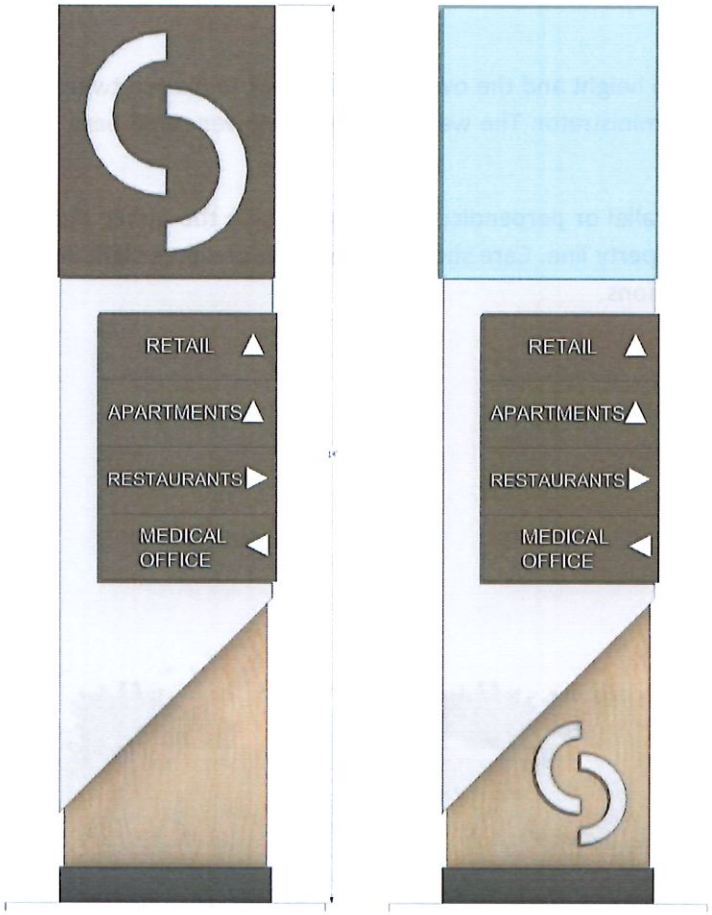
B. MULTI-TENANT MONUMENT SIGN AT RETAIL

Where two or more tenants make up a business establishment, they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The highest part of such sign or structure shall not be greater than fourteen feet (14'-0") above the highest finished grade at the front

property line and shall not be greater than three feet 6 inches (3'-6) in width. It shall be the responsibility of the property owner to allocate such sign area to each tenant.

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument with a partial light box option (Option B).



OPTION A OPTION B

Figure B1. Multi-tenant Monument Options

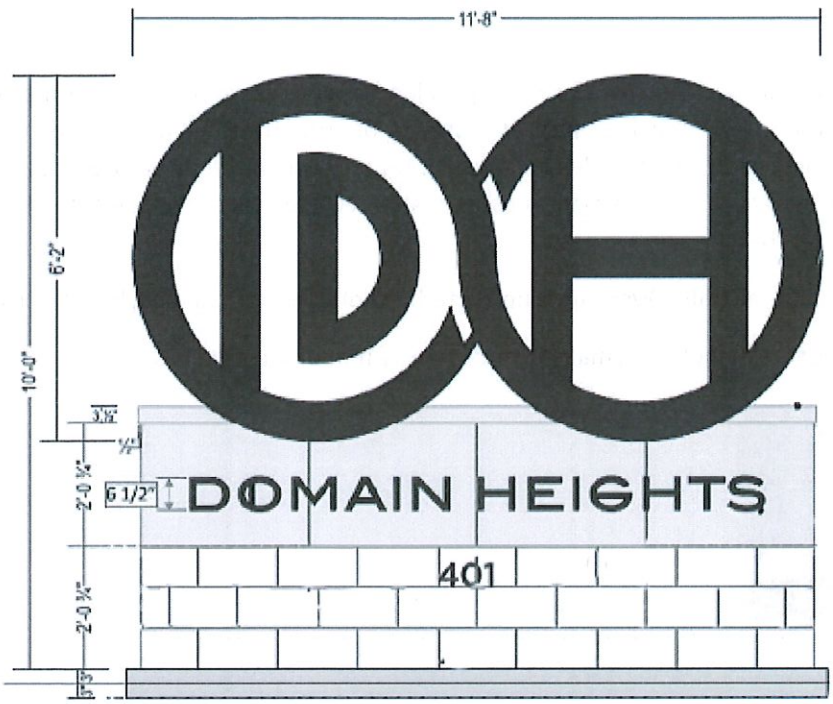


Figure B2. Two Multi-family monument sign (see site plan for location).

Two Sided; 30 Inches Deep.

C. DIRECTIONAL SIGNS

The developer of each site may install free-standing signage in landscape areas along street frontages for the information pertinent to a site. The highest part of such sign or structure shall not be greater than three feet (3'-0") above the highest finished grade at the front property line and shall not be greater than three feet six inches (3'-6) in width. Directional signs must not obstruct sidewalks and should be placed at a minimum distance of six feet (6'-0).

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument finishes.

Figure C. Directional Signs

D. HIKING TRAILHEAD SIGNS AND STREET SIGNS

The highest part of street sign shall not be greater than ten feet (10'-0") and the lowest part shall be not less than seven feet (7'-00") above the highest adjacent walking surface grade per TMUTCD Standards.

Street name sign shall be solid "sand cast" aluminum blades with a minimum height of nine inches (0'-9"). Font must be an FHWA Series Font, per TMUTCD standards and approved by City PUD administrator. Street name legend height must comply with TMUTCD standards with a minimum of six inch (0'-6") upper case and four and one-half inch (0'-4 ½") lowercase letters.

Wording is permitted on both the front and back of the signage. Color shall be a high contrast combination consistent with TMUTCD standards - white on brown. All street name signs located within public right-of-way shall comply with TMUTCD Standards with regard to retroreflectivity and shall include retroreflective sheeting or other illumination as approved by the City to ensure nighttime legibility.

The posts for both the hiking trailhead and the street sign shall be 6 inches x 6 inches and made of powder coated galvanized steel or aluminum with solid cap and base.

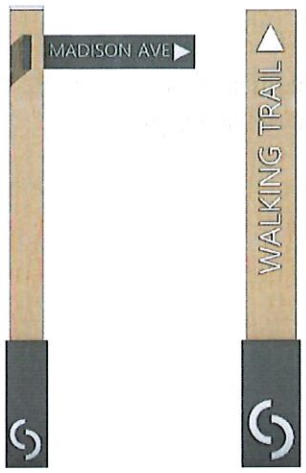


Figure D. Street Sign and Hiking Trailhead Sign

E. COVERED BENCHES

Bench with two-post shade canopy. The highest part of post shall not be greater than eight feet (8'-0") the highest finished grade and shall be eight fee (8'-0") in width.

Finishes to match hiking trailhead signs and street signs. Modern backless bench with wood seats, aluminum is powder-coated in charcoal color.

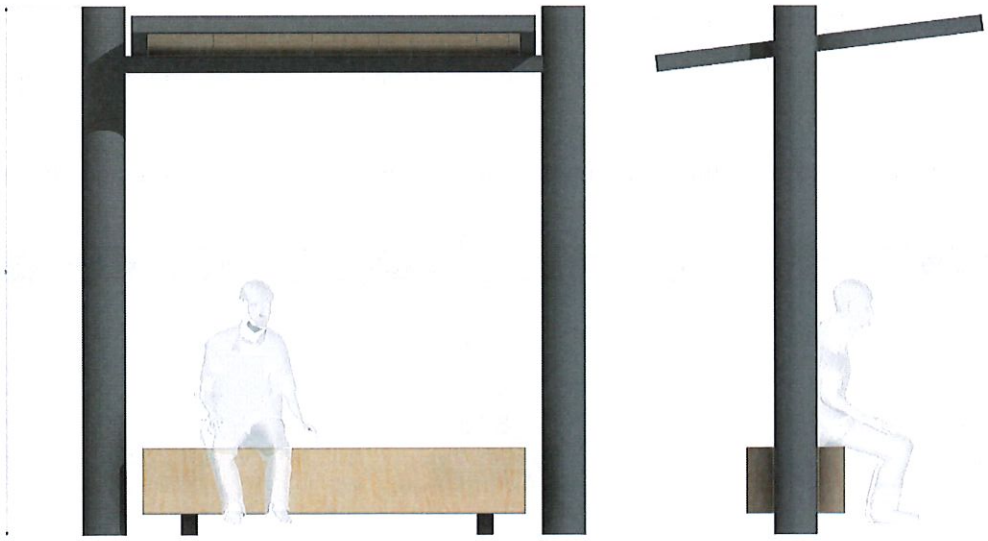


Figure E. Covered Bench

F. UNCOVERED BENCHES

Boulder outdoor bench crafted from large, natural boulders. Bench dimensions shall be five feet (5'-0") in width, one foot and six inches (1'-6") in depth, one foot and six inches (1'=6") in height.

Figure F. Uncovered Bench

G. BRIDGE ENTRANCE SIGN

Font to be approved by POA administrator. Signage allowed on front and back of structure. Bridge Entrance Sign to be maintained by POA Friendswood City Center.

All bridge finishes shall match the primary entry monument finishes or the exterior finishes specified in Exhibit H1.

Bridge clearance shall be a minimum of seventeen feet six inches (17'-6"). Artistic rendition below.

Figure G. Bridge Entrance

H. WALL SIGNS

Wall signs are allowed for each business establishment with an allowable total sign area of one and one-half square feet (1.5 ft2) for each linear foot of business facing a public right-of-way. It shall be the responsibility of the property owner to allocate such sign area to each tenant. Each tenant's wall sign must be attached to the part of the building in which the tenant is located. Signage can be displayed on all sides of the building facing a public right-of-way.

The maximum height of the sign is to not exceed three feet (3'-0") in height for buildings 4 floors and below. Font to be approved by POA administrator. All signs must be positioned in the center of the wall.

The maximum height of the sign is to not exceed five feet (5'-0") in height for buildings 4 floors and above. Font to be approved by POA administrator. Signs cannot protrude above the building mass.

Figure H. Wall Signs

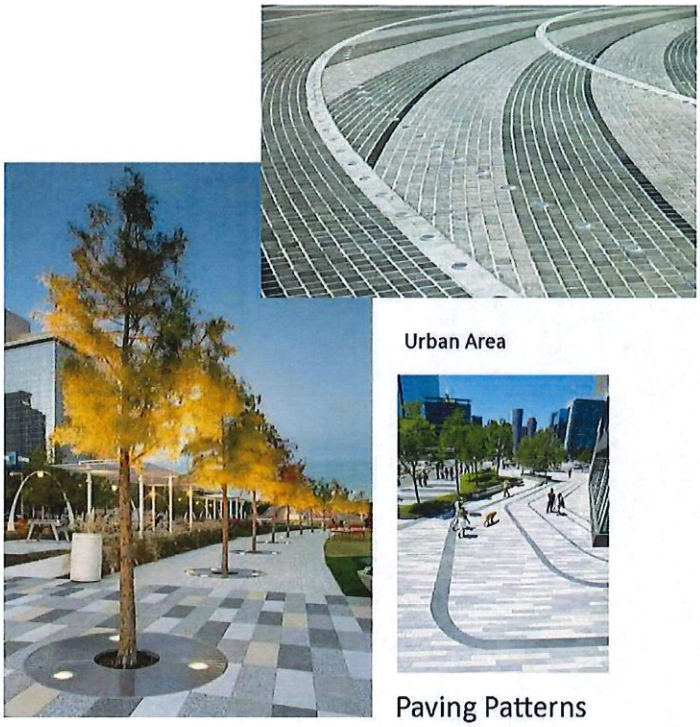
Figure H2. Secondary Signs

The width of the blade signs is to not exceed two feet and six inches (2'-6"), the overall height is not to exceed one foot (1'-0"). Font to be approved by POA administrator. All blades remain the same size and finish. Wording is permitted on both the front and back of the signage.

Blade signs are aluminum and double sided. Two aluminum sign panels with a solid plastic core. Two display options: hanging brackets or side mounted.

The minimum height for all secondary signs is eight feet (8'-0") above the ground, measured to the underside of the sign, to ensure safe clearance for pedestrians. The maximum height to the top of a secondary sign is nine feet six inches (9'-6").

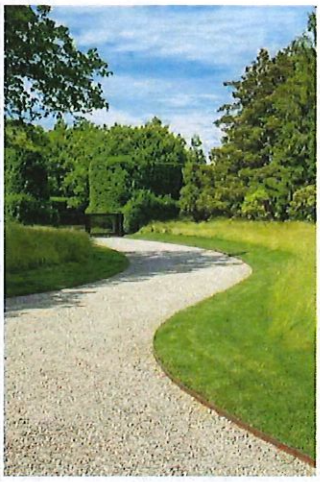
Exhibit H4 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails



Urban Area

Planters

Water Stations

Exhibit H4 | Examples of Site Amenities

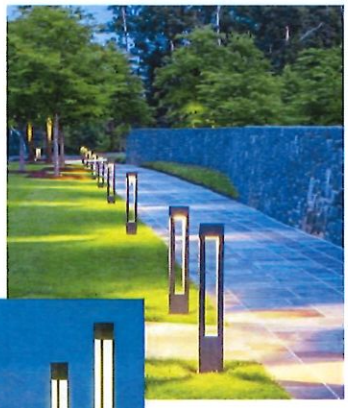
Fountain (maintenance by POA).

Round Abouts (maintenance by POA).

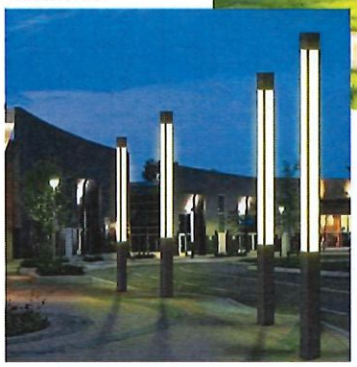
Benches

Urban Area

Trails



Urban Area



Lighting

Trails

Exhibit J

LANDSCAPE REQUIREMENTS

A. LOTS 1 THROUGH 5

1. One (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528.
2. One (1) street tree shall be provided per 35 linear feet of property line, or fraction thereof, along all other rights-of-way.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
4. Each lot shall provide a minimum of 15% of the site area as landscape area, of which a minimum of 10% shall be located within the parking lot.

B. LOT 6

5. Screening shrubs are required along FM 528.

Add to note 4. Fifty percent of the parking lot islands shall contain

1. On Lot 6, ~~one (1) street tree shall be provided per 25 linear feet of property line,~~ or fraction thereof, along FM 528
2. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. Lot Developer may relocate these trees to other landscape areas within the same Lot ROW.
4. With the exception of the front fifty feet (50') setback from FM 528 provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer per master development masonry wall details.

C. LOTS 7, 8 and KIOSK

1. No on-lot landscape requirement.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.

D. LOTS 9, 10, AND 11

1. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
3. With the exception of the twenty-five feet (25') setback from Blackhawk Boulevard on Lot 11, provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer per master development masonry wall details.

Remove "per master development masonry wall details" as it does not exist.

E. LOT 12

1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along right-of-way.
2. Each phase shall provide a minimum of 15% of the developed site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

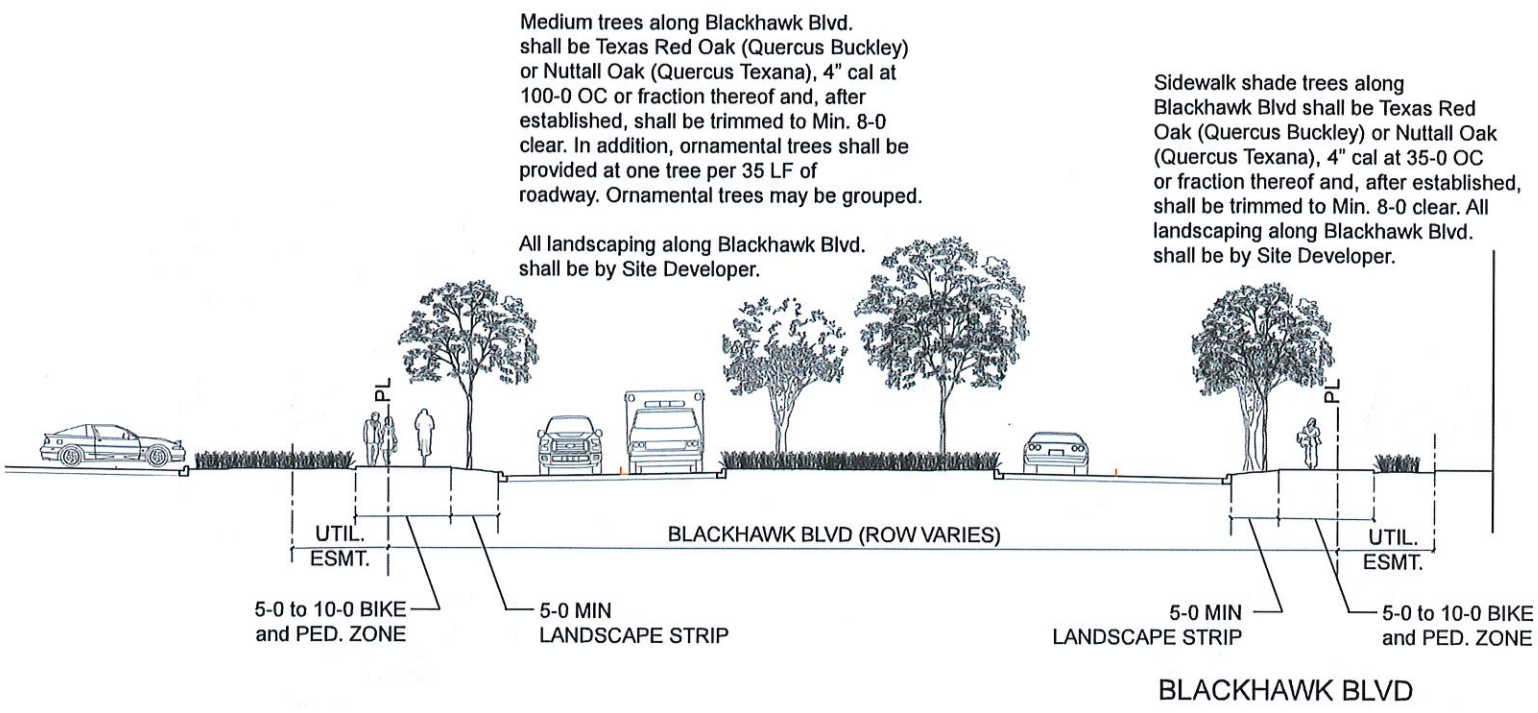
F. PUBLIC LANDSCAPE REQUIREMENTS

Public Landscape to be Provided by the Developer and maintained by the property owner's association.

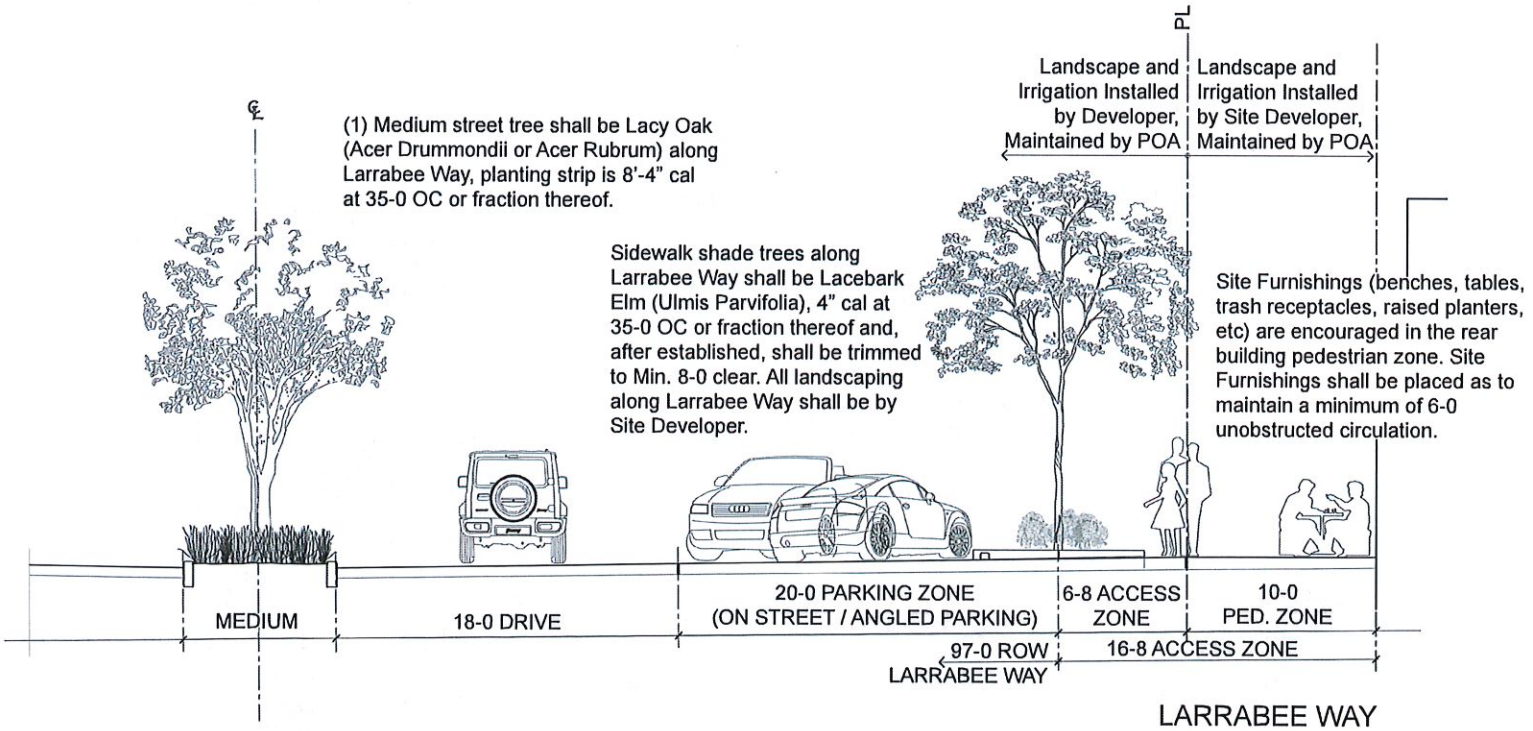
1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along each side of right-of-way.
2. In landscape medians that are at least eight feet (8') in width, one shade tree shall be provided per 35 linear feet, or portion thereof, of the landscape medium.
3. Shrubs shall be provided at a ratio of 15 shrubs per required tree.
4. Restricted Reserve O and other public parking areas, including temporary parking, shall have open landscape areas equal to twenty percent (20%) of the parking lot area and drives in the parking area. Fifty percent of the required landscape area must be used as islands.

Fifty percent parking lot islands shall contain a minimum of 1 tree.

EXHIBIT K: STREET CROSS SECTIONS

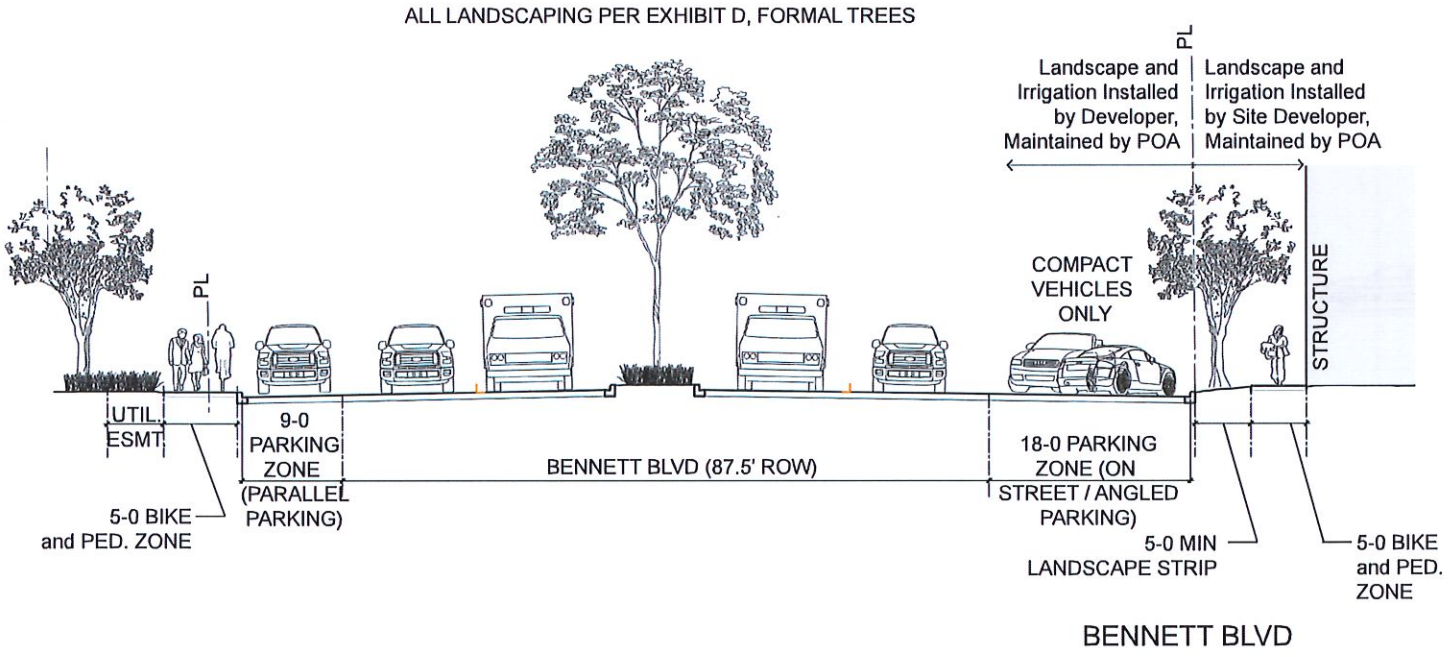


BLACKHAWK BLVD

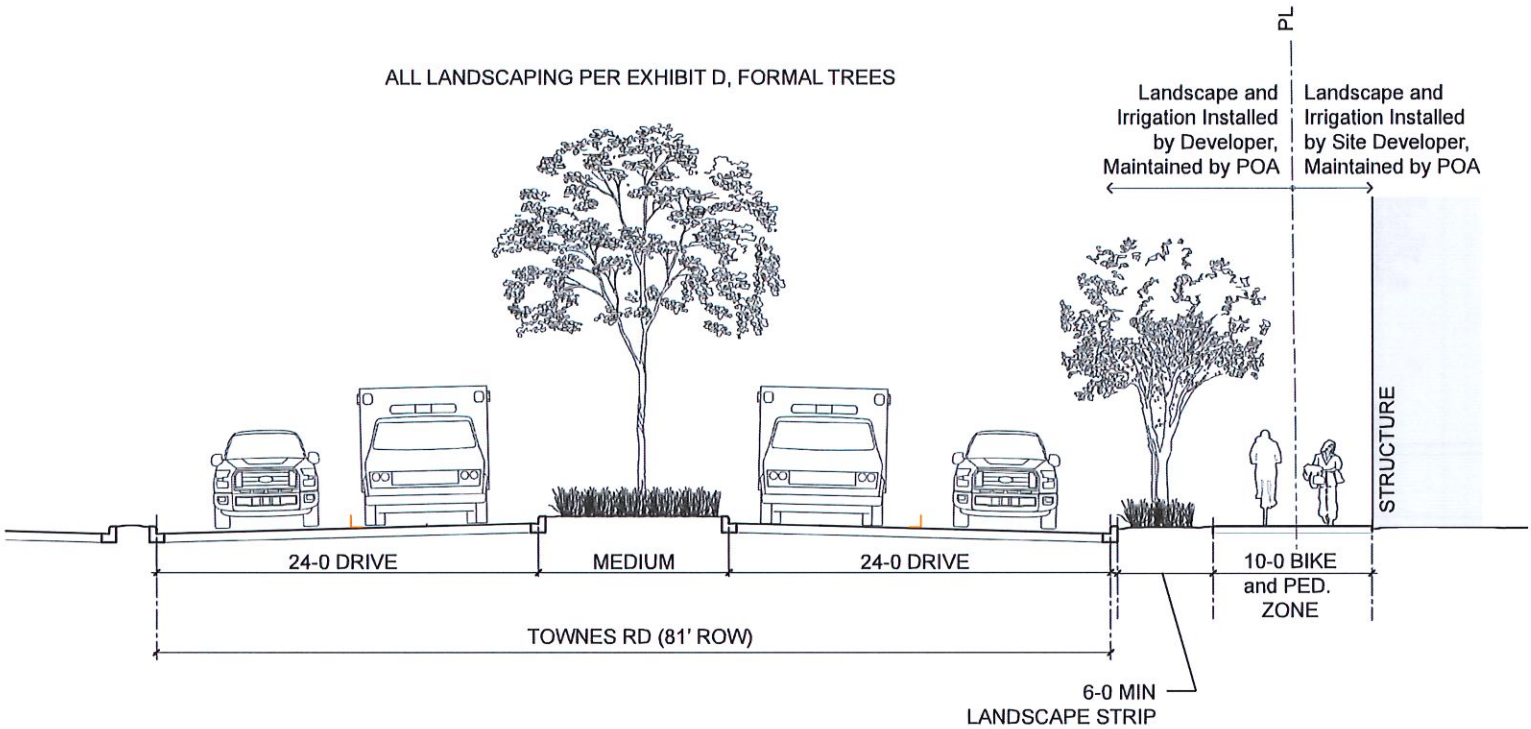


LARRABEE WAY

EXHIBIT K: STREET CROSS SECTIONS



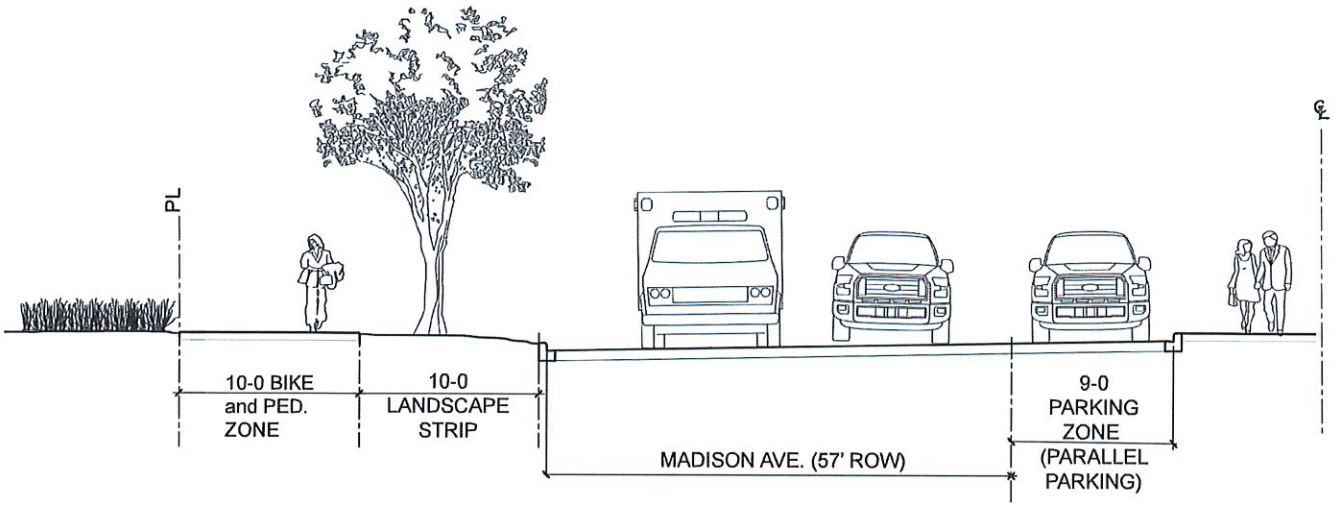
BENNETT BLVD



TOWNES RD

EXHIBIT K: STREET CROSS SECTIONS

ALL LANDSCAPING PER EXHIBIT D, FORMAL TREES



MADISON AVE

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

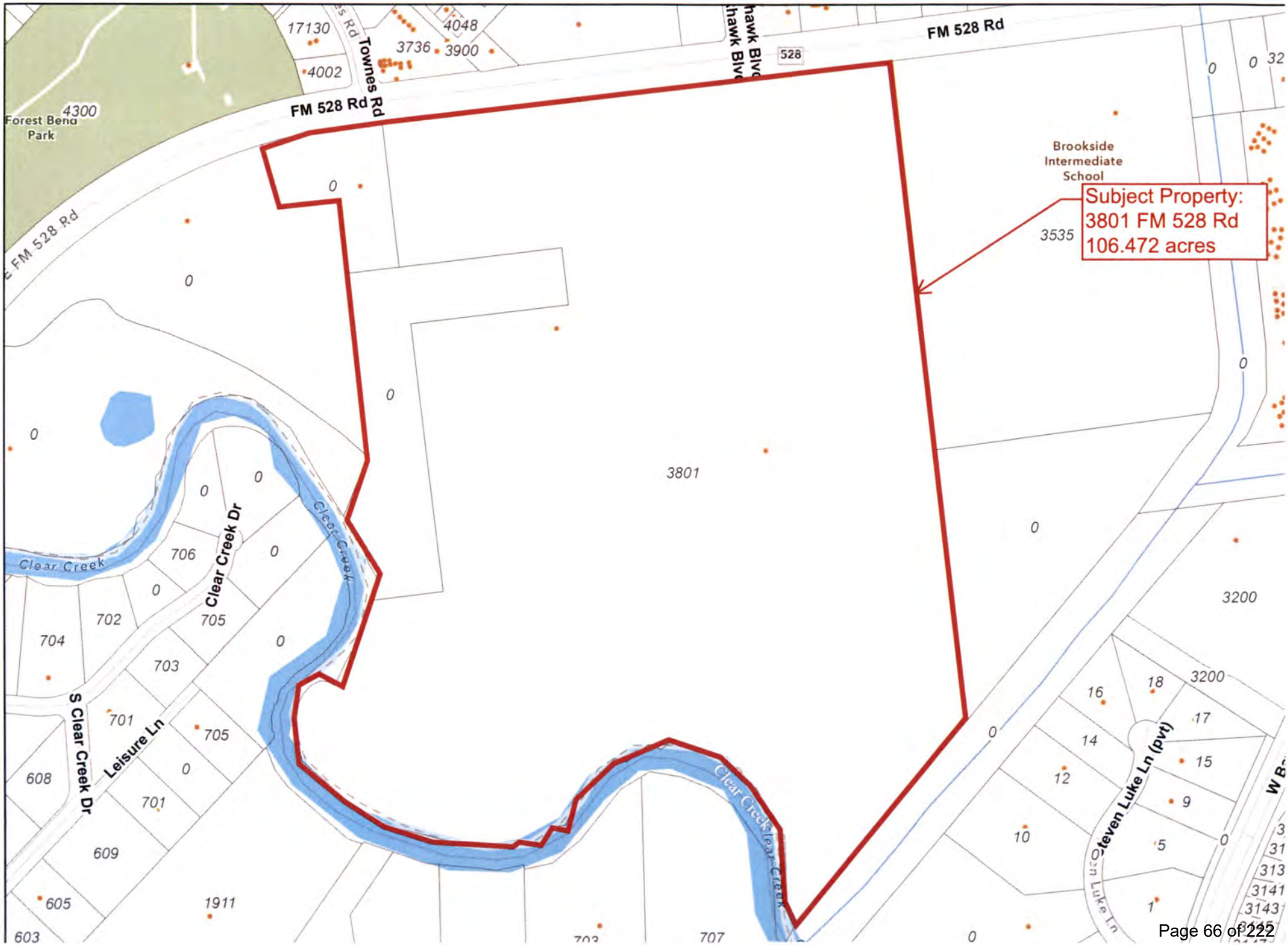


Exhibit B

Future Land Use Map

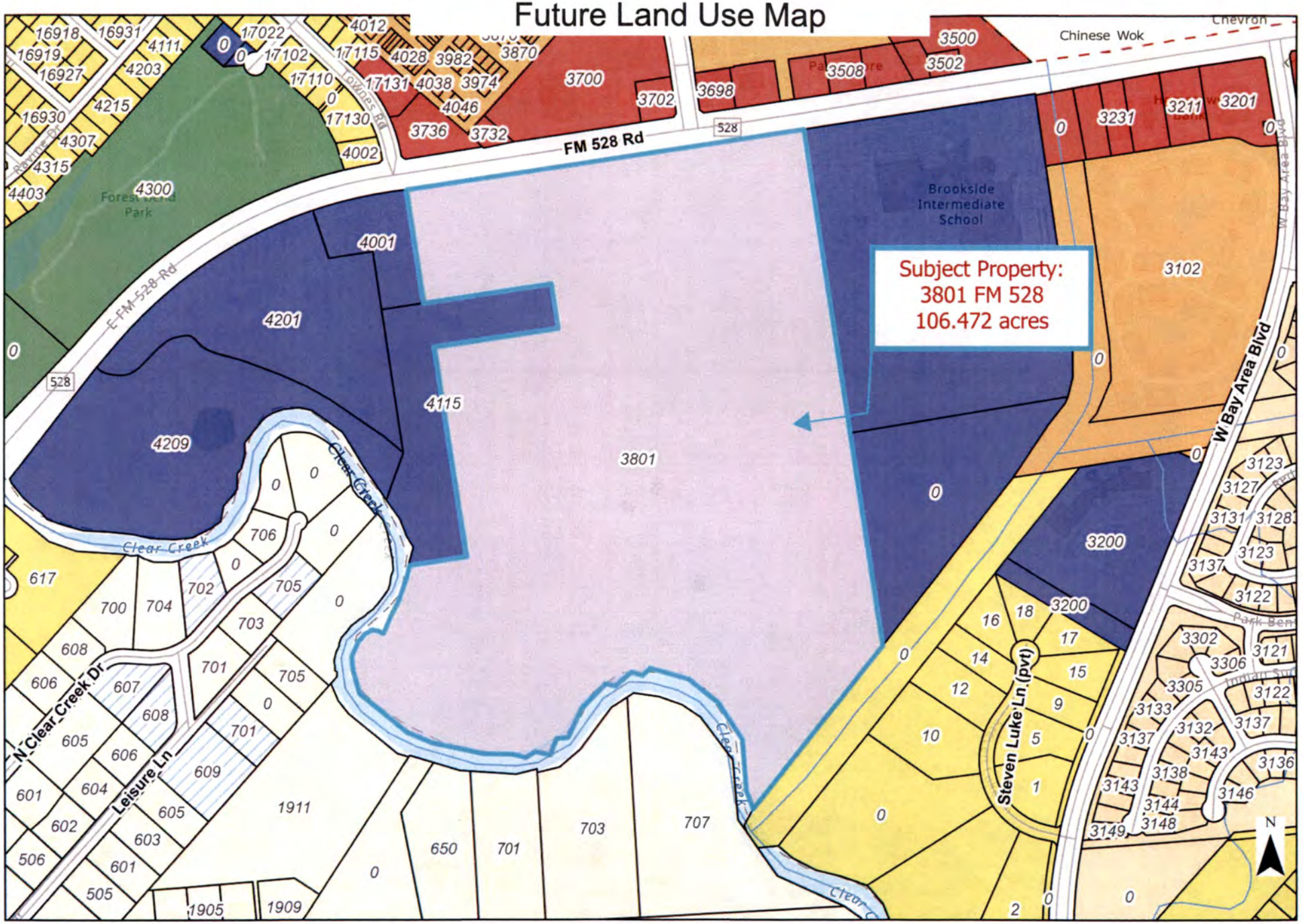


Exhibit "C-1"
Zoning Map

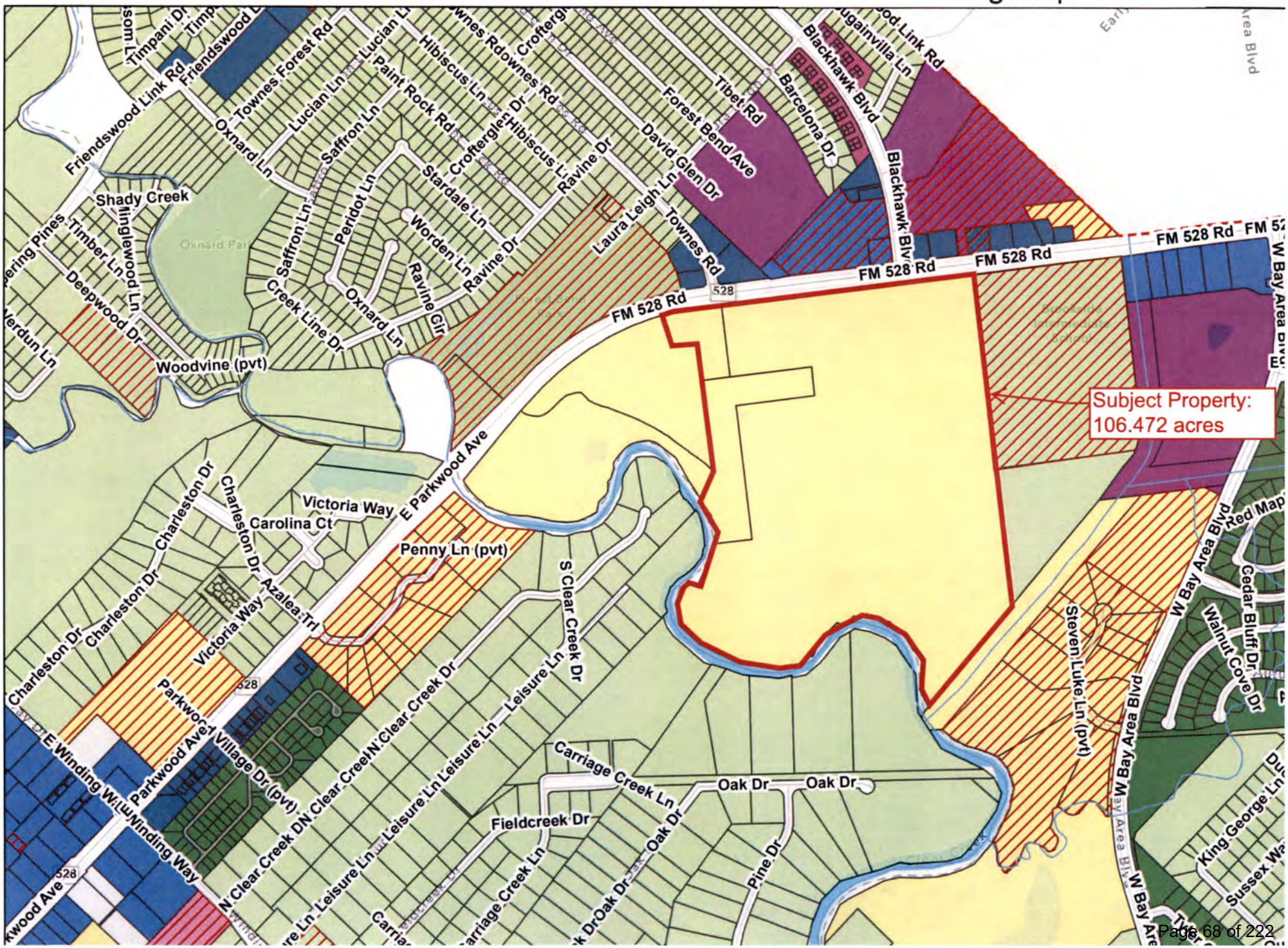


Exhibit "C-2"

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August, 2023

TABLE of CONTENTS

I Introduction

II Regulations

III Permitted Uses

Exhibit A	Site Plan
Exhibit B	Tree Mitigation Calculations
Exhibit C	Mixed Use Parking Analysis
Exhibit D	Public Trails and Paths
Exhibit E	Project Phases
Exhibit F1	Exterior Finishes
Exhibit F2	Architectural Features
Exhibit F3	Examples of Site Amenities

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.

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	***Agriculture, Forestry, Fishing and Hunting***	
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	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	
237	Heavy and civil engineering construction	
238	Specialty trade contractors	
31-33	*Manufacturing*	
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	***Real Estate and Rental and Leasing***	
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	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
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	***Health Care and Social Services***	
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)***	

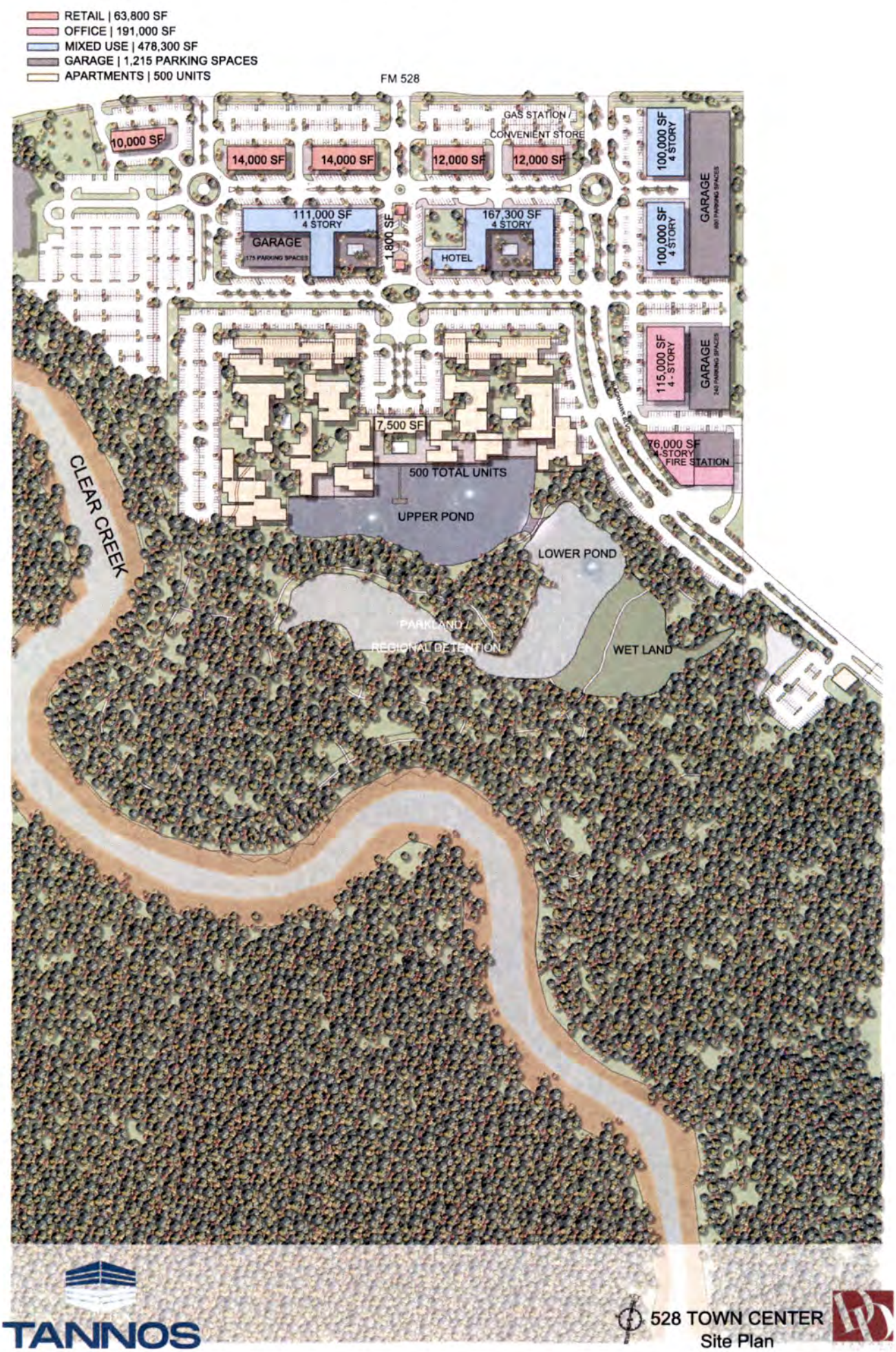
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, 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.

Exhibit A | Site Plan



TANNOS
DEVELOPMENT GROUP, LLC

528 TOWN CENTER
Site Plan

528 Site Calculations

		Qty	% of Site
Lot 1	Total Site Area	69,715 SF	100%
	Parking Lot & Drive Area	31,693 SF	45%
	Other NonPervious Area	6,249 SF	9%
	Bldg SF	10,290 SF	15%
	Green Space	21,483 SF	31%
	Parking Spaces	74 Spaces	
Lot 2	Total Site Area	69,066 SF	100%
	Parking Lot & Drive Area	34,793 SF	50%
	Other NonPervious Area	1,099 SF	2%
	Bldg SF	13,882 SF	20%
	Green Space	13,292 SF	19%
	Parking Spaces	102 Spaces	
Lot 3	Total Site Area	71,083 SF	100%
	Parking Lot & Drive Area	35,660 SF	50%
	Other NonPervious Area	7,286 SF	10%
	Bldg SF	15,008 SF	21%
	Green Space	13,129 SF	18%
	Parking Spaces	108 Spaces	
Lot 4	Total Site Area	70,283 SF	100%
	Parking Lot & Drive Area	33,875 SF	48%
	Other NonPervious Area	8,861 SF	13%
	Bldg SF	12,006 SF	17%
	Green Space	15,541 SF	22%
	Parking Spaces	101 Spaces	
Lot 5	Total Site Area	68,747 SF	100%
	Parking Lot & Drive Area	33,625 SF	49%
	Other NonPervious Area	8,412 SF	12%
	Bldg SF	11,999 SF	17%
	Green Space	14,711 SF	21%
	Parking Spaces	97 Spaces	
Lot 6	Total Site Area	119,660 SF	100%
	Parking Lot & Drive Area	56,297 SF	47%
	Other NonPervious Area	6,947 SF	6%
	Bldg SF	25,800 SF	22%
	Green Space	30,616 SF	26%
	Parking Spaces	296 Spaces	
Public	Total Site Area	2,756,133 SF	n/a
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Space	325 Spaces	n/a

		Qty	% of Site
Lot 7	Total Site Area	138,181 SF	100%
	Parking Lot & Drive Area	56,006 SF	41%
	Other NonPervious Area	24,482 SF	18%
	Bldg SF	40,380 SF	29%
	Green Space	17,312 SF	13%
	Parking Spaces	240 Spaces	
Lot 8	Total Site Area	138,132 SF	100%
	Parking Lot & Drive Area	26,821 SF	19%
	Other NonPervious Area	42,377 SF	31%
	Bldg SF	40,128 SF	29%
	Green Space	28,806 SF	21%
	Parking Spaces	189 Spaces	
Lot 9	Total Site Area	134,038 SF	100%
	Parking Lot & Drive Area	77,884 SF	58%
	Other NonPervious Area	11,271 SF	8%
	Bldg SF	25,800 SF	19%
	Green Space	19,083 SF	14%
	Parking Spaces	296 Spaces	
Lot 10	Total Site Area	160,218 SF	100%
	Parking Lot & Drive Area	88,420 SF	55%
	Other NonPervious Area	14,904 SF	9%
	Bldg SF	28,200 SF	18%
	Green Space	28,694 SF	18%
	Parking Spaces	619 Spaces	
Lot 11	Total Site Area	76,843 SF	100%
	Parking Lot & Drive Area	46,874 SF	61%
	Other NonPervious Area	3,221 SF	4%
	Bldg SF	17,918 SF	23%
	Green Space	8,830 SF	11%
	Parking Spaces	305 Spaces	
Lot 12	Total Site Area	765,801 SF	100%
	Parking Lot & Drive Area	287,440 SF	38%
	Other NonPervious Area	44,204 SF	6%
	Bldg SF	175,895 SF	23%
	Green Space	258,262 SF	34%
	Parking Spaces	780 Spaces	
Lot 13	Total Site Area	2,251,203 SF	100%
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	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	

TANNOS
DEVELOPMENT GROUP, LLC

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.

Exhibit C | Mixed Use Parking Calculations

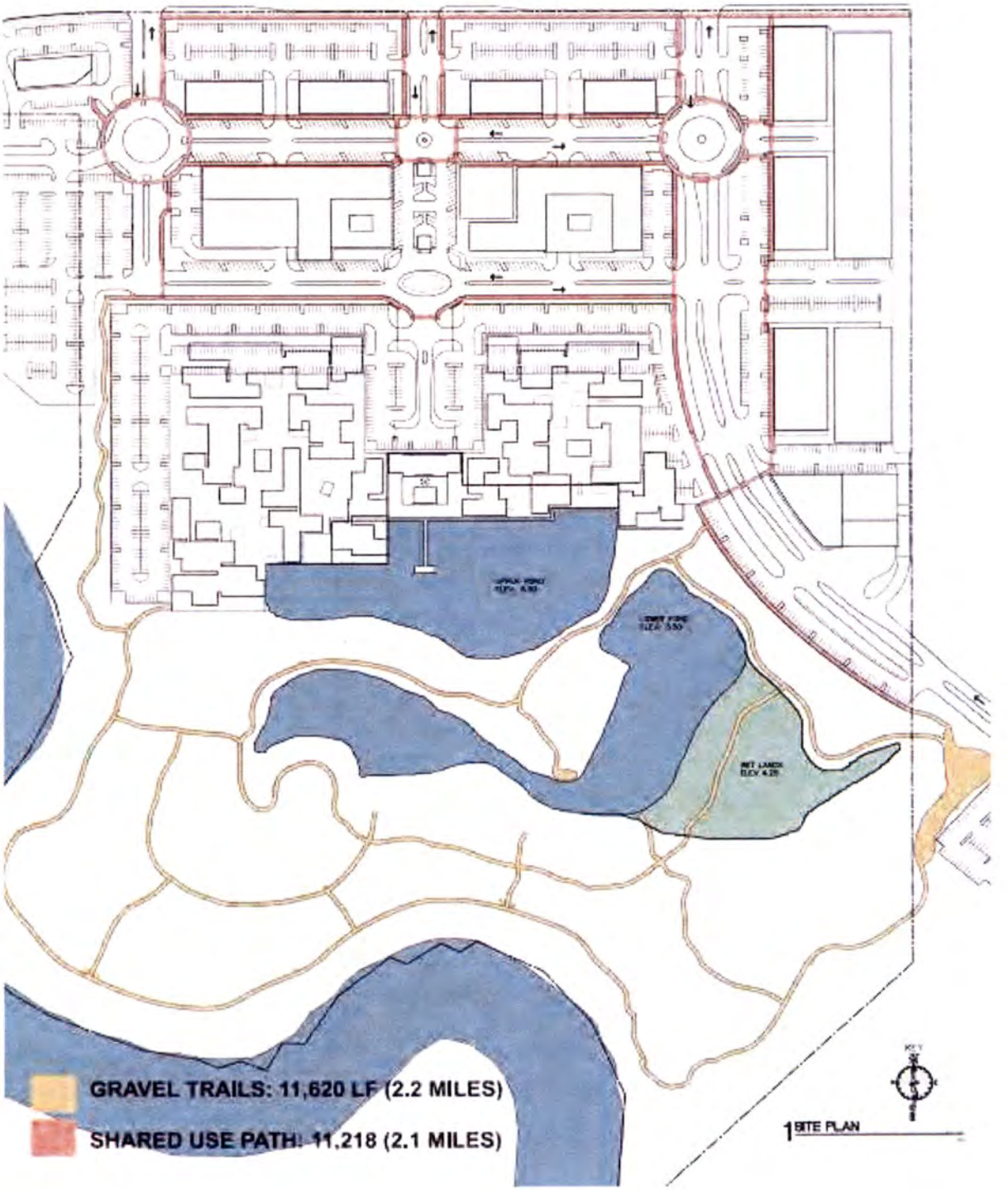
Class	Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	772	38.6	772	231.6	38.6	0	77.2	0	0
	Financial Facility	0	0	0	0	0	0	0	0	0
2	Apartment	996	996	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
7	Dessert Shop	0	0	0	0	0	0	0	0	0
	Small Restaurant	507	50.7	253.5	380.25	202.8	76.05	380.25	507	253.5
	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

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

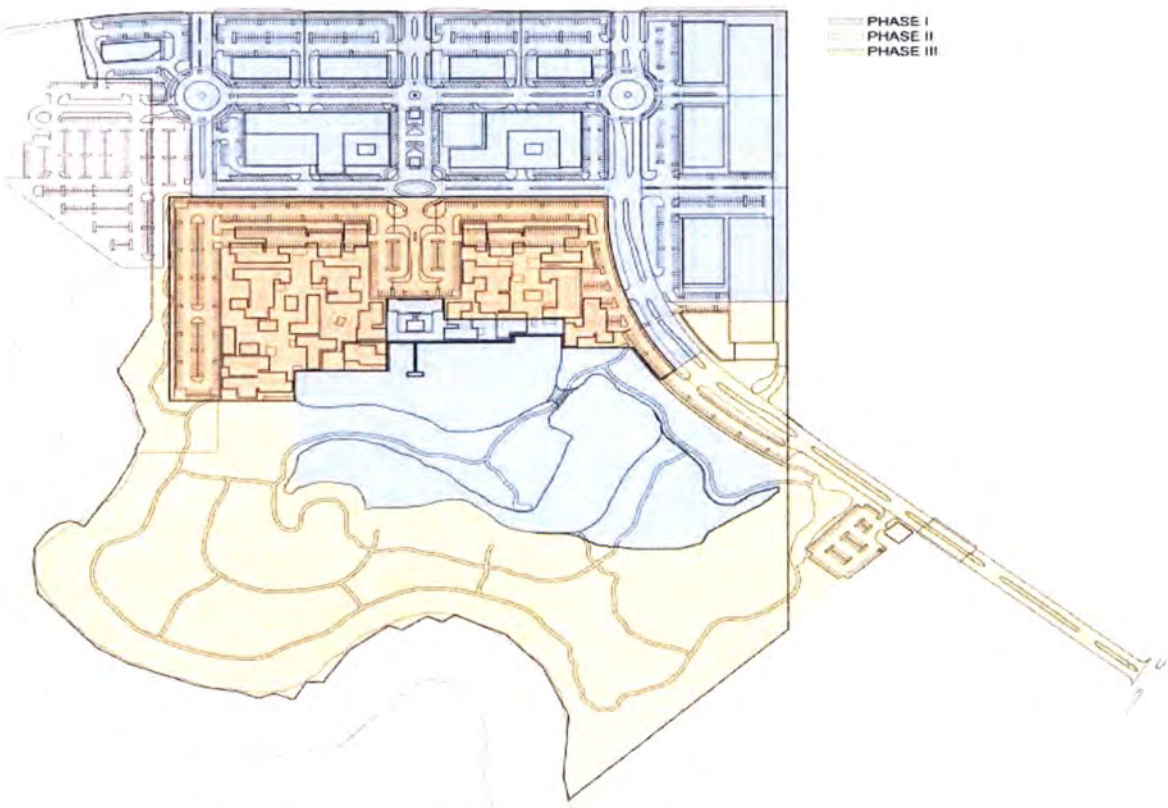
	RATIO/K AREA	6.0 RETAIL	10.0 REST	3.8 OFF<25	3.4 OFF 25-100	2.8 OFF>100	15.0 BAR	4.5 MED COMP	0.4 CHURCH	1.5 HOTEL	1.3 Hotel	1.5 Apt 1B	1.8 Apt 2B	2.0 Apt 3B
LOT1	10,290	5808	4482											
LOT2	13,882	9009	4873											
LOT3	15,006	5713	9293											
LOT4	12,006	6791	5215											
LOT5	12,000	6000	9576											
LOT6	100,000	38000	12000		50000									
LOT7	120,000	15000	5500		35000							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



Bike Trail
10-0 Wide x 6 Deep
Decomposed Granite
8 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 that 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

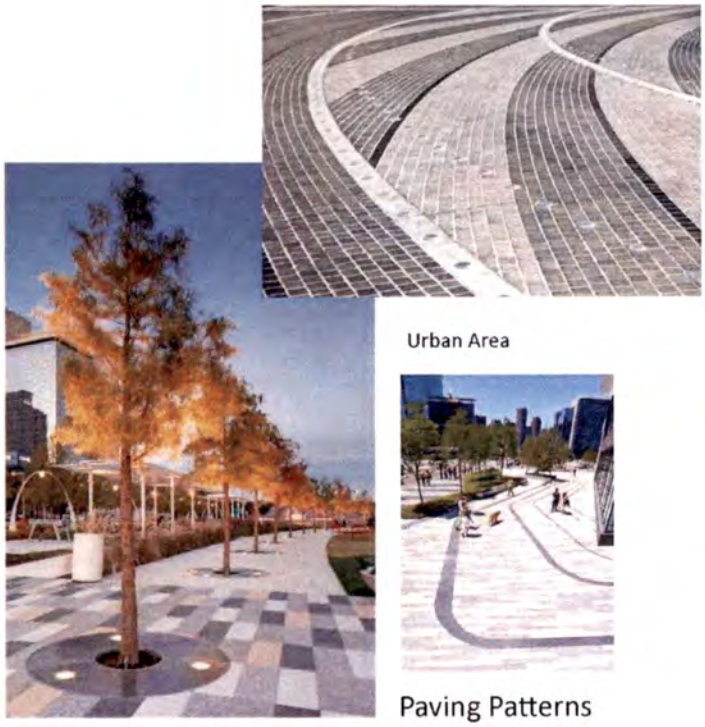
Architecture

Focal Points

Exhibit F2 | Architecture Features and Schematic Design Concepts

Exhibit F2 | Architecture Features and Schematic Design Concepts

Exhibit F3 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails

Planters

Urban Area

Water Stations

Exhibit F3 | Examples of Site Amenities

Benches

Urban Area

Trails

Urban Area

Lighting

Trails

Rezoning Report

November 2025

Location: 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd.; and 18001, 18005, 18009, and 18013 Blackhawk Blvd.; and Restricted Reserves O, L, and M (no address assigned).

Legal: 106.472 acres of land being a replat of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas

Project: Friendswood City Center – Mixed-Use Development

Request: Amend Planned Unit Development (PUD) 2023-28 for the following reasons:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and
- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs)

Planned Unit Development Amendments (from Appendix C Zoning Ordinance)
Section 7.J. PUD, Planned unit development, general purpose and description
(3) *Modification of standards proposed within a PUD.*

(a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to

the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.

(b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 10 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively but shall require the owner to submit an application for an amendment to the district standards.

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

The Friendswood City Center will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. All areas of the community will be connected with 10-foot shared use paths for cycling and walking. In the Park Area, the paths will be created of decomposed granite and referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Use of the paths is intended for pedestrians and non-motorized modes of transportation and will accommodate two-way travel.

TANNOS DEVELOPMENT GROUP, LLC

DIAMOND DEVELOPMENT GROUP

The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings. Traffic signals will be added to the intersections at Townes Road and Blackhawk Boulevard. An additional entrance between Townes Road and Blackhawk Boulevard is being presented to the Texas Department

of Transportation. Ample parking will be provided throughout the development in the form of parking lots and parking garages. At least twenty percent (20%) of the parking spaces in the garages are required to remain as public parking and there may be a fee for use of those spaces. All surface parking areas, except the gated area of the multi-family residential development, will be designated public parking. Overflow parking for the church will be included in the plan as well.

The PUD will comply with the Community Overlay District (COD) requirements as required by the Zoning Ordinance. The applicant selected the Community Shopping Center (CSC) zoning district and Multi-Family Residential – High Density (MFR-H) zoning district as guides for the development. Any proposed deviations to the requirements of these zoning districts are written in the PUD document and the Regulation Matrix.

A variety of uses will provide entertainment, dining, and neighborhood services to those living in the community. Multi-story office buildings will serve as a small employment center to increase the number of people to support the development on a daily basis. A hotel will provide accommodation to allow others to stay within the property and enjoy the amenities it has to offer. The Permitted Use Table in the PUD document defines the allowed uses within the development. Gas stations will only be allowed on Lot 5 (page 14).

Recreation 4.4 miles of trails throughout the development, 2.5 miles of sidewalks between the stores and offices and 2.2 miles of gravel trails throughout the green space. A lake will be constructed to serve not only as detention for the development and regional flood mitigation along Clear Creek, but also as recreation for non-motorized watercraft such as canoes and kayaks. The lake will be accessible by the public from the new Blackhawk Boulevard extension; parking will be provided as well.

Existing Use/Site Attributes

The tract is currently undeveloped apart from a detention pond built by Clear Creek Community Church, which will be relocated to the rear of the tract and an existing cemetery which will be preserved. Pipelines and a City of Friendswood 28” force main traverse the property. Portions of the property are located within the 500-Year floodplain, the 100-Year floodplain, and the floodway.

Aerial Map from Friendswood GIS

Zoning History

2023 Zoning Change: Planned Unit Development (PUD) 2023-28 (current)

2015 Zoning Change: Planned Unit Development (PUD) 2015-18 (included Clear Creek Community Church which has since been rezoned to Community Shopping Center (CSC) with a Specific Use Permit)

2014 Zoning Application: request to change from PUD to SFR and CSC; Withdrawn by Applicant

2013 Zoning Application: request to change from PUD to SFR and CSC; Denied

2005 Zone Change: Planned Unit Development (PUD) 2005-34

> Increased the geographic boundary from 134 acres to 137.307, changed Land Use Summary and revised the master site development plan in accordance with the Land Use Summary. Open Space was increased from 26.70 acres to 40.17 acres.

2004 Zone Change: Planned Unit Development (PUD) 2004-13

> PUD allowed office, retail, hotel/spa, gas station, amphitheater, marina, and residential (600 units). The uses allowed in these categories were dictated by the City's Permitted Use Table at the time; since then the PUD column has been removed from Permitted Use Table so no use is permitted by right in a PUD; allowed uses must be listed specifically. The PUD encompassed 134 acres. The following uses were strictly prohibited per PUD 2004-13: air, rail, water, truck and pipeline transportation; motor vehicle towing; mini-warehouse storage; sports teams, clubs, racetracks and other spectator sports; welding shops; death care services; and utility service or storage yard or related buildings.

Previous Zoning: Single Family Residential (SFR); Prior to approval of PUD 2004-13, the property was zoned Single Family Residential.

Adjacent Zoning/Land Use

The property fronts FM 528, a TxDOT right-of-way. The southerly portion of the property is bordered by Clear Creek and a drainage ditch owned by Harris County. Brookside Intermediate School, which is part of Clear Creek ISD, is located on one side and Clear Creek Community Church is on the other. Clear Creek Community Church will need to submit a zone change application in the near future since the PUD that allowed their building will be going away.

Zoning Map from City of Friendswood GIS

Platting Analysis

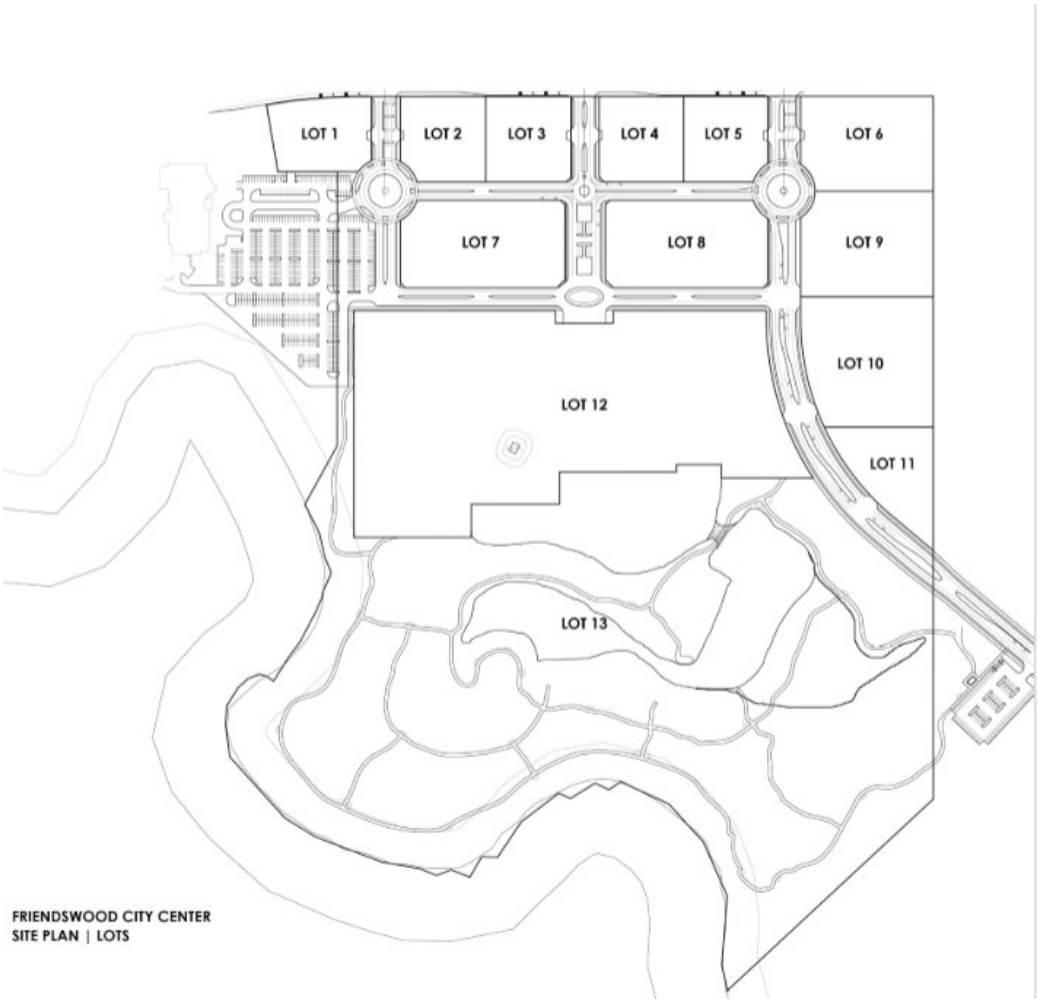
The subject tract consists of 106.472 acres, which is the remainder of the original 135.778 acres out of the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas. The property has been platted and is now known as Friendswood City Center Final Plat.

Current Planning Analysis

The amendments to the Planned Unit Development (PUD) will include the following:

Changes the Regulation Matrix:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and



Added the following exhibits:

- Exhibit C – Approved Species for Forest Preservation/Reforestation
- Exhibit D – Approved Species for Formal Planting,
- Exhibit H2 -Architecture Design
- Exhibit H3 – Graphics and Signage
- Exhibit J – Landscape Requirements
- Exhibit K – Street Cross Sections

Amended the following exhibits:

- Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed)
- Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes)
- Exhibit G Project Phases (formerly Exhibit E; title only, no changes)
- Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes)
- Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs)

Comprehensive Planning Analysis

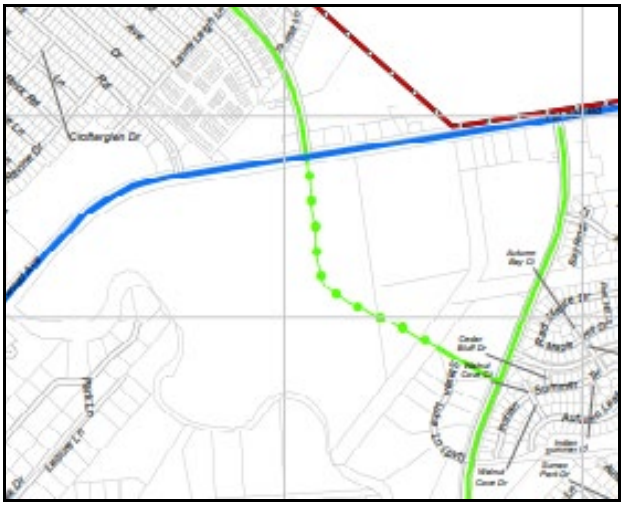
The Future Land Use Map identifies this tract as developing as "Mixed Use."

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:
Most of the storm water system and detention ponds have been constructed.

Utilities:
Most of the utilities for the development have been installed and will be dedicated as public infrastructure once completed. Capacity for water and wastewater is available for the proposed changes to the density and number of floors proposed in the amendments.

Transportation:
The extension of Blackhawk Boulevard and the interior streets are nearing completion and will be dedicated as public streets with head-in parking and roundabouts. Signalized intersections at Townes Road and FM 528 Rd and Blackhawk Boulevard and FM 528 will be constructed in the near future.



Major Thoroughfare Plan (2018)

Public Safety:
The new streets and intersections, density of the commercial development, and increased residential units within the development will have an impact of the demand for public safety services. Those impacts have been identified and will be taken into consideration throughout the process of developing the site.

Separate, but related to this project, a fire station will be built as part of this project, replacing Fire Station No. 3, currently located in the Forest Bend subdivision.

The Fire Marshal's Office had no comments regarding the development at this time. They will review the plats, site plans, building plans and fire system plans at the time of submittal.

School District:
The property is located within Clear Creek ISD's boundary. There is a possibility of additional students who would attend CCISD as a result of the proposed multi-family units to be built within the development.

Alcohol Sales:
The proximity of potential restaurants and commercial establishments to the public school could limit the sale of alcohol. It is unlawful to sell or offer for sale any alcoholic beverage from a place of business which is located within 300 feet of a church, public school or public hospital; measuring standards vary. The developers are aware of these regulations and have planned accordingly.

Park/Open Space:
Provided the developer dedicates 5 acres or more of parkland and meets the requirements of the Subdivision Ordinance Section XIII. Parks and Recreation Areas, the Parkland Dedication Fee of $600 per dwelling unit may be waived. The idea is for Lot 13 to be dedicated to the city for parkland and regional detention uses.

City of Friendswood

Aerial Map

11/18/2025, 2:57:11 PM

1:9,588

0 0.05 0.1 0.2 mi

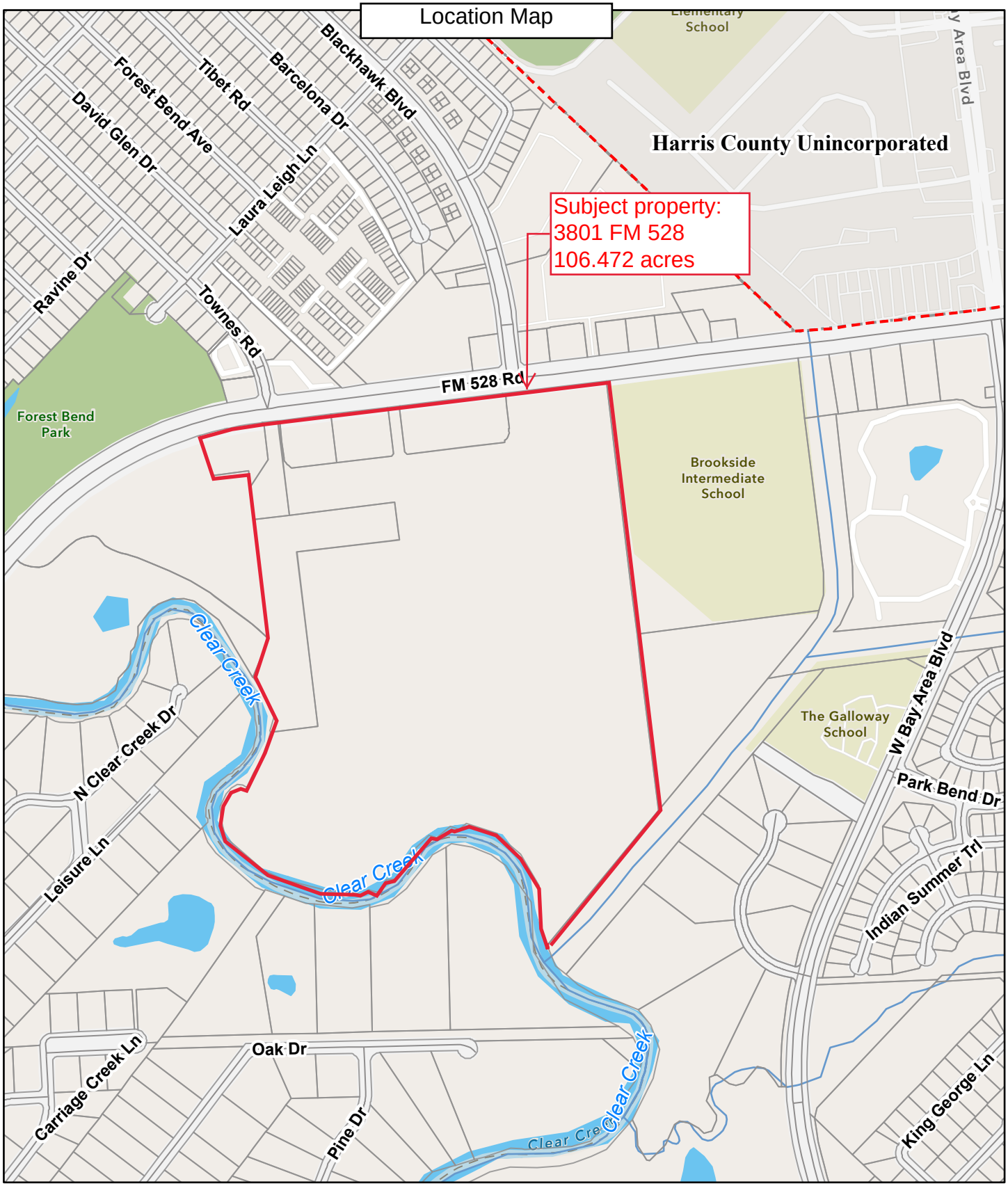
0 0.1 0.2 0.4 km

- City Limit
- Creeks/Water
- Streets
- Surrounding Cities
- Water Lines
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

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

City of Friendswood

Location Map



3/3/2025, 10:42:48 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limit

Surrounding Cities

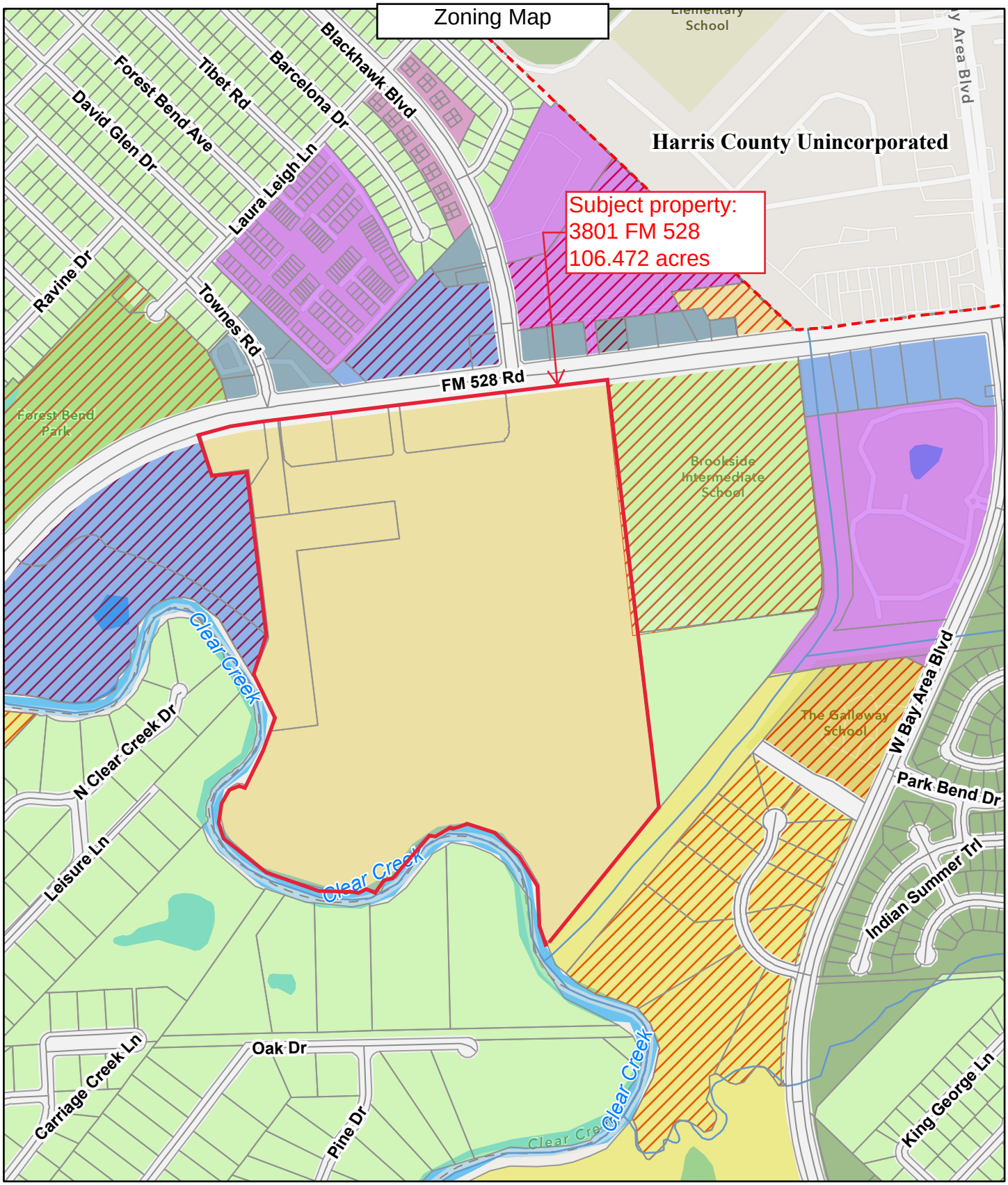
Parcels

Water Lines

Streets

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

City of Friendswood



3/3/2025, 10:44:10 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

Zoning by Parcel

- CSC
- GHD
- MFR-H
- MFR-M
- NC
- PUD-COMM
- PUD-MIXED
- PUD-RES
- SFR
- Specific Use Permit

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

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **RECOMMENDATION: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**
Consider a recommendation to City Council for the requested amendment to Planned Unit Development (PUD) 2023-28, commonly known as Friendswood City Center, located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M (no address assigned), also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves “A” and “C” Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission vote and make a recommendation to City Council regarding proposed amendments to the Friendswood City Center Planned Unit Development previously approved with Ordinance 2023-28 (attached).

The document with all changes is attached to the public hearing item and is titled "Friendswood City Center Amendment 12-4-2025." This is the document that would replace the previous ordinance.

The owners are requesting the following amendments:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Allow 70 residential units on Lot 8 - the hotel site; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and
- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs).

Overall, the proposed changes incorporate more detailed design regulations to regulate the development within City Center. The detailed plans of how the landscaping will be installed and who is responsible for the installation provides more clear direction, and the comprehensive plan for the signage within the development will also provide a plan to which staff can review and approve future signage permits. The increased building heights, changes in setbacks and residential units/density allow more flexibility for development in general.

See attachments on Public Hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The proposed changes were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The following comments remain:

Engineering:
Exhibit G - Add a phase to the plan showing construction of the trail system in the noted area after completion of the Whitcomb Terracing Project.

Planning:
Regulation Matrix - Add "Units Per Acre" for residential units on Lot 8.
Exhibit J - A. 4. Add second sentence, "Fifty percent of the parking lot islands shall contain a minimum of 1 tree." Add item 5. stating that screening shrubs are required along FM 528.; D.3. Remove "per master development masonry wall details" portion of sentence as it does not exist.; and F.4. Add second sentence stating "Fifty percent of the parking lot islands shall contain a minimum of 1 tree."

Fire Marshal Note (no corrections required):
Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed. Zero lot line builds will still require fire apparatus access, roadway may be required to be deisngated as fire lane and meet fire lane width requirements.

This plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**
Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from “Retail” and “Industrial” to “Mixed Use.”

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to conduct a public hearing to receive comments regarding the request to amend the Future Land Use Map.

In order to consider the proposed zone change by the property owner, the designations on the Future Land Use Map (FLUM) must be amended first.

The Future Land Use Map is a guide to direct land use decisions to meet the current and future community desire for development and redevelopment. The map is a part of the City's comprehensive plan. It provides guidance as to the location of land uses for future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

Strategies utilized in establishing the land use plan includes consideration of impacts of reaching the 50,000 population, 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use), and best use of the land considering neighboring properties, while also considering community goals. Several studies such as the FM 528 Strategy Plan (2013), Vision 20/20, City of Pearland Thoroughfare Plan, and League City Comprehensive Plan Future Land Use Plan also influenced land use classifications on the map.

The current designations of Retail and Industrial are described further below. These designations would not allow any residential development.

CURRENT DESIGNATION DESCRIPTIONS

- Retail

Retail land use includes retail and service stores that provide for the regular needs and convenience of the people residing in adjacent neighborhoods. Retail is planned along the major thoroughfares throughout the city to allow access and visibility for the businesses and to concentrate traffic in these areas. Adequate off-street parking is a necessity as well as landscaping and screening to ensure compatibility with the surrounding environment.
Acceptable Zoning Districts: Community Shopping Center (CSC), Neighborhood Commercial (NC)

- Industrial

Industrial areas allow for manufacturing, assembling products, fabrication, warehousing, or wholesaling. These uses typically require more land area but demand less from city services such as water and sewer. The intensity and scale of these uses makes it necessary to separate them from residential and commercial districts where possible.

Acceptable Zoning Districts: Industrial (I), Light Industrial (LI)

PROPOSED DESIGNATION

- Mixed Use

The mixed-use category includes the Downtown District (DD) and Planned Unit Developments. The Downtown District (DD) is designed to accommodate and promote the city's original business area. It is intended to achieve a balance of retail, commercial, office, residential and public activities. Developments should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Planned Unit Developments (PUD) allow for City Council and the Planning and Zoning Commission to approve developments with greater flexibility in the design and coordination of a single use or mixed uses. Generally, a PUD is created to address development challenges such as environmental, drainage, pipelines, or other related conditions that would affect the development of property.

Acceptable Zoning Districts: Downtown District (DD), Planned Unit Development (PUD)

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The "Mixed-Use" designation is included in the Commercial category for percentage calculations, unless it is a residential only Planned Unit Development. However, the number of residential units would impact the number of residents reflected in the Census counts. The multiplier for multi-family in Friendswood is 1.9 residents per unit, which takes into account the vacancy rate as well.

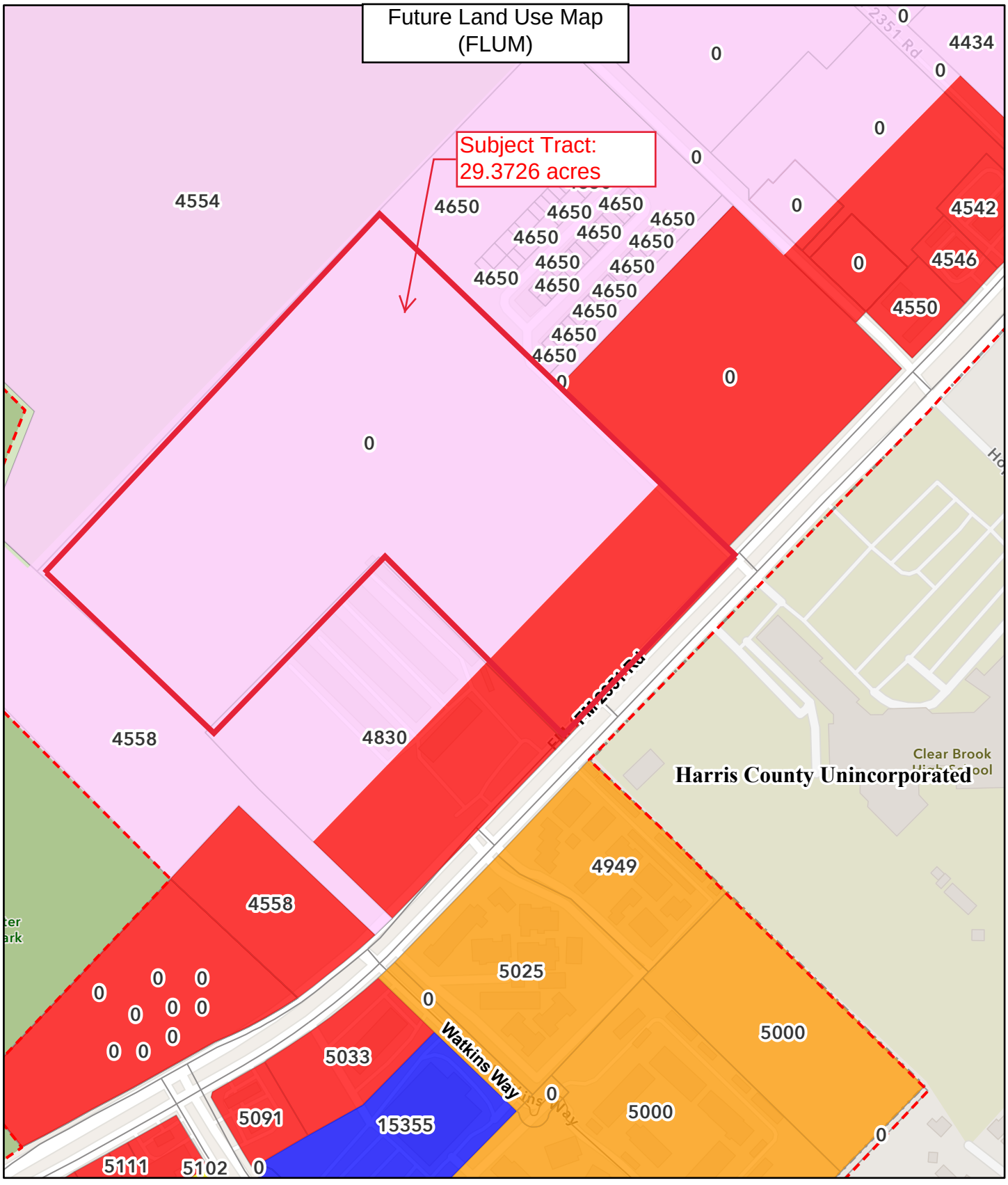
Approximate Poplulation Impact
390 units x 2.23 persons/(1-.070) vacancy rate = 809 population (2.23 is the average household size for Multi-Family)

RECOMMENDATIONS

ATTACHMENTS

1. Future Land Use Map_Clear Creek Village PUD

City of Friendswood



10/8/2025, 4:22:37 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

Future Land Use Adopted 2021

Low Density

High Density Residential

Retail

Industrial

Public and Semi-Public

Parcels

Streets

Surrounding Cities

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

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **RECOMMENDATION: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**
Consider a recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from “Retail” and “Industrial” to “Mixed Use.”

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to vote in order to forward a recommendation to City Council regarding the request to amend the Future Land Use Map.

In order to consider the proposed zone change by the property owner, the designations on the Future Land Use Map (FLUM) must be amended first.

The Future Land Use Map is a guide to direct land use decisions to meet the current and future community desire for development and redevelopment. The map is a part of the City's comprehensive plan. It provides guidance as to the location of land uses for future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

Strategies utilized in establishing the land use plan includes consideration of impacts of reaching the 50,000 population, 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use), and best use of the land considering neighboring properties, while also considering community goals. Several studies such as the FM 528 Strategy Plan (2013), Vision 20/20, City of Pearland Thoroughfare Plan, and League City Comprehensive Plan Future Land Use Plan also influenced land use classifications on the map.

The current designations of Retail and Industrial are described further below. These designations would not allow any residential development.

CURRENT DESIGNATION DESCRIPTIONS

- Retail

Retail land use includes retail and service stores that provide for the regular needs and convenience of the people residing in adjacent neighborhoods. Retail is planned along the major thoroughfares throughout the city to allow access and visibility for the businesses and to concentrate traffic in these areas. Adequate off-street parking is a necessity as well as landscaping and screening to ensure compatibility with the surrounding environment.
Acceptable Zoning Districts: Community Shopping Center (CSC), Neighborhood Commercial (NC)

- Industrial

Industrial areas allow for manufacturing, assembling products, fabrication, warehousing, or wholesaling. These uses typically require more land area but demand less from city services such as water and sewer. The intensity and scale of these uses makes it necessary to separate them from residential and commercial districts where possible.

Acceptable Zoning Districts: Industrial (I), Light Industrial (LI)

PROPOSED DESIGNATION

- Mixed Use

The mixed-use category includes the Downtown District (DD) and Planned Unit Developments. The Downtown District (DD) is designed to accommodate and promote the city's original business area. It is intended to achieve a balance of retail, commercial, office, residential and public activities. Developments should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Planned Unit Developments (PUD) allow for City Council and the Planning and Zoning Commission to approve developments with greater flexibility in the design and coordination of a single use or mixed uses. Generally, a PUD is created to address development challenges such as environmental, drainage, pipelines, or other related conditions that would affect the development of property.

Acceptable Zoning Districts: Downtown District (DD), Planned Unit Development (PUD)

See Map on public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The "Mixed-Use" designation is included in the Commercial category for percentage calculations, unless it is a residential only Planned Unit Development. However, the number of residential units would impact the number of residents reflected in the Census counts. The multiplier for multi-family in Friendswood is 1.9 residents per unit, which takes into account the vacancy rate as well.

Approximate Poplulation Impact
390 units x 2.23 persons/(1-.070) vacancy rate = 809 population (2.23 is the average household size for Multi-Family)

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **PUBLIC HEARING: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I)TO PLANNED UNIT DEVELOPMENT (PUD)**
Conduct a public hearing concerning a request for a zone classification change for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to conduct a public hearing regarding the requested zone change.

The attachment titled "Clear Creek Village PUD 12-4-2025" is the document that would be included in the ordinance to establish the PUD.

The proposed project, Clear Creek Village (tentative name; may change), will be a mixed-use development consisting of commercial, residential, shared green space and on-site detention. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of housing products and unrestricted age use encourages cross-generational housing and living experience.

The multifamily portion of the development would provide 391 residential units resulting in a density of 26.6 units per acre of the MF-PUD land area. These buildings would be located towards the middle of the development and to the rear and allow for an increased building height of 65 feet, although the occupiable floors would be limited to 40 feet.

The commercial buildings would range in size from 7,000 to 13,000 square feet and a total of about 85,500 square feet of building area. These buildings would meet the required setbacks from FM 2351 and adhere to the 40-foot maximum building height.

The applicant provided several iterations of parking calculations accounting for restaurants, general office space, retail, and health care uses combined with the parking for the residential uses. All three of the shared parking scenarios average out to require 725 parking spaces. The proposed development provides 796 parking spaces.

The development would be accessed from the private road shared with Garage Ultimate. Currently, there is a 40-foot road easement. The developer will be required to dedicate and improve 10 additional feet of the private road. In the future, when the adjacent 10 acres of land is developed, that owner will be required to dedicate and improve the additional 10 feet for an ultimate width of 60 feet for the private road.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The proposed plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The following comments remain:

Planning:
Page 8 - Table 1...name Private Green Space as Private Amenity to match section above.
Figure 3 - Name as Private Amenity to match narrative.

The plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

1. Clear Creek Village PUD 12-4-2025
2. Clear Creek Village Rezoning Report November 2025
3. Aerial Map_Clear Creek Village PUD
4. Location Map_Clear Creek Village PUD
5. Zoning Map_Clear Creek Village PUD

Clear Creek Village

Planned Unit Development

The City of Friendswood

November 17, 2025

Prepared by:

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Table of Contents

Table of Contents 2

I. INTRODUCTION 4

A. Summary 4

B. Project Location 4

C. Existing Zoning 4

D. Surrounding Land Use 4

E. Existing Site Conditions 4

F. Future Land Use Map 5

G. Comprehensive Plan Analysis 5

II. DEVELOPMENT PLAN 6

A. Purpose & Intent 6

B. Land Use Plan 6

C. Circulation 7

D. Green Space and Trails. 8

III. DEVELOPMENT REGULATIONS 9

A. General Provisions 9

1. Applicability 9
2. Existing Utilities 9
3. Design Standards 9
4. Lighting 10
5. Signage 10
6. Planting 10

B. Development Standards 10

1. Neighborhood Commercial District (NC-PUD) 10
2. Multiple-Family Residential Dwelling – (MF-PUD) 11
3. Parking 11
4. Building Setback Encroachments 11

IV. ADMINISTRATION & AMENDMENTS 12

A. Deviations from the Code of Ordinance 12

B. Project Phasing 12

TABLES

Table 1 – Land Use 7
Table 2 - Green Space 8
Table 3 - Green Space, Trails & Open Space 8
Table 4 – NC-PUD Building Standards 11
Table 5 - MF-PUD Building Standards 11
Table 6 – Deviations from Code of Ordinance 12
Table 7 – Deviations from 2021 Design Criteria Manual 13

Figures

Figure 1 Subject Tract
Figure 2 Existing Zoning Map
Figure 3 Land Use Plan
Figure 4 Concept Plan
Figure 5 NC-PUD Typical Elevations
Figure 6 MF-PUD Typical Elevations

APPENDIX

Appendix 1 General Warranty Deed
Appendix 2 Survey/Metes and Bounds
Appendix 3 Parking Calculation Tables

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Clear Creek Village ("Project"), comprised of 29.0 acres, as depicted in Figure 1 – Subject Tract. The project is a mixed-used development consisting of commercial, residential, shared green space and onsite detention. The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of Friendswood, "City" and the Developer. While the project is currently known as "Clear Creek Village", this name may change in the future as a result of marketing strategy or other factors.

B. Project Location

The Project is located on FM 2351, south of the Timber Creek Golf Course, approximately 4,000 feet or .75 miles from Beamer Road, entirely within Friendswood City Limits.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the northwestern portion of the property, abutting the Timber Creek Golf Course, is zoned as Industrial (I). The remainder of the property abutting FM 2351 is zoned as Community Shopping Center (CSC).

D. Surrounding Land Use

Clear Creek Village is located at the northwestern portion of Friendswood surrounded by a mixture of undeveloped, commercial, industrial and public land. To the north a 316-acre golf course, to the west the 73-acre Frankie Carter Randolph Park, undeveloped property, and a storage facility. To the east of the property, a mixture of undeveloped property, and commercially developed properties focused on automotive repairs and storage. To the south two apartment complexes and a mix of commercially developed properties including Clear Brook High School, a 35-acre school campus which sits just outside of Friendswood City Limits.

E. Existing Site Conditions

The site is a 29-acre tract of land with 660 feet of frontage along FM 2351. The property is undeveloped and is heavily wooded with vegetation and underbrush. The western corner of the property falls within the 500-year floodplain. Public data obtained from the

Railroad Commission of Texas shows an oil well present on site. Confirmation of the well site and a plan of action to address status of the well will be part of the site plan approval process.

F. Future Land Use Map

Friendswood annexed the identified tract of land in 1982, giving it a zoning designation of Industrial. In 1989 zoning shifted from Industrial to Commercial along FM 2351 while retaining the Industrial designation to the rear. Since annexation the land has remained undeveloped. The 2021 Future Land Use Plan identifies use designations of Industrial and Retail, consistent with current zoning categories. A mixed-use development with a commercial and multi-family component is proposed for this site. The commercial portion is supported by the Future Land Use Map which prioritizes commercial development. The rear multi-family component, while not reflected in the Future Land Use Map, is a variation of commercial development and will serve as support for the retail and office space.

G. Comprehensive Plan Analysis

The 1998 Comprehensive Plan identifies land along FM 2351 as suitable for Industrial, High Density Residential and Retail Services. The proposed development mirrors established development on the south side of FM 2351, supporting the City goal of guided land development producing uniformed land patterns. The placement of retail and high density residential maximizes the shared property line between this project and Timber Creek Golf Course, providing a buffer and gradual change in topography. The multi-family component is situated near Frankie Randolph Park. This proximity will provide residents with easy access to a public park supporting the 1998 Comprehensive Plan goal to develop residential which can be supported by existing park and recreational areas. The 1998 Comprehensive Plan identifies FM 2351 as a major thoroughfare capable of supporting a higher density residential development and commercial development both in vehicle volume and connectivity, internally in Friendswood and externally to the greater metro area. The mixed-use development brings Friendswood closer to the 1998 Comprehensive Plan goal of an economic pattern with an increased commercial base.

II. DEVELOPMENT PLAN

A. Purpose & Intent

A Planned Unit Development is sought based on section J.(1)(e)1. of the Friendswood Code of Ordinances, Appendix C, Section 7. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards.

The purpose of the Planned Unit Development is to clarify planning considerations and guide implementation of the vision for the community. It will establish a framework for the Clear Creek Village by identifying the type, location, and projected density of the land uses proposed within the development. The primary goal of the Clear Creek Village Planned Unit Development is to create a mixed-use development that is rooted within the City creating a vibrant, connected addition to the community. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of high-density housing products and unrestricted age use encourages cross-generational housing and living experience.

B. Land Use Plan

Proposed Uses & Densities

NC-PUD, Neighborhood Commercial District. The Neighborhood Commercial Planned Unit District, for retail sales, services and office activities, in a mixed grouping. Structure size will range between 7,000 and 13,000 square feet. Land ownership will be retained by a single entity; buildings shall be occupied by leaseholders.

MF-PUD, residential. The Multi-Family Planned Unit District, a residential district providing high density garden apartments and townhouses.

Detention. Stormwater management infrastructure includes detention, open space, landscaping and a designated trail.

Table 1 – Land Use

TABLE 1 – Land Use		
Land Use	**Gross Acres**	**% Gross AC**
Multi Family, MF-PUD	14.7	50%
Neighborhood Commercial District, NC-PUD	8.22	28%
Detention	6.44	22%
Total	29.37	100%

Figure 3 – Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD, provided they comply with the acreage restrictions referred to in this section.

Land use categories shall be regulated on a total gross acreage basis. Land use categories may increase or decrease by up to 10 percent without further approval of the Planning and Zoning Commission or City Council. Gross detention acreage may increase due to final engineering considerations resulting in a decrease in other land uses. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

The density shall not exceed 26.6 residential dwelling units per acre of MF-PUD designated land. At a gross acreage of +-/ 14.7, this would result in a maximum of 391 residential units.

C. Circulation

As part of Friendswood PUD Option 2 process a Traffic Impact Analysis (TIA) will be submitted for review and approval when applying for site plan approval.
Figure 4 – The Concept Plan illustrates the proposed circulation system for Clear Creek Village. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall site. There shall be two access points. The first access point will be a shared driveway easement, constructed at the existing curb cut out along F.M. 2351. The second access point will be a 30-foot private access easement constructed as part of the development. The private drive will be 30 feet wide running along the east property line adjoining an existing driveway easement. The private drive will be built to meet guidelines established in Section 4 of the 2021 Design Criteria Manual.

D. Green Space and Trails.

1. Green Space

Green Space Promenade and Plaza areas and Private Amenity area shall comprise at least 8.5% of the gross acreage of Clear Creek Village:

Green Space Promenade and Plaza = 1.77 Ac.
Private Amenity = 0.73 Ac.

Name as Private Amenity to match section above.

Table 2 - Green Space

TABLE 2 - Green Space			
Land Use	**Type of Green Space**	**AC**	**% of Gross AC**
MF-PUD	Private Green Space	0.73	2.5%
NC-PUD	Public Green Space, Promenade & Plaza	0.62	2.1%
MF-PUD	Public Green Space, Promenade & Plaza	1.15	3.9%
Total Green Space		2.50	8.5%

2. Trails and Open Space

Trails and Open Space shall comprise at least 2.2% of the gross acreage of Clear Creek Village:

Open landscaped area within land designated for detention = 0.64 Ac.
Proposed quarter mile, (1,320 linear feet) of trails and pathways within development.

The proposed semi-public trail through the promenade and plaza and around the detention system may be paved or unpaved and constructed of materials that are appropriate for the specific application. The specific location of individual trails may be moved or combined as the design and development of Clear Creek Village moves forward. Future connection to Frankie Randolph Park may be possible with off-site easements and coordinated development.

Table 3 - Green Space, Trails & Open Space

TABLE 3 - Green Space, Trails & Open Space		
Type of Green Space	**AC**	**% of Gross AC**
Green Space	2.50	8.5%
Trails and Open space	0.64	2.2%
Total	3.14	10.7%

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Clear Creek Village PUD. Appendix 2 contains the metes and bounds description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within the amended PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability will follow procedures established in Section 10 of Appendix C of the Friendswood Code of Ordinances.

This PUD may be amended by the same procedure as it was adopted, by ordinance.

2. Existing Utilities

Existing utilities and all use allowed by existing easements shall continue to be permitted in all designations within the PUD.

3. Design Standards

Friendswood Community Overlay District (COD) requirements established in Section 7.5 Appendix C, Zoning of the Friendswood Code of Ordinances shall apply along the first 150 feet of F. M. 2351.

Façade materials listed in Figure 5 – NC-PUD Typical Elevations shall apply to development within the NC-PUD section of the PUD.

Façade materials and color scheme listed in Figure 6 – MF-PUD Typical Elevations shall apply to development within the MF-PUD section of the PUD.

4. Lighting

All lighting within Clear Creek Village will be subject to standards established in the Code of Ordinance, Appendix C., Sec. 8. J. 2. c., Lighting and glare. Green space and trails will require lighting standard meeting illumination level recommendations established by Illuminating Engineering Society "IES." These standards will help to ensure attractive, high-quality lighting is provided throughout the development.

5. Signage

All signage within Clear Creek Village will be subject to the standards established in the City Code of Ordinance, Appendix A. These standards will allow signs to provide information while maintaining the aesthetic of the community.

6. Planting

All planting within the PUD will be subject to the standards established in the Code of Ordinances, Appendix C, Sections 7.5 and 8. I. Landscaping and Screening requirements. These standards will preserve the value of trees in the community.

B. Development Standards

Lot development shall be subject to Friendswood, Code of Ordinances, Appendix C, Section 7.Q., except were modified by the development standards established in this section of the PUD.

1. Neighborhood Commercial District (NC-PUD)

Purpose: The Neighborhood Commercial District is designed to meet the demand for commercial development along major thoroughfares. Neighborhood Commercial is intended for retail sales, services and office activities in a mixed grouping meeting the daily needs of the community. All land uses allowed by the City's current Neighborhood Commercial District, excluding gasoline service stations, shall be permitted within this NC-PUD land use area. Uses identified in Section 7. P. of Appendix C of the Friendswood Code of Ordinance as requiring a Specific Use Permit must comply with all city requirements and procedures to operate said uses within the PUD.

Table 4 – NC-PUD Building Standards

Table 4 – NC-PUD Building Standards								
	Bldg. min. sq. footage	**Bldg. Width**	**Bldg. Depth**	**Front yard min.**	**Rear yard min.**	**Side yard min**	**Height Max ft.**	**Landscape required**
NC-PUD	7000'	70'	115'	30'	0'	5'	40'	Yes

Figure 5 – Depicts typical NC-PUD elevations.

2. Multiple-Family Residential Dwelling – (MF-PUD)

Purpose: Multiple-Family Residential Dwelling is a residential district intended to provide for the highest residential density allowing for a density of up to 26.6 dwelling units per acre. All land uses allowed by the City's current MFR-H, Multiple-Family Residential Dwelling-Highest Density District, shall be permitted within this MF-PUD land use area.

Table 5 - MF-PUD Building Standards

Table 5 - MF-PUD Building Standards							
	Units per Acre	**Bldg. min. sq. footage**	**Front yard min.**	**Rear yard min.**	**Side Yard min.**	**Height Max ft.**	**Occupiable Height Max Ft.**
MF-PUD	26.6	14000'	0	10'	5'	65'	40'

Figure 6 – Depicts typical MF-PUD elevations.

3. Parking

Clear Creek Village seeks to incorporate pedestrian friendly access and shared green spaces within a compact mixed-use development. To meet these design elements the development will establish 796 shared parking spaces, 488 confirmed for Multi Family (MF-PUD) and 7 parking spaces per 1,000 sq. ft. GFA or 308 spaces associated with Neighborhood Commercial, NC-PUD. The reduced parking plan will encourage pedestrian mobility, devoting more space to community interaction and shared experiences. Parking spaces and parking lot geometric design shall comply with requirements established in the 2021 Design Criteria Manual. Parking calculations provided as Appendix 3.

4. Building Setback Encroachments

Building setback lines shall be provided according to the approved concept plan. Architectural features such as porches, entry stairs/stoops, eaves, bay windows, balconies, fireplace chimneys, and other similar decorative features, may

encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.

IV. ADMINISTRATION & AMENDMENTS

A. Deviations from the Code of Ordinance

The criteria established in this PUD require deviations from the City's Code of Ordinance, Appendix C and the Friendswood 2021 Design Criteria Manual. These deviations are necessary to achieve the community vision established for Clear Creek Village. Table 4 describes the requested deviations. These deviations shall apply to all property within the PUD.

B. Project Phasing

Clear Creek Village may be developed in a maximum of two phases to provide a balanced approach relative to anticipated market demands. Development must occur within time limitations established through Section 7. J. (4) of Appendix C of the Friendswood Code of Ordinances.

Table 6 – Deviations from Code of Ordinance

TABLE 6 - Deviations from Code of Ordinance, Appendix C			
	Code of Ordinances Section	**Requirement**	**PUD**
Density	7.Q.2	Density ranging up to 12 dwelling units per gross acre.	Density ranging up to 26.6 dwelling units per. MF-PUD platted acre.
Height Maximum	7.Q.2	Height Maximum Feet, 40 feet.	Building height not to exceed 65' feet. Occupiable building height not to exceed 40' feet.

Table 7 – Deviations from 2021 Design Criteria Manual

Table 7 - Deviations from 2021 Design Criteria Manual			
	Code of Ordinances Section	**Requirement**	**PUD**
Parking	Appendix C Parking Group Table	Established Parking Categories	796 parking spaces, 488 reserved for MF-PUD, 308 reserved for NC-PUD. See appendix 3 – Parking Calculations.

Figure 1: Subject Tract

Clear Creek Village Planned Unit Development

October, 2025

NORTH

EHRA

ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

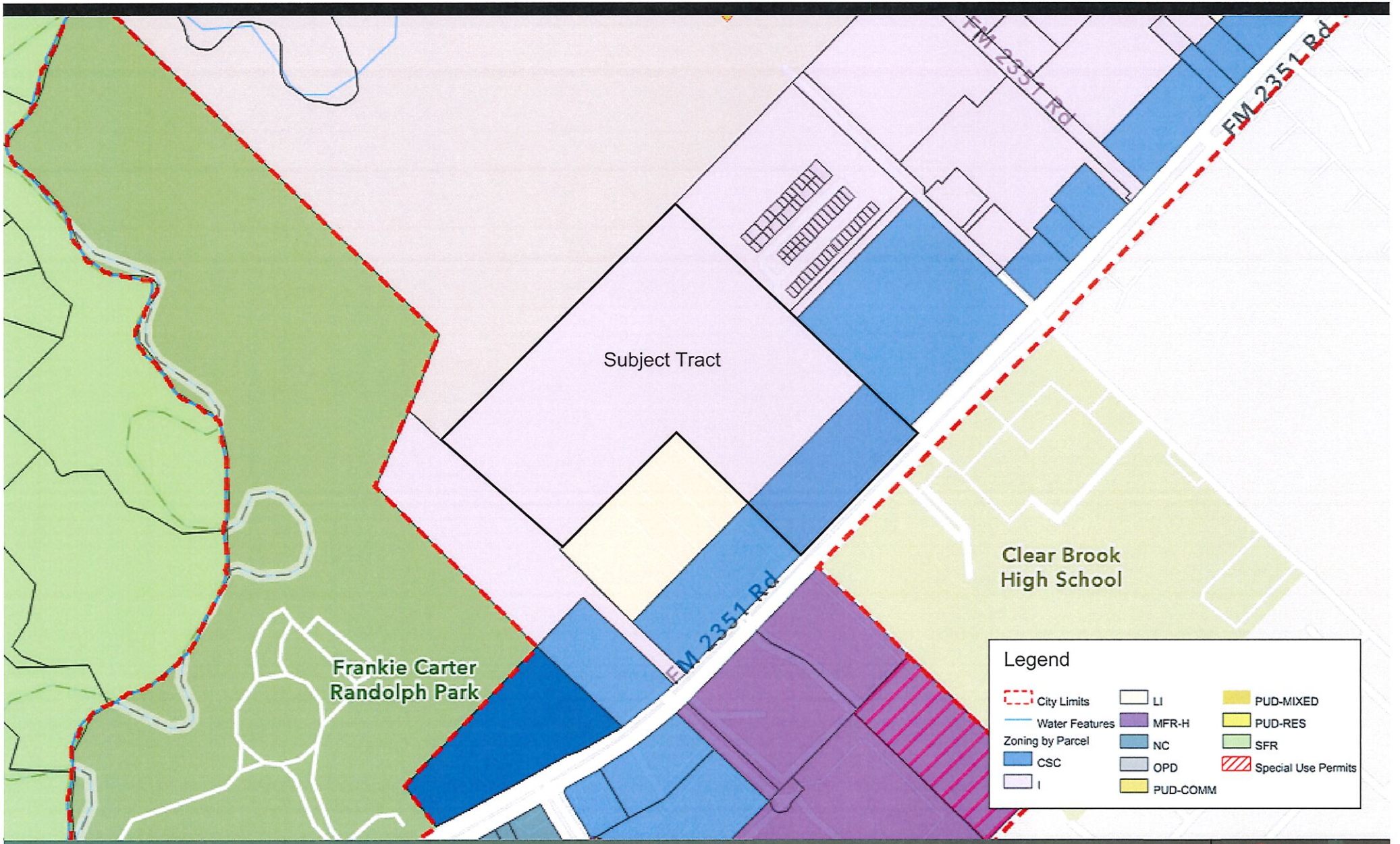


Figure 2: Existing Zoning Map

October, 2025

Clear Creek Village Planned Unit Development

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10093300
EHRA JOB NO.
251-007-00

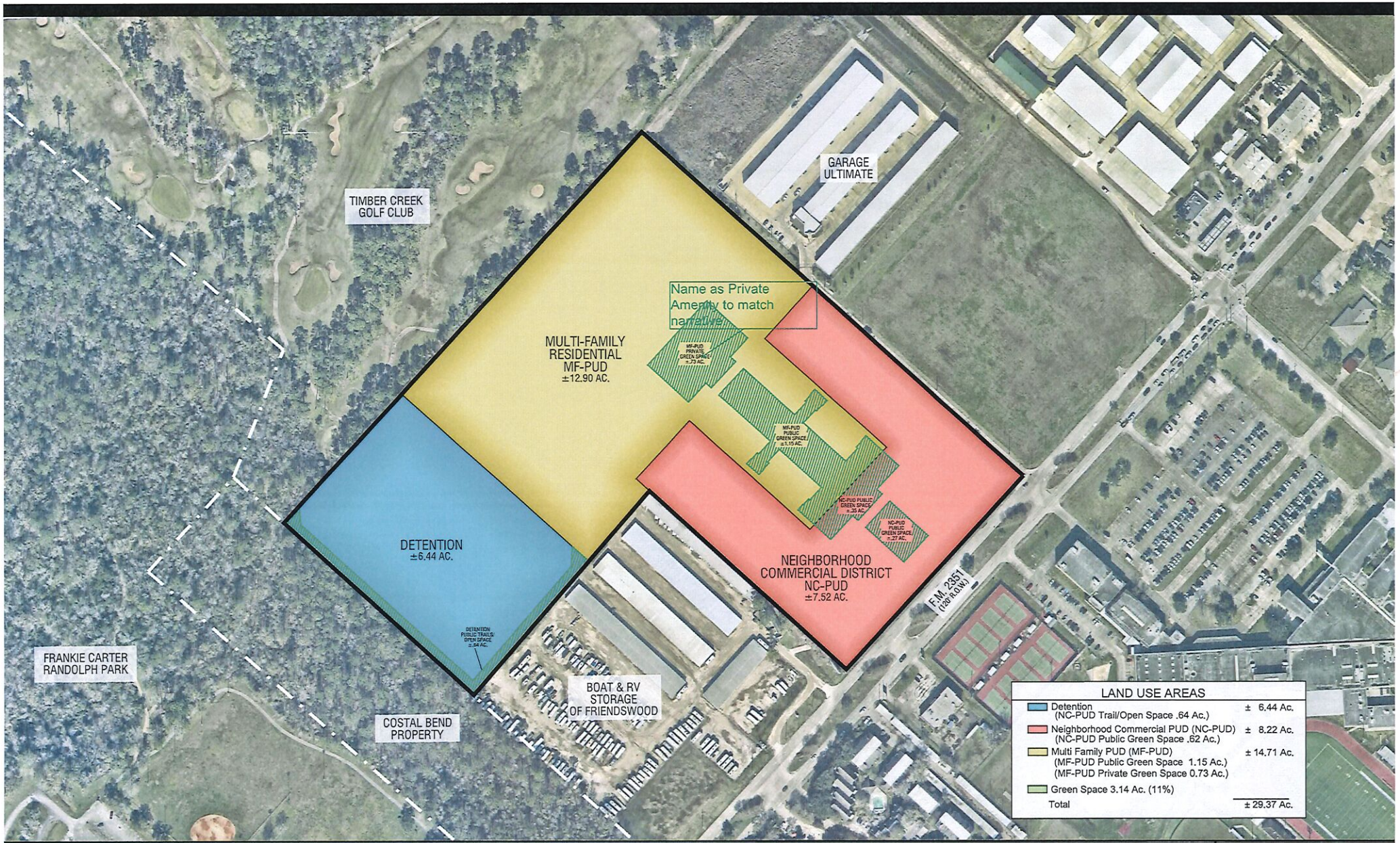


Figure 3: Land Use Plan

Clear Creek Village Planned Unit Development

November 17, 2025

NORTH

EHRA

ENGINEERING THE FUTURE SINCE 1926

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 251-007-00

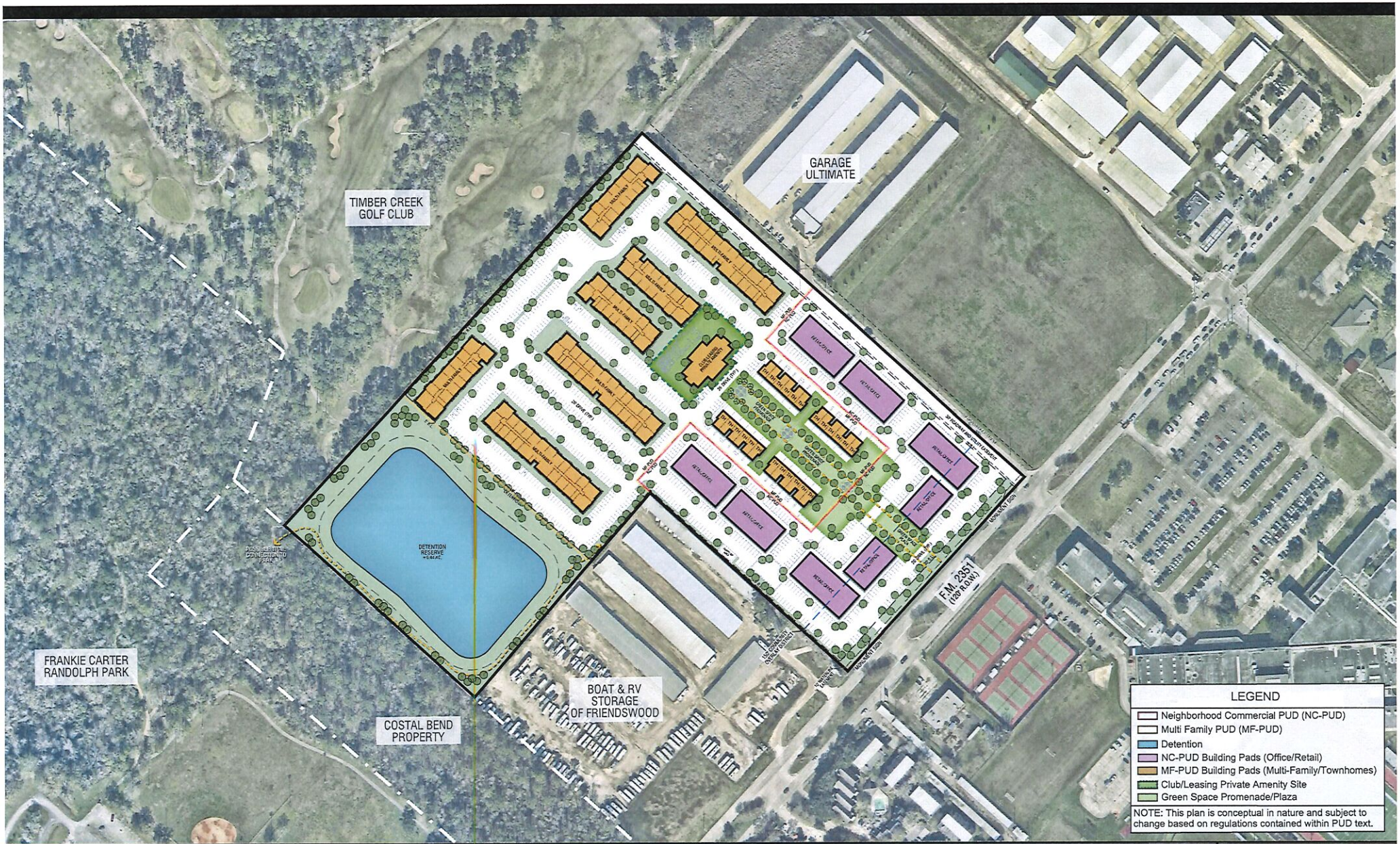


Figure 4: Concept Plan

Clear Creek Village Planned Unit Development

November 17, 2025

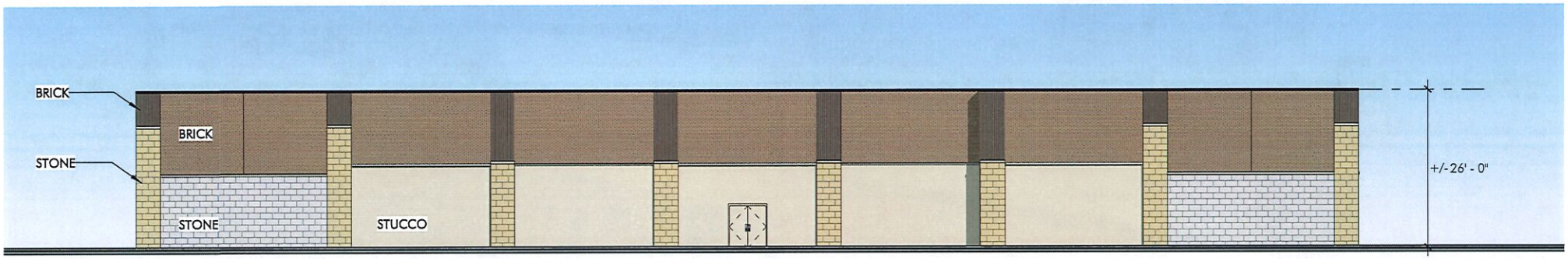
SCALE 1"=100'
TRUE SCALE AT 24"x36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092500

EHRA JOB NO.
251-007-00

MULTI-TENANT OFFICE/RETAIL
FRONT ELEVATION



MULTI-TENANT OFFICE/RETAIL
REAR ELEVATIONS

MATERIALS

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

Creek Village: Figure 6 - MF-PUD Typical Elevations

RP-2024-427676
11/15/2024 ER $41.00

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BUILDVESTMENTS LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DHANANI INVESTMENT INC., a Texas corporation, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Harris County, Texas, impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

[signature page follows]

EXECUTED to be effective as of November 14, 2024.

GRANTOR:

BUILDVESTMENTS LLC,
a Texas limited liability company

By: _____
Pratik Gandhi, Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024, by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf of such limited liability company.

SUMER ZEHRA BRITO
Notary Public, State of Texas
Comm. Expires 05-15-2028
Notary ID 134902998

_____
Notary Public in and for the State of T E X A S

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.

2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.

3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.

4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.

5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

Pages 6

11/15/2024 01:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

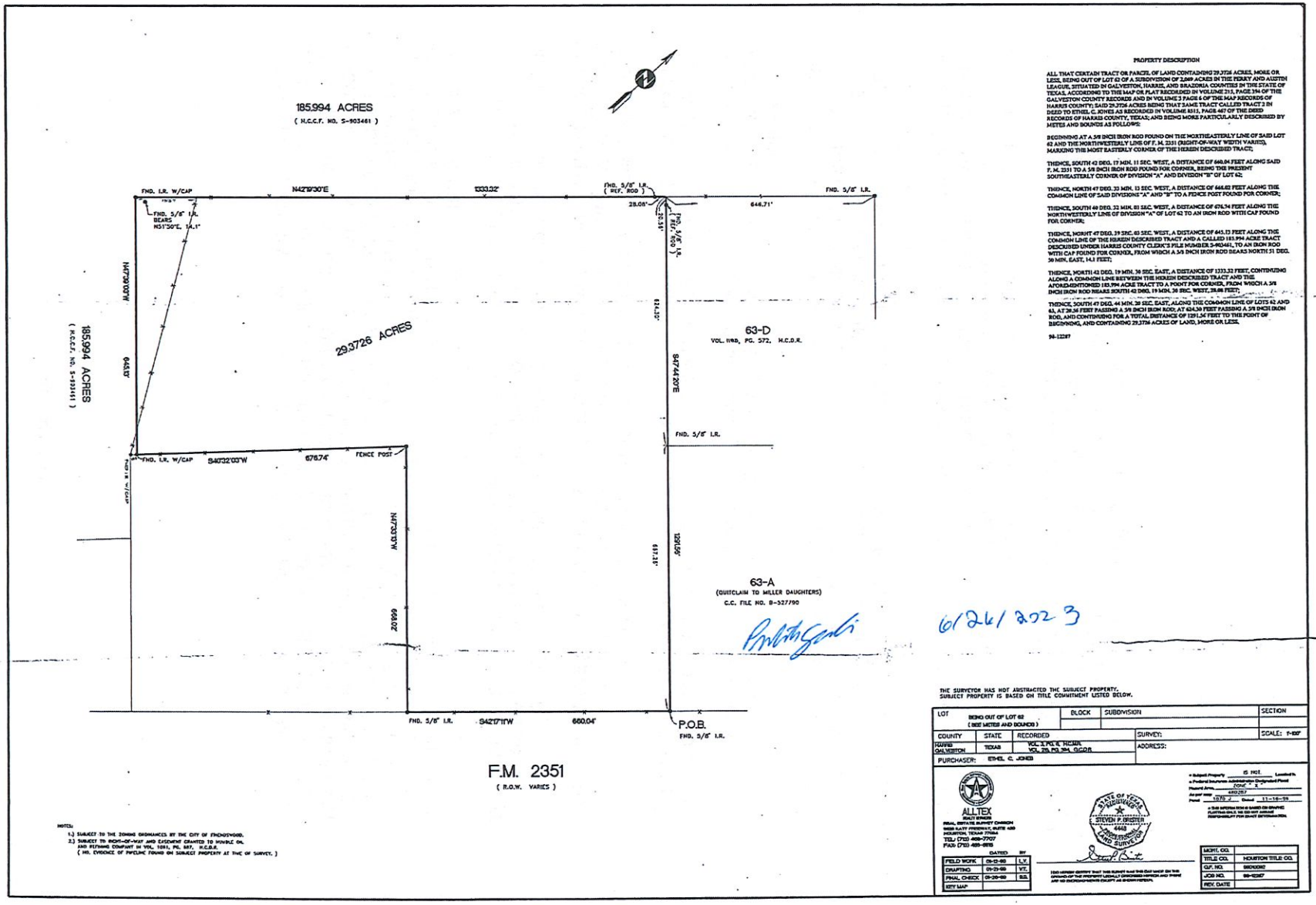
Fees $41.00

RP-2024-427676

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,049 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 213, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8513, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 20 MIN. 57 SEC. WEST, A DISTANCE OF 644.93 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 SEC. 43 SEC. WEST, A DISTANCE OF 643.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 28.36 FEET PASSING A 5/8 INCH IRON ROD, AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.54 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

94-12287

6/26/2023

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.

LOT	BLOCK	SUBDIVISION	SECTION
BEING OUT OF LOT 62 (SEE METES AND BOUNDS)			
COUNTY	STATE	RECORDED	SURVEY:
HARRIS GALVESTON	TEXAS	VOL. 3 PG. 6 HCMR, VOL. 213 PG. 394 GCDR	ADDRESS:
PURCHASER: ETHEL C. JONES			SCALE: 1"=100'

ALLTEX
REAL ESTATE SURVEY DIVISION
9600 KATY FREEWAY, SUITE 488
HOUSTON, TEXAS 77024
TEL: (713) 468-7707
FAX: (713) 468-8818

DATED	BY
FIELD WORK 06-12-99	L.T.
DRAFTING 06-21-99	V.T.
FINAL CHECK 06-28-99	S.P.
KEY MAP	

STATE OF TEXAS REGISTERED STEVEN P. GRISTER 4460 PROFESSIONAL LAND SURVEYOR

MGMT. CO.	
TITLE CO.	HOUSTON TITLE CO.
G.F. NO.	990900810
JOB NO.	99-12287
REV. DATE	

NOTES:
1.) SUBJECT TO THE ZONING ORDINANCES BY THE CITY OF FRIENDSWOOD.
2.) SUBJECT TO RIGHT-OF-WAY AND EASEMENT GRANTED TO MOBILE OIL AND PIPELINE COMPANY IN VOL. 1081, PG. 557, H.C.D.R.
(NO EVIDENCE OF PIPELINE FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.)

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

Appendix 3 - Parking Calculations

City of Friendswood Parking Requirements			
Standard Parking - Combination Option 1			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	22232	4/1000	89
Health Care	16516	4.5/1000	66
Gen Bus Ofc	24544	3.4/1000	83
Sq. ft.	85524		460.8
Required Commercial Spaces			460.8
Required MF Spaces			597.75
Total Required Space			1058.5

* Refer to Page 2 - Total Required MF Spaces.

* Refer to Page 2 - Retail Bldg. Square footage.

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 2			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	46776	4/1000	187
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		465.6
Required Commercial Spaces			465.6
Required MF Spaces			597.75
Total Required Space			1063.3

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 3			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	24544	10/1000	245
Retail	44464	4/1000	178
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		479.5
Required Commercial Spaces			479.5
Required MF Spaces			597.75
Total Required Space			1077.2

City of Houston Shared Parking Worksheet - Combination Option 1									
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
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	89	4.45	44.5	66.75	8.9	4.45	89	66.75	8.9
Clinic (Medical or Dental)	66	0	66	16.5	0	0	16.5	0	0
Office	83	4.15	83	24.9	4.15	0	8.3	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1058	628.8	454	573.65	669.95	635.75	669	587.75	628.2
Req. Spaces	669.95								

City of Houston Shared Parking Worksheet - Combination Option 1									
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
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	187	9.35	93.5	140.25	18.7	9.35	187	140.25	18.7
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1063	632.35	410	622.55	678.4	640.65	747.8	661.25	638
Req. Spaces	747.8								

City of Houston Shared Parking Worksheet - Combination Option 1									
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
Restaurant	245	24.5	122.5	183.75	98	36.75	183.75	245	122.5
Retail (excluding shopping center)	178	8.9	89	133.5	17.8	8.9	178	133.5	17.8
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1077	634.2	417	633.05	686.7	643.65	756.05	677.5	648.6
Req. Spaces	756.05								

Appendix 3 - Parking Calculations

Residential Parking calculations based on Friendswood Design Criteria Manual, Appendix C				
Multi Family (MF) Parking Calculations				
Unit Code	Bdrm Type	Number	Parking Calculation	No. Req. Space
E1	Efficiency unit	60	1	60
A1	1 bdrm unit	60	1.5(60)	90
A3	1 bdrm unit	123	1.5(123)	184.5
B1	2 bdrm unit	30	1.5(30)+.25(30)	52.5
B3	2 bdrm unit	9	1.5(9) + .25(9)	15.75
B4	2 bdrm unit	84	1.5(84)+.25(84)	147
	Total units	366		
Total parking spaces proposed apartment count				549.75
TH	3 bdrm	24	1.5(24)+.25(48)	48
	Total units	24		
Combined unit total		390	Total units req	597.75

Commercial Lease Space		
Sq. Ftg.	# of Bldg.	Totals
11116	4	44464
12272	2	24544
8258	2	16516
Total Sq. Ftg.		85524
1000 sq ft per GFA		85.524

Parking Group Tables from Friendswood Design Criteria Manual, Appendix C

Finance and Insurance	
General Business Offices:	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
Consumer Service Offices:	4.6 spaces per 1,000 sq. ft. GFA.
Data Processing, Telemarketing, Operations:	6 spaces per 1,000 sq. ft. GFA.
Food Service	
Restaurant:	10 spaces per 1,000 sq. ft. GFA;
Restaurant bar area:	15 spaces per 1,000 sq. ft. GFA;
Fast Food:	8 spaces per 1,000 sq. ft. GFA;
Take Out and Delivery Only:	3 spaces per 1,000 sq. ft. GFA;
Health Care and Social Assistance	
Medical Offices (not on hospital campus):	4.5 spaces per 1,000 sq. ft. GFA.
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic &Sightseeing	1 space per 100 sq. ft. GFA.

Rezoning Report

November 2025

Location: FM 2351, generally located in the 4700 Block

Legal: 29.3726 acres, more or less, being out of Lot 62 of a subdivision of 2,069 acres in the Perry and Austin League situated in Galveston, Harris, and Brazoria Counties in the State of Texas, according to the Map or Plat recorded in Volume 215, Page 394 of the Galveston County Records and in Volume 3 Page 6 of the Map Records of Harris County, Friendswood, Texas

Project: Clear Creek Village Planned Unit Development (PUD)

Requests: 1) Future Land Use Map (FLUM) amendment from "Retail" and "Industrial" to "Mixed Use"

and

2) Zone classification change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD)

Planned Unit Development (from Appendix C Zoning Ordinance)

This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification and shall be granted only when the planning and zoning commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.

The general purposes of all PUD districts are several-fold:

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;

2. To accommodate innovation in development by modifying the city's land use and development regulations;

3. To provide for and protect the public health, safety, and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and public services and related facilities;

5. To protect and enhance the aesthetic and visual qualities of development;

6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape; or

7. To promote economic development in accordance with the city's plans for such.

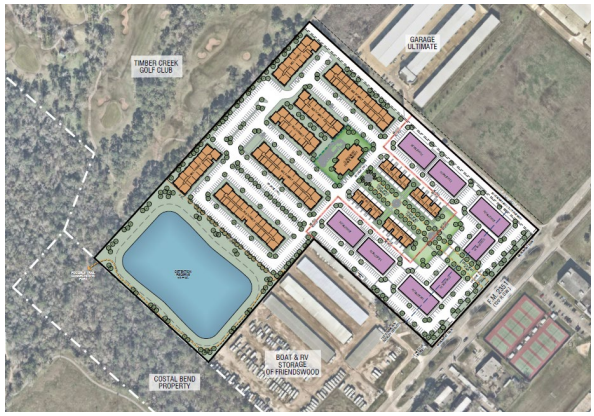
Proposed Use (Permitted Uses, Location, Size, etc.)

Mixed-Use Development

The proposed project is a mixed-use development consisting of high density residential and commercial space providing an integrated living and workspace. Shared green space and on-site detention will also be provided within the development. The property is located near Timber Creek Golf Course and Frankie Carter Randolph Park (Harris County) which would provide future residents easy access to both public and private recreation amenities.

The commercial portions of the development will utilize the Neighborhood Commercial zoning district to regulate the uses allowed within the development. All land uses allowed by the NC zoning district, excluding gasoline service stations, shall be permitted within the commercial areas of the development. Uses required to obtain a Specific Use Permit shall be required to obtain a SUP to operate within the development. Table 4 outlines the setbacks, building height, and minimum building square footage. Building will range from 7,000 square feet to 13,000 square feet in size.

The residential portion of the development will utilize the Multi-Family Residential-High Density (MFR-H) zoning district to regulate the uses allowed within the development. All land uses allowed by the current MFR-H zoning district shall be permitted within the residential areas of the development. Table 5 outlines the density, minimum building square footage, setbacks, and building height for the high-density residential buildings. The residential portion of the development will consist of 366 high-density garden apartments and 24 townhouses.



Clear Creek Village PUD

Parking
A shared parking analysis has been provided. Planned parking for the development includes 796 parking spaces. 488 would be reserved for the multi-family residential portion and the remaining 308 spaces would be associated with the commercial areas.

Trails and Open Space
A quarter mile semi-public trail through the promenade and plaza will be provided. Additionally, approximately 2.5 acres of open space will be accounted for throughout the project.

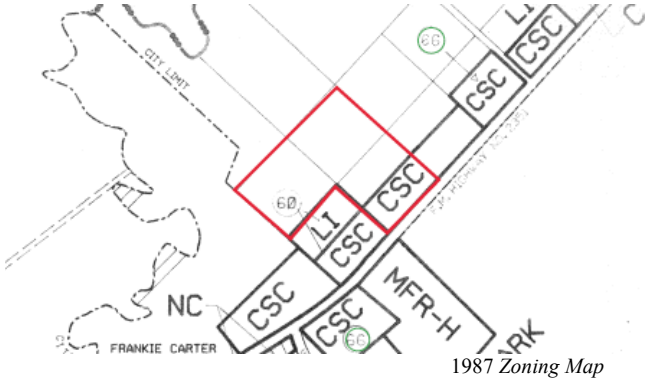
Existing Use/Site Attributes

The 29-acre tract is currently undeveloped and is heavily wooded and has 660 feet of frontage along FM 2351. An oil well is present on the property; the required setback for active wells is 150 feet. The western corner of the property falls within the 500-Year floodplain. A private driveway access Garage Ultimate is located along the distance of the northeasterly property line.

Aerial Map from Friendswood GIS

Zoning History

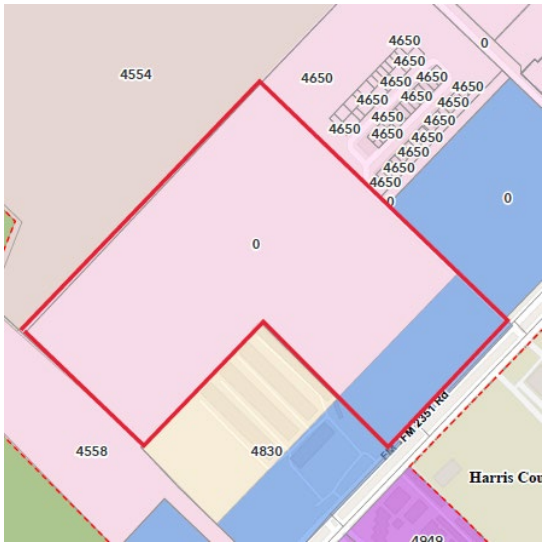
The area of Friendswood on FM 2351 east of Frankie Carter Randolph Park was annexed into the city in 1987. The property has been zoned Community Shopping Center (CSC) and Industrial (I) since that time.



1987 *Zoning Map*

Adjacent Zoning/Land Use

The property fronts FM 2351, a TxDOT right-of-way. Timber Creek Golf Course is situated to the north. To the east is a vacant 10-acre tract towards the front and Garage Ultimate towards the rear. On the southwesterly side, the property abuts a boat and RV storage lot and to the west, there is vacant land between this tract and Frankie Carter Randolph Park.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 29.3726 acres, City of Friendswood, Harris County, Texas. Preliminary and final plats will be required in order to proceed with development.

Current Planning Analysis

The Planned Unit Development (PUD) is intended to create a unique, mixed-use community within the City of Friendswood providing retail services and multi-family residential units as well as open space.

A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;

2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;

3. The land serves as transition between different and seemingly incompatible land uses;

4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;

5. To provide amenities or features that would be of a special benefit to the community; or

6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development meets the requirement by meeting criteria 1.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as "Retail" and "Industrial." During the update of the Future Land Use Map in 2021, the decision was made to keep the area as planned on the map with the goal of allowing for retail and commercial development along FM 2351 but allowing for industrial development to the rear. An amendment to the Future Land Use Map to change to "Mixed Use" is included in the request.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:
Portions of the property lie within the 500 –Year Floodplain. At the time of platting and submittal of the construction plans, an engineered drainage plan must be submitted. On-site detention will be required.

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

Transportation:
A Traffic Impact Analysis (TIA) will be required. There is an existing 30-foot private road running the length of the side property line. The property owner will be required to dedicate 10 feet; once the vacant tract across the road develops, they will dedicate and improve the other 10 feet for an ultimate 60-foot roadway. A 5-foot sidewalk will be required along FM2351.

Public Safety:
No major concerns for the development. The Fire Marshal's Office will require fire sprinkler, fire alarms, Knox systems, and two points of access, which will all be verified during platting and site plan approval.

Economic Development:
The PUD will be presented to the Community and Economic Development Corporation (CEDC) in early October for a recommendation.

School District:
The property is located within Clear Creek ISD's boundary. There is a possibility of additional students who would attend CCISD as a result of the proposed multi-family units to be built within the development.

Alcohol Sales:
The proximity of potential restaurants and commercial establishments to the public school could limit the sale of alcohol. It is unlawful to sell or offer for sale any alcoholic beverage from a place of business which is located within 300 feet of a church, public school or public hospital; measuring standards vary. The developers are aware of these regulations and have planned accordingly.

Park/Open Space:
Parkland fees of $600 per dwelling unit would be due at the time that the plat is recorded or with the issuance of the building permits.

City of Friendswood

10/8/2025, 4:23:38 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

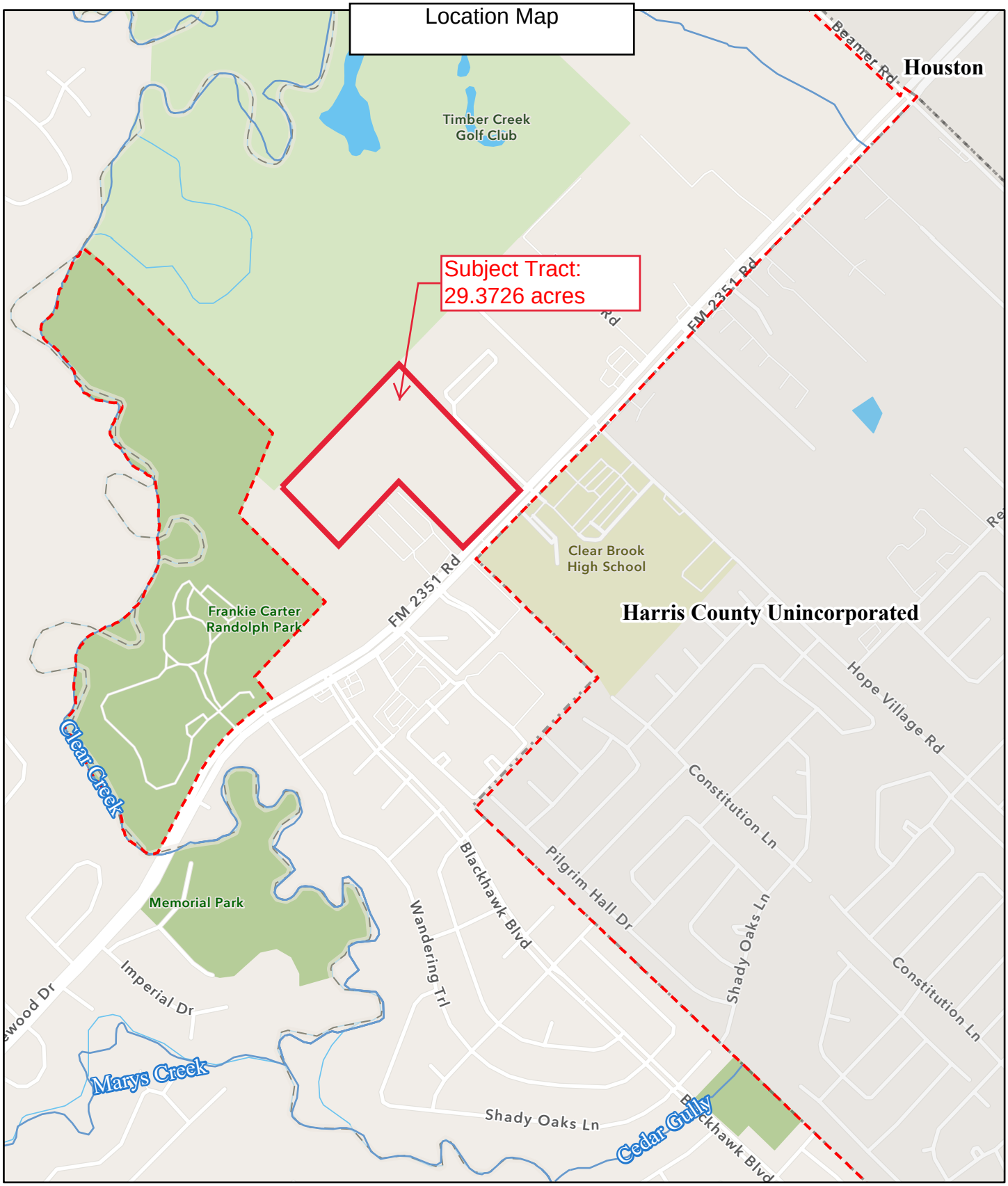
Parcels

Streets

Surrounding Cities

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

City of Friendswood



10/8/2025, 3:01:57 PM

1:13,479

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

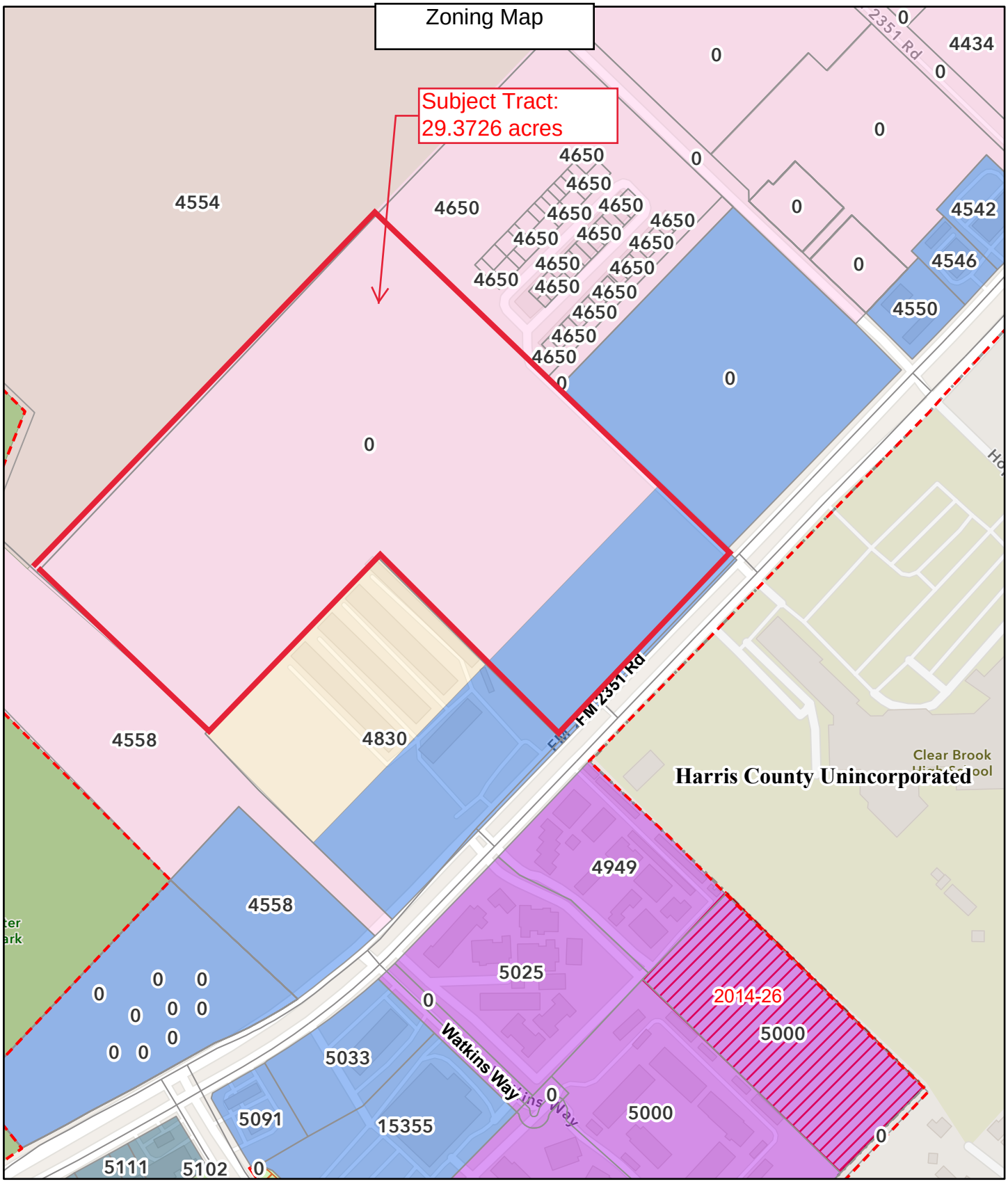
City Limit

Creeks/Water

Surrounding Cities

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

City of Friendswood



10/8/2025, 4:21:27 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

Parcels

Streets

Surrounding Cities

Zoning by Parcel

CSC

I

LI

MFR-H

NC

SFR

Specific Use Permit

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

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **RECOMMENDATION: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I)TO PLANNED UNIT DEVELOPMENT (PUD)**
Consider making a recommendation to City Council regarding a request to change the zoning classification for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to vote on a recommendation to forward to City Council regarding the requested zone change.

See attachments on the public hearing item. The attachment titled "Clear Creek Village PUD 12-4-2025" is the document that would be included in the ordinance to establish the PUD.

The proposed project, Clear Creek Village (tentative name; may change), will be a mixed-use development consisting of commercial, residential, shared green space and on-site detention. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of housing products and unrestricted age use encourages cross-generational housing and living experience.

The multifamily portion of the development would provide 391 residential units resulting in a density of 26.6 units per acre of the MF-PUD land area. These buildings would be located towards the middle of the development and to the rear and allow for an increased building height of 65 feet, although the occupiable floors would be limited to 40 feet.

The commercial buildings would range in size from 7,000 to 13,000 square feet and a total of about 85,500 square feet of building area. These buildings would meet the required setbacks from FM 2351 and adhere to the 40-foot maximum building height.

The applicant provided several iterations of parking calculations accounting for restaurants, general office space, retail, and health care uses combined with the parking for the residential uses. All three of the shared parking scenarios average out to require 725 parking spaces. The proposed development provides 796 parking spaces.

The development would be accessed from the private road shared with Garage Ultimate. Currently, there is a 40-foot road easement. The developer will be required to dedicate and improve 10 additional feet of the private road. In the future, when the adjacent 10 acres of land is developed, that owner will be required to dedicate and improve the additional 10 feet for an ultimate width of 60 feet for the private road.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The proposed plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The following comments remain:

Planning:
Page 8 - Table 1...name Private Green Space as Private Amenity to match section above.
Figure 3 - Name as Private Amenity to match narrative.

The plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **PRELIMINARY PLAT: NTL PARKWOOD OUTLOT**
Consider approval of Preliminary Plat of NTL Parkwood Outlot, a subdivision of 2.133 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC). Minimum lot size is 100-ft by 150-ft, 15,000 sqft.

This plat is for the corner lot at W Parkwood Ave and Friendswood Parkway. Right-of-way is being dedicated to allow for the intersection improvements that will be installed by Castle Biosciences in accordance with the Development Agreement under Tax Reinvestment Zone #2. A location map is attached for reference.

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

Staff recommends approval.

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

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

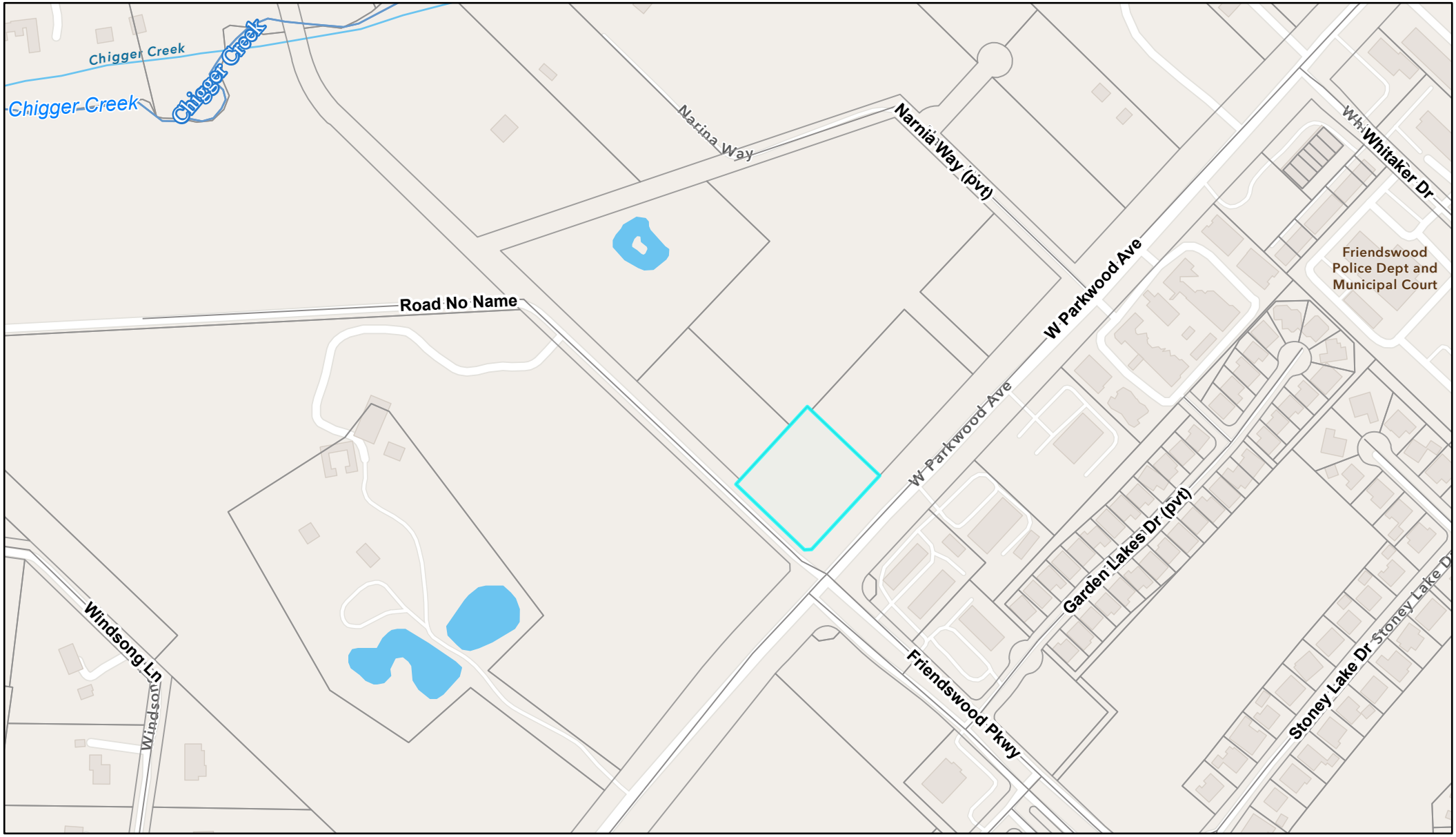
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Location Map - NTL Parkwood Prel Plat
2. NTL PARKWOOD OUTLOT Preliminary Plat Pg 1 of 1

City of Friendswood



12/2/2025, 11:25:56 AM

City Limit
Parcels
Water Lines
Creeks/Water
Streets

1:5,436

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

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

STATE OF TEXAS

COUNTY OF GALVESTON

WE, Northwest Tidwell LTD, a Texas limited company, acting by and through David Foor, its President, owners, hereinafter referred to as Owners, whether one or more, of the 2.133 acre tract described in the above and foregoing plat of **NTL PARKWOOD OUTLOT**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

IN TESTIMONY WHEREOF, Northwest Tidwell LTD, a Texas limited company, has caused these presents to be signed

by David Foor, its President, thereunto authorized,this _____ day of _____, 2025.

Northwest Tidwell LTD,
a Texas limited company

By: _____
David Foor
President

STATE OF _____

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025, A.D.

_____
Notary Public in and for
The State of _____

_____
Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

This is to certify that I, Brian E. Wilson a Registered Professional Land Surveyor for the State of Texas, Registration No. 5745, have platted the above and foregoing subdivision from on actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners hove been, or will be, properly monumented.

_____
Brian E. Wilson
Registered Professional Land Surveyor
State of Texas No. 5745

_____
Date

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of **NTL PARKWOOD OUTLOT** in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this

_____ day of _____, 2025.

By: _____
Becky Bennett,
Assistant Planner

By: _____
Tom Hinckley,
Chairman

I, Jilardo 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: _____
Jilardo Arias, P.E., CFM, City Engineer/Director of Engineering

REGULATION MATRIX

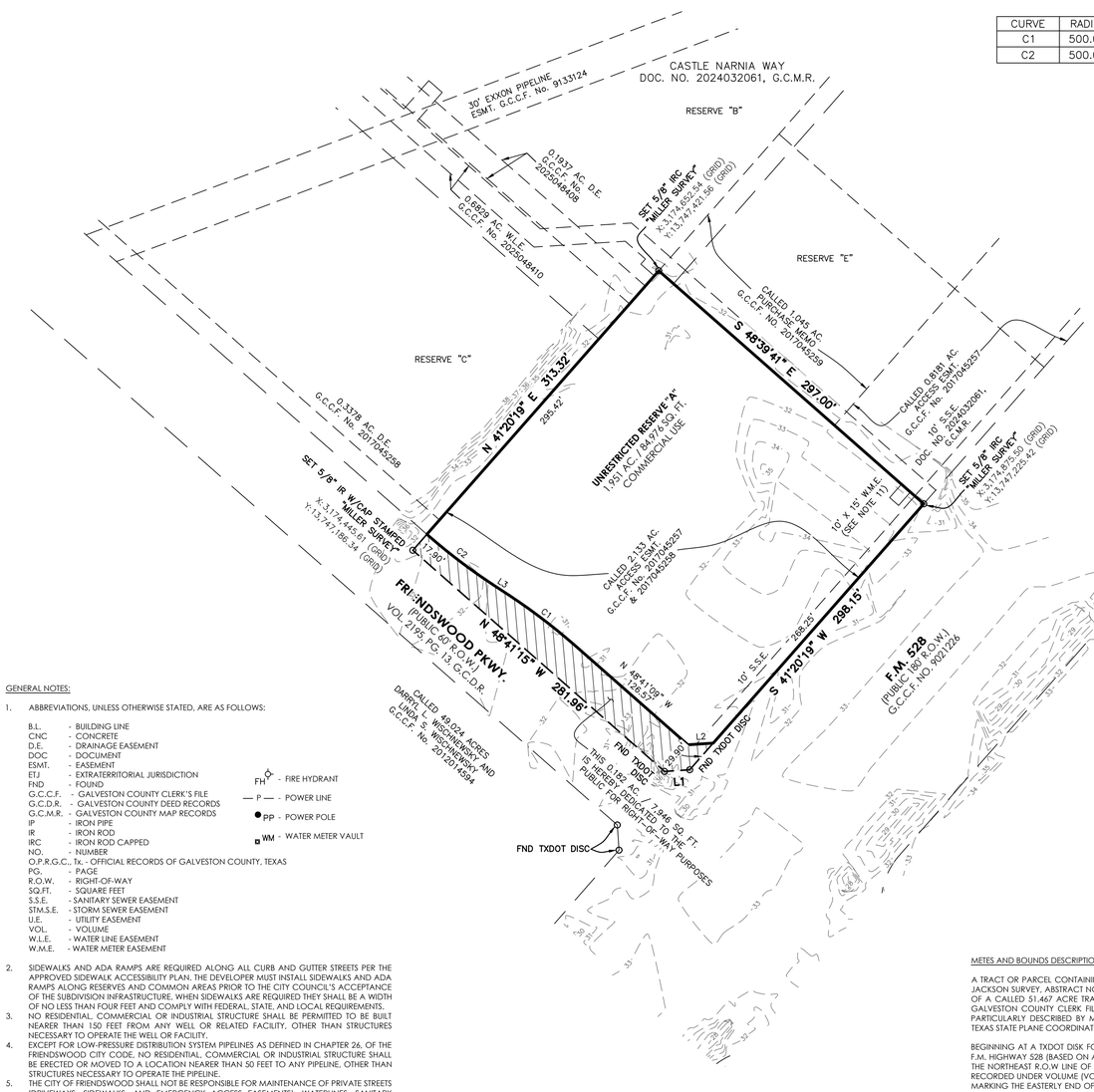
ZONING DISTRICT	LOT AREA (MIN. SQ. FT.)	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	SETBACKS						HEIGHT MAXIMUM	LANDSCAPE REQUIREMENTS	EXCEPTION NOTES	MAXIMUM LOT COVERAGE
				FRONT	REAR	SIDE							
						INTERIOR		EXTERIOR					
						WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT	WHEN ABUTTING PROPERTY IN A NONRESIDENTIAL DISTRICT	WHEN BACKING UP TO AN ABUTTING SIDE YARD	WHEN BACKING UP TO AN ABUTTING REAR YARD				
CSC COMMUNITY SHOPPING CENTER DISTRICT	15,000	100'	150'	30'	15'	25'	10'	25'	10'	40'	YES	NONE	30%

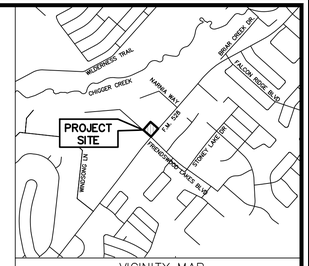
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	69.55'	69.49'	N 52°40'14" W	7°58'11"
C2	500.00'	69.55'	69.49'	N 52°40'14" W	7°58'11"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°20'19" W	21.28'
L2	S 86°20'19" W	21.28'
L3	N 56°39'19" W	16.89'





VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP – 656_Y

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

B.L.	- BUILDING LINE	FH	- FIRE HYDRANT
CNC	- CONCRETE	— P —	- POWER LINE
D.E.	- DRAINAGE EASEMENT	PP	- POWER POLE
DOC	- DOCUMENT	WM	- WATER METER VAULT
ESMT.	- EASEMENT		
ETJ	- EXTRATERRITORIAL JURISDICTION		
FND	- FOUND		
G.C.C.F.	- GALVESTON COUNTY CLERK'S FILE		
G.C.D.R.	- GALVESTON COUNTY DEED RECORDS		
G.C.M.R.	- GALVESTON COUNTY MAP RECORDS		
IP	- IRON PIPE		
IR	- IRON ROD		
IRC	- IRON ROD CAPPED		
NO.	- NUMBER		
O.P.R.G.C., Tx.	- OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS		
PG.	- PAGE		
R.O.W.	- RIGHT-OF-WAY		
SQ.FT.	- SQUARE FEET		
S.S.E.	- SANITARY SEWER EASEMENT		
STM.S.E.	- STORM SEWER EASEMENT		
U.E.	- UTILITY EASEMENT		
VOL.	- VOLUME		
W.L.E.	- WATER LINE EASEMENT		
W.M.E.	- WATER METER EASEMENT		

2. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
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 ERECTED 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 OWNERS SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
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 OWNER.
9. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
10. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987015070B.
11. PROPOSED WATER METER EASEMENT SHOWN. FINAL LOCATION TO BE CONFIRMED PRIOR TO FINAL PLAT RECORDATION AND ADJUSTED IF NECESSARY.

SPECIAL FLOOD HAZARD AREA STATEMENT:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48167C0202G, MAP REVISED AUGUST 15, 2019, THE SURVEYED TRACT LIES IN UNSHADED ZONE X (AREA SUBJECT TO MINIMAL ANNUAL CHANCE FLOOD HAZARD).

BENCHMARK INFORMATION:

PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) HGCSD 54 (PID: AW5596) BEING A BRASS DISK STAMPED "B 457 1951" LOCATED FROM FM 518 AND FM 528; TRAVEL SOUTHWEST ON FM 528 1.1 MILES TO CLEAR CREEK DRAINAGE DISTRICT OFFICE AT 1301 PARKWOOD (FM. 528); MONUMENT IS IN THE GRASS AT THE NORTHWEST CORNER OF THE PARKING LOT. ELEVATION = 29.50' NAVD88, THIS BENCHMARK IS APPROXIMATELY 1,100 FT OR 0.2 MILES FROM THE SOUTHEAST CORNER OF THE PROPERTY.

TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT WITH A SCRIBED "X" IN CONCRETE BEING +/- 74' NORTHWEST FROM THE INTERSECTION OF F.M. 528 AND NARNIA WAY BEING ON THE HEADWALL OF A SAFETY END TREATMENT ON THE SOUTHWEST DITCH LINE OF SAID NARNIA WAY AND THE NORTHWEST DITCH LINE OF SAID F.M.528. ELEVATION = 30.83' NAVD88

METES AND BOUNDS DESCRIPTION:

A TRACT OR PARCEL CONTAINING 2.133 ACRES OR 92,922 SQUARE FEET OF LAND SITUATED IN THE A.H. JACKSON SURVEY, ABSTRACT NO. 128, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 51.467 ACRE TRACT CONVEYED TO HAL BROWNING BOONE, TRUSTEE AS RECORDED IN GALVESTON COUNTY CLERK FILE (G.C.C.F.) NO. 8209272, WITH SAID 2.133 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;

BEGINNING AT A TXDOT DISK FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF F.M. HIGHWAY 528 (BASED ON A WIDTH OF 180 FEET) AS RECORDED UNDER G.C.C.F. NO. 9021226, AND THE NORTHEAST R.O.W LINE OF FRIENDSWOOD LAKES BOULEVARD (BASED ON A WIDTH OF 60 FEET) AS RECORDED UNDER VOLUME (VOL.) 2195, PAGE (PG.) 13 GALVESTON COUNTY DEED RECORDS (G.C.D.R.) MARKING THE EASTERLY END OF A CUTBACK CORNER AND THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEGREES 20 MINUTES 19 SECONDS WEST, ALONG SAID NORTHEAST R.O.W OF FRIENDSWOOD LAKES BOULEVARD, A DISTANCE OF 21.28 FEET, TO A TXDOT DISK FOUND MARKING THE WESTERLY END OF SAID CUTBACK CORNER AND A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 48 DEGREES 41 MINUTES 15 SECONDS WEST, ALONG NORTHEAST R.O.W LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, A DISTANCE OF 281.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 51.467 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

NORTH 41 DEGREES 20 MINUTES 19 SECONDS EAST, A DISTANCE OF 313.32 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 48 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 297.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTHWEST R.O.W LINE OF AFORESAID F.M. HIGHWAY 528 MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEGREES 20 MINUTES 19 SECONDS WEST, ALONG THE NORTHWEST R.O.W LINE OF SAID FM HIGHWAY 528, A DISTANCE OF 298.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.133 ACRES OR 92,922 SQUARE FEET OF LAND, MORE OR LESS.

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT

THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____,

AT _____ O'CLOCK, ____M, AND DULY RECORDED ON _____, 20____,

AT _____O'CLOCK, ____M, INSTRUMENT # _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT OF

NTL PARKWOOD OUTLOT

A SUBDIVISION OF 2.133 AC. / 92,924 SQ. FT.,
SITUATED IN THE A.H. JACKSON SURVEY, ABSTRACT NO. 128,
CITY OF OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS.

1 RESERVE

DECEMBER 1ST, 2025

Owners

NORTHWEST TIDWELL LTD.

David Foor, President
240 Polk Street STE 200
Houston, TX 77003

(713) 293-6901

Surveyor

MILLER SURVEY | DCCM

1760 W. Sam Houston Parkway N
Houston, TX 77043

Firm Reg. No. 10047100

(713) 413-1900

Prepared By

BEACON LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

PROJECT NO. 5770 / SHEET 1 OF 1

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **SITE PLAN: 650 AND 800 N FRIENDSWOOD DRIVE**
Consider approving the site plan for The Bristol, an age-restricted community, at 650 and 800 N Friendswood Drive, in accordance with Planned Unit Development Ordinance 2024-21.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to review and consider approval of the site plan for Phase 1 of The Bristol, an age-restricted (55 and older) community. Phase 1 consists of 119 apartment units (52 1-bedroom and 67 2-bedroom units), a resort-style clubhouse, dog park, a detention lake with fountains, and walking trails. This project was approved conceptually with a Planned Unit Development ordinance in 2024 (ordinance is attached). When Phase 2, the remainder of the residential units, and the commercial tracts are developed, the owner will be required to submit the remainder of the site plan for review and consideration.

P&Z Special Considerations:
1) Alternate screening plans for uses interior to a common development.
The landscape plan for the development does not include any trees or landscape buffers between the commercial and residential uses. Section 8.I.2.6. of the Zoning Ordinance allows the Commission to consider alternate screening plans for uses interior to a common development.

2) Reduced landscape buffer along Chelsea Lane (6 -foot vs the required 15-foot with added landscaping at intersection)
The applicant is requesting the Commission to consider an alternate equal or better landscape plan in accordance with Zoning Ordinance Section 7.5 5. g. which stated that the commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses. The property is located in the Community Overlay District (COD) which requires a 15-foot landscape buffer along each right-of-way. They meet the requirement along N Friendswood Drive (the 15-ft landscape buffer needs to be labeled) and will make accommodations to meet the requirement along Riverside Drive; however, they do not have room to meet the 15-foot landscape buffer requirement along Chelsea Lane. The buffer being provided is 6 feet and would be located within the wrought iron fence. The owner is proposing to provide increased landscaping at the intersection of Chelsea Lane and N Friendswood Drive as shown on page 2 of the attached Landscape Plan.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. Some minor comments remain by other departments that do not affect the site plan.

The following comments remain from the Planning Department:

1. Provide the entirety of the landscape plan on one sheet (L1.1). 8 additional trees are shown on sheet L2.
2. Rename the section “Perimeter Less Drives Easement” to “Landscape Buffers” as there are no perimeter trees being proposed.
3. Provide a landscape table that includes the calculations used to determine the required number of trees.
4. Label the property dimensions on the drawing to support the landscape calculations.
5. Correct the street name Friendswood Parkway to North Friendswood Drive.
6. Correct the street name Chelsia to Chelsea Lane.
7. Label all easements: existing 10’ HLP easement, existing 12’ utility easement, and proposed water line easement.
8. Remove trees from easements.

This plan is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Ordinance No. 2024-21
2. Bristol Cover Sheet
3. Bristol Elevations
4. Bristol Landscape
5. Bristol Photometric
6. Bristol Site Plan
7. BRISTOL_RENDER-ELEVATION

ORDINANCE NO. 2024-21

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

****

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MIKE FOREMAN, Mayor

ATTEST:

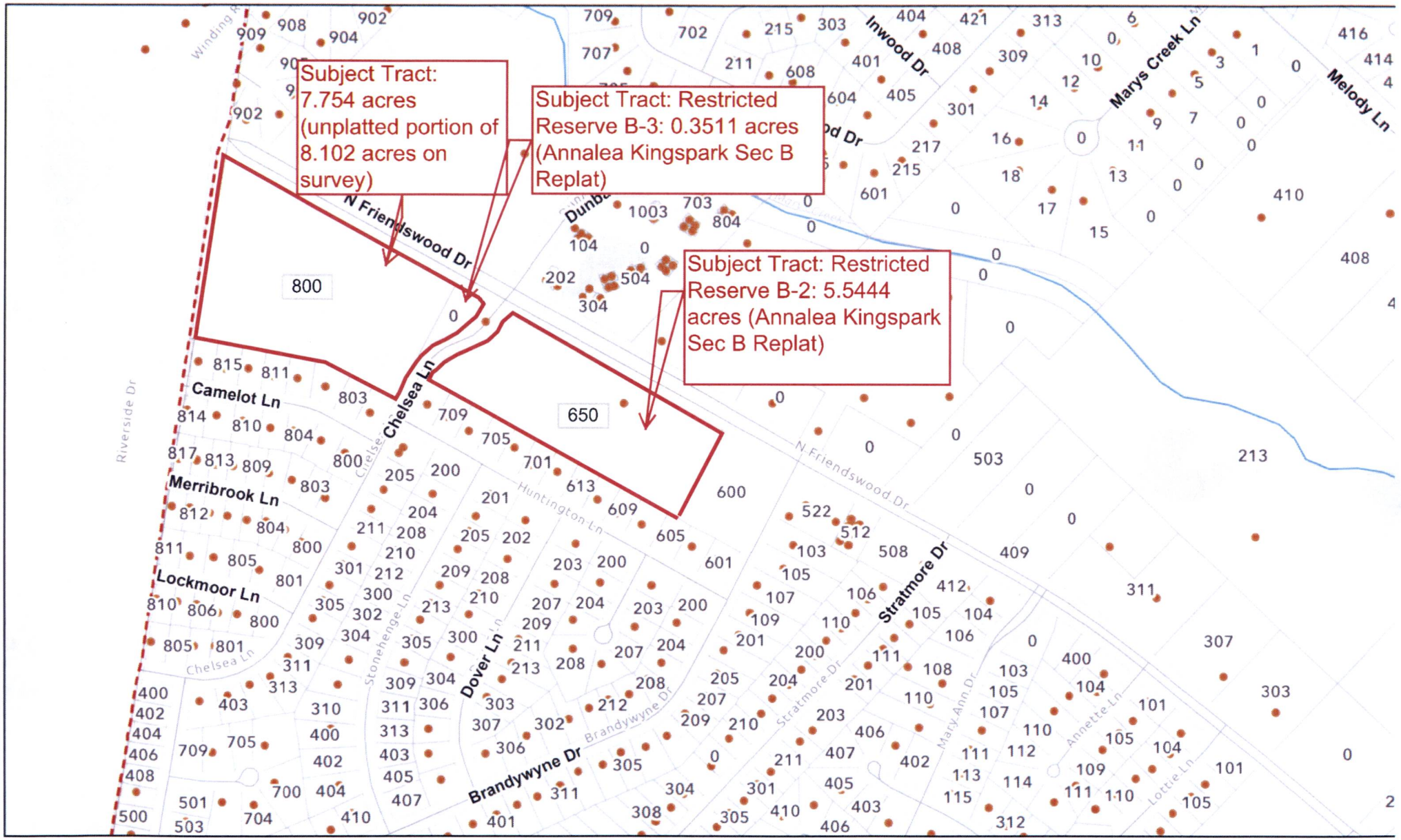
LETICIA BRYSCH, City Secretary

CITY OF FRIENDSWOOD STATE OF TEXAS

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

City of Friendswood Location Map



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

1:5,616

0 0.04 0.08 0.16

0 0.05 0.1 0.2 km

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

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

Exhibit "A"

Friendswood Belmont Development

A 14.0 Acre Mixed-Use PUD Development

800 Block of N. Friendswood Dr.

Friendswood, Texas

2024

PUD Application

City of Friendswood

BPI
BANFIELD PROPERTIES INC.

EXECUTIVE SUMMARY

TYPE:	Mixed-Use PUD
LOCATION:	800 Block of N. Friendswood Drive
LAND AREA:	Approx. 14.00 acres comprised of 8.102 acre, 5.8955 acre, & 0.3511 acre tracts
CURRENT ZONING:	CSC
REQUESTED ZONING:	Mixed-Use PUD

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

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

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

THE BELMONT
SECTION "A"
THE BELMONT
SECTION "B"
THE BELDON
THE BEDFORD
Marys Creek
Google Earth
700 ft
N

THE BELMONT MASTER PLAN

A Mixed Use Community

MUCASEY
&
Associates
Architects

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

PROJECT SUMMARY:

Apartments:

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

Acreage:

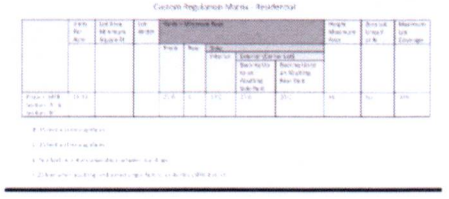
Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

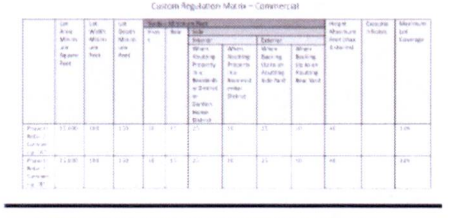
Retail:

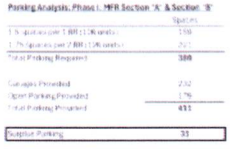
Retail / Commercial "A"	19,770 s.f.
Retail / Commercial "B"	18,120 s.f.
Self Storage	26,700 s.f.

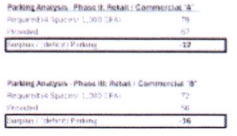
Garages Provided:

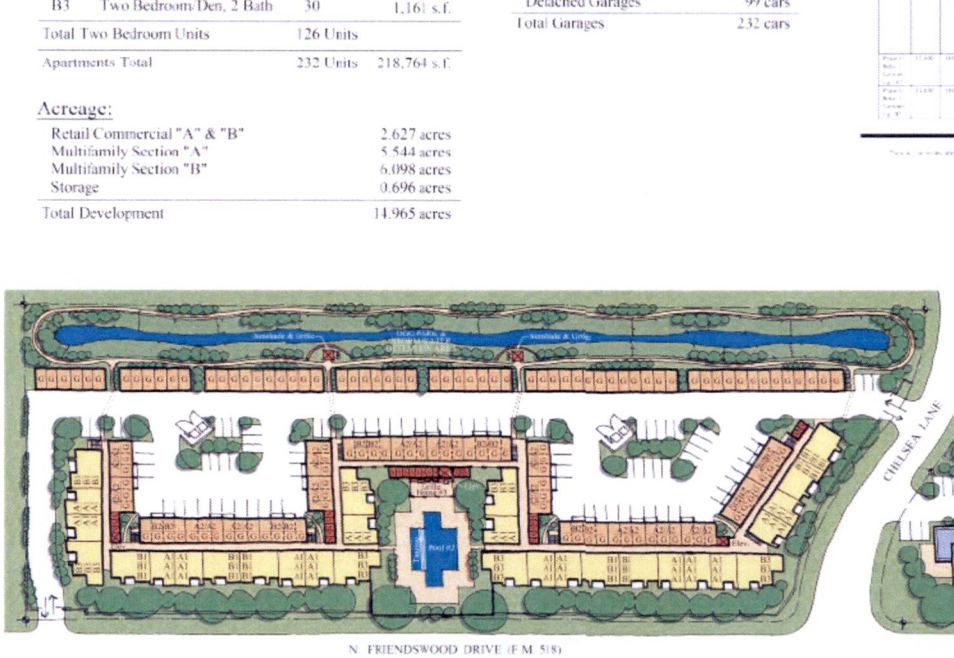
Breezeway Garages	133 cars
Detached Garages	99 cars
Total Garages	232 cars



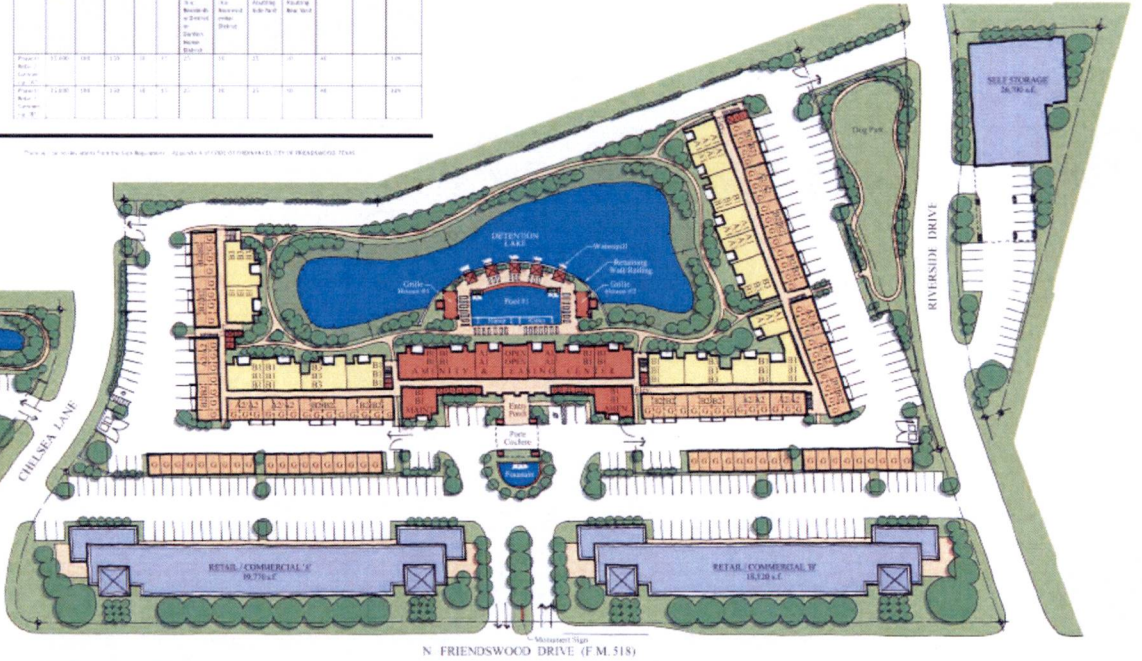








SECTION "A"



SECTION "B"

FRIENDSWOOD MASTER PLAN

A Mixed Use Community

Mucasey & Associates, Architects

April 26, 2024

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

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

Phase II: Retail / Commercial "A"

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

Phase III: Retail / Commercial "B"

Approx. 1.3135 acres
Class A+ Commercial Building
Single Story - 1 12 s .ft.
Use: Professional office medical retail restauran
Underlying Zoning: CSC

PROJECT SUMMARY:

Apartments:

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

Acreage:

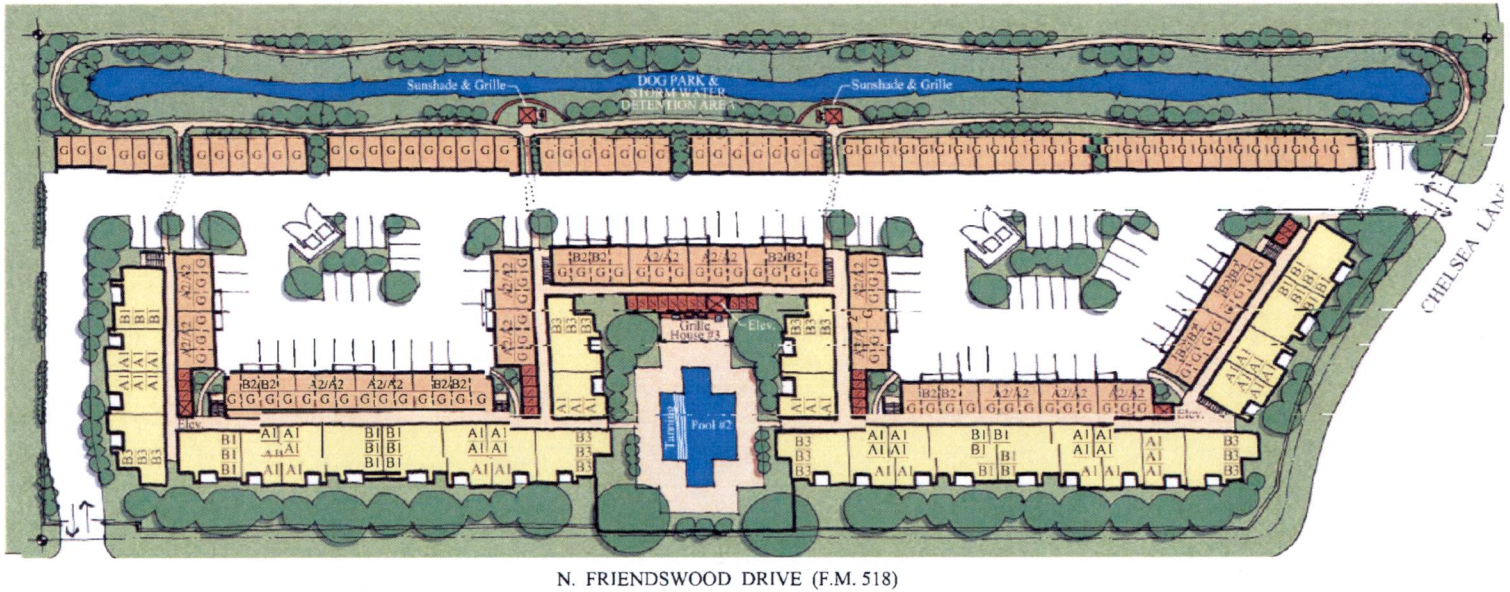
Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

Retail:

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

Garages Provided:

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



N. FRIENDSWOOD DRIVE (F.M. 518)

THE BELMONT MASTER PLAN - Section "A"

A Multi-Family Community

Mucasey & Associates, Architects

April 26, 2024

PROJECT SUMMARY:

Apartments:

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

Acreage:

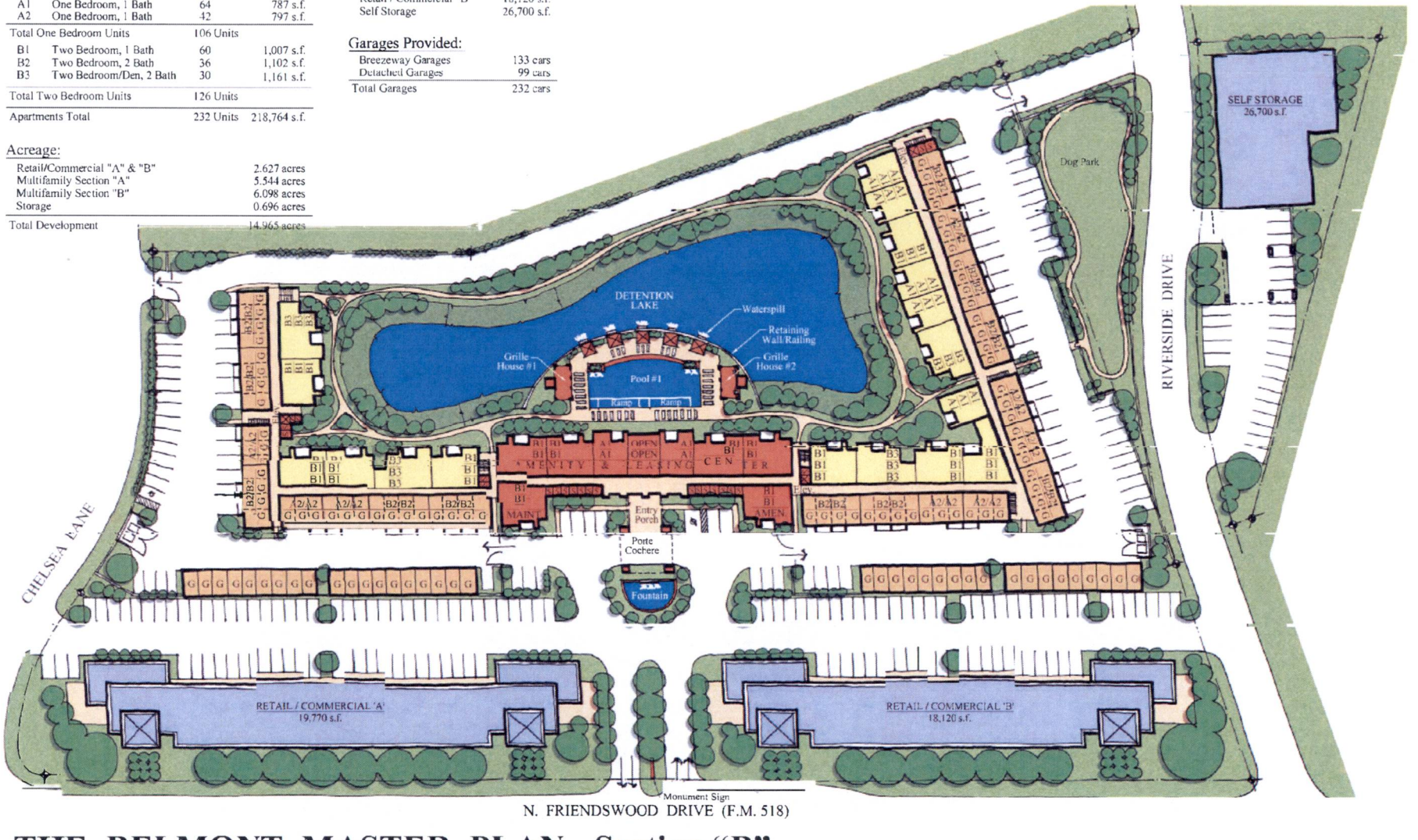
Retail/Commercial "A" & "B"	2.627 acres
Multifamily Section "A"	5.544 acres
Multifamily Section "B"	6.098 acres
Storage	0.696 acres
Total Development	14.965 acres

Retail:

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

Garages Provided:

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



THE BELMONT MASTER PLAN - Section "B"

A Multi-Family Community

Mucasey & Associates, Architects

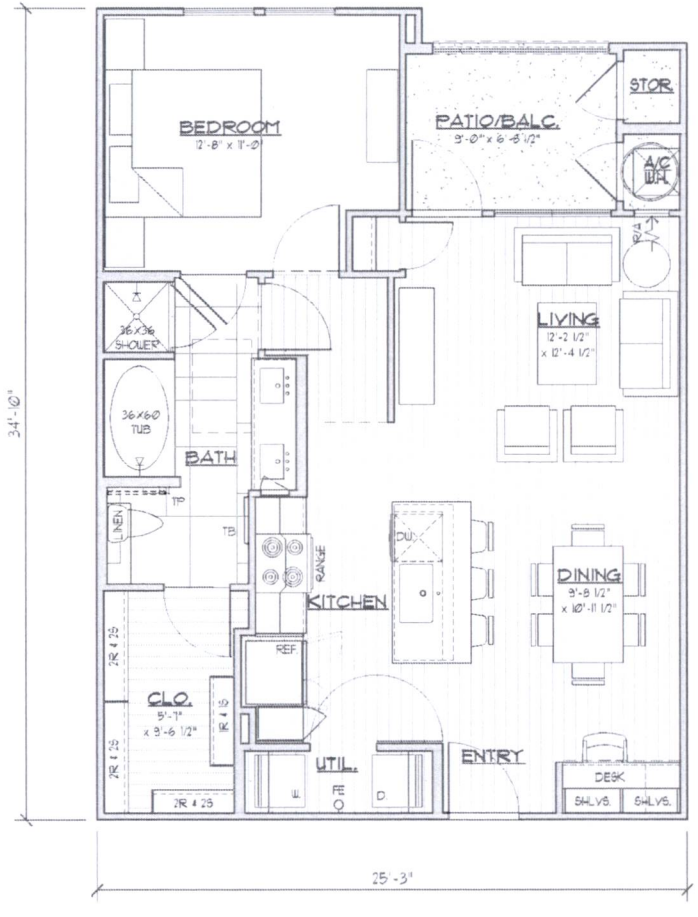
April 26, 2024

Typical Building

THE BELMONT MASTER PLAN

Mucasey & Associates, Architects

April 26, 2024



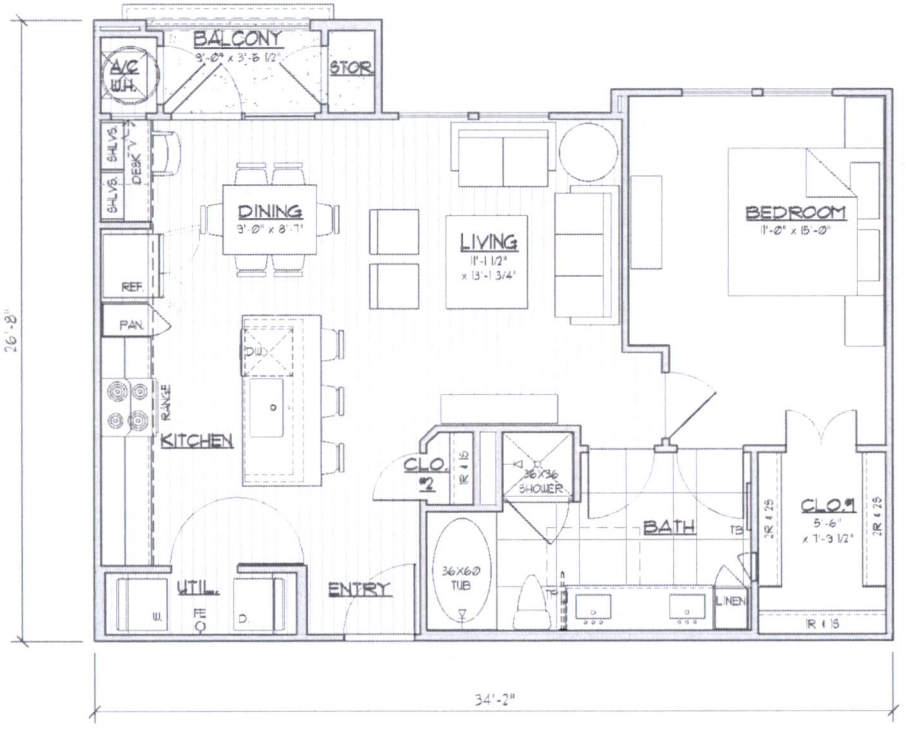
UNITS "A1" - One Bedroom, 1 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

(Fair Housing Accessible) 787 s.f.

0 1 2 4 8



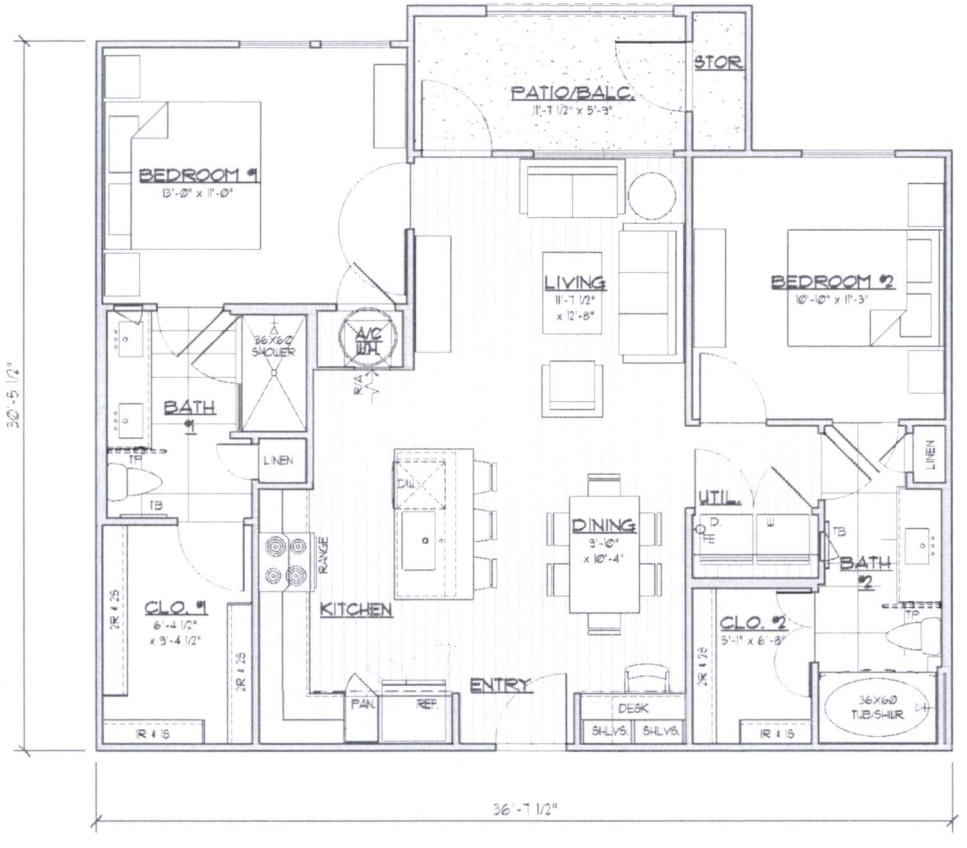
UNITS "A2" - One Bedroom, 1 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

(Fair Housing Accessible) 797 s.f.

0 1 2 4 8



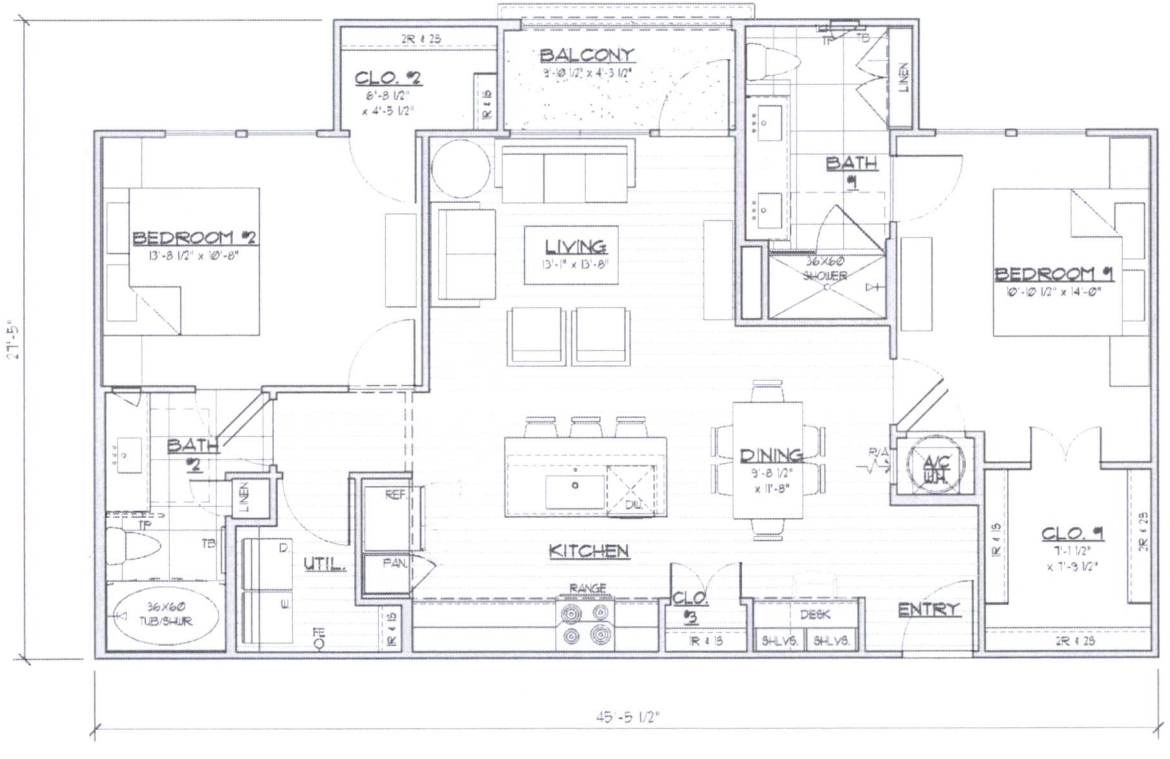
UNITS "B1" - Two Bedroom, 2 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

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

0 1 2 4 8



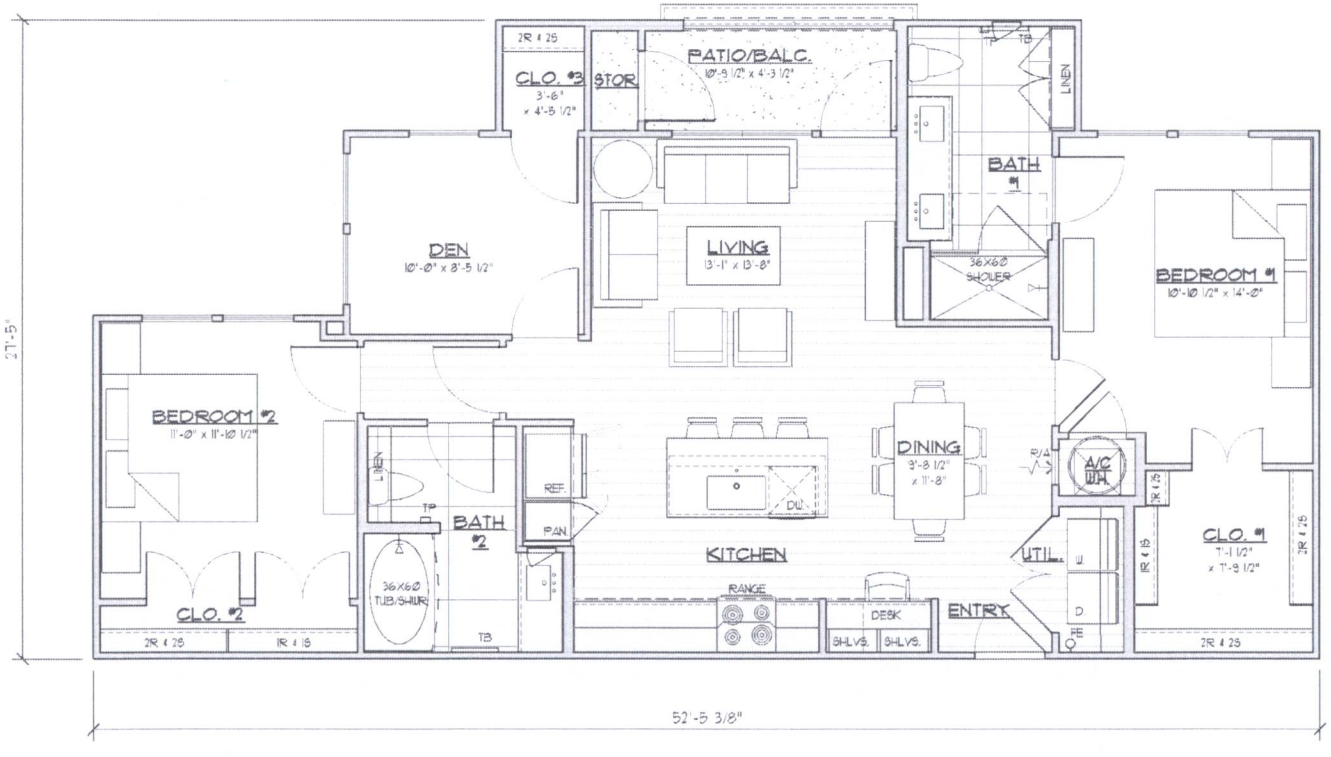
UNITS "B2" - Two Bedroom, 2 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

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

0 1 2 4 8



UNITS "B3" - Two Bedroom/Den, 2 Bath

Friendswood Master Plan

Mucasey & Associates, Architects

(Fair Housing Accessible) 1,161 s.f.

0 1 2 4 8

CITY OF FRIENDSWOOD

Official Zoning Map Certification

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

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

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

Former Zoning District Classification:
Community Shopping Center (CSC)

New Zoning District Classification:
Planned Unit Development (PUD)

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

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

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

CITY OF FRIENDSWOOD STATE OF TEXAS

ENTRY ON OFFICIAL ZONING MAP

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

LETICIA BRYSCH, City Secretary

CITY OF FRIENDSWOOD STATE OF TEXAS

SHEET SCALE= FULL SCALE

THE BRISTOL APARTMENTS

FRIENDSWOOD, TEXAS

FRIENDSWOOD BRISTOL, LTD

ARCHITECT
THE CLERKLEY WATKINS GROUP
CONTACT: CURTIS CLERKLEY
750 BERING DRIVE, SUITE 550
HOUSTON, TEXAS 77057
TEL. 713-532-2800

OWNER
FRIENDSWOOD BRISTOL, LTD.
CONTACT: HUBBLE HAUSMAN, BRETT BANFIELD
9950 CYPRESSWOOD DRIVE, SUITE 330
HOUSTON, TEXAS 77070
TEL.

CIVIL ENGINEER
WGA - LLP
CONTACT: SARA KAROUNI, ANNELIE GELDENHUYS
2500 TANGLEWILDE, SUITE 120
HOUSTON, TEXAS 77063
TEL. 713-784-1900

MEP ENGINEER
HGE CONSULTING, INC.
CONTACT: JAIR VASQUEZ, JASON ALBA
15603 GLEN CHASE
HOUSTON, TEXAS 77095
TEL. 281-856-7682

STRUCTURAL ENGINEER
BARRY ENGINEERING, INC.
CONTACT: MICHAEL BARRY, BRANDON MARTIN
21884 NORTHWEST FREEWAY
CYPRESS, TEXAS 77429
TEL. 281-664-1600

LANDSCAPE ARCHITECT
THE SHILK CO. INC.
CONTACT: DANNY B. SHILK
2900 KATY-HOCKLEY C/O RD. SUITE B209
KATY, TEXAS 77493
TEL. 281-744-5788

INTERIOR DESIGNER
KATHY ANDREWS INTERIORS
CONTACT: CAROLINA WHITTAKER, MARCIA MINK
9464 KIRBY DRIVE
HOUSTON, TEXAS 77054
TEL. 713-452-6400

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT
ALLEN OGHENEKARO
24061
STATE OF TEXAS

08 / 11 / 25

PLOT DATE: 08 / 11 / 25

DRAWING NAME: S:\MULTI_FAMILY\THE_BRISTOL\A0-00_COVER.dwg LAYOUT NAME: 24x36-L Aug 11, 2025 - 4:54pm daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements. If by design, later such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

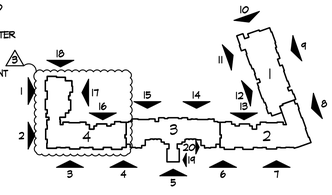
SHEET SCALE= 3/16"=1'-0"

PARTIAL LEFT ELEVATION

3/16"=1'-0" (1)

PARTIAL LEFT ELEVATION

3/16"=1'-0" (2)



EXTERIOR ELEVATIONS
BUILDING #4

DRAWING NAME: S:\VAULT_FAMILY\6\THE_BRISTOL\A4-31_BLDG-EXTERIOR-ELEV.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:42am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed. The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

ALLEN OGHENEKORO — REGISTERED ARCHITECT — 24061 — STATE OF TEXAS

11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1 CITY COMMENT REVISION 11-14-25

SHEET
A4.31

PLOT DATE: 11 / 17 / 25

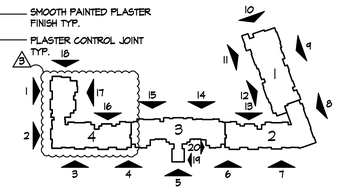
SHEET SCALE= 3/16"=1'-0"

PARTIAL FRONT ELEVATION

3/16"=1'-0" (3)

PARTIAL FRONT ELEVATION

3/16"=1'-0" (4)



EXTERIOR ELEVATIONS
BUILDING #3 & #4

DRAWING NAME: S:\VAULT_FAMILY\6\THE_BRISTOL\A4-32_BLDG-EXTERIOR-ELEV2.dwg LAYOUT NAME: 24x36-L Nov 11, 2025 - 11:42am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Water-ash protection, waterproofing, see all these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed. The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKARO 24061 STATE OF TEXAS

11 / 17 / 25

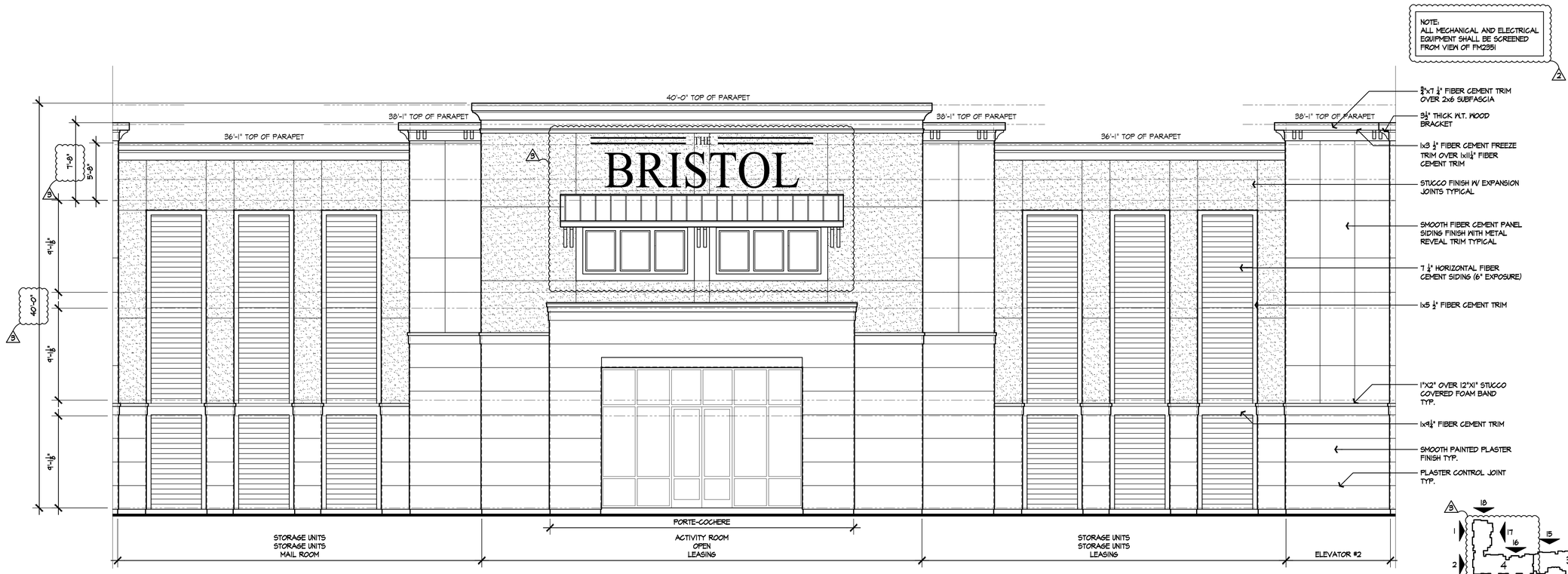
PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1 CITY COMMENT REVISIONS 11-14-25

SHEET
A4.32

PLOT DATE: 11 / 17 / 25

SHEET SCALE= 3/16"=1'-0"



PARTIAL FRONT ELEVATION

3/16"=1'-0" (5)

PARTIAL FRONT ELEVATION

3/16"=1'-0" (6)

EXTERIOR ELEVATIONS
BUILDING #2 & #3

DRAWING NAME: S:\MULTI_FAMILY\6\THE_BRISTOL\A4-33_BLDG-EXTERIOR-ELEV3.dwg LAYOUT NAME: 24x36=L Nov 17, 2025 - 11:43am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed. The building contractor must verify all dimensions and conditions on these plans prior to any construction and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

ALLEN A. OGHENEKORO
REGISTERED ARCHITECT
24061
STATE OF TEXAS

11 / 17 / 25

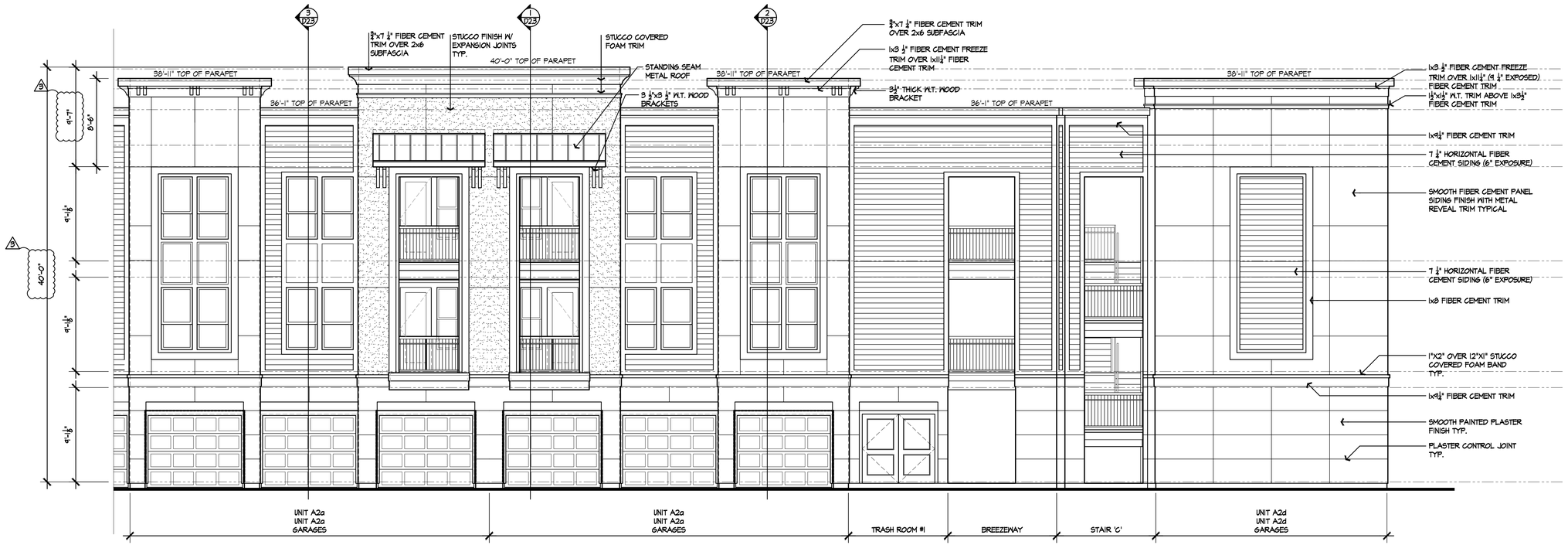
PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1 CITY COMMENT REVISION 10-2-25
2 CITY COMMENT REVISION 11-14-25
3
4
5
6

SHEET
A4.33

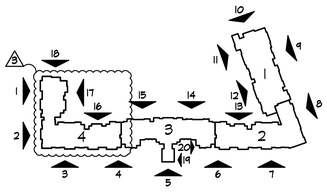
PLOT DATE: 11 / 17 / 25

SHEET SCALE= 3/16"=1'-0"



PARTIAL FRONT ELEVATION

7 — 3/16"=1'-0"



EXTERIOR ELEVATIONS
BUILDING #2

DRAWING NAME: S:\MULTI_FAMILY\6\THE_BRISTOL\A4-34_BLDG-EXTERIOR-ELEV4.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:43am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements. By design, later such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT
ALLEN OGHENEKORO
24061
STATE OF TEXAS

11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1
2
3 CITY COMMENT REVISIONS 11-14-25
4
5
6

SHEET
A4.34

PLOT DATE: 11 / 17 / 25

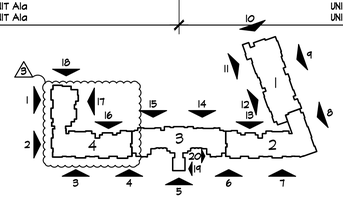
SHEET SCALE= 3/16"=1'-0"

PARTIAL FRONT ELEVATION

3/16"=1'-0" (8)

PARTIAL FRONT ELEVATION

3/16"=1'-0" (9)



EXTERIOR ELEVATIONS
BUILDING #1 & #2

DRAWING NAME: S:\MULTI_FAMILY\THE_BRISTOL\A4-35_BLDG-EXTERIOR-ELEV5.dwg LAYOUT NAME: 24x36-L Nov 11, 2025 - 11:44am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Water ash protection, reutilized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKARO 24061 STATE OF TEXAS

11 / 17 / 25

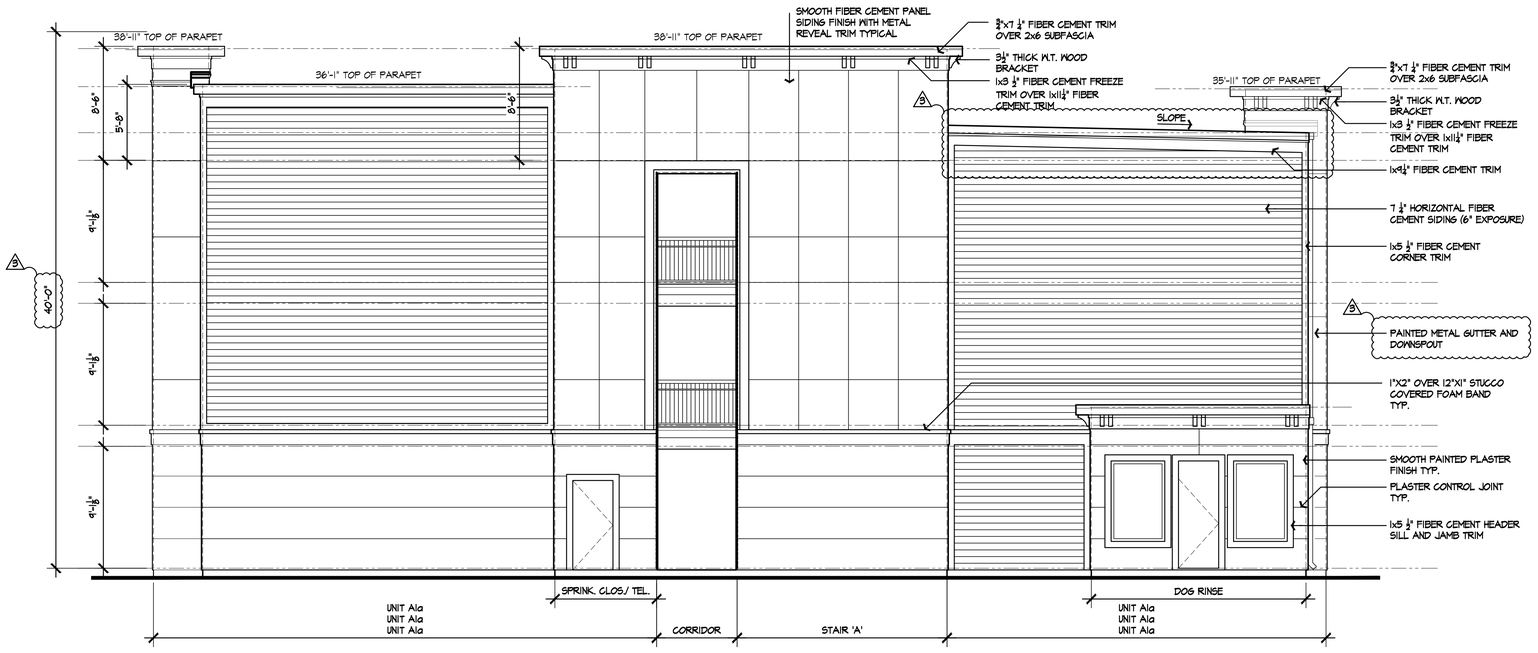
PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1
2
3 CITY COMMENT REVISIONS 11-14-25
4
5
6

SHEET
A4.35

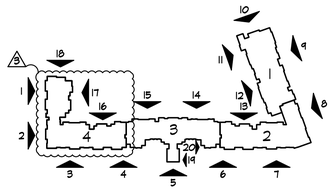
PLOT DATE: 11 / 17 / 25

SHEET SCALE= 3/16"=1'-0"



RIGHT ELEVATION

3/16"=1'-0" (10)



EXTERIOR ELEVATIONS
BUILDING #1

DRAWING NAME: S:\MULTI_FAMILY\THE_BRISTOL\A4-36_BLDG-EXTERIOR-ELEV6.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:44am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements. By design, later such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKARO 24061 STATE OF TEXAS
11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1 CITY COMMENT REVISIONS 11-14-25

SHEET
A4.36

PLOT DATE: 11 / 17 / 25

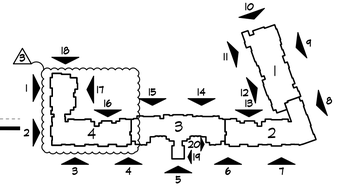
SHEET SCALE= 3/16"=1'-0"

PARTIAL REAR ELEVATION

11 — 3/16"=1'-0"

PARTIAL REAR ELEVATION

12 — 3/16"=1'-0"



EXTERIOR ELEVATIONS
BUILDING #1 & #2

DRAWING NAME: S:\MULTI_FAMILY\6\THE_BRISTOL\A4-3T_BLDG-EXTERIOR-ELEV1.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:45am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Water ash protection, mastershed use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKORO 24061 STATE OF TEXAS

11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1
2
3 CITY COMMENT REVISIONS 11-18-25
4
5
6

SHEET
A4.37

PLOT DATE: 11 / 17 / 25

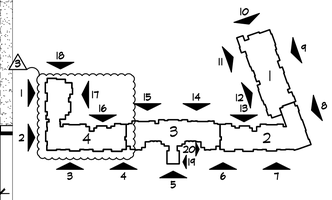
SHEET SCALE= 3/16"=1'-0"

PARTIAL REAR ELEVATION

3/16"=1'-0" (13)

PARTIAL REAR ELEVATION

3/16"=1'-0" (14)



EXTERIOR ELEVATIONS
BUILDING #2 & #3

DRAWING NAME: S:\MULTI_FAMILY\THE_BRISTOL\A4-38_BLDG-EXTERIOR-ELEVB.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:45am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Water-ash protection, waterproofing, and flashing are not part of the architectural work. The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work. The making of copies from these drawings, any portion thereof, or any form of duplication of the plans, work or forms represented can legally result in the cessation of building by order of the courts.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKARO 24061 STATE OF TEXAS

11 / 17 / 25

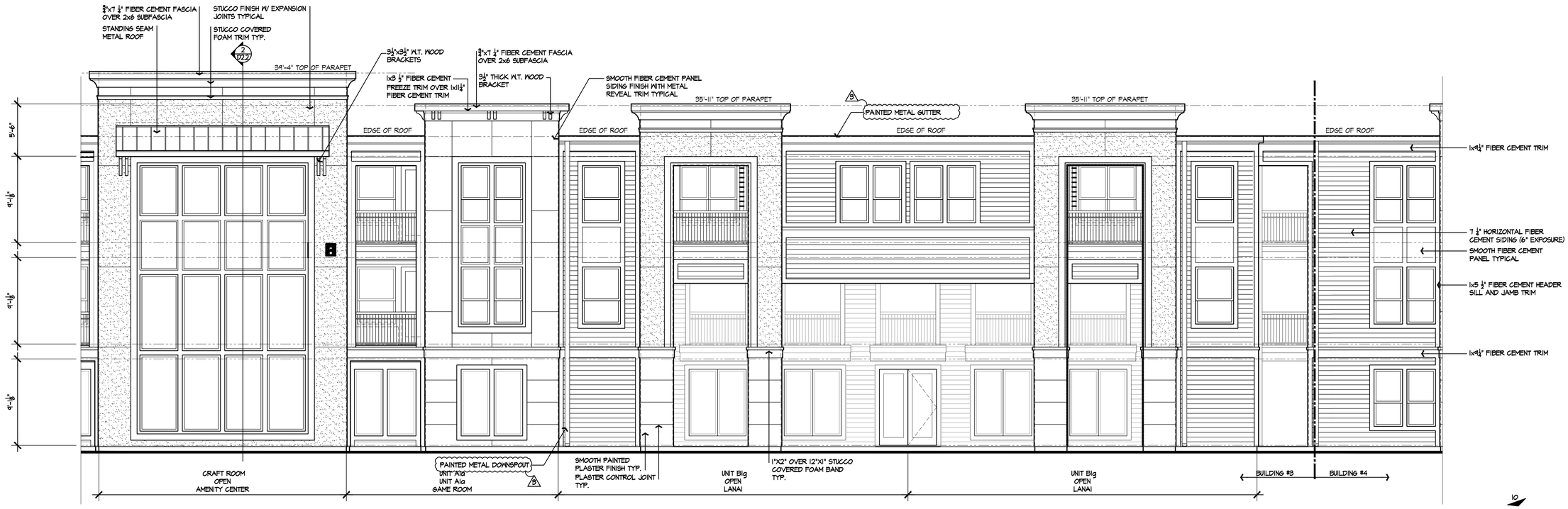
PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1
2
3 CITY COMMENT REVISIONS 11-10-25
4
5
6

SHEET
A4.38

PLOT DATE: 11 / 17 / 25

SHEET SCALE= 3/16"=1'-0"

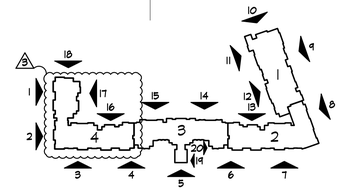


PARTIAL REAR ELEVATION

3/16"=1'-0" (15)

PARTIAL REAR ELEVATION

3/16"=1'-0" (16)



EXTERIOR ELEVATIONS
BUILDING #3 & #4

DRAWING NAME: S:\MULTI_FAMILY6\THE_BRISTOL\A4-39_BLDG-EXTERIOR-ELEV9.dwg LAYOUT NAME: 24x36-L Nov 17, 2025 - 11:46am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990.
The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed.
The building contractor must verify all dimensions and conditions on these plans prior to any construction, and must notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT ALLEN OGHENEKORO 24065 STATE OF TEXAS
11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV
CHECKED BY :

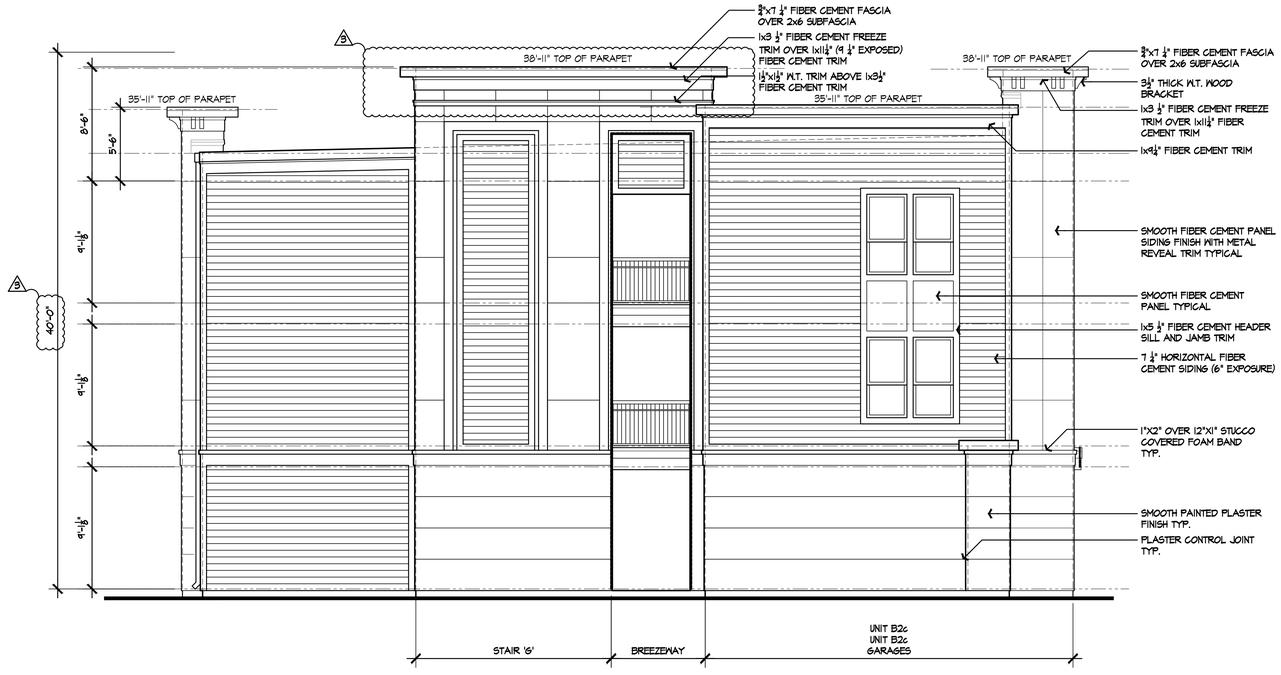
SHEET
A4.39

PLOT DATE: 11 / 17 / 25

SHEET SCALE= 3/16"=1'-0"

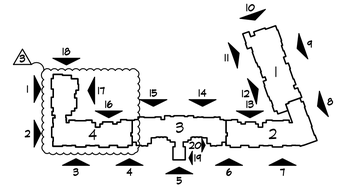
REAR ELEVATION COURTYARD

3/16"=1'-0" (17)



REAR ELEVATION COURTYARD

3/16"=1'-0" (18)



EXTERIOR ELEVATIONS
BUILDING #4

DRAWING NAME: S:\MULTI_FAMILY\9\THE_BRISTOL\A4-40_BLDG-EXTERIOR-ELEV10.dwg LAYOUT NAME: 24x36-L Nov 11, 2025 - 11:46am daniel
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 203 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Illegal such protection unauthorized use of these plans, work or forms represented can legally result in the cessation of such construction or buildings being seized and / or razed. The existing conditions must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
TCWG
ARCHITECTURE | PLANNING | INTERIOR DESIGN

© Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

REGISTERED ARCHITECT
ALIEN OGHENEJORO
24061
STATE OF TEXAS
11 / 17 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : JAV/RG
CHECKED BY :

1
2
3 CITY COMMENT REVISIONS 11-16-25
4
5
6

SHEET
A4.40

PLOT DATE: 11 / 17 / 25

Plant List:

Symbolic Name	Quantities (Verify)	Common Name	Botanical Name	Size
L	167	Wax Ligustrum	Ligustrum Japonicum	3 Gal.
P	792	Red Tip Photinia	Photinia Fraseri	3 Gal.
P7	6	Red Tip Photinia	Photinia Fraseri	7 Gal.
AJ	217	Asiatic Jasmine	Trachelospermum Asiaticum	1 Gal.
LT	45	Lantana	Lantana SP Navy Gold	1 Gal.
LM	199	Big Blue Lilly Turf	Liriope Muscari	1 Gal.
GL	419	Giant Liriope	Liriope Muscari Gigantea	1 Gal.
EG	12	Abelia	Abelia Edward Goucher	3 Gal.
DY	200	Dwarf Yaupon	Ilex Vomitoria Nana	3 Gal.
CJ	67	Cleyera	Cleyera Japonica	3 Gal.
DH	241	Dwarf Burford Holly	Ilex Cornuta Burfordii	3 Gal.
EH	24	Eagleston Holly	Ilex Attenuata Eagleston	30 Gal.
NH	18	Nellie R Stevens Holly	ilex comuta x La Folia	15 Gal.
N	105	Compact Nandina	Nandina Compacta	3 Gal.
SJ	104	Sea Green Juniper	Junipenus Chinensis Sea Green	3' Gal.
KR	49	Knock Out Rose	Rosa Radrazz	3 Gal.
PS	6	Split Leaf Philodendron	Philodendron Selloum	3 Gal.
JB	81	Japanese Boxwood	Buxus Microphylla Japonica	3 Gal.
H	4	Hibiscus	Hibiscus Rosa Sinensis Brilliant Red	3 Gal.
AS	73	Asparagus Fern	Densiflorus Sprengeri	1 Gal.
WM	n/a	Wax Myrtle	Myrica Cerifera	30 Gal.
JY	40	Japanese Yew	Podocarpus Microphyllum	30 Gal.
LG	2	Little Gem Magnolia	Magnolia Grandiflora Little Gem	30 Gal.
HB	10	Hardy Bottlebrush	Callistemon Citrinus	15 Gal.
VG	40	Variegated Ginger	Alpinia Zerumbet Variegata	3 Gal.
DJ	156	Dwarf Japanese Yew Pringles	Podocarpus Macrophyllum Pringles	3 Gal.
Annuals	450	Annual	Annual	4" pots 6" o.c.
DT	15	Variegated Flax	Dianella Tasmanica Variegata	1 Gal.
FF	46	Foxtail Fern	Asparagus Meyeri	1 Gal.
SH	9	Savannah Holly	Ilex x Attenuata Savannah	15 Gal.
P	34	Red Tip Photinia	Photinia Fraseri	15 Gal.

PLEASE MOVE THIS PLANT UP SO EITHER PLANT I SAY WILL BE SHOWN ON THIS SHEET

Need to provide entirety of landscape plan. 8 trees are shown in this missing section (shown on L2)

For commission consideration - Buffer along N. Friendswood Dr. to be installed with apartment phase in lieu of installing perimeter trees. *Zoning Ord, Section 8.I.2.(6)a. The commission may consider alternate screening plans for uses interior to a common development.*

For commission consideration - Landscape triangles at the intersection of N Friendswood Dr and Chelsea Ln in lieu of 15' landscape buffers adjacent to Chelsea Ln.
Zoning Ord, Section 7.5.5. e.If a buffer strip is required (along public rights-of-way, or to separate uses per section 8.I), the buffer shall be a minimum width of 15 feet, and shall contain not less than one tree, whether existing or planted, for each 25 lineal feet or portion thereof. Each such tree shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
g.The commission may approve an alternate equal or better landscape plan in the COD, after giving due consideration to the intensity of the commercial use, the zoning classification and adjacent land uses.

Landscaping Calculations

Total Area or Parking & Driveway

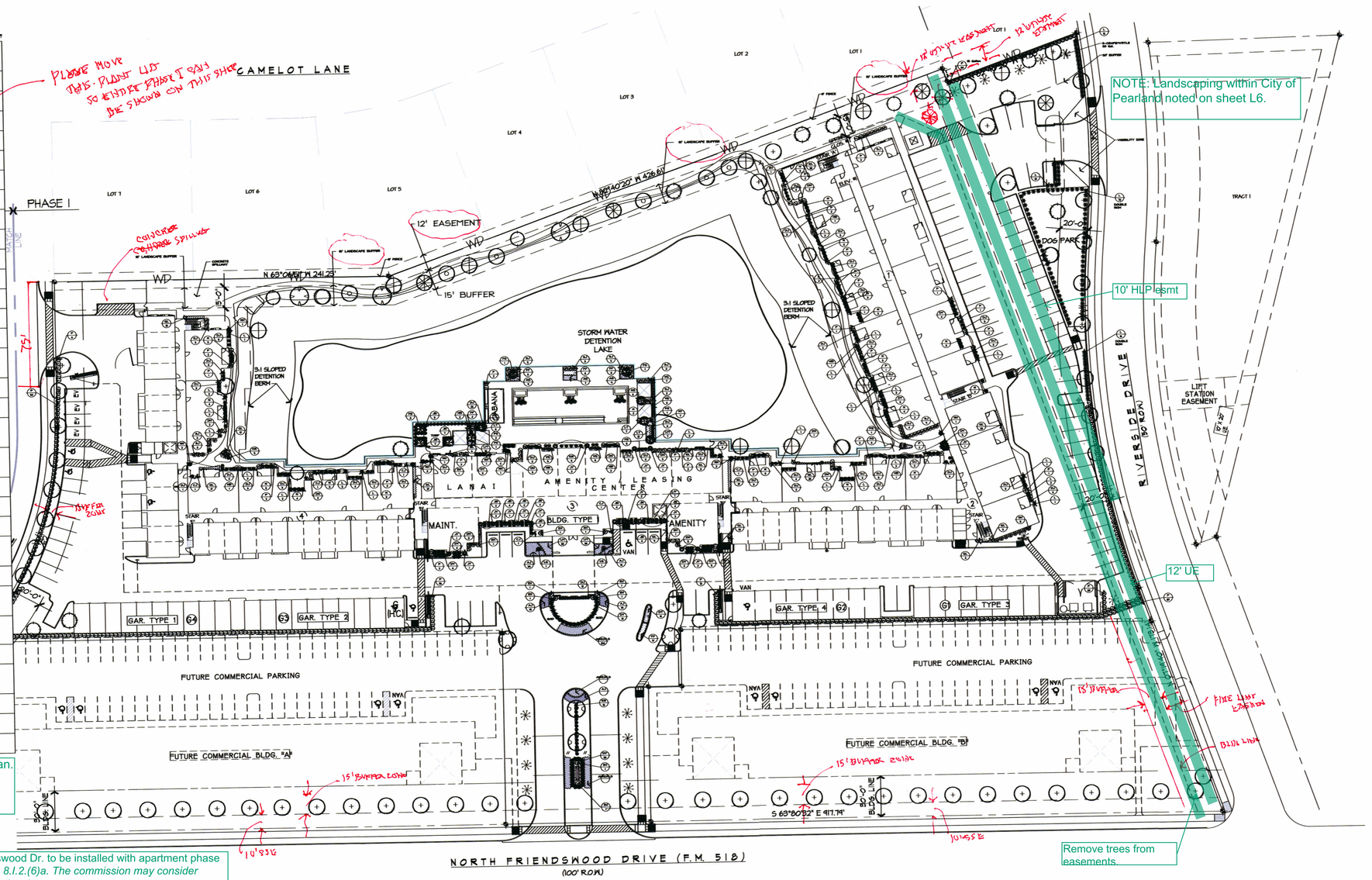
83,760X207 = 16752 Landscape Required
= 76,439 Landscape Provided
8,376 sq. ft. of Island Required
9330 Sq. ft. Provided

Perimeter Less Drives Easement

412.53 Friendswood Parkway ~~Pipeline~~
400.58 Friendswood Parkway
~~31 Chelsia~~ 117' ~~Pipeline~~ Easement
67 Curve Friendswood Chelsia
164.93 Chelsia
103.29 Chelsia
~~105.42 Chelsia~~ 75' Drive
1209.75 Perimeter = 48.39 Trees Required
= 49 Provided.

~~Pipeline~~ Chelsia 2,66'/25 = 11 Trees

There are no Perimeter Trees being proposed. Name this section as Landscape Buffers.
Provide calculations per last Correction Notice. "Show your math" and label the dimensions being used on the drawing.



NOTE: Landscaping within City of Pearland noted on sheet L6.

NOTE
THERE ARE NO EXISTING TREES OF 12" CALIPER ON THE SITE

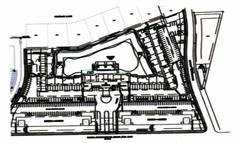
LANDSCAPE NOTES:

1. AT all down spouts; bed shall be interrupted with a 15" wide strip of sod to extend 12" beyond edge of bed.
2. All areas not solid sodded shall receive a 15" strip of sod around or adjacent to all impervious surfaces, sidewalks, curbs, building foundations, beds, etc. and hydromulched.
3. All areas not landscaped to receive solid sod.
4. Landscape Architect does not guarantee Quantities. Contractor must verify quantities on plan and will be liable to implement plan per quantities and types of plants on plan.

1 L2 LANDSCAPE PLAN
1"= 40'-0"

N

NOTE:
The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 Guadalupe, Suite 2-350, has jurisdiction over individuals licensed under the Landscape Architects Registration Law, Texas Civil Statutes, Article 249C



KEY PLAN

REGISTERED LANDSCAPE ARCHITECT
DANNY B. SHILK
387
STATE OF TEXAS

The Shilk Company
LANDSCAPE ARCHITECT
2900 KATY HOCKLEY C/O RD. KATY TEXAS 77493
281-391-5008

THE BRISTOL
A Luxury Seniors Community
F.M. 518, Friendswood, Texas
Job No. 2430

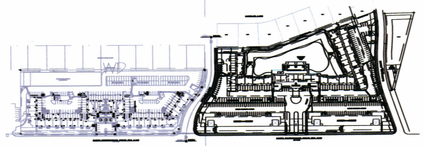
△ DRAWING ISSUE: DA
0 CONSTRUCTION SET

LANDSCAPE PLAN

L1.1

LANDSCAPE NOTES:

1. AT all down spouts; bed shall be interrupted with a 15" wide strip of sod to extend 12" beyond edge of bed.
2. All areas not solid sodded shall receive a 15" strip of sod around or adjacent to all impervious surfaces, sidewalks, curbs, building foundations, beds, etc. and hydromulched.
3. All areas not landscaped to receive solid sod.
4. Landscape Architect does not guarantee Quantities. Contractor must verify quantities on plan and will be liable to implement plan per quantities and types of plants on plan.



KEY PLAN

MATCH LINE

MATCH LINE

TYPE 5

G (H.C.)

G (H.C.)

11 GAR. TYPE 6

12 GAR. TYPE 7

CHELSEA LANE (R.O.W. VARIES)

BLDG #8

BLDG #7

BLDG #6

BLDG #4

STAIR

ELEV.

TRASH

EV

SOD

S 63°09'23" E 724.93'

DRIVE (F.M. 518)

MATCH LINE

PHASE 2

MATCH LINE

PHASE 1

MATCH LINE

NOTE:
The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 Guadalupe, Suite 2-350, has jurisdiction over individuals licensed under the Landscape Architects Registration Law, Texas Civil Statutes, Article 249C

1 L2 LANDSCAPE PLAN
1"= 20'-0"

N

REGISTERED LANDSCAPE ARCHITECT
DENNYB. SHILK
3871
STATE OF TEXAS

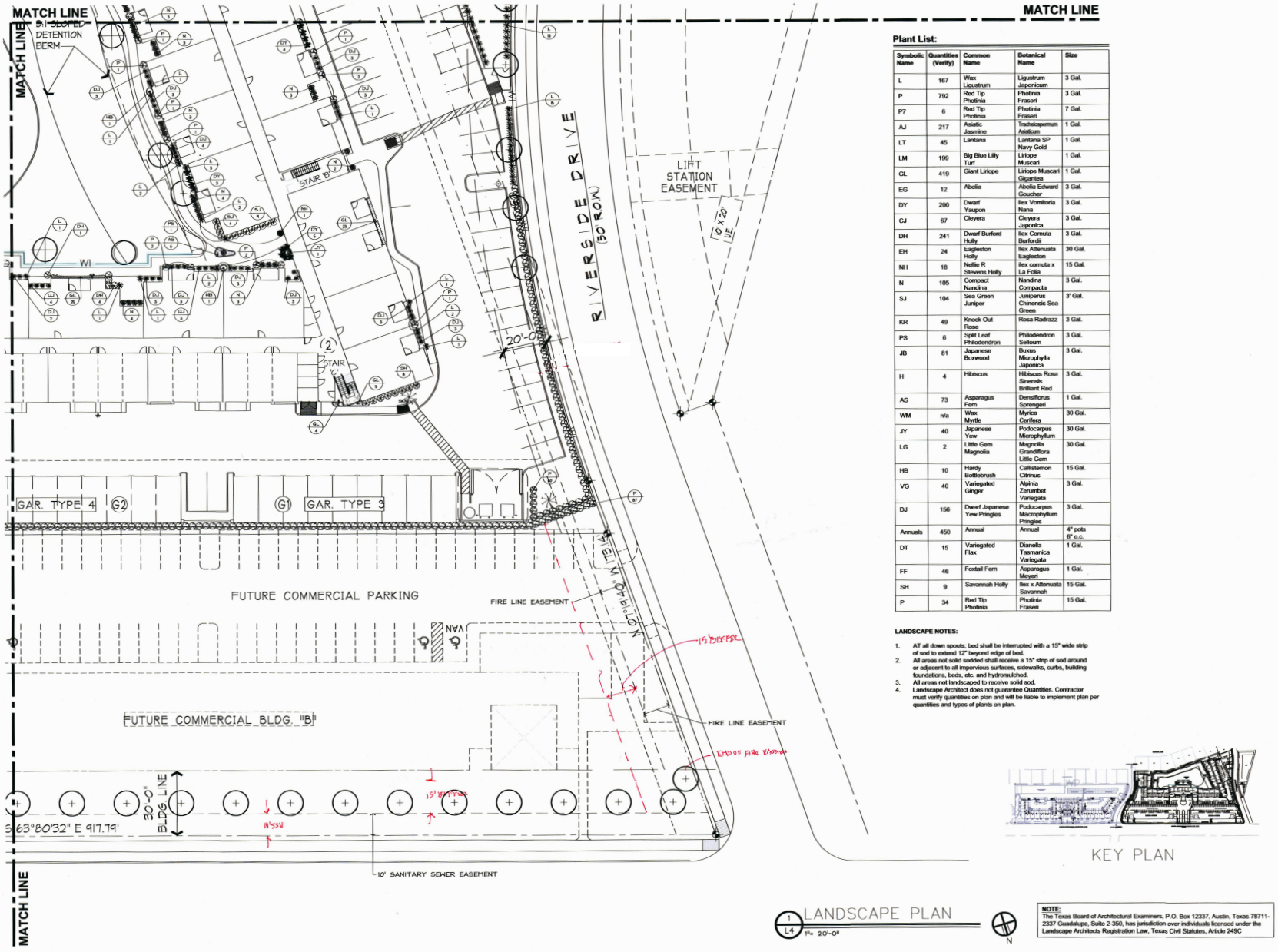
The Shilk Company
LANDSCAPE ARCHITECT
2900 KATY HOCKLEY C/O RD. KATY TEXAS 77493
281-391-5008

THE BRISTOL
A Luxury Seniors Community
F.M. 518, Friendswood, Texas
Job No. 2430

△ DRAWING ISSUE: DATE:
O CONSTRUCTION SET

LANDSCAPE PLAN

L2



Plant List:

Symbolic Name	Quantities (Verify)	Common Name	Botanical Name	Size
L	167	Wax Ligustrum	Ligustrum Japonicum	3 Gal.
P	792	Red Tip Photinia	Photinia Fraseri	3 Gal.
P7	6	Red Tip Photinia	Photinia Fraseri	7 Gal.
AJ	217	Asiatic Jasmine	Trachelospermum Asiaticum	1 Gal.
LT	45	Lantana	Lantana SP Navy Gold	1 Gal.
LM	199	Big Blue Lilly Turf	Liriope Muscari	1 Gal.
GL	419	Giant Liriope	Liriope Muscari Gigantea	1 Gal.
EG	12	Abelia	Abelia Edward Goucher	3 Gal.
DY	200	Dwarf Yaupon	Ilex Vomitoria Nana	3 Gal.
CJ	67	Cleyera	Cleyera Japonica	3 Gal.
DH	241	Dwarf Burford Holly	Ilex Cornuta Burfordii	3 Gal.
EH	24	Eagleston Holly	Ilex Attenuata Eagleston	30 Gal.
NH	18	Nellie R Stevens Holly	Ilex cornuta x La Folia	15 Gal.
N	105	Compact Nandina	Nandina Compacta	3 Gal.
SJ	104	Sea Green Juniper	Juniperus Chinensis Sea Green	3' Gal.
KR	49	Knock Out Rose	Rosa Radrazz	3 Gal.
PS	6	Split Leaf Philodendron	Philodendron Selloum	3 Gal.
JB	81	Japanese Boxwood	Buxus Microphylla Japonica	3 Gal.
H	4	Hibiscus	Hibiscus Rosa Sinensis Brilliant Red	3 Gal.
AS	73	Asparagus Fern	Densiflorus Sprengeri	1 Gal.
WM	n/a	Wax Myrtle	Myrica Cerifera	30 Gal.
JY	40	Japanese Yew	Podocarpus Microphyllum	30 Gal.
LG	2	Little Gem Magnolia	Magnolia Grandiflora Little Gem	30 Gal.
HB	10	Hardy Bottlebrush	Callistemon Citrinus	15 Gal.
VG	40	Variegated Ginger	Alpinia Zerumbet Variegata	3 Gal.
DJ	156	Dwarf Japanese Yew Pringles	Podocarpus Macrophyllum Pringles	3 Gal.
Annuals	450	Annual	Annual	4" pots 6" o.c.
DT	15	Variegated Flax	Dianella Tasmanica Variegata	1 Gal.
FF	46	Foxtail Fern	Asparagus Meyeri	1 Gal.
SH	9	Savannah Holly	Ilex x Attenuata Savannah	15 Gal.
P	34	Red Tip Photinia	Photinia Fraseri	15 Gal.

LANDSCAPE NOTES:

1. AT all down spouts; bed shall be interrupted with a 15" wide strip of sod to extend 12" beyond edge of bed.
2. All areas not solid sodded shall receive a 15" strip of sod around or adjacent to all impervious surfaces, sidewalks, curbs, building foundations, beds, etc. and hydromulched.
3. All areas not landscaped to receive solid sod.
4. Landscape Architect does not guarantee Quantities. Contractor must verify quantities on plan and will be liable to implement plan per quantities and types of plants on plan.

KEY PLAN

LANDSCAPE PLAN
1" = 20'-0"

N

NOTE:
The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 Guadalupe, Suite 2-350, has jurisdiction over individuals licensed under the Landscape Architects Registration Law, Texas Civil Statutes, Article 249C

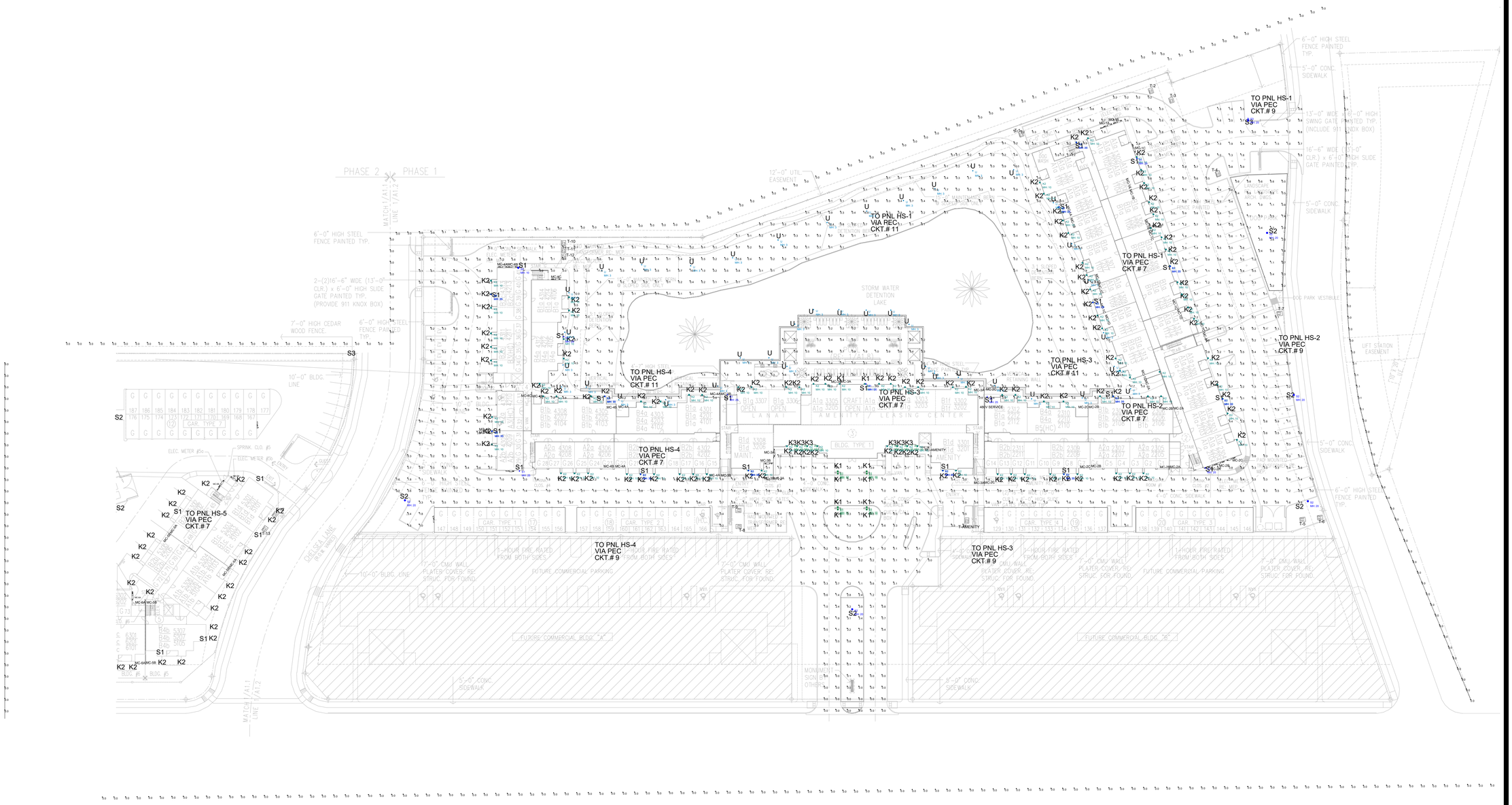
The Shilk Company
LANDSCAPE ARCHITECT
2900 KATY HOCKLEY C/O RD. KATY TEXAS 77493
281-391-5008

THE BRISTOL
A Luxury Seniors Community
F.M. 518, Friendswood, Texas
Job No. 2430

△ DRAWING ISSUE: DATE:
0 CONSTRUCTION SET

LANDSCAPE PLAN

L4



Ownership and copyright for all documents created by LED Spot hereunder shall remain the exclusive property of LED Spot. They are not to be used by the Owner or Client on other projects or on extensions of this project except by agreement in writing and with appropriate compensation to LED Spot. The lighting designer shall not be responsible for the means, methods, techniques, sequences, or procedures on construction or installation, or for the acts and omissions of the Client This design is based on .IES files that were lab tested or computer generated. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry and/or objects within the lighted area may produce illumination values different from the predicted results shown on this layout.

FOR PURCHASING INFORMATION OF APPROVED EQUIPMENT SPECIFIED ON THIS PLAN CONTACT:

LED Spot
5620 S. Willow Dr.
Houston, TX 77035
PH: 281-972-5006

PROJECT: THE BRISTOL

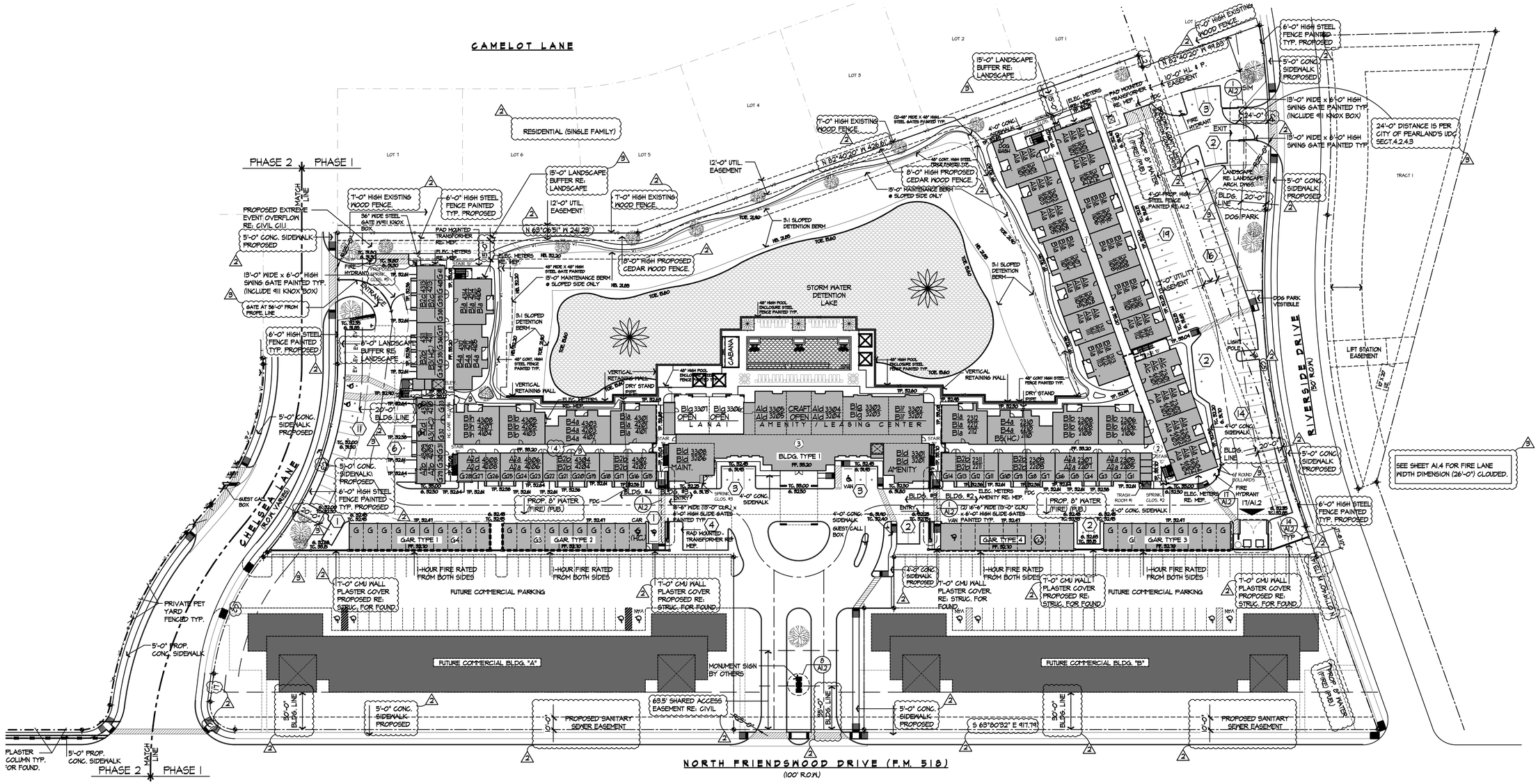
LOCATION: FRIENDSWOOD, TEXAS

CONTACT: Dañiel Luna-Fuller

DATE: 9/29/2025

Page Number: 2

SHEET SCALE: 1"=40'



SITE DATA - PHASE 1

UNIT DATA

UNIT	TYPE	COUNT	A/C SQ.FT.	GROSS SQ.FT.	GROSS A/C PER TYPE	GROSS PER TYPE
A1a	1BED 1BATH	33	790	863	26,070	28,479
A1c	1BED 1BATH	3	790	863	2,370	2,589
A1d	1BED 1BATH	4	790	863	3,160	3,452
A2a	1BED 1BATH	6	801	836	4,806	5,016
A2b	1BED 1BATH	2	801	836	1,602	1,672
A2d	1BED 1BATH	3	801	836	2,403	2,508
A3HC	1BED 1BATH	1	773	837	773	837
B1a	2BED 2BATH	24	1,020	1,097	24,480	26,328
B1b	2BED 2BATH	9	1,020	1,097	9,180	9,873
B1d	2BED 2BATH	4	1,020	1,097	4,080	4,388
B1f	2BED 2BATH	2	1,020	1,097	2,040	2,194
B1g	2BED 2BATH	4	1,020	1,097	4,080	4,388
B1h	2BED 2BATH	3	1,020	1,097	3,060	3,291
B2b	2BED 2BATH	9	1,104	1,152	9,936	10,368
B2c	2BED 2BATH	2	1,104	1,152	2,208	2,304
B3HC	2BED 2BATH	1	1,104	1,152	1,104	1,152
B4a	2BED 2BATH DEN	8	1,164	1,223	9,312	9,784
B5HC	2BED 2BATH DEN	1	1,154	1,223	1,154	1,223
TOTAL		119	940	1,007	111,818	119,846
52	1 BEDRM	44%	67	2 BEDRM	56%	

BUILDING DATA

BUILDING #1
UNITS = 39: A1a=24, B1a=15
TYPE VA CONSTRUCTION
R-2 OCCUPANCY , NFPA 13R SPRINKLER

1ST FLOOR:	14,369 SQ. FT.
2ND FLOOR:	14,153 SQ. FT.
3RD FLOOR:	14,047 SQ. FT.
TOTAL	42,569 SQ. FT.

BUILDING #2
UNITS = 32: A1a=12, A2a=4, B1a=3, B1b=6, B2b-4, B4a-2, B5HC-1
GARAGES = 14: GAR 3a -2 (3 Bays ea.) =6; GAR 4a -2 (4 Bays ea.) =8
TYPE VA CONSTRUCTION
R-2 OCCUPANCY , NFPA 13 SPRINKLER

1ST FLOOR:	14,814 SQ. FT.
2ND FLOOR:	14,827 SQ. FT.
3RD FLOOR:	14,492 SQ. FT.
TOTAL	44,133 SQ. FT.

BUILDING #3
UNITS =14: A1d=2, B1d=4, B1f-2, B1g-4
TYPE VA CONSTRUCTION
R-2, B, A3 OCCUPANCY , NFPA 13 SPRINKLER

	LEASING/ AMENITIES	APARTMENTS	TOTAL
1ST FLOOR:	13,472 SQ. FT.	0 SQ. FT.	13,472 SQ. FT.
2ND FLOOR:	0 SQ. FT.	10,270 SQ. FT.	10,270 SQ. FT.
3RD FLOOR:	1,951 SQ. FT.	11,119 SQ. FT.	13,070 SQ. FT.
TOTAL	15,423 SQ. FT.	21,389 SQ. FT.	36,812 SQ. FT.

BUILDING #4
UNITS = 34: A2a-2, A2b-2, A2d-3, A3HC-1, B1a-6 B1b-3, B1h-3, B2b-5, B2c-2, B3HC-1,B4a-6
GARAGES = 27: GAR 3a -3 (3 Bays ea.) =9; GAR 4a -4 (4 Bays ea.) =16; GAR 2HC-1 (2HC Bays) =2
TYPE VA CONSTRUCTION
R-2 OCCUPANCY , NFPA 13 SPRINKLER

1ST FLOOR:	17,746 SQ. FT.
2ND FLOOR:	17,804 SQ. FT.
3RD FLOOR:	17,804 SQ. FT.
TOTAL	53,354 SQ. FT.

POOL CABANA
1ST FLOOR: 348 SQ.FT. OCC.: 18
TYPE VB CONSTRUCTION
A3 OCCUPANCY , NOT SPRINKLER PER CODE

DETACHED GARAGES
4 GARAGE STRUCTURES: 38 GARAGE BAYS
TYPE VB CONSTRUCTION
U - OCCUPANCY , NOT SPRINKLER PER CODE

TYPE	No.	
GARAGE 1	G4	10 BAY GARAGE
FLOOR:	2,451 SQ. FT.	
GARAGE 2	G3	10 BAY GARAGE
FLOOR:	2,497 SQ. FT.	
GARAGE 3	G1	9 BAY GARAGE
FLOOR:	2,208 SQ. FT.	
GARAGE 4	G2	9 BAY GARAGE
FLOOR:	2,316 SQ. FT.	

PARKING DATA

PARKING REQUIRED:

52 x 1.5 =		78
67 x 1.75 =		117
		195

PARKING PROVIDED:

SURFACE PARKING	79
SURFACE HC CAR	3
SURFACE HC VAN	1
GARAGE PARKING	36
GARAGE HC PARKING	2
TUCK-UNDER PARKING	39
TUCK-UNDER HC PARKING	2
TANDEM PARK AT TUCK-UNDER	6
TOTAL	168
EV CAR CHARGING (NOT INCLUDED IN PARKING COUNT)	4

LAND DATA

5.953	ACRES
259,296	SQ.FT.
22.17	DENSITY

SEE SHEET L1.1 LANDSCAPE SET FOR LOT COVERAGE CALCULATIONS.

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL BY THE COMMISSION.

NORTH

SITE PLAN

1"=40'

SITE PLAN

PHASE 2 | MATCH LINE | PHASE 1

DRAWING NAME: S:\MULTI_FAMILY\6\THE_BRISTOL\A1-01_SITEPLAN.dwg LAYOUT NAME: 24x36-L Dec. 03, 2025 - 4:44pm JoseV
© THE CLERKLEY WATKINS GROUP. These plans are copyrighted and are subject to copyright protection as an "Architectural work" under section 102 of the Copyright Act, 17 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act of 1990. These plans may not be changed or copied in any form or manner whatsoever nor may they be assigned to any third party without the written consent of The Clerkley Watkins Group. Unauthorized use of these plans, work or items represented can legally result in the cessation or delay being added and/or deletion of any discrepancies before commencing work.
The building contractor must verify all dimensions and conditions on these plans prior to any construction, and shall notify the architect of any discrepancies before commencing work.

THE CLERKLEY WATKINS GROUP
ARCHITECTURE | PLANNING | INTERIOR DESIGN

©Copyright 2024
The Clerkley Watkins Group
All Rights Reserved

PROJECT:
BRISTOL FRIENDSWOOD APARTMENTS
FRIENDSWOOD BRISTOL, LTD
FRIENDSWOOD TEXAS

PERMIT ISSUE: 08-11-25

ALLEN O'GHENEKARO 24076 REGISTERED ARCHITECT STATE OF TEXAS
12 / 03 / 25

PROJ. DATE : 5-19-25
PROJECT NO :
DRAWN BY : MG
CHECKED BY :

1	
2	CITY COMMENTS REVISION 10-2-25
3	CITY COMMENTS REVISION 11-14-25
4	
5	
6	

SHEET
A1.1

PLOT DATE: 12 / 03 / 25

Entry Detail

THE BRISTOL

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: **SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE**
Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider an alternate tree types, alternate screening plan, and alternate dumpster screening material.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to consider amendments to the site plan for Hardball Academy, originally approved November 2024.

ZONING: COMMUNITY SHOPPING CENTER (CSC) SUBJECT TO COMMUNITY OVERLAY DISTRICT (COD)

The owner is requesting the following amendments (see attached letter, photos and plans for further explanation):

1) Plant 4 Live Oaks in lieu of Cedar Elms.

At final inspection, it was noted that protected trees were removed. 4 required buffer trees upgraded to 3-inch for mitigation purposes (old mitigation requirements). Live Oaks and Cedar Elms are both Class 1 trees that are allowed (Qualified Tree List).

2) Alternate screening plan with 8-foot wood fence.

Requirement source: Zoning Ordinance Section 7.5. Community Overlay District - 15-foot landscape buffer

e. If a buffer strip is required (along public rights-of-way, or to separate uses per section 8.I), the buffer shall be a minimum width of 15 fe
or planted, for each 25 lineal feet or portion thereof. Each such tree shall have a caliper of not less than two inches measured 18 inches

Requirement Source: Zoning Ordinance Section 8. - 8ft opaque fence, landscape buffer to screen commercial use from residential

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protec institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to e furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of quali contained in the city's design criteria manual ("Qualified Tree List").
2. *Perimeter landscaping and screening.*
   a. *Adjacent property, buffer maintenance and installation.*
      (1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adj family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning di premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer s or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property
      (2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Gradua safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of w thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed fo enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation ma
      (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 adequa 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 commissic joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between
      (5) Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zon 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,

3) 6-ft wood fence dumpster enclosure in lieu of masonry material.

Requirement source: Zoning Ordinance Section 7.5

6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include dri establishments. In the event that COD requirements overlap at intersections, architectural requirements regarding garage bays shall ap plan.
   a. Commercial.
      (1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the b trim for eves and overhangs, while all building products and materials approved for use by a national model code published with by V.T.C.A., Government Code ch. 3000. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color sa commercial site plan.
      (2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpst same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commissi

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Hardball Academy - Site Plan Amendment Request
2. Hardball Academy Landscape Plan
3. Masonry to Wood Dumpster Enclosure
4. Hardball Academy Site Plan

SLI GROUP, INC. *…an integrated design/build firm*

Hardball Academy
Site Plan Amendment Request

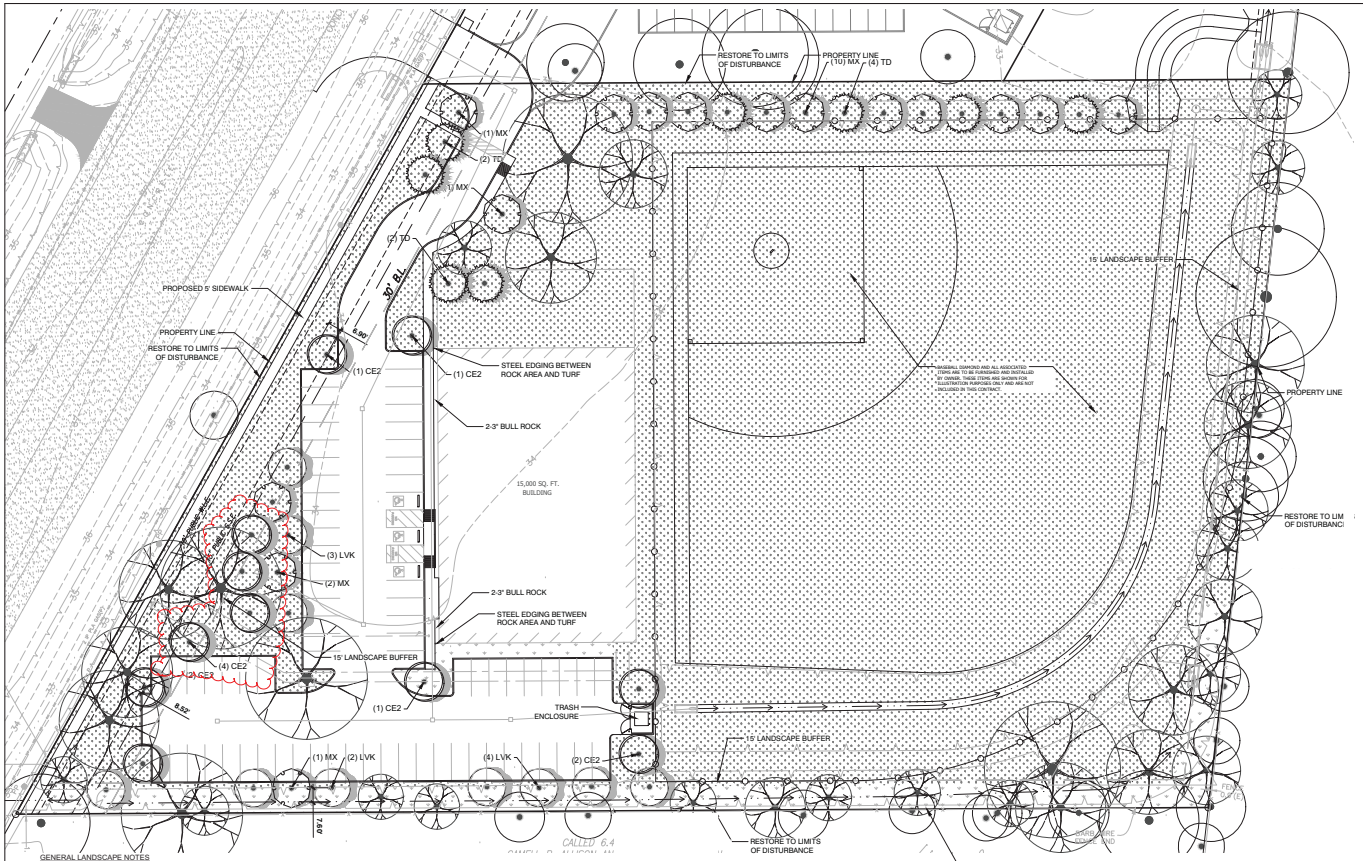
Summary of Proposed Changes:

- LP-1:
  - Added (4) 3" Caliper Trees at front buffer. 12 caliper inches of new trees needed per final field inspection. Alternate Request: Would (4) Live Oaks be acceptable in-lieu of Cedar Elm?

- SP-1.10:
  - Proposing 8' screening fence along south property line to extend the length of the parking lot. Fence to be installed slightly within property line to allow existing trees on property line to remain. (See note 06 along south parking area)
  - Proposed Options for 8' Screening Fence at remainder of property:
    - Option 1: Due to the existing property line being heavily vegetated the owner would like to propose the existing trees/brush to act as a landscape screen in-lieu of an 8' wood fence. See photos below for reference.

15810 Park Ten Place. Suite 300 * Houston, Texas 77084 * 713-465-4650 * Fax 713-465-8555
www.sligroup.com

        - Option 2: If option 1 is not allowed, the owner would like to propose his future outfield fence to act as the Screen Fence to avoid the need for two separate fences. (See Note 06 at outfield area)
- SP-2.10:
    - Proposing 6’ wood fence dumpster enclosure in-lieu of masonry. Fence wood species and hardware to match adjacent screening fence.



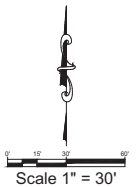
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	ET	32	EXISTING TREE Existing Tree to Remain	---		
	OT	28	OFF SITE TREE Off SiteTree to Remain	---		
	MX	15	Platanus mexicana Mexican Sycamore MITIGATION TREE	3" Cal.	Cont. or B&B	10-12' ht.
	LVK	10	Quercas virginiana Live Oak MITIGATION TREE	3" Cal.	Cont. or B&B	10-12' ht.
	TD	8	Taxodium distichum Bald Cypress MITIGATION TREE	3" Cal.	Cont. or B&B	10-12' ht.
	CE2	11	Ulmus crassifolia Cedar Elm MITIGATION TREE	3" Cal.	Cont. or B&B	10-12' ht.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CD2	136,009 sf	Cynodon dactylon Bermuda Grass	hydromulch		
	CD	10,220 sf	Cynodon dactylon `tif 419` Bermuda Grass	Sod		

LANDSCAPE CALCULATIONS

ZONING:	CSC/COD
TOTAL SITE AREA:	196,020 SF
STREET TREES	
FM 528:	427 LF
STREET TREES REQUIRED:	17 TREES (1 PER 25 LF), 2" CAL. MIN. = 34 CAL. INCHES
STREET TREES PROVIDED:	4 EXISTING TREES = 108 CALIPER INCHES, EXCEEDING REQUIREMENT
PARKING LANDSCAPING	43 SPACES
PARKING AREA:	23,457 SF
LANDSCAPE AREA REQUIRED:	4,691 SF (20% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	6,773 SF (28.8% OF PARKING AREA)
ISLAND AREA REQUIRED:	2,346 SF (50% OF LANDSCAPE AREA REQUIRED)
ISLAND AREA PROVIDED:	2,399 SF (53.3% OF PARKING AREA)
1 TREE PER ISLAND	PROVIDED
PERIMETER TREES	
PERIMETER LENGTH	443 LF
TREES REQUIRED:	15 TREES (1 TREE PER 30 LF) - 2" CAL. MIN. = 30" CAL. INCHES
TREES PROVIDED:	5 EXISTING TREES = 126" - EXCEEDING REQUIRED
SCREENING TREES	
609.82+374.82 =	984 LF
TREES REQUIRED:	40 TREES (1 TREE PER 25 LF) - 2" CAL. MIN. = 80 CAL. INCHES
TREES PROVIDED:	22 EXISTING TREES = 386 CAL. MIN., EXCEEDING REQUIREMENT
SITE SCREENING:	PROVIDED - 8' HIGH WOODEN FENCE
15' LANDSCAPE BUFFER:	PROVIDED - 1,037 LF



Scale 1" = 30'

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL LANDSCAPE NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER `PATTERNS`) SHALL TAKE PRECEDENCE.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. THERE ARE NO EXISTING TREES ONSITE.
17. CONTRACTOR SHALL ENSURE THAT ALL PROPOSED PLANT MATERIALS ARE LOCATED WITHIN THE PROPERTY LIMITS AND NOT WITHIN EXISTING PUBLIC RIGHT-OF-WAYS.
18. LANDSCAPE AND LANDSCAPE COMPONENTS (INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, CONTROLLERS, PLANT MATERIAL, ETC) ARE PERMITTED WITHIN UTILITY EASEMENTS DEDICATED TO THE PUBLIC. HOWEVER THE CITY OF PEARLAND WILL NOT BE RESPONSIBLE FOR MAINTENANCE,, OPERATION OR REPAIR OF ANY LANDSCAPE OR COMPONENT THEREOF LOCATED WITHIN A DEDICATED UTILITY EASEMENT.
19. THE INSTALLATION OF TREES ARE PROHIBITED WITHIN EITHER (8) FEET OF ANY ANY PUBLIC WATER, SANITARY, STORM LINES OR INFRASTRUCTURE.
20. THE INSTALLATION OF TREES AND/OR SHRUBS IS PROHIBITED WITHIN TEN (10) FEET OF A FIRE HYDRANT (EXISTING OR PROPOSED).

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
BRUCE M. SHERLOCK
3953
STATE OF TEXAS
12-02-2025

Owner

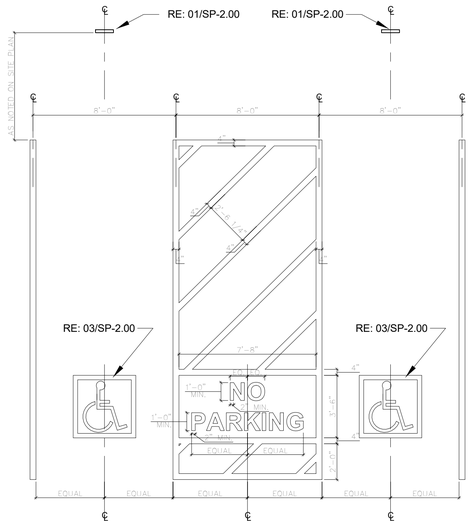
Project Name
HARDBALL ACADEMY
W.PARKWOOD AVENUE
FRIENDSWOOD, TEXAS 77546

LANDSCAPE PLAN

Date	Comment
11/19/24	Issue for Construction

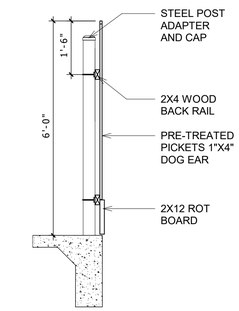
Project Number	
Date	09/19/2021
Drawn By	EMS
Checked By	EMS/RM

LP-1

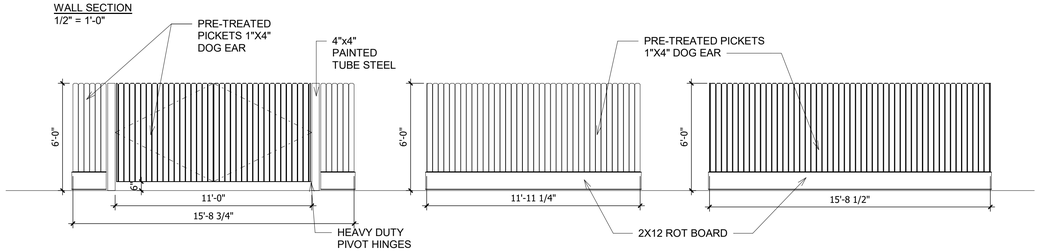


NOTE:
ALL STRIPING SHALL CONSIST OF TWO (2) COATS OF 4" WIDE PAVEMENT PAINT, WHITE, TXDOT ITEM 666, TYPE II

03 TYPICAL HANDICAP PARKING AND ACCESS AISLE
SCALE: 1/4" = 1'-0"



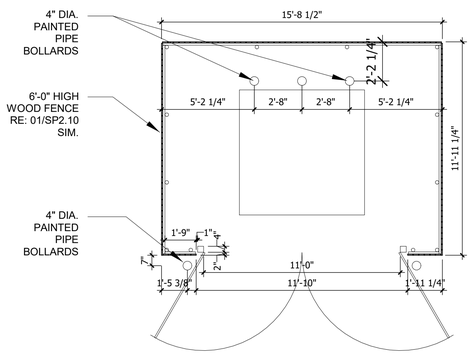
WALL SECTION
1/2" = 1'-0"



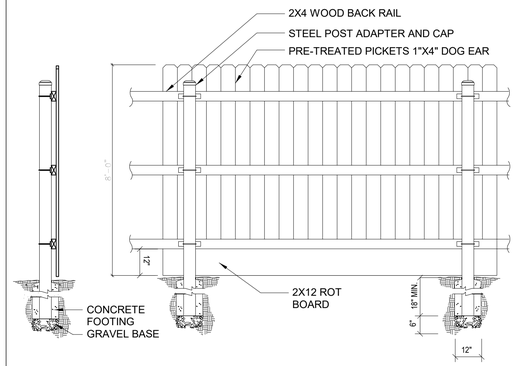
FRONT ELEVATION
1/4" = 1'-0"

TYPICAL SIDE ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



PLAN
1/4" = 1'-0"



01 WOOD FENCE
SCALE: N.T.S.

13 DUMPSTER
SCALE: AS NOTED

SLI DESIGN, INC.
ARCHITECTURE PLANNING INTERIOR DESIGN
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com

© COPYRIGHT

HARDBALL ACADEMY
HARDBALL ACADEMY
2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546

Project Number : 8845

ISSUED FOR	DATE
ISSUED FOR CLIENT APPROVAL	
ISSUED FOR BIDDING	08/19/22
ISSUED FOR PERMIT	10/19/22
ISSUED FOR CONSTRUCTION	11/19/24

REVISIONS

MARK	DESCRIPTION	DATE

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, allowances, tolerances, conceptions, specifications, intentions, technology or embodiments, as illustrated, arranged, displayed, noted, recorded, indicated, represented, disclosed, evidenced, detailed or otherwise reduced to tangible form hereon, either expressly, inherently or by implication, are the confidential and proprietary information of SLI Design, Inc., and shall not be used for any purpose other than the specific project or undertaking identified on the drawing title block or legend for which they are and have been prepared by SLI Design, Inc. Any other reproduction, disclosure or use of any portion of the confidential and proprietary information of SLI Design, Inc., shall be a breach of the obligation of confidence created by the acceptance of this drawing from SLI Design, Inc. for a specific project or Contract. Any copying, duplicating, reproducing, utilization, alteration, modification, revision or change to this drawing, is expressly prohibited unless done with the prior written consent or approval of SLI Design, Inc., and shall not be undertaken without receipt of such prior written approval. This drawing is loaned by SLI Design, Inc., for the limited purpose of complying with a specific Contract. The drawing remains the property of SLI Design, Inc., and shall be returned upon request or completion of the contract, unless specifically authorized by Contract, under which it was loaned.

PRINT DATE: 12/2/2025 3:08:17 PM

REGISTERED ARCHITECT THOMAS B. BAKER 14288 STATE OF TEXAS
11/19/24

DRAWING TITLE
SITE PLAN DETAILS

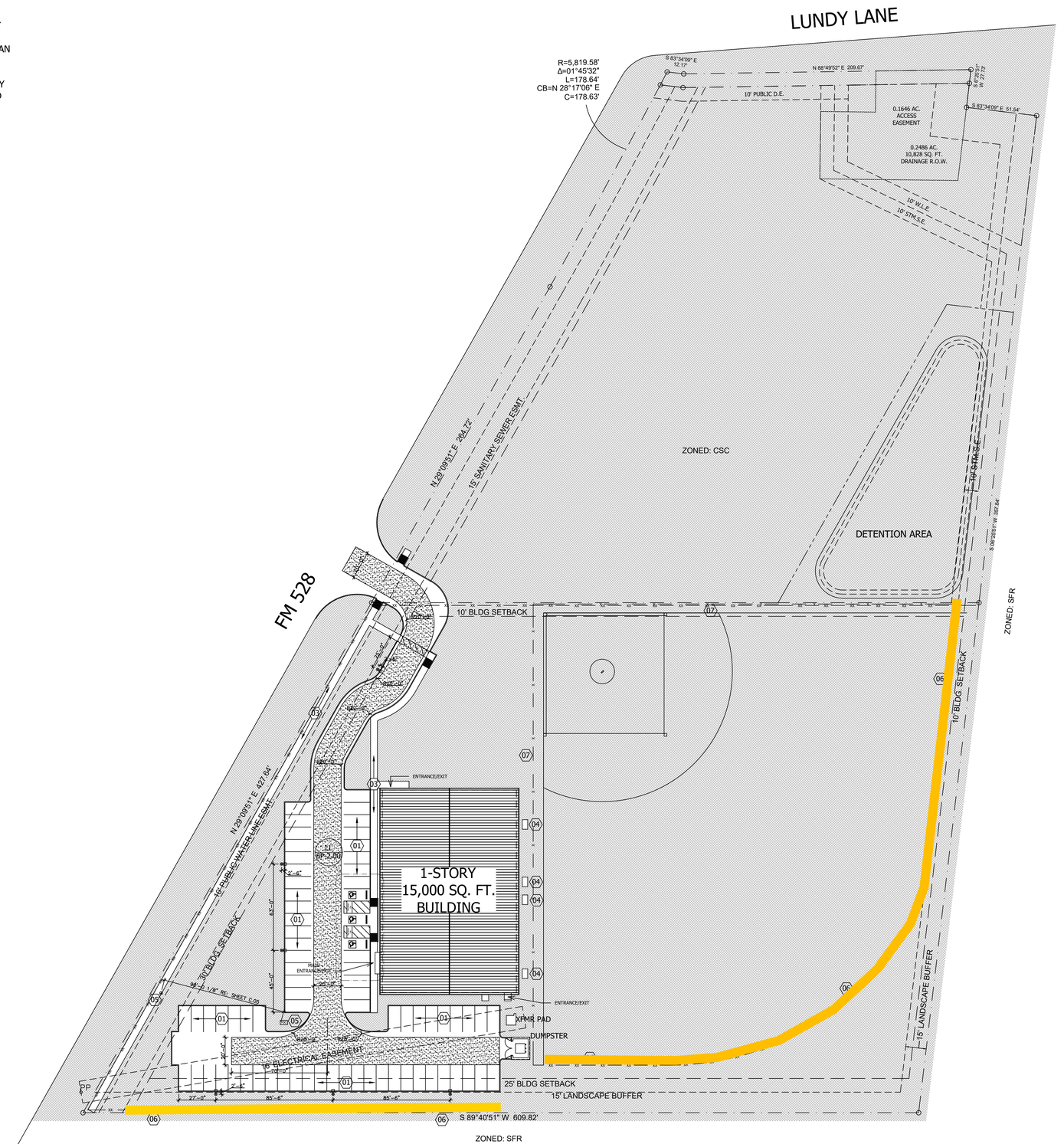
DRAWN BY	CM
CHECKED BY	TB
APPROVED BY	TB

SHEET NO.
SP-2.10

C:\Users\16-03-PC\OneDrive - sligroup\Documents\Hardball Academy - Central\VE_cmurders.rvt

NOTE:

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



NORTH

1 SITE
SCALE: 1"=40'-0"

GENERAL NOTES:

1. PAVING EXPANSION JOINTS ARE TO BE 30'-0" O.C. RE: SP-1.20
2. PAVING CONTROL JOINTS ARE TO BE 15'-0" O.C. RE: SP-1.20
3. SIDEWALK EXPANSION JOINTS ARE TO BE 10'-0" O.C. RE: SHEET SP-2.10
4. SIDEWALK CONTROL JOINTS ARE TO BE 5'-0" O.C. RE: SHEET SP-2.10
5. 75 TOTAL PARKING PAVED SPACES PROVIDED 3 HANDICAP ACCESSIBLE SPACES
6. RE: A-14.00 SIGNAGE PACKAGE FOR ALL SITE SIGNAGE
7. SLI TO PROVIDE PORTABLE TOILET & DUMPSTER ON SITE DURING CONSTRUCTION
8. DOWNSPOUTS SHALL DISCHARGE THRU SIDEWALKS RE: 9/SP-2.00 AND 10/SP-2.00
9. PARKING STALLS SHALL BE 9'X19' U.N.O.
10. PAVEMENT THICKNESS SHALL BE 5" U.N.O.
11. FIRE LANE DESIGNATION SHALL COMPLY WITH CITY CODE CHAPTER 82, DIVISION 2 AND SHALL BE MARKED NO PARKING FIRE LANE TOW AWAY ZONE AT 30 FOOT INTERVALS.
12. PARKING STRIPING SHALL BE WHITE.
13. BASEBALL DIAMOND AND ALL ASSOCIATED ITEMS (CHAIN LINK FENCING, BASES, ETC.) ARE TO BE FURNISHED AND INSTALLED BY OWNER. THESE ITEMS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INCLUDED IN THIS CONTRACT.
14. ACCESS TO ADJACENT PROPERTIES AND COMMON DRIVEWAYS MAY BE REQUIRED.
15. THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY OVERLAY DISTRICT AND SHALL COMPLY WITH THE CITY ORDINANCES IN THE COD.

KEYED NOTES:

01 NEW 4" WIDE WHITE PARKING STRIPES

02 EXISTING ROAD EDGE TO REMAIN. FRONT OF NEW CURB TO ALIGN WITH ROAD EDGE.

03 NEW SIDEWALK. RE: GENERAL NOTES 3 & 4 SHEET SP-1.20 AND DETAILS 10 & 12 SHEET SP-2.00.

04 PLACEMENT OF HVAC EQUIPMENT PADS ARE TO BE COORDINATED WITH MEP AND CIVIL DRAWINGS.

05 LOCATION OF PROPOSED FIRE HYDRANT AND FDC. RE: CIVIL SHEET C-5.0

06 8'-0" HIGH WOOD PLANK FENCE. RE: 01/SP-2.10

07 8'-0" HIGH FENCE BY OWNER. RE: GENERAL NOTE 13

LEGEND

4", 5", 6", OR 7" CONCRETE PAVEMENT RE: CIVIL

FIRELANE RE: GENERAL NOTE 11

DESIGNATED LANDSCAPING AREA

SLI DESIGN, INC.
ARCHITECTURE | DESIGN | CONSTRUCTION.
15810 PARK TEN PLACE, SUITE 300
HOUSTON, TEXAS 77084
713-465-4650
www.sligroup.com
© COPYRIGHT

HARDBALL ACADEMY
HARDBALL ACADEMY
2907 W. PARKWOOD AVE.
FRIENDSWOOD, TX 77546

PROJECT NUMBER: 8845

ISSUED FOR CLIENT APPROVAL	DATE
ISSUED FOR BIDDING	08/19/22
ISSUED FOR PERMIT	10/19/22
ISSUED FOR CONSTRUCTION	11/19/24

REVISIONS

MARK	DESCRIPTION	DATE

The information, ideas, designs, details, layouts, techniques, features, arrangements, plans, sequences, dimensions, allowances, tolerances, conceptions, specifications, intentions, technology or embodiments, as illustrated, arranged, displayed, noted, recorded, indicated, represented, disclosed, evidenced, detailed or otherwise reduced to tangible form hereon, either expressly, inherently or by implication, are the confidential and proprietary information of SLI Design, Inc., and shall not be used for any purpose other than the specific project or undertaking identified on the drawing title block or legend for which they are and have been prepared by SLI Design, Inc. Any other reproduction, disclosure or use of any portion of the confidential and proprietary information of SLI Design, Inc., shall be a breach of the obligation of confidence created by the acceptance of this drawing from SLI Design, Inc. for a specific project or Contract. Any copying, duplicating, reproducing, utilization, alteration, modification, revision or change to this drawing, is expressly prohibited unless done with the prior written consent or approval of SLI Design, Inc., and shall not be undertaken without receipt of such prior written approval. This drawing is loaned by SLI Design, Inc., for the limited purpose of complying with a specific Contract. The drawing remains the property of SLI Design, Inc., and shall be returned upon request or completion of the contract, unless specifically authorized by Contract, under which it was loaned.

PRINT DATE Dec 02, 2025 – 11:12am

REGISTERED ARCHITECT THOMAS R. BAKER 14288 STATE OF TEXAS
11/19/24

DRAWING TITLE
SITE PLAN - ANNOTATED

DRAWN BY	CM
CHECKED BY	TB
APPROVED BY	TB

SHEET NO.
SP-1.10

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

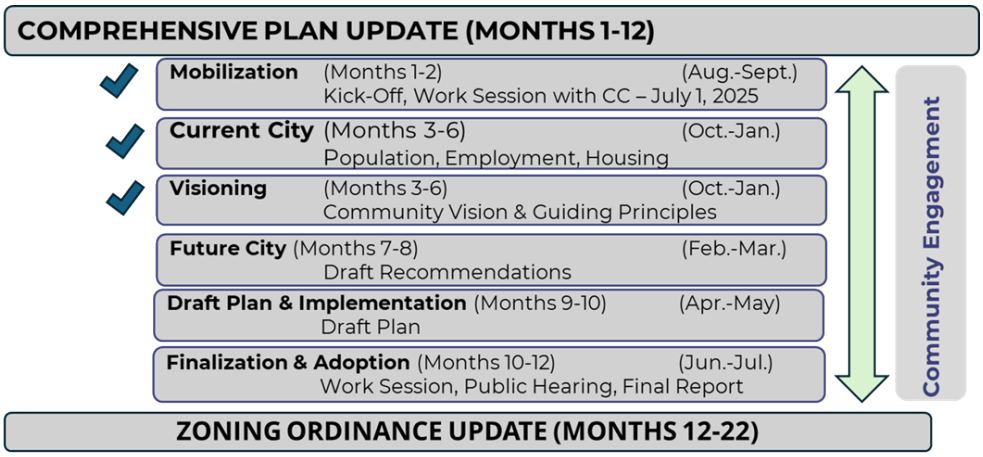
Meeting Date: December 11, 2025

Subject: Receive an update on Comprehensive Plan update (A Resilient Communities Project (RCP) Grant from the General Land Office).

Action:

SUMMARY / ORIGINATING CAUSE

Ardurra Group continues to work on the Comprehensive Plan update...we are still in the Visioning stage.



The Comprehensive Plan Advisory Committee (CPAC) will be meeting on December 16, 2025, from 5-7pm at the Friendswood Public Library. We are considering planning a bus tour for the committee in January/February. The survey is still available online through the end of the year...encourage your friends and family to complete the survey.
We are also considering some other outreach opportunities through the schools for feedback via the survey.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: December 11, 2025

Subject: Receive the November 2025 DRC Report and the November 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.

Action:

SUMMARY / ORIGINATING CAUSE

The November 2025 DRC Report and Business Report are attached for review.

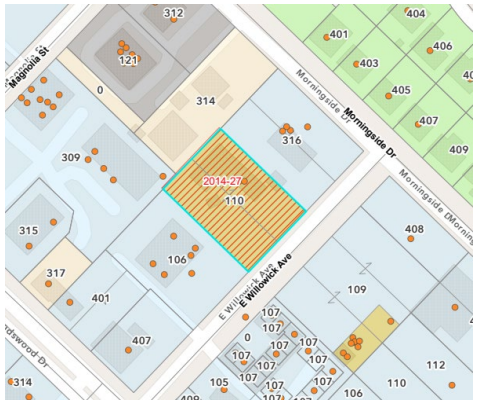
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. November 2025 DRC Report
2. Friendswood Monthly Business Report Nov 2025

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
NOVEMBER 2025

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
110 E Willowick Ave Masonic Lodge - Reconfigure parking lot; demo storage	PUD/SUP	No	☐ Zone change – existing SUP Ord 2014-27 ☒ Meets Future Land Use Map ☐ Plat ☒ Eligible for Certificate of Platting Exemption ☐ Site plan approval required (minor changes) ☐ Community Overlay District (300 ft) ☒ Downtown District ☒ Water available – existing, no changes ☒ Sewer available – existing, no changes ☒ On-site detention required if regional detention option is not allowed ☒ May be eligible for regional detention ☐ High hazard flood zone(s) – all flood zones ☐ Pipelines and abandoned active oil wells ☐ TxDOT Permits required for any improvements in the ROW Misc Notes: Side streets in DD require a 10-foot landscape buffer with a min 8-ft tree every 25 feet; credit may be given for existing trees; Design Modification Form required for proposed number of driveways, width and separation; accessible route required per IBC	

302 Garden Dr. Subdivide residential lot into 2 lots	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Replat required – Garden Oaks ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District (300 ft) – Friendswood Parkway ☐ Downtown District ☒ Water available ☒ Sewer available ☒ On-site detention ☐ May be eligible for regional detention ☐ High hazard flood zone(s) – all flood zones ☐ Pipelines and abandoned active oil wells ☐ TxDOT Permits required for any improvements in the ROW Misc Notes: Min landscaping for new residential lot is 1 tree; $600 park dedication fee due at the time the building permit is issued	

CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - NOVEMBER 2025

Click here to access the Current Development Projects presentation/story map.

Certificates of Occupancy Issued (new, additions, alterations, name, owner and occupant changes)

Business	Address	Permit	Zoning
APA Designs	405 Laurel	NEW	DD
Heritage at Clear Creek	17231 Blackhawk Blvd.	TO	MFR-H
ENR Realty LLC	311 S Friendswood Dr. Suite 106	TO	DD

New commercial permits issued:

Garage Ultimate – Building 5	4650 FM 2351 Rd B5

Commercial Add/Alter/Demo permits issued:

Good Ranchers (expansion)	1715 S Friendswood Dr. Suite 130
Future Tenant	1305 W Parkwood Ave Suite 103

Zone Changes:

Friendswood City Center PUD Amendment	P&Z – December 11; Council – Jan. 5
Clear Creek Village - PUD	P&Z – December 11; Council – Jan. 5

Denotes Location in the Downtown District (DD)

Community & Economic Development Committee (CEDC)

Mission: To champion a vibrant and competitive economy by providing leadership and resources for business attraction, retention, and expansion to enhance the quality of life.

Meeting days – first Wednesday of each month at 4pm; 2nd floor conference room at City Hall

- Continue to work on Strategic Goals
- Establishing a small task force to brainstorm ideas for the FutureWorks initiative (internship and job shadowing opportunities)
- Begin planning for Small Business Week 2026

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

Meeting days – second Tuesday of each month at 4pm; Council Chambers

- Waiting on information from third party consultant to explore options on removing overhead communication and/or powerlines on northeastern side of S Friendswood Dr.
- Christmas decorations are up!
- Street signs and wayfinding signs will be installed soon!

Miscellaneous:

- TIRZ (Tax Increment Reinvestment Zone) #1/PID (Public Improvement District) – Friendswood City Center on FM 528 – 124 acres; approved by City Council December 2023

- TIRZ (Tax Increment Reinvestment Zone) #2 – Friendswood Parkway/FM 528 – 3 – 326.52 acres; approved by City Council June 2024; Castle Biosciences

- We have vacancies on the Zoning Board of Adjustment (ZBOA) and Construction Board of Adjustment (CBOA) – we need volunteers! The volunteer application is available on the City's website.