PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, APRIL 9, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

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

3. CONSENT AGENDA

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

A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 26, 2026.

4. ACTION ITEMS

A. **PUBLIC HEARING: RELEASE OF ELECTRIC EASEMENT**
Conduct a public hearing concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

B. **RECOMMENDATION: RELEASE OF ELECTRIC EASEMENT**
Consider making a recommendation to City Council concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

C. **PUBLIC HEARING: AUTUMN CREEK FUTURE LAND USE MAP (FLUM) AMENDMENT**
Conduct a public hearing concerning a city-initiated request to amend the Future Land Use Map (FLUM) to change (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from “Garden Homes” to “Low Density Residential"; and to amend the Future Land Use Map (FLUM) to change (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from “Garden Homes” and “Low Density Residential” to “Low Density Residential.”

D. **PUBLIC HEARING: AUTUMN CREEK ZONING CORRECTION**

Conduct a public hearing concerning a city-initiated request to amend the Official Zoning Map to change the zoning classifications of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from “Garden Home District (GHD)” to “Single Family Residential (SFR)”; and to change the zoning classifications (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from “Garden Home District (GHD)” and “Single Family Residential (SFR)” to “Single Family Residential (SFR).”

E. **RECOMMENDATION: AUTUMN CREEK FLUM AMENDMENTS AND ZONING CORRECTION**

Consider making a recommendation to the City Council concerning amendments to the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amendments to the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

F. **PUBLIC HEARING: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**

Conduct a public hearing concerning proposed amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

G. **RECOMMENDATION: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**

Consider making a recommendation to City Council concerning proposed amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

H. **PUBLIC HEARING: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**

Conduct a public hearing concerning proposed amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

I. **RECOMMENDATION: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**
Consider making a recommendation to City Council concerning proposed amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

J. **SITE PLAN: "THE EDGE" TO BE LOCATED AT 401, 391 AND 395 W EDGEWOOD DR**
Consider approving the site plan for The Edge, a development containing three new buildings and a detention pond to be located at 401, 395 and 391 W Edgewood Dr., City of Friendswood, Galveston County, Texas.

K. **PRELIMINARY PLAT: SHERRY LANE PHASE 1 STREET DEDICATION (APPROX. 1500 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Sherry Lane Phase 1 Street Dedication, a subdivision of 2.301 acres located in the I&GN RR CO Survey, Block 1, Survey 23, Abstract 624, City of Friendswood, Galveston County, Texas.

L. **PRELIMINARY PLAT: SHERRY LANE PHASE 2 STREET DEDICATION (APPROX. 800 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, a subdivision of 1.220 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

M. **PRELIMINARY PLAT: GEORGETOWN BLVD PHASE 2 STREET DEDICATION (APPROX. 1450 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, a subdivision of 3.365 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

N. **PRELIMINARY PLAT: GEORGETOWN SECTION ONE (31 LOTS, 4 RESERVES, 2 BLOCKS)**
Consider approving the Preliminary Plat of Georgetown Section One, a subdivision of 15.001 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

O. **PRELIMINARY PLAT: GEORGETOWN SECTION 3 (44 LOTS, 3 RESERVES, 3 BLOCKS)**
Consider approving the Preliminary Plat of Georgetown Section 3, a subdivision of 18.084 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

P. **PRELIMINARY PLAT: GEORGETOWN DETENTION BASIN PHASE 2**
Consider approving the Preliminary Plat of Georgetown Detention Basin Phase II, a subdivision of 18.925 acres situated in the I&GN RR CO Survey, Block 1, Section 23, Abstract No. 624, in the City of Friendswood, Galveston County, Texas

Q. **EXTENSION REQUESTS: 30-DAY EXTENSION FOR PRELIMINARY PLAT APPLICATIONS**
Consider approving a request from the applicant for a 30-day extension for preliminary plat applications for the following subdivision plats, in accordance with Local Government Code 212.009(b-2):
(i) Georgetown Boulevard Phase 3 Street Dedication Preliminary Plat,
(ii) Georgetown Section 4 Preliminary Plat,
(iii) Georgetown Section 5 Preliminary Plat, and
(iv) Georgetown Section 6 Preliminary Plat

5. COMMUNICATIONS

A. Receive an update on the Comprehensive Plan Update Project (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, April 23, 2026, and (ii) Thursday, May 14, 2026.

C. Receive the March 2026 DRC Report, March 2026 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 2nd day of April 2026, at 5:00 P.M.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 26, 2026.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2026-03-26 Regular

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 26, 2026 - 6:00 PM

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MARCH 26, 2026

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 26, 2026, AT 06:00 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

VICE CHAIRMAN MARCUS RIVES
COMMISSIONER TRAVIS MANN
COMMISSIONER BRIAN BOUNDS
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON SALLY BRANSON
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

CHAIRMAN TOM HINCKLEY, COMMISSIONER MARSHA CONRAD, AND COMMISSIONER STACEY PHILLIPS WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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

Randy Hale announced his candidacy for City Council Position #5. Sally Branson announced her candidacy to re-run for City Council Position #2.

Adam Hill/Sterling Builders said that when the preliminary plat of Sterling Estates was presented to

the commission, several neighbors spoke concerning drainage. He said Sterling Builders has since met with those neighbors and alleviated concerns, evidenced by none of those neighbors being present in opposition to the final plat on tonight's agenda.

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.

**Commissioner Brian Bounds moved to approve the consent agenda. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, February 12, 2026.

B. Consider approving Garden Oaks Replat No. 1, also known as Lot 1, Block 1 Garden Oaks Subdivision located at 302 Garden Drive to subdivide one residential lot into two lots.

C. Consider approving the Final Plat of Van Pelt-Attaway Estates located at 2004 Lundy Lane.

4. ACTION ITEMS

A. EXTENSION REQUEST: VIRHUB FINAL PLAT

Consider approving 30-day extensions for final plat approval of VIRHUB Final Plat located at 4430 FM 2351.

Harbin explained that following the inaction of the Planning and Zoning Commission on February 26, 2026, due to a lack of quorum, the applicant submitted a request to extend the 30-day period for the Commission's approval of the final plat.

**Commissioner Travis Mann moved to approve a 30-day extension for VIRHUB Final Plat located at 4430 FM 2351. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

B. FINAL PLAT: VIRHUB

Consider approving the Final Plat of VIRHUB located at 4430 FM 2351.

Harbin introduced the plat as a short form final plat to create two commercial reserves. She said each lot has existing frontage on FM 2351 and access to water and sewer, allowing for a short form of plat approval. Harbin noted the property has several existing easements for electricity, shared access, and oil production.

**Commissioner Travis Mann moved to approve the Final Plat of VIRHUB located at 4430 FM 2351. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

C. EXTENSION REQUEST: STERLING ESTATES FINAL PLAT

Consider approving 30-day extensions for final plat approval of Sterling Estates Final Plat located generally at 505 Briarmeadow Ave.

**Commissioner Travis Mann moved to approve a 30-day extension for approval of Sterling Estates Final Plat located generally at 505 Briarmeadow Ave. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

D. **FINAL PLAT: STERLING ESTATES FINAL PLAT**
Consider approving the Final Plat of Sterling Estates located generally at 505 Briarmeadow Ave.

Harbin said Sterling Estates was a residential plat consisting of 24 lots on two cul-de-sac streets. She said construction of the infrastructure was nearing completion and anticipates city acceptance in May.

**Commissioner Brian Bounds moved to approve the Final Plat of Sterling Estates located generally at 505 Briarmeadow Ave. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

5. COMMUNICATIONS

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

Harbin said the Comprehensive Plan Update consulting firm, Ardurra, met with high school students who are participating in a leadership program on February 19th. A bus tour of the city was conducted on February 23rd, followed by stakeholder meetings on March 17th. She announced the next meeting of the Comprehensive Plan Advisory Committee (CPAC) would be held on April 30th. Commissioner Mann requested a meeting of the Planning Subcommittee to discuss progress of the Comprehensive Plan Update Project.

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 9, 2026, and (ii) Thursday, April 23, 2026.

C. Receive the February 2026 DRC Report, February 2026 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Harbin said the reports were in the backup material.

Councilperson Branson reported that the second reading of an ordinance to allow relocation of billboards was approved by City Council. She said the conversion to electronic messaging would allow the city to use it for emergency messaging.

6. ADJOURNMENT

This meeting was adjourned at 06:18 PM.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PUBLIC HEARING: RELEASE OF ELECTRIC EASEMENT**
Conduct a public hearing concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is a city-initiated action to release an electric easement. The easement was dedicated to the City of Friendswood by Clear Creek Independent School District ("CCISD") in anticipation of the City Center development. The plan was for the City to dedicate the easement to Centerpoint for future electrical services to various properties. During the platting process, Centerpoint Energy requested the easement be dedicated with different terms. CCISD has released the easement and this is the City's action to also begin the process to release the easement. A new electric easement will be dedicated to Centerpoint by CCISD and the City.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Releasing this easement will allow CCISD and the City to dedicate a new easement to Centerpoint that meets its requirements.

RECOMMENDATIONS

Staff recommends releasing the easement.

ATTACHMENTS

1. Electric Easement Location Map
2. Electric Easement Staff Report 03-17-2026
3. Original Easement RP-2024-424559

City of Friendswood

Location Map

2/11/2026, 4:34:05 PM

1:4,895

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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

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

Staff Report

March 2026

Location: 3535 FM 528

Legal: 1.076-acre easement being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control District ditch

Project: n/a

Request: A request to vacate an electric easement consisting of 1.076 acres, being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

Existing Use/Site Attributes

The easement was deeded to the City by Clear Creek Independent School District (CCISD) and intended to be deeded to Centerpoint for electrical infrastructure in the future. Centerpoint is requesting different terms to be included in the easement. A new easement will be dedicated in the future.

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

ELECTRIC EASEMENT

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

THAT CLEAR CREEK INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas ("GRANTOR"), for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by the GRANTEE herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the CITY OF FRIENDSWOOD, TEXAS, a home-rule municipal corporation located in Harris and Galveston Counties, Texas, its successors and assigns (collectively "GRANTEE"), a perpetual electric easement in, under, over, along, upon, and across that certain tract of land, being more particularly described in Exhibit "A," which is attached hereto and incorporated herein for all intents and purposes (the "Easement").

This conveyance is made subject to the following to the extent the same are still in effect, related to the Property: all easements, rights-of-way, reservations of mineral leases respecting mineral interests, and all other matters of record in the Official Public Records of Real Property of Harris County, Texas, to which GRANTEE may be legally bound.

TO HAVE AND TO HOLD the above-described Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, together with the rights of ingress and egress to and from the Easement for the purposes of constructing, inspecting, reconstructing, repairing, relocating, altering, and maintaining electric service facilities, including lines and related facilities (the "Facilities"), unto the said GRANTEE, its successors and assigns forever, provided, however, only trees previously designated by GRANTOR may be removed from the Easement. GRANTOR binds itself as well as its successors and assigns, to warrant and forever defend all and singular the Easement unto GRANTEE and GRANTEE'S successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by,

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RP-2024-424559

through or under the GRANTOR, but not otherwise.

At all times after performing any work in connection with the Easement, GRANTEE shall, at GRANTEE'S expense, promptly restore the Easement as nearly as reasonably practicable to substantially the condition prior to the undertaking of such work.

GRANTEE, at GRANTEE'S sole expense, shall be solely responsible for the maintenance of the Facilities placed or constructed within the Easement by the GRANTEE.

GRANTEE agrees to comply in all material respects, at its sole cost, with all applicable federal, state and local laws, rules, and regulations which are applicable to GRANTEE'S activities hereunder.

GRANTOR expressly reserves the right to the use and enjoyment of the surface of the Easement for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement shall not materially and unreasonably interfere with or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein.

Executed this 8th day of November, 2024.

GRANTOR:
CLEAR CREEK INDEPENDENT SCHOOL DISTRICT

ARTURO SANCHEZ
President of the Board of Trustees

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

BEFORE ME, Greta McMahon, the undersigned notary public, on this day personally appeared Arturo Sanchez, President of the Board of Trustees of the Clear Creek Independent School District, the owner of the Property, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN before me this 8th day of November, 2024.

GRETA LYNN MCMAHON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 03/27/27
NOTARY ID 13427388-2

Notary Public in and for the State of Texas

My commission expires: 3/27/27

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ACCEPTED BY:
CITY OF FRIENDSWOOD, TEXAS

By: _____
MORAD KABIRI, City Manager

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

BEFORE ME, Leticia Brysch, the undersigned notary public, on this day personally appeared MORAD KABIRI, the City Manager of the City of Friendswood, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN before me this 13th day of November, 2024.

LETICIA C. BRYSCH
Notary ID #13412458-9
My Commission Expires
January 3, 2027

_____
Notary Public in and for the State of Texas

My commission expires: January 3, 2027

GRANTOR'S ADDRESS:
Clear Creek Independent School District
Attn: Superintendent
P.O. Box 799
League City, TX 77574

AFTER RECORDING RETURN TO:
City of Friendswood
Attn: City Secretary
910 S. Friendswood Drive
Friendswood, TX 77546

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RP-2024-424559

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EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
1.076 ACRES (46,884 SQUARE FEET)
SARAH MCKISSICK LEAGUE, A-549
CITY OF FRIENDSWOOD
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.076 acres (46,884 square feet) of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being out of and a part of Restricted Reserve "A", WESTSIDE MIDDLE SCHOOL, a subdivision plat of record at Film Code No. 359101, Harris County Map Records (H.C.M.R.); being out of and a part of a called 28.9270 are tract of land conveyed to Clear Creek Independent School District as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. P598260; being out of and a part of a called 10.0000 acre tract of land conveyed to Clear Creek Independent School District as described by deed recorded under H.C.C.F. No. P598262; said 1.076 acre tract of land being more particularly described as follows (bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, US Survey Feet, NAD83(NA2011):

COMMENCING at a 5/8-inch iron rod found marking the intersection of the southerly right-of-way (R.O.W.) line of F.M. 528 (120 feet wide) with a westerly line of a called 12.2828 acre tract of land conveyed to Harris County Flood Control District (H.C.F.C.D. Unit No. A-114-02-00) as described by deeds recorded under H.C.C.F. No(s). E449568 and K384682; said iron rod for the northwest corner of Restricted Reserve "F", AUTUMN CREEK COMMERCIAL TRACT "TWO", a subdivision plat of record at Film Code No. 410065, Harris County Map Records (H.C.M.R.) and also for the northeast corner of said Restricted Reserve "A"; said iron rod having Texas State Plane Grid Coordinates of X=3,187,884.24' and Y=13,757,264.17';

THENCE, South 81°12'37" West, along said southerly R.O.W. line, a distance of 958.50 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 08°47'23" East, departing said southerly R.O.W. line and over and across said Restricted Reserve "A" and 10.0000 acre tract, a distance of 2,170.69 feet to a northwesterly line of said H.C.F.C.D. tract and for an angle point of the herein described tract;

THENCE, South 38°20'29" West, continuing along a northwesterly line of said H.C.F.C.D. tract, a distance of 29.34 feet to a 5/8-inch iron rod with cap stamped "RPLS 3974" found marking the southerly common corner of said 10.0000 acre tract and a called 106.472 acre tract of land conveyed to Madison Development Corp., LLC as described by deed recorded under H.C.C.F. No. RP-2023-65754; said iron rod for the most southerly corner of the herein described tract;

THENCE, North 08°47'23" West, at 901.29 feet passing a 5/8-inch iron rod found marking the southwest corner of said Restricted Reserve "A" and northwest corner of said 10.0000 acre tract; continuing in all for a total distance of 2,190.65 feet to a 5/8-inch iron rod found at the base of a concrete lift station pad on the aforesaid southerly R.O.W. line of F.M. 528 and marking the northerly common corner of said Restricted Reserve "A" and 106.472 acre tract; said iron rod for the northwest corner of the herein described tract;

THENCE, North 81°12'37" East, along said southerly R.O.W. line, a distance of 21.50 feet to the POINT OF BEGINNING and containing 1.076 acres (46,884 square feet) of land. This description is based upon a Standard Land Survey of 38.927 Acres of land prepared by Boundary One, LLC. Project Number 6767-2209-667G.

Compiled by: Christian Offenburger, R.P.L.S.
Boundary One, L.L.C.
T.B.P.E.L.S Firm No. 10084800
150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
(281) 648-3131
www.boundaryone.com
May 10, 2024

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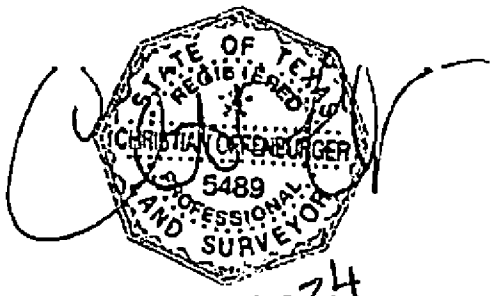

5-10-24

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Pages 6
11/14/2024 09:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees $41.00

RP-2024-424559
UNOFFICIAL COPY

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

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **RECOMMENDATION: RELEASE OF ELECTRIC EASEMENT**
Consider making a recommendation to City Council concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This is a city-initiated action to release an electric easement. The easement was dedicated to the City of Friendswood by Clear Creek Independent School District in anticipation of the City Center development. The plan was for the City to dedicate the easement to Centerpoint for future electrical services to various properties. During the platting process, Centerpoint Energy requested the easement be dedicated with different terms. CCISD has released the easement and this is the city's action to also begin the process to release the easement. A new electric easement will be dedicated to Centerpoint by CCISD and the City.

See attachments on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Releasing the easement will allow CCISD and the City to dedicate a new easement to Centerpoint that meets its requirements.

RECOMMENDATIONS

Staff recommends releasing the easement.

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PUBLIC HEARING: AUTUMN CREEK FUTURE LAND USE MAP (FLUM) AMENDMENT**
Conduct a public hearing concerning a city-initiated request to amend the Future Land Use Map (FLUM) to change (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential"; and to amend the Future Land Use Map (FLUM) to change (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential."

Action:

SUMMARY / ORIGINATING CAUSE

This public hearing is being held to give interested parties the right to appear and express their views on the following Future Land Use Map amendments:

Subject Properties in Friendswood, Harris County, Texas	Future Land Use Map Amendments	
	Current Category Designation	Proposed Category Designation
➢ Reserves C and D of Autumn Creek Section 3 ➢ Reserve C of Autumn Creek Section 5 ➢ 3001 through 3011 Harvest Hill Drive ➢ 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail ➢ 3201 through 3205 Cedar Ridge Court ➢ 2910 and 2912 Harvest Hill Drive	Garden Homes	Low Density Residential
➢ 3000, 3002, 3003, and 3005 Cedar Ridge Trail ➢ 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive ➢ 2800, 2802, and 2804 Harvest Hill Court	Garden Homes and Low Density Residential	Low Density Residential

The purpose of this city-initiated amendment of the Future Land Use Map is to correct the discrepancies so that the land use designations match what is platted and built. City staff often receive phone calls from real estate appraisers requesting the zoning of the lots, which is especially confusing on the lots with two zoning districts assigned. The corrections will allow for more accurate calculations of the city's zoning districts for both the official zoning map and the future land use categories – Garden Homes versus Low Density Residential.

<u>The Districts</u>
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.
There are 13 designated future land use categories that make up the Future Land Use Map. The Garden Homes and Low Density Residential categories are defined as follows:

Low Density Residential - The most common use category in Friendswood is single family residential. Being primarily a bedroom community has its advantages and disadvantages. Acceptable Zoning District: Single Family Residential (SFR), Multi-Family Residential – Low Density (MFR-L)
Garden Homes - The Garden Home District (GHD) is a single-family district that allows for increase density, while still providing detached housing with open space between units. The district may be located adjacent to a district of a different zoning designation and may be used as a buffer between incompatible uses.

City staff attended the Autumn Creek HOA meeting in January to explain the correction needed. We also mailed out a courtesy notice to the affected property owners in addition to the required legal notices which included the newspaper notice, signs posted, and notices to all property owners within 200 feet of the affected properties.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This correction is administrative in nature and is not intended to introduce new land use policies or change the allowed uses that were originally contemplated.

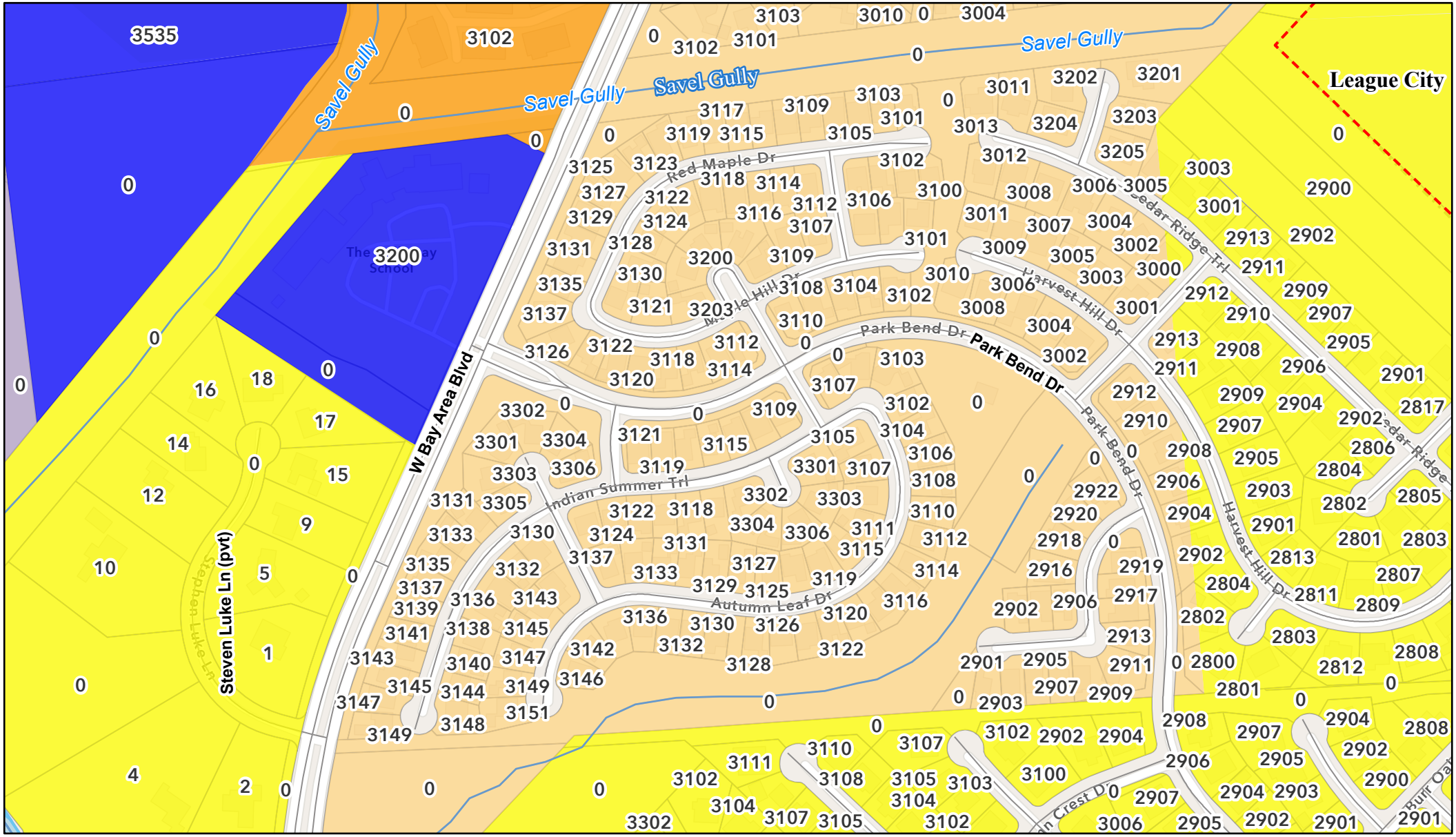
RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Autumn Creek Future Land Use Map
2. Autumn Creek Rezoning Corrrection Explanation
3. Final Plat_Autumn Creek Section 3
4. Final Plat_Autumn Creek Section 5

City of Friendswood



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City Limit
Creeks/Water

Future Land Use Adopted 2021

Low Density
Garden Homes
High Density Residential
Mixed Use
Public and Semi-Public
Parcels
Streets
Surrounding Cities
Water Lines

1:4,895

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

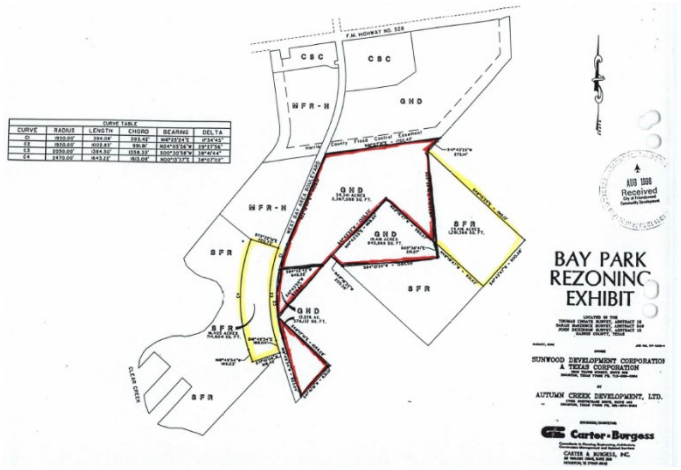
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Autumn Creek Subdivision

City-Initiated Future Land Use Map & Official Zoning Map Amendment Explanation

Origination

1998 – The property owner/developer submitted request for a zone change in the configuration shown below. Ordinance 98-34 zoning of land was changed in accordance with the exhibit below.



2000 – Most of the property was platted in accordance with the zone change; however, two sections, Autumn Creek Section Three and Section Five, were not platted in the same configuration, so the lot configurations do not align with the boundaries of the previous zone change approval.

Zoning Map

Future Land Use Map

Additionally, when the Future Land Use Map was amended in 2021, the same shape of the original zoning was used on the map.

The Remedy

The purpose of this city-initiated zone change and amendment of the Future Land Use Map is to correct the discrepancies so that the land use designations match what is platted and built. City staff often receive phone calls from real estate appraisers requesting the zoning of the lots, which is especially confusing on the lots with two zoning districts assigned. The corrections will allow for more accurate calculations of the city's zoning districts for both the official zoning map and the future land use categories – Garden Homes versus Low Density Residential.

The proposed zone changes will affect these properties:

On the lots listed below, the Future Land Use Map category would change from "Garden Homes" to "Low Density Residential" and the zoning would change from "Garden Home District (GHD)" to Single Family Residential (SFR)":

Autumn Creek Section 3
Reserve C
Reserve D
Block 1, Lots 1 thru 11 and Lots 14 thru 25
Block 2, Lots 1 and 2

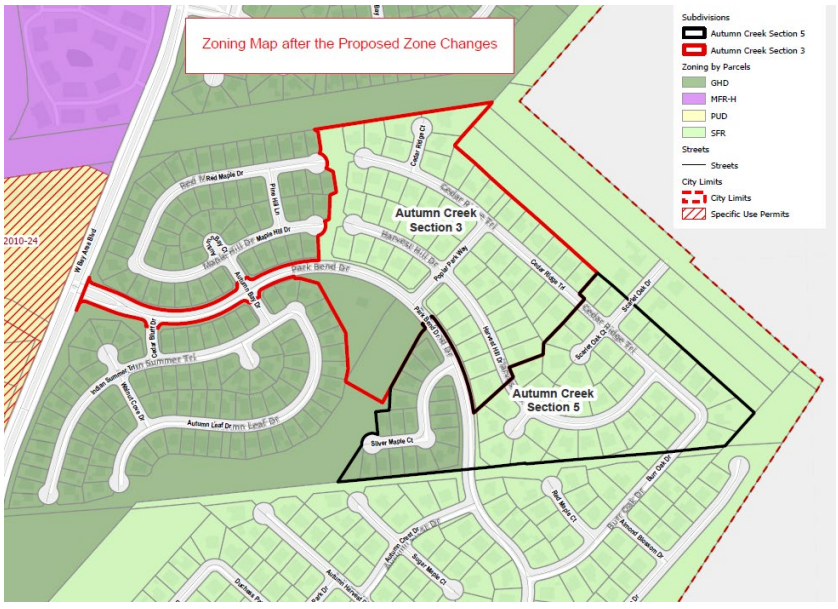
Autumn Creek Section 5
Reserve C

On the lots listed below, the Future Land Use Map category would change from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and the zoning would change "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)":

Autumn Creek Section 3
Block 1, Lot 12, 13, 26 and 27
Block 2, Lots 3 thru 6
Block 3, Lots 5 and 6

Autumn Creek Section 5
Block 2, Lots 1 thru 3

Ultimately, the zoning map would look like the map to the right.



The Districts

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.

There are 13 designated future land use categories that make up the Future Land Use Map. The Garden Homes and Low Density Residential categories are defined as follows:

Low Density Residential - The most common use category in Friendswood is single family residential. Being primarily a bedroom community has its advantages and disadvantages. Acceptable Zoning District: Single Family Residential (SFR), Multi-Family Residential – Low Density (MFR-L)

Garden Homes - The Garden Home District (GHD) is a single-family district that allows for increase density, while still providing detached housing with open space between units. The district may be located adjacent to a district of a different zoning designation and may be used as a buffer between incompatible uses.

The **Official Zoning Map** depicts the zoning districts that are assigned to each property inside the city limits. The Zoning Ordinance then provides the regulations that each of the zoning districts must follow.

The main differences in the GHD and SFR zoning districts are the lot size, setbacks and density. Dwellings in the Garden Home District utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure. The Residential Regulation Matrix can also be located in the Zoning Ordinance, Section 7.P.6. Information about zoning is also available on the City's web site at www.ci.friendswood.tx.us under the Community Development Department/Planning/Zoning.

Below are the current zoning descriptions of each district from the City's Zoning Ordinance.

SFR, residential, general purpose and description. The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.

1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.

4. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.

GHD, residential, general purpose and description. The GHD, Garden Home District, is intended to provide medium-density, detached, single-family dwellings having open space between units which exceed multi-family buildings, with density not exceeding six units per acre.

The district may be located adjacent to a district of a different zoning designation, and for which the development as GHD would be appropriate as a buffer between incompatible land uses.

(1) Dwellings in the GHD utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure.

(2) Fifty percent or more of one side of the structure shall be located within (1) one foot of the zero-lot line. Building walls which are located on the zero-foot lot line shall meet the adopted building code requirements, which may limit the types of allowed penetrations and projections.

(3) The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero-foot lot line. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

(4) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.

(5) The interior living area of the first floor of any two-story residential structure in GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces, and garages.

Future Impacts

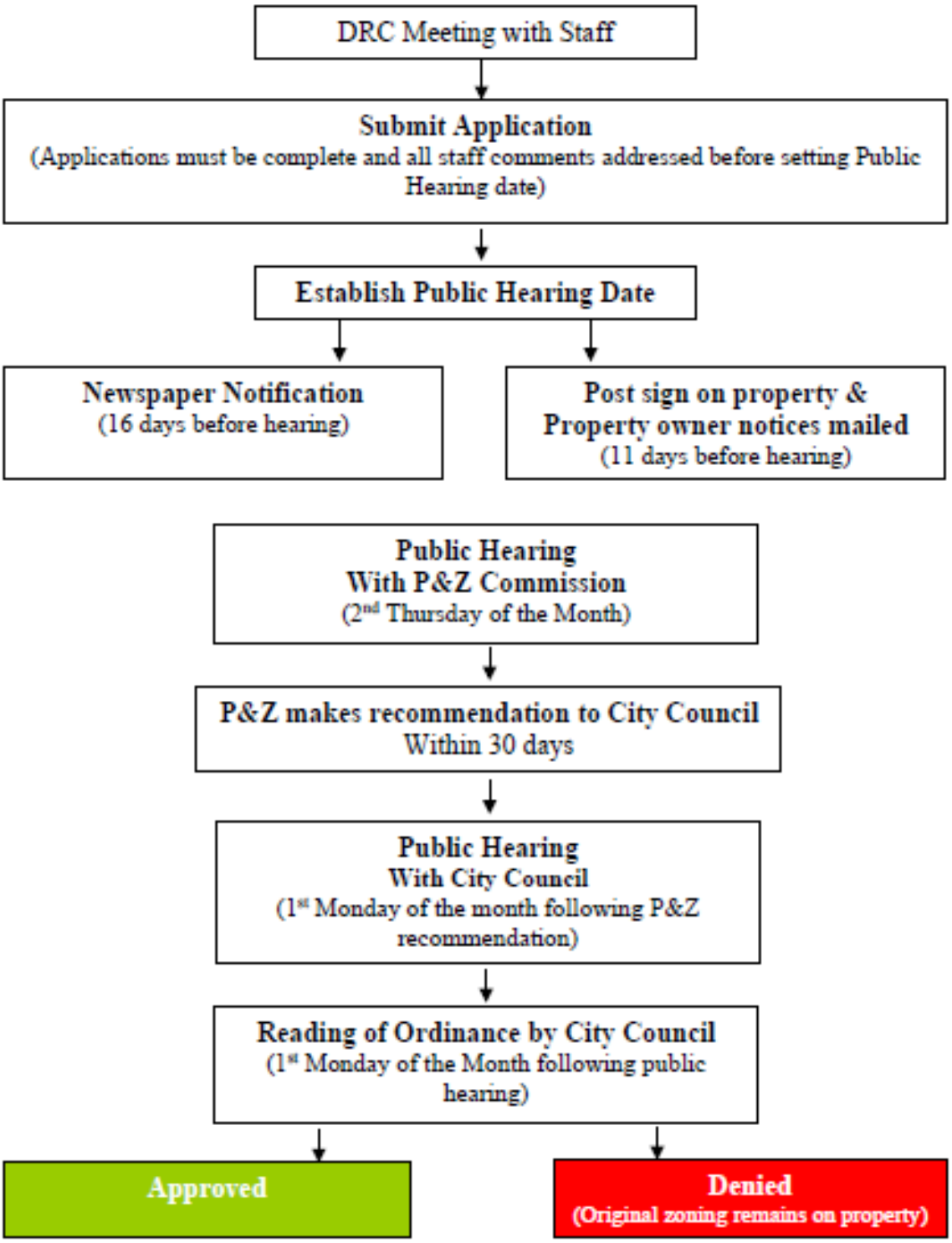
This correction is administrative in nature and is not intended to introduce new land use policies or change the allowed uses that were originally contemplated.

The Zone Change Process

No action will be required from the property owners. Notices will be mailed to notify all property owners of the public hearing dates, times and locations. A flow chart of the zone change process is below.

Zone Change Process

(60 – 90 day process)



STATE OF TEXAS
COUNTY OF HARRIS

WE AUTUMN CREEK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY AS ATTORNEY-IN-FACT, BY LENNAR TEXAS HOLDING COMPANY, JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY, HEREIN CALLED "OWNER" OF THE 29.05 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF AUTUMN CREEK SECTION THREE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATES 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 DOES HEREBY BIND ITSELF, ITS 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 UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS FROM PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE, SIX INCHES FEET (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OR LAND FIFTEEN (15') FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF FRIENDSWOOD, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAYS SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF

AUTUMN CREEK SECTION THREE

WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, LENNAR TEXAS HOLDING COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. STUNJA, ITS VICE PRESIDENT, THEREUNTO, AUTHORIZED ATTESTED BY ITS ASSISTANT SECRETARY, NANETTE R. PEAVEY, THIS 9th DAY OF March, 2000.

AUTUMN CREEK DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

DBA FRIENDSWOOD DEVELOPMENT COMPANY
AS ATTORNEY-IN-FACT

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: _____
JOSEPH L. STUNJA, VICE PRESIDENT

ATTEST: Nanette R Peavey
NANETTE R. PEAVEY, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY OF LENNAR TEXAS HOLDING COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION ACTING FOR ITSELF. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF March, 2000.

Heather L. Shawver
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

HEATHER L. SHAWVER
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 01-21-2004

I, GARY W. CARLILE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE NOT FOUND HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3') FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

GARY W. CARLILE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4917

STATE OF TEXAS
REGISTERED
GARY W. CARLILE
4917
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AUTUMN CREEK SECTION THREE AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS THIS 27th DAY OF April, 2000.

Mike Domiguez 4/10/00
Mike Domiguez

W. L. Finger
WILLIAM R. FINGER
CHAIRMAN

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE APPEARS AND ONLY IF THE INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

METES AND BOUNDS
AUTUMN CREEK SECTION THREE

Description of a 29.05 acre (1,265,550 square feet) tract of land being out of a called 227.776 acre tract of land being described in the deed to Autumn Creek Development, Ltd. And Harris County L.P. recorded under Harris County Clerk's File Numbers S953732 and S953733 and being situated in the Thomas Choate Survey Abstract No.12 and John Dickson Survey Abstract No. 15, Harris County, Texas. Said 29.05 acres described as follows:

BEGINNING at a 5/8-inch iron rod set at the intersection of the southerly line of a 160 feet wide Harris County Flood Control District Drainage Easement recorded under Harris County Clerk's File No. K384682 with the westerly line of a called 11.73 acre tract of land being described in the deed to George W. Dorrance and recorded in Volume 2681, Page 520 of the Harris County Deed Records;

THENCE, South 41°43'25" West, with said westerly line, a distance of 275.13 feet to a 5/8-inch iron rod found for the west corner of said 11.73 acres;

THENCE, South 48°13'25" East, with the southerly line of said 11.73 acres, a distance of 910.05 feet to a 5/8-inch iron rod set for corner;

THENCE, South 41°46'35" West, a distance of 135.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 48°13'25" East, a distance of 36.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 41°46'35" West, a distance of 155.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 48°13'25" East, a distance of 131.29 feet to a 5/8-inch iron rod set for corner;

THENCE, South 03°00'10" West, a distance of 54.85 feet to a 5/8-inch iron rod set for corner;

THENCE, South 69°13'04" West, a distance of 171.02 feet to a 5/8-inch iron rod set for corner;

THENCE, South 20°28'46" East, a distance of 14.96 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 345.00 feet, through a delta angle of 08°19'03", the chord bears South 24°38'17" East, a distance of 50.04 feet for a total arc a total arc length of 50.08 feet to a 5/8-inch iron rod set for corner;

THENCE, South 61°16'31" West, a distance of 60.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 47°37'00" West, a distance of 188.47 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 930.00 feet, through a delta angle of 31°14'54", the chord bears North 23°29'09" West, a distance of 500.95 feet for a total arc length of 507.21 feet to a 5/8-inch iron rod set for corner;

THENCE, South 50°53'24" West, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the right;

THENCE, southeasterly, with said curve to the right, having a radius of 870.00 feet through a delta angle of 02°42'05", the chord bears South 38°05'34" East, a distance of 25.83 feet for a total arc length of 25.83 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 50.00 feet through a delta angle of 20°06'02", the chord bears South 38°53'37" West, a distance of 52.35 feet for a total arc length of 52.62 feet to a 5/8-inch iron rod set for corner;

THENCE, South 28°50'36" West, a distance of 354.95 feet to a 5/8-inch iron rod set for corner;

THENCE, North 60°09'02" West, a distance of 202.40 feet to a 5/8-inch iron rod set for corner;

THENCE, North 1°47'39" East, a distance of 60.49 feet to a 5/8-inch iron rod set for corner;

THENCE, North 03°51'39" West, a distance of 172.82 feet to a 5/8-inch iron rod set for corner;

THENCE, North 28°55'49" West, a distance of 269.08 feet to a 5/8-inch iron rod set for corner;

THENCE, North 74°29'39" West, a distance of 88.53 feet to a 5/8-inch iron rod set for corner;

THENCE, South 89°27'00" West, a distance of 28.09 feet to a 5/8-inch iron rod set for corner;

THENCE, North 13°33'20" West, a distance of 10.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 570.00 feet, through a delta angle of 16°42'26", the chord bears South 68°05'27" West, a distance of 165.62 feet for a total arc length of 166.21 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 92°12'12", the chord bears South 13°38'08" West, a distance of 36.03 feet for a total arc length of 40.23 feet to a 5/8-inch iron rod set for corner;

THENCE, South 57°55'07" West, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears North 77°27'58" West, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, South 57°32'02" West, a distance of 47.56 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, southwesterly, with said curve to the right, having a radius of 530.00 feet, through a delta angle of 37°18'40", the chord bears South 75°41'22" West, a distance of 339.08 feet for a total arc length of 345.15 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 470.00 feet, through a delta angle of 11°40'52", the chord bears South 50°00'20" West, a distance of 34.63 feet for a total arc length of 38.26 feet to a 5/8-inch iron rod set for corner;

THENCE, North 82°50'06" West, a distance of 60.00 feet to the beginning of a non-tangent curve to the right;

THENCE, northeasterly, with said curve to the right, having a radius of 330.00 feet, through a delta angle of 07°02'48", the chord bears North 07°41'18" East, a distance of 6.03 feet for a total arc length of 6.03 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 89°57'38", the chord bears North 52°40'32" West, a distance of 32.80 feet for a total arc length of 35.17 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the right;

THENCE, northwesterly, with said curve to the right, having a radius of 530.00 feet, through a delta angle of 00°28'03", the chord bears North 73°36'54" West, a distance of 2.78 feet for a total arc length of 2.78 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 500.00 feet, through a delta angle of 05°45'31", the chord bears North 76°20'38" West, a distance of 50.23 feet for a total arc length of 50.25 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the right;

THENCE, northwesterly, with said curve to the right, having a radius of 510.00 feet, through a delta angle of 1°26'9", the chord bears North 73°30'16" West, a distance of 10.63 feet for a total arc length of 10.80 feet to a 5/8-inch iron rod set for corner;

THENCE, North 67°47'13" West, a distance of 127.71 feet to the beginning of a tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears South 67°47'13" West, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set in the easterly right-of-way line of Bay Area Blvd. (a 100 foot wide right-of-way);

THENCE, North 22°12'47" East, with said easterly right-of-way, a distance of 140.00 feet a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears South 22°47'13" East, a distance of 35.36 feet, for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, South 67°47'13" East, a distance of 127.71 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, southeasterly, with said curve to the right, having a radius of 510.00 feet, through a delta angle of 06°50'54", the chord bears South 64°21'46" East, a distance of 60.92 feet for a total arc length of 60.96 feet to a 5/8-inch iron rod set for the point of reverse curvature to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 450.00 feet, through a delta angle of 10°53'56", the chord bears North 89°48'13" East, a distance of 453.50 feet for a total arc length of 475.29 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 470.00 feet, through a delta angle of 0°00'43", the chord bears North 84°00'24" East, a distance of 8.30 feet for a total arc length of 8.30 feet to a 5/8-inch iron rod set for corner;

THENCE, North 57°32'02" East, a distance of 47.56 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears North 12°32'02" East, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, North 57°50'14" East, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 89°40'29", the chord bears South 78°38'58" East, a distance of 34.79 feet for a total arc length of 39.47 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, northeasterly, with said curve to the right, having a radius of 630.00 feet, through a delta angle of 29°41'07", the chord bears North 73°59'05" East, a distance of 317.98 feet for a total arc length of 321.46 feet to a 5/8-inch iron rod set for corner;

THENCE, North 02°27'00" West, a distance of 116.36 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 50.00 feet, through a delta angle of 99°06'24", the chord bears North 25°08'48" East, a distance of 76.10 feet for a total arc length of 86.49 feet to a 5/8-inch iron rod set for corner;

THENCE, North 65°35'36" East, a distance of 22.74 feet to a 5/8-inch iron rod set for corner;

THENCE, North 02°16'20" East, a distance of 114.76 feet to a 5/8-inch iron rod set for corner;

THENCE, North 68°44'22" East, a distance of 32.97 feet to a 5/8-inch iron rod set for corner;

THENCE, North 08°52'40" West, a distance of 98.07 feet to a 5/8-inch iron rod set for corner;

THENCE, North 63°50'32" West, a distance of 36.50 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 50.00 feet, through a delta angle of 100°16'28", the chord bears North 23°58'46" West, a distance of 76.76 feet for a total arc length of 87.51 feet to a 5/8-inch iron rod set for corner;

THENCE, North 01°53'00" East, a distance of 20.00 feet to a 5/8-inch iron rod set for corner;

THENCE, North 08°52'40" West, a distance of 81.44 feet to a 5/8-inch iron rod set for corner;

THENCE, North 53°52'40" West, a distance of 21.21 feet to a 5/8-inch iron rod set for corner;

THENCE, North 81°07'20" East, a distance of 858.29 feet to the POINT OF BEGINNING and containing 29.05 acres (1,265,550 square feet) of land.

I, MICKIEL G. HODGE, P.E., CITY ENGINEER OF THE CITY OF FRIENDSWOOD, TEXAS DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

Mickiel G. Hodge 4/10/00
MICKIEL G. HODGE, P.E.
CITY ENGINEER

STATE OF TEXAS
COUNTY OF HARRIS

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON MAY 16, 2000, AT 8:53 O'CLOCK A.M. AND DULY RECORDED ON MAY 16, 2000 AT 10:15 O'CLOCK A M. AND AT FILM CODE NO. 449034 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

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.

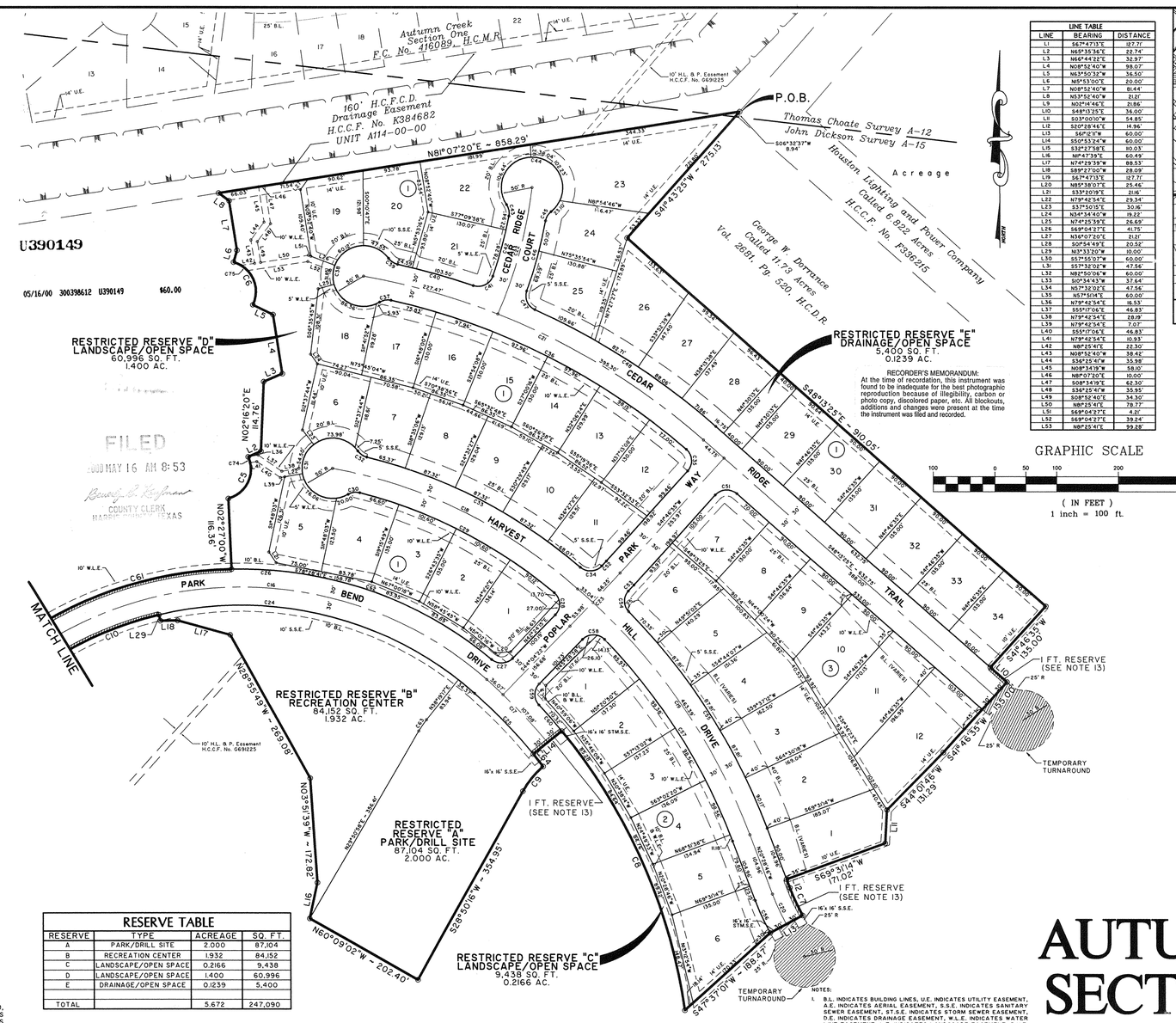
I, ARTHUR L. STOREY, JR., EXECUTIVE DIRECTOR OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

Arthur L. Storey 3.27.00
ARTHUR L. STOREY, JR., P.E.
EXECUTIVE DIRECTOR

05/16/00 300398612 U390149 $60.00

FILED
2000 MAY 16 AM 8:53
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

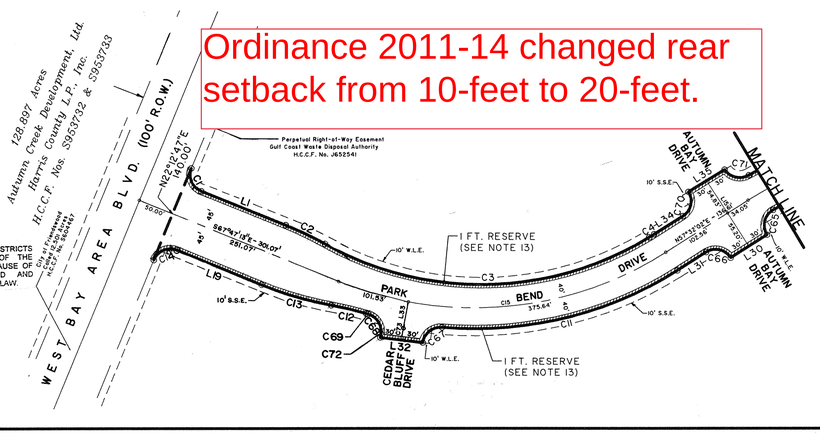
U390149

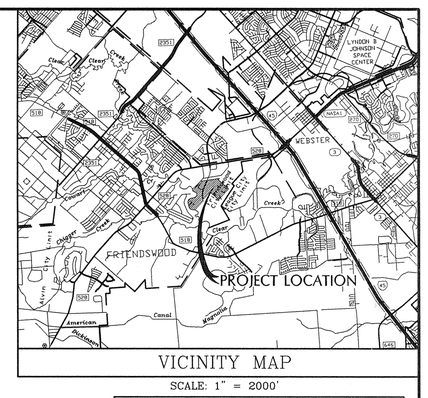


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°47'13"E	127.71'
L2	N65°35'36"E	22.74'
L3	N66°44'22"E	32.97'
L4	N08°52'40"W	98.07'
L5	N63°50'32"W	36.50'
L6	N65°53'00"E	20.00'
L7	N08°52'40"W	81.44'
L8	N53°52'40"W	21.21'
L9	N02°14'46"E	21.86'
L10	S48°13'25"E	15.00'
L11	S03°00'10"W	54.85'
L12	S20°28'46"E	14.96'
L13	S61°16'31"W	60.00'
L14	S50°53'24"W	60.00'
L15	S32°32'36"E	10.03'
L16	N8°47'39"E	10.49'
L17	N74°29'39"W	88.53'
L18	S89°27'00"W	28.09'
L19	S67°47'13"E	127.71'
L20	N85°38'01"E	25.46'
L21	S33°59'09"E	21.16'
L22	N78°42'54"E	29.34'
L23	S37°50'05"E	30.16'
L24	N34°34'40"W	19.22'
L25	N74°25'39"E	26.65'
L26	S68°04'27"E	41.75'
L27	N36°07'20"E	21.21'
L28	S05°45'49"E	20.52'
L29	N33°33'20"W	10.00'
L30	S57°55'07"W	60.00'
L31	S57°32'02"W	47.56'
L32	N82°50'06"W	60.00'
L33	S07°34'54"E	37.84'
L34	N57°32'02"E	47.56'
L35	N57°50'14"E	60.00'
L36	N79°42'54"E	16.53'
L37	S55°17'06"E	46.83'
L38	N12°16'47"E	23.39'
L39	N79°42'54"E	7.07'
L40	S55°17'06"E	46.83'
L41	N79°42'54"E	10.93'
L42	N88°25'41"E	22.30'
L43	N08°52'40"W	38.42'
L44	S36°25'14"W	33.38'
L45	N08°34'19"W	58.10'
L46	N89°07'20"E	10.00'
L47	S08°34'19"E	62.30'
L48	S36°25'41"W	35.95'
L49	S05°53'32"E	34.30'
L50	N88°25'41"E	78.77'
L51	S69°04'27"E	14.21'
L52	S69°04'27"E	39.24'
L53	N88°25'41"E	99.28'

RESERVE TABLE			
RESERVE	TYPE	ACREAGE	SQ. FT.
A	PARK/DRILL SITE	2.000	87,104
B	RECREATION CENTER	1.932	84,152
C	LANDSCAPE/OPEN SPACE	0.2166	9,438
D	LANDSCAPE/OPEN SPACE	1.400	60,996
E	DRAINAGE/OPEN SPACE	0.1239	5,400
TOTAL		5.672	247,090

Ordinance 2011-14 changed rear setback from 10-feet to 20-feet.





VICINITY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	35.36'	N67°47'13"E
C2	06°50'54"	510.00'	60.96'	60.92'	N64°21'46"W
C3	60°30'56"	450.00'	475.29'	453.50'	N89°48'13"E
C4	0°00'43"	470.00'	8.30'	8.30'	N84°00'24"E
C5	99°06'24"	50.00'	86.49'	76.10'	N23°08'48"E
C6	100°16'28"	50.00'	87.51'	76.76'	N65°35'36"E
C7	08°19'03"	345.00'	50.08'	50.04'	S24°38'17"E
C8	31°14'54"	930.00'	507.21'	500.95'	N23°29'09"W
C9	20°06'02"	150.00'	52.62'	52.35'	S38°53'37"W
C10	16°42'26"	570.00'	166.21'	165.62'	S68°05'27"W
C11	37°18'40"	530.00'	345.15'	339.08'	S75°41'22"W
C12	05°45'31"	500.00'	50.25'	50.23'	N76°20'38"W
C13	1°26'9"	510.00'	10.80'	10.63'	S73°30'08"E
C14	90°00'00"	25.00'	39.27'	35.36'	N67°47'13"W
C15	54°40'45"	500.00'	477.17'	459.26'	N84°52'25"E
C16	7°41'33"	500.00'	67.12'	67.07'	N85°02'06"E
C17	09°06'49"	900.00'	143.16'	143.00'	N63°40'09"W
C18	31°55'04"	810.00'	451.23'	445.42'	N63°24'23"W
C19	28°26'35"	1000.00'	496.43'	491.34'	N64°12'03"W
C20	08°19'03"	375.00'	54.44'	54.39'	S24°38'17"E
C21	31°34'31"	830.00'	622.77'	614.92'	N64°40'44"W
C22	16°24'06"	750.00'	214.70'	213.97'	N76°49'53"E
C23	02°17'47"	3000.00'	120.23'	120.22'	N42°55'28"E
C24	12°02'21"	570.00'	119.77'	119.57'	N28°14'36"W
C25	09°06'49"	870.00'	138.38'	138.24'	N63°40'09"W
C26	70°56'36"	630.00'	780.06'	731.18'	N85°09'41"W
C27	86°14'35"	25.00'	37.63'	34.18'	N83°10'05"E
C28	93°15'48"	25.00'	40.69'	36.35'	N02°33'32"W
C29	26°28'53"	780.00'	359.99'	356.73'	N62°24'34"W
C30	44°44'04"	25.00'	19.52'	19.03'	S82°00'16"W
C31	265°36'20"	50.00'	231.78'	73.37'	S12°26'23"W
C32	47°07'33"	25.00'	20.56'	17.94'	S55°57'57"E
C33	26°58'12"	840.00'	395.40'	391.76'	N62°23'31"E
C34	89°06'13"	25.00'	38.88'	35.07'	N48°32'39"E
C35	90°33'47"	25.00'	39.51'	35.52'	N03°29'49"W
C36	28°22'47"	900.00'	544.85'	539.30'	N62°57'36"W
C37	44°40'32"	25.00'	19.49'	19.00'	N80°45'45"W
C38	265°38'07"	50.00'	231.80'	73.35'	S8°29'33"W
C39	49°33'01"	25.00'	21.62'	17.77'	S56°28'56"E
C40	09°19'35"

STATE OF TEXAS
COUNTY OF HARRIS

WE AUTUMN CREEK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY, AS ATTORNEY-IN-FACT, BY LENNAR TEXAS HOLDING COMPANY HEREIN CALLED "OWNER" OF THE 22.28 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF AUTUMN CREEK SECTION FIVE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATES 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 DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS FROM PLANE SIXTEEN FEET (16'-0")ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE, SIX INCHES FEET (21'-6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF FRIENDSWOOD, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAYS SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF

AUTUMN CREEK SECTION FIVE

WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DOES HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNER CERTIFIES AND COVENANTS THAT IT HAS COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, LENNAR TEXAS HOLDING COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. STUNJA, ITS VICE PRESIDENT, THEREUNTO, AUTHORIZED ATTESTED BY ITS ASSISTANT SECRETARY, NANETTE R. PEAVEY, THIS 21st DAY OF December, 2000.

AUTUMN CREEK DEVELOPMENT , LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION , LTD.,
A TEXAS LIMITED PARTNERSHIP

DBA FRIENDSWOOD DEVELOPMENT COMPANY
AS ATTORNEY-IN-FACT

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: _____ qfa
JOSEPH L. STUNJA, VICE PRESIDENT

ATTEST: _____
NANETTE R. PEAVEY, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY OF LENNAR TEXAS HOLDING COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION ACTING FOR ITSELF, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF December, 2000.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 1-21-04

HEATHER L. SHAWVER
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 01-21-2004

I, ANTHONY R. PEACOCK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE NOT FOUND HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3') FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

_____ 12/28/2000
ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

STATE OF TEXAS
REGISTERED
ANTHONY R. PEACOCK
5047
PROFESSIONAL
LAND SURVEYOR

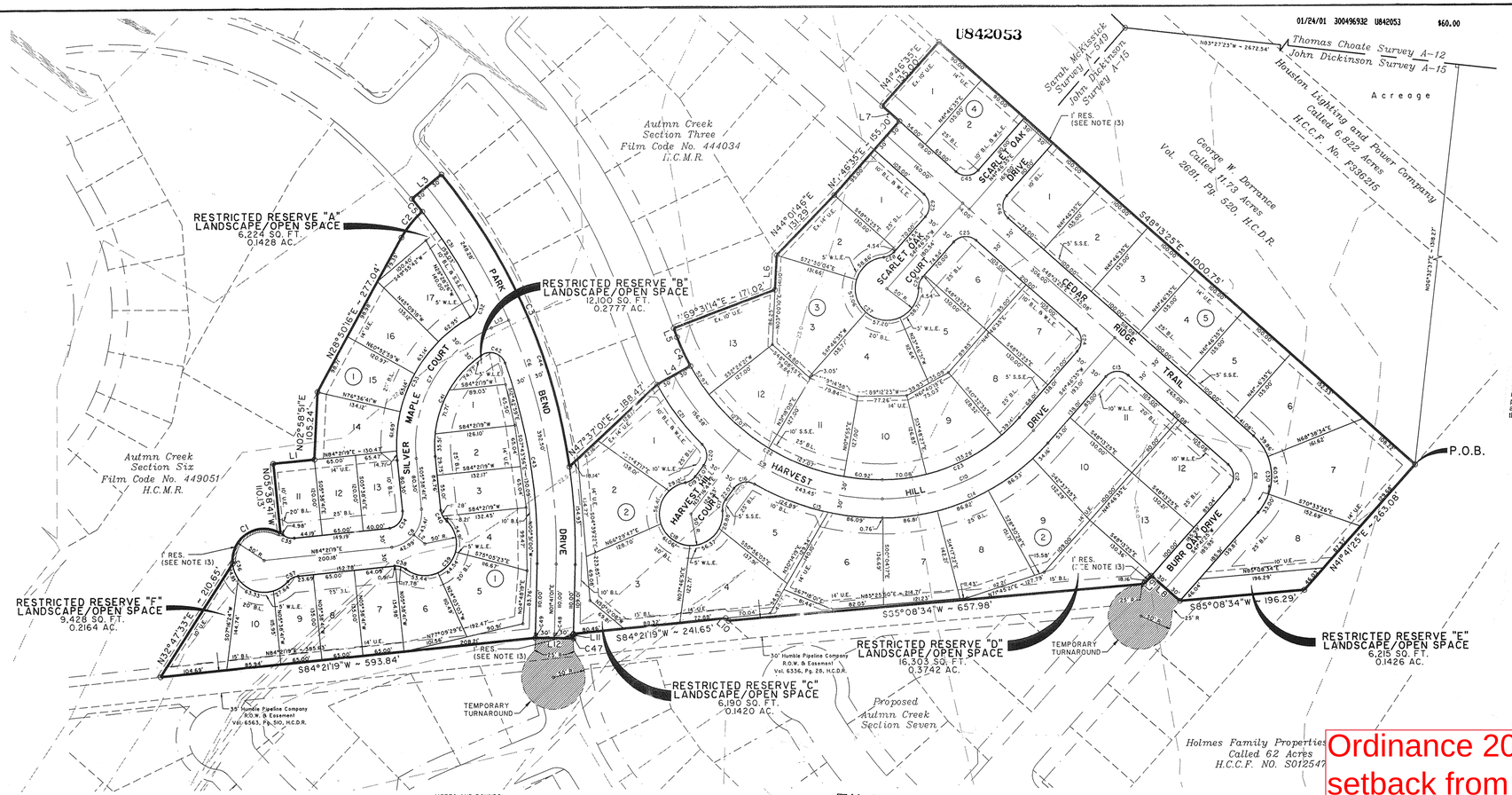
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AUTUMN CREEK SECTION FIVE AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS THIS 11th DAY OF JANUARY, 2001.

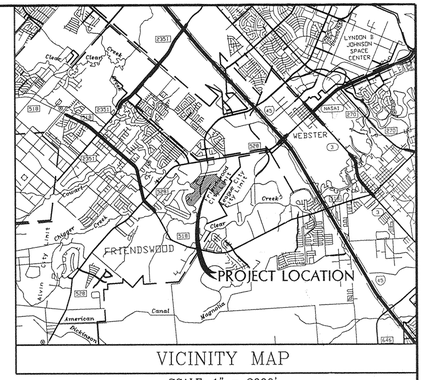
_____
DIANA STEELQUIST
SECRETARY

_____
THOMAS E. BALKE
CHAIRMAN

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.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.




PROJECT LOCATION
FRIENDSWOOD
WEBSTER
LYNDON B. JOHNSON SPACE CENTER
Clear Creek
Dixie Farm Road
Clear Lake
Chigger Creek
Mary's Creek
Canal
Bypass
Diversion
Clear Creek Diversion
Dixie Farm Rd
Diversion Canal
Clear Creek Bypass Channel
Clear Creek Bypass Channel
Clear Creek Diversion Channel
Clear Creek Diversion Channel
Clear Creek Bypass Channel
Clear Creek Diversion Channel
Clear Creek Bypass Channel
Clear Creek Diversion Channel
Clear Creek Bypass

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PUBLIC HEARING: AUTUMN CREEK ZONING CORRECTION**
Conduct a public hearing concerning a city-initiated request to amend the Official Zoning Map to change the zoning classifications of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and to change the zoning classifications (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

Action:

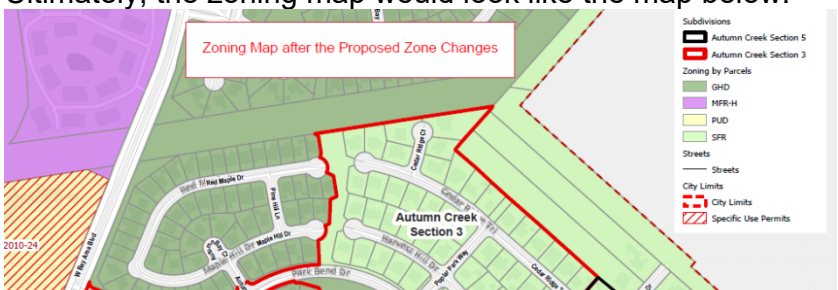
SUMMARY / ORIGINATING CAUSE

This public hearing is being held to give interested parties the right to appear and express their views on the following zoning map amendments:

Subject Properties in Friendswood, Harris County, Texas	Zoning Map Amendments	
	Current Zoning District	Proposed Zoning District
➢ Reserves C and D of Autumn Creek Section 3 ➢ Reserve C of Autumn Creek Section 5 ➢ 3001 through 3011 Harvest Hill Drive ➢ 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail ➢ 3201 through 3205 Cedar Ridge Court ➢ 2910 and 2912 Harvest Hill Drive	Garden Home District (GHD)	Single Family Residential (SFR)
➢ 3000, 3002, 3003, and 3005 Cedar Ridge Trail ➢ 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive ➢ 2800, 2802, and 2804 Harvest Hill Court	Garden Home District (GHD) and Single Family Residential (SFR)	Single Family Residential (SFR)

The purpose of this city-initiated zone change is to correct the discrepancies so that the zoning designations match what is platted and built. City staff often receive phone calls from real estate appraisers requesting the zoning of the lots, which is especially confusing on the lots with two zoning districts assigned. The corrections will allow for more accurate calculations of the city's zoning districts for both the official zoning map and the future land use categories – Garden Homes versus Low Density Residential.

Ultimately, the zoning map would look like the map below.



The **Official Zoning Map** depicts the zoning districts that are assigned to each property inside the city limits. The Zoning Ordinance then provides the regulations that each of the zoning districts must follow.

The main differences in the GHD and SFR zoning districts are the lot size, setbacks and density. Dwellings in the Garden Home District utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure. The Residential Regulation Matrix can also be located in the Zoning Ordinance, Section 7.P.6. Information about zoning is also available on the City's web site at www.ci.friendswood.tx.us under the Community Development Department/Planning/Zoning.

Below are the current zoning descriptions of each district from the City's Zoning Ordinance.

SFR, residential, general purpose and description. The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.
1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.
2. See section 8 for supplementary district regulations.
3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.
4. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.

GHD, residential, general purpose and description. The GHD, Garden Home District, is intended to provide medium-density, detached, single-family dwellings having open space between units which exceed multi-family buildings, with density not exceeding six units per acre.
The district may be located adjacent to a district of a different zoning designation, and for which the development as GHD would be appropriate as a buffer between incompatible land uses.
(1) Dwellings in the GHD utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure.
(2) Fifty percent or more of one side of the structure shall be located within (1) one foot of the zero-lot line. Building walls which are located on the zero-foot lot line shall meet the adopted building code requirements, which may limit the types of allowed penetrations and projections.
(3) The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero-foot lot line. The purpose of this

easement is to give the adjoining owner access for maintenance of his/her dwelling.
(4) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.
(5) The interior living area of the first floor of any two-story residential structure in GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces, and garages.

City staff attended the Autumn Creek HOA meeting in January to explain the correction needed. We also mailed out a courtesy notice to the affected property owners in addition to the required legal notices which included the newspaper notice, signs posted, and notices to all property owners within 200 feet of the affected properties.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This correction is administrative in nature and is not intended to introduce new land use policies or change the allowed uses that were originally contemplated.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

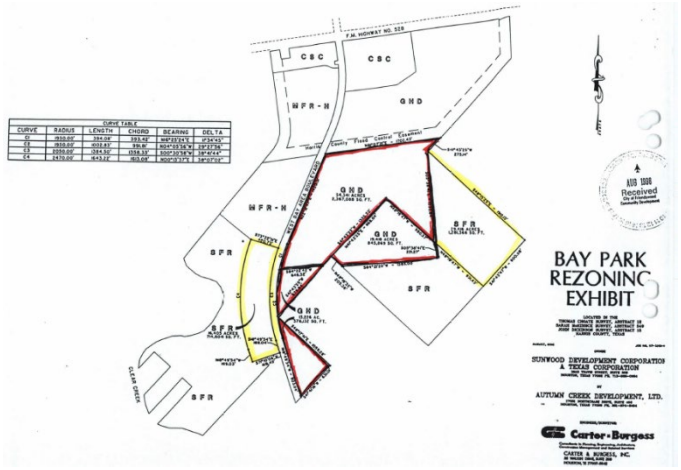
1. Autumn Creek Rezoning Corrrection Explanation
2. Autumn Creek Zoning Map
3. Final Plat_Autumn Creek Section 3
4. Final Plat_Autumn Creek Section 5

Autumn Creek Subdivision

City-Initiated Future Land Use Map & Official Zoning Map Amendment Explanation

Origination

1998 – The property owner/developer submitted request for a zone change in the configuration shown below. Ordinance 98-34 zoning of land was changed in accordance with the exhibit below.



2000 – Most of the property was platted in accordance with the zone change; however, two sections, Autumn Creek Section Three and Section Five, were not platted in the same configuration, so the lot configurations do not align with the boundaries of the previous zone change approval.

Zoning Map

Future Land Use Map

Additionally, when the Future Land Use Map was amended in 2021, the same shape of the original zoning was used on the map.

The Remedy

The purpose of this city-initiated zone change and amendment of the Future Land Use Map is to correct the discrepancies so that the land use designations match what is platted and built. City staff often receive phone calls from real estate appraisers requesting the zoning of the lots, which is especially confusing on the lots with two zoning districts assigned. The corrections will allow for more accurate calculations of the city's zoning districts for both the official zoning map and the future land use categories – Garden Homes versus Low Density Residential.

The proposed zone changes will affect these properties:

On the lots listed below, the Future Land Use Map category would change from "Garden Homes" to "Low Density Residential" and the zoning would change from "Garden Home District (GHD)" to Single Family Residential (SFR)":

Autumn Creek Section 3
Reserve C
Reserve D
Block 1, Lots 1 thru 11 and Lots 14 thru 25
Block 2, Lots 1 and 2

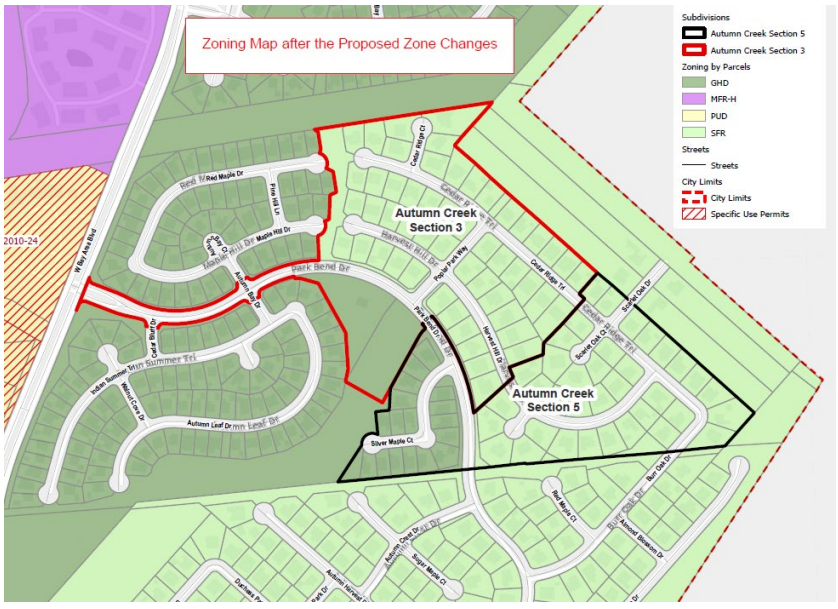
Autumn Creek Section 5
Reserve C

On the lots listed below, the Future Land Use Map category would change from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and the zoning would change "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)":

Autumn Creek Section 3
Block 1, Lot 12, 13, 26 and 27
Block 2, Lots 3 thru 6
Block 3, Lots 5 and 6

Autumn Creek Section 5
Block 2, Lots 1 thru 3

Ultimately, the zoning map would look like the map to the right.



The Districts

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.

There are 13 designated future land use categories that make up the Future Land Use Map. The Garden Homes and Low Density Residential categories are defined as follows:

Low Density Residential - The most common use category in Friendswood is single family residential. Being primarily a bedroom community has its advantages and disadvantages. Acceptable Zoning District: Single Family Residential (SFR), Multi-Family Residential – Low Density (MFR-L)

Garden Homes - The Garden Home District (GHD) is a single-family district that allows for increase density, while still providing detached housing with open space between units. The district may be located adjacent to a district of a different zoning designation and may be used as a buffer between incompatible uses.

The **Official Zoning Map** depicts the zoning districts that are assigned to each property inside the city limits. The Zoning Ordinance then provides the regulations that each of the zoning districts must follow.

The main differences in the GHD and SFR zoning districts are the lot size, setbacks and density. Dwellings in the Garden Home District utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure. The Residential Regulation Matrix can also be located in the Zoning Ordinance, Section 7.P.6. Information about zoning is also available on the City's web site at www.ci.friendswood.tx.us under the Community Development Department/Planning/Zoning.

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2. See section 8 for supplementary district regulations.

3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.

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(3) The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero-foot lot line. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

(4) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.

(5) The interior living area of the first floor of any two-story residential structure in GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces, and garages.

Future Impacts

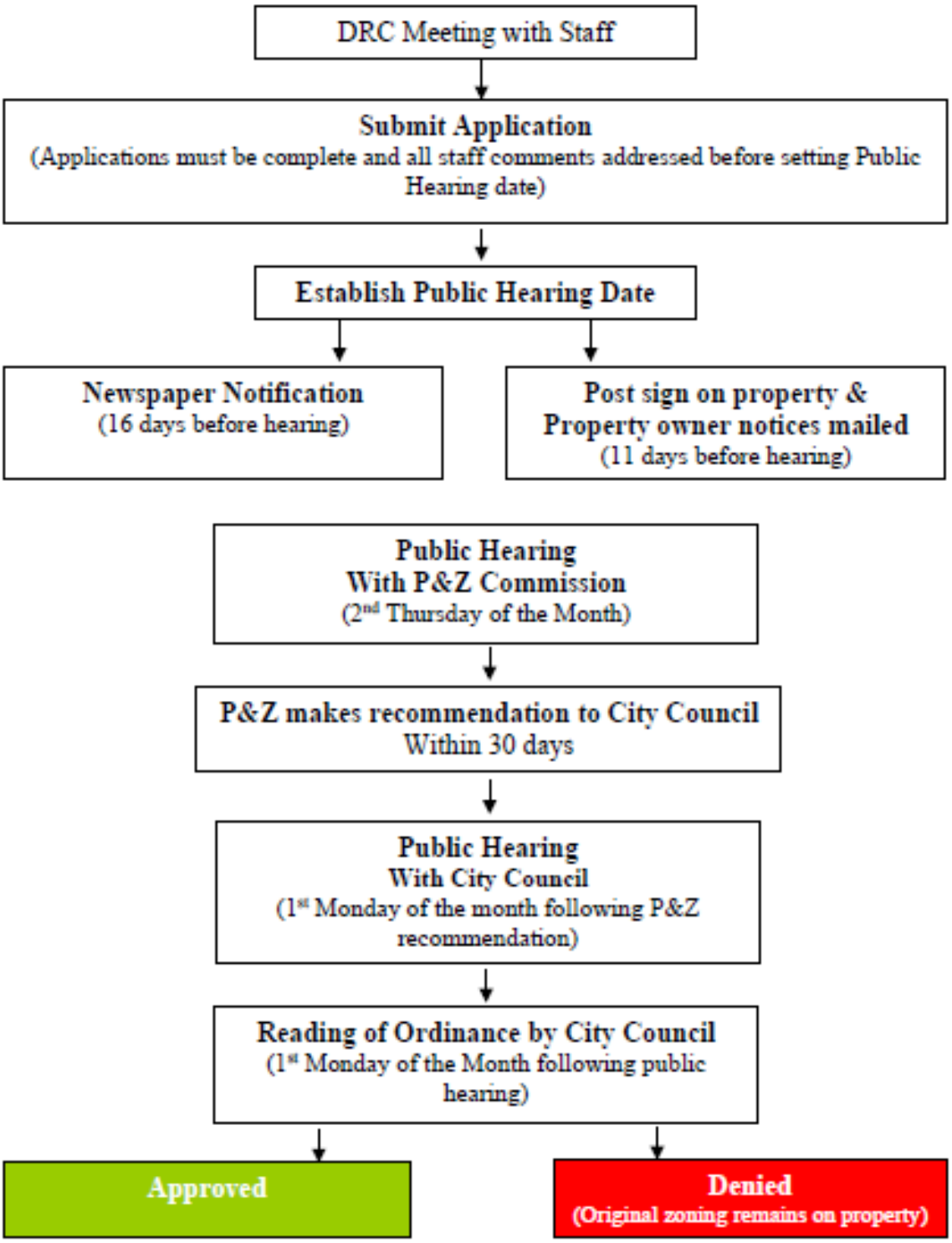
This correction is administrative in nature and is not intended to introduce new land use policies or change the allowed uses that were originally contemplated.

The Zone Change Process

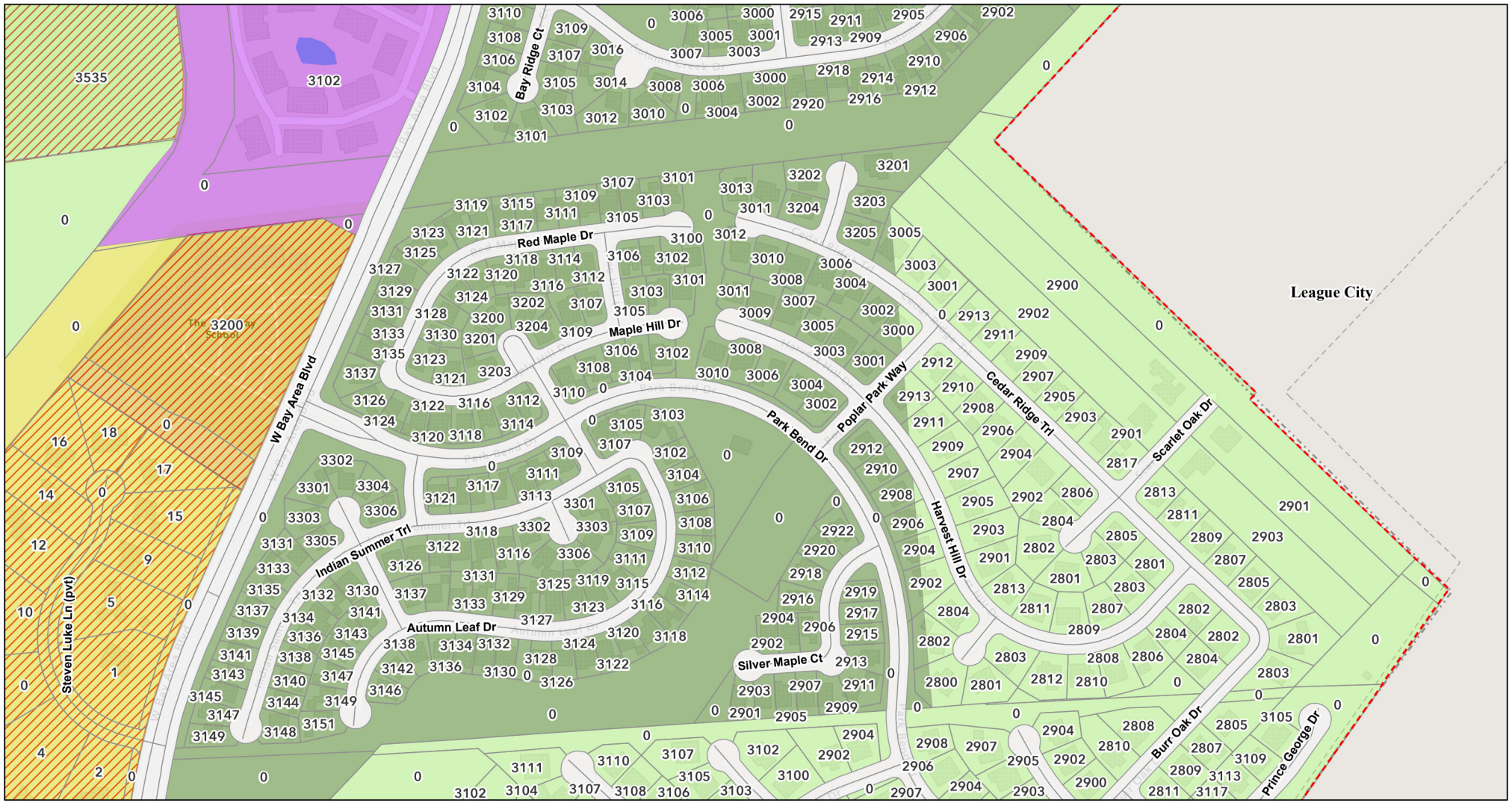
No action will be required from the property owners. Notices will be mailed to notify all property owners of the public hearing dates, times and locations. A flow chart of the zone change process is below.

Zone Change Process

(60 – 90 day process)



City of Friendswood



5/12/2025, 9:55:44 AM

City Limit
Parcels
Streets
Surrounding Cities

Zoning by Parcel
GHD
MFR-H
PUD-COMM
PUD-RES
SFR
Specific Use Permit
ROW Streets (white - to cover labels)

1:4,035

0 0.04 0.09 0.17 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 HARRIS

WE AUTUMN CREEK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY AS ATTORNEY-IN-FACT, BY LENNAR TEXAS HOLDING COMPANY, JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY, HEREIN CALLED "OWNER" OF THE 29.05 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF AUTUMN CREEK SECTION THREE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATES 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 DOES HEREBY BIND ITSELF, ITS 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 UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS FROM PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE, SIX INCHES FEET (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OR LAND FIFTEEN (15') FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF FRIENDSWOOD, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAYS SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF

AUTUMN CREEK SECTION THREE

WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, LENNAR TEXAS HOLDING COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. STUNJA, ITS VICE PRESIDENT, THEREUNTO, AUTHORIZED ATTESTED BY ITS ASSISTANT SECRETARY, NANETTE R. PEAVEY, THIS 9th DAY OF March, 2000.

AUTUMN CREEK DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

DBA FRIENDSWOOD DEVELOPMENT COMPANY
AS ATTORNEY-IN-FACT

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: _____
JOSEPH L. STUNJA, VICE PRESIDENT

ATTEST: Nanette R. Peavey
NANETTE R. PEAVEY, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY OF LENNAR TEXAS HOLDING COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION ACTING FOR ITSELF. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF March, 2000.

Heather L. Shawver
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

HEATHER L. SHAWVER
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 01-21-2004

I, GARY W. CARLILE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE NOT FOUND HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3') FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

GARY W. CARLILE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4917

STATE OF TEXAS
REGISTERED
GARY W. CARLILE
4917
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AUTUMN CREEK SECTION THREE AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS THIS 25th DAY OF April, 2000.

Mike Domingue 4/10/00
Mike Domingue

William R. Finger
WILLIAM R. FINGER
CHAIRMAN

THIS CERTIFICATE IS VALID ONLY AS TO THE DOCUMENT ON WHICH THE ORIGINAL SIGNATURES ARE AFFIXED AND ONLY IF THE DOCUMENT THAT SUBSEQUENT INSTRUMENTS MAY BE ATTACHED OR CHANGED AFTER RECORDING.

METES AND BOUNDS
AUTUMN CREEK SECTION THREE

Description of a 29.05 acre (1,265,550 square feet) tract of land being out of a called 227.776 acre tract of land being described in the deed to Autumn Creek Development, Ltd. And Harris County L.P. recorded under Harris County Clerk's File Numbers S953732 and S953733 and being situated in the Thomas Choate Survey Abstract No.12 and John Dickson Survey Abstract No. 15, Harris County, Texas. Said 29.05 acres described as follows:

BEGINNING at a 5/8-inch iron rod set at the intersection of the southerly line of a 160 feet wide Harris County Flood Control District Drainage Easement recorded under Harris County Clerk's File No. K384682 with the westerly line of a called 11.73 acre tract of land being described in the deed to George W. Dorrance and recorded in Volume 2681, Page 520 of the Harris County Deed Records;

THENCE, South 41°43'25" West, with said westerly line, a distance of 275.13 feet to a 5/8-inch iron rod found for the west corner of said 11.73 acres;

THENCE, South 48°13'25" East, with the southerly line of said 11.73 acres, a distance of 910.05 feet to a 5/8-inch iron rod set for corner;

THENCE, South 41°46'35" West, a distance of 135.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 48°13'25" East, a distance of 36.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 41°46'35" West, a distance of 155.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 48°13'25" East, a distance of 131.29 feet to a 5/8-inch iron rod set for corner;

THENCE, South 03°00'10" West, a distance of 54.85 feet to a 5/8-inch iron rod set for corner;

THENCE, South 69°13'04" West, a distance of 171.02 feet to a 5/8-inch iron rod set for corner;

THENCE, South 20°28'46" East, a distance of 14.96 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 345.00 feet, through a delta angle of 08°19'03", the chord bears South 24°38'17" East, a distance of 50.04 feet for a total arc a total arc length of 50.08 feet to a 5/8-inch iron rod set for corner;

THENCE, South 61°16'31" West, a distance of 60.00 feet to a 5/8-inch iron rod set for corner;

THENCE, South 47°37'00" West, a distance of 188.47 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 930.00 feet, through a delta angle of 31°14'54", the chord bears North 23°29'09" West, a distance of 500.95 feet for a total arc length of 507.21 feet to a 5/8-inch iron rod set for corner;

THENCE, South 50°53'24" West, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the right;

THENCE, southeasterly, with said curve to the right, having a radius of 870.00 feet through a delta angle of 02°49'05", the chord bears South 38°05'54" East, a distance of 25.83 feet for a total arc length of 25.83 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 50.00 feet through a delta angle of 20°06'02", the chord bears South 38°53'37" West, a distance of 52.35 feet for a total arc length of 52.62 feet to a 5/8-inch iron rod set for corner;

THENCE, South 28°50'36" West, a distance of 354.95 feet to a 5/8-inch iron rod set for corner;

THENCE, North 60°09'02" West, a distance of 202.40 feet to a 5/8-inch iron rod set for corner;

THENCE, North 1°47'39" East, a distance of 60.49 feet to a 5/8-inch iron rod set for corner;

THENCE, North 03°51'39" West, a distance of 172.82 feet to a 5/8-inch iron rod set for corner;

THENCE, North 28°55'49" West, a distance of 269.08 feet to a 5/8-inch iron rod set for corner;

THENCE, North 74°29'39" West, a distance of 88.53 feet to a 5/8-inch iron rod set for corner;

THENCE, South 89°27'00" West, a distance of 28.09 feet to a 5/8-inch iron rod set for corner;

THENCE, North 13°33'20" West, a distance of 10.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 570.00 feet, through a delta angle of 16°42'26", the chord bears South 68°05'27" West, a distance of 165.62 feet for a total arc length of 166.21 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 92°12'12", the chord bears South 13°38'08" West, a distance of 36.03 feet for a total arc length of 40.23 feet to a 5/8-inch iron rod set for corner;

THENCE, South 57°55'07" West, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears North 77°27'58" West, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, South 57°32'02" West, a distance of 47.56 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, southwesterly, with said curve to the right, having a radius of 530.00 feet, through a delta angle of 37°18'40", the chord bears South 75°41'22" West, a distance of 339.08 feet for a total arc length of 345.15 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 470.00 feet, through a delta angle of 11°40'52", the chord bears South 50°00'20" West, a distance of 34.63 feet for a total arc length of 38.26 feet to a 5/8-inch iron rod set for corner;

THENCE, North 82°50'06" West, a distance of 60.00 feet to the beginning of a non-tangent curve to the right;

THENCE, northeasterly, with said curve to the right, having a radius of 330.00 feet, through a delta angle of 07°02'48", the chord bears North 07°41'18" East, a distance of 6.03 feet for a total arc length of 6.03 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 89°58'38", the chord bears North 44°10'41" West, a distance of 32.80 feet for a total arc length of 35.17 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the right;

THENCE, northwesterly, with said curve to the right, having a radius of 530.00 feet, through a delta angle of 00°18'03", the chord bears North 73°36'54" West, a distance of 2.78 feet for a total arc length of 2.78 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 500.00 feet, through a delta angle of 05°45'31", the chord bears North 76°20'38" West, a distance of 50.23 feet for a total arc length of 50.25 feet to a 5/8-inch iron rod set for the beginning of a reverse curve to the right;

THENCE, northwesterly, with said curve to the right, having a radius of 510.00 feet, through a delta angle of 1°26'9", the chord bears North 73°30'16" West, a distance of 10.63 feet for a total arc length of 10.80 feet to a 5/8-inch iron rod set for corner;

THENCE, North 67°47'13" West, a distance of 127.71 feet to the beginning of a tangent curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears South 67°47'13" West, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set in the easterly right-of-way line of Bay Area Blvd. (a 100 foot wide right-of-way);

THENCE, North 22°12'47" East, with said easterly right-of-way, a distance of 140.00 feet a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears South 22°47'13" East, a distance of 35.36 feet, for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, South 67°47'13" East, a distance of 127.71 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, southeasterly, with said curve to the right, having a radius of 510.00 feet, through a delta angle of 06°50'54", the chord bears South 64°21'46" East, a distance of 60.92 feet for a total arc length of 60.96 feet to a 5/8-inch iron rod set for the point of reverse curvature to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 450.00 feet, through a delta angle of 6°30'56", the chord bears North 89°48'13" East, a distance of 453.50 feet for a total arc length of 475.29 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 470.00 feet, through a delta angle of 0°00'43", the chord bears North 86°00'24" East, a distance of 8.30 feet for a total arc length of 8.30 feet to a 5/8-inch iron rod set for corner;

THENCE, North 57°32'02" East, a distance of 47.56 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 90°00'00", the chord bears North 12°32'02" East, a distance of 35.36 feet for a total arc length of 39.27 feet to a 5/8-inch iron rod set for corner;

THENCE, North 57°50'14" East, a distance of 60.00 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, southeasterly, with said curve to the left, having a radius of 25.00 feet, through a delta angle of 89°00'00", the chord bears South 78°32'58" East, a distance of 34.79 feet for a total arc length of 38.47 feet to a 5/8-inch iron rod set for the beginning of a tangent curve to the right;

THENCE, northeasterly, with said curve to the right, having a radius of 630.00 feet, through a delta angle of 29°41'07", the chord bears North 73°59'05" East, a distance of 317.98 feet for a total arc length of 320.46 feet to a 5/8-inch iron rod set for corner;

THENCE, North 02°27'00" West, a distance of 116.36 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northeasterly, with said curve to the left, having a radius of 50.00 feet, through a delta angle of 99°06'24", the chord bears North 25°08'48" East, a distance of 76.10 feet for a total arc length of 86.49 feet to a 5/8-inch iron rod set for corner;

THENCE, North 65°35'36" East, a distance of 22.74 feet to a 5/8-inch iron rod set for corner;

THENCE, North 02°16'20" East, a distance of 114.76 feet to a 5/8-inch iron rod set for corner;

THENCE, North 68°44'22" East, a distance of 32.97 feet to a 5/8-inch iron rod set for corner;

THENCE, North 08°52'40" West, a distance of 98.07 feet to a 5/8-inch iron rod set for corner;

THENCE, North 63°50'32" West, a distance of 36.50 feet to a 5/8-inch iron rod set for the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said curve to the left, having a radius of 50.00 feet, through a delta angle of 100°16'28", the chord bears North 23°58'46" West, a distance of 76.76 feet for a total arc length of 87.51 feet to a 5/8-inch iron rod set for corner;

THENCE, North 01°53'00" East, a distance of 20.00 feet to a 5/8-inch iron rod set for corner;

THENCE, North 08°52'40" West, a distance of 81.44 feet to a 5/8-inch iron rod set for corner;

THENCE, North 53°52'40" West, a distance of 21.21 feet to a 5/8-inch iron rod set for corner;

THENCE, North 81°07'20" East, a distance of 858.29 feet to the POINT OF BEGINNING and containing 29.05 acres (1,265,550 square feet) of land.

I, MICKIEL G. HODGE, P.E., CITY ENGINEER OF THE CITY OF FRIENDSWOOD, TEXAS DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

Mickiel G. Hodge 4/10/00
MICKIEL G. HODGE, P.E.
CITY ENGINEER

STATE OF TEXAS
COUNTY OF HARRIS

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON MAY 16, 2000, AT 8:53 O'CLOCK A.M. AND DULY RECORDED ON MAY 16, 2000 AT 10:15 O'CLOCK A M. AND AT FILM CODE NO. 448034 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

I, ARTHUR L. STOREY, JR., EXECUTIVE DIRECTOR OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

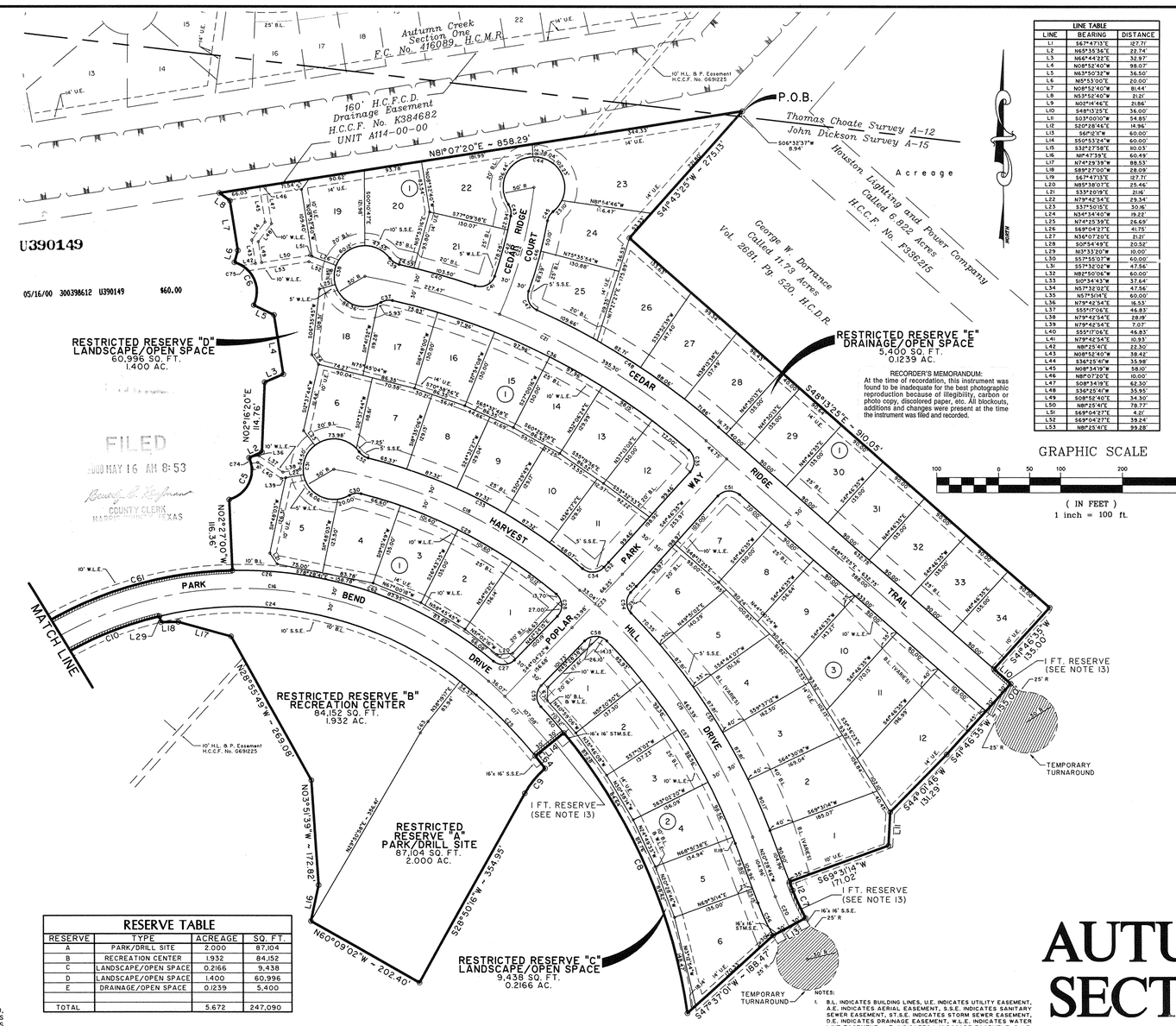
Arthur L. Storey 3.27.00
ARTHUR L. STOREY, JR., P.E.
EXECUTIVE DIRECTOR

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.

05/16/00 300398612 U390149 $60.00

FILED
2000 MAY 16 AM 8:53
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

U390149



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°47'13"E	127.71'
L2	N65°35'36"E	22.74'
L3	N66°44'22"E	32.97'
L4	N08°52'40"W	98.07'
L5	N63°50'32"W	36.50'
L6	N65°53'00"E	20.00'
L7	N08°52'40"W	81.44'
L8	N53°52'40"W	21.21'
L9	N02°16'46"E	21.86'
L10	S48°13'25"E	15.00'
L11	S03°00'10"W	54.85'
L12	S20°28'46"E	14.96'
L13	S69°27'00"W	60.00'
L14	S50°53'24"W	60.00'
L15	S32°32'36"E	10.03'
L16	N8°47'39"E	60.49'
L17	N74°29'39"W	88.53'
L18	S89°27'00"W	28.09'
L19	S67°47'13"E	127.71'
L20	N85°38'01"E	25.46'
L21	S33°59'09"E	21.16'
L22	N78°42'54"E	29.34'
L23	S37°50'05"E	30.16'
L24	N34°34'40"W	19.22'
L25	N74°25'39"E	26.65'
L26	S68°04'27"E	41.75'
L27	N36°07'20"E	21.21'
L28	S05°45'49"E	20.52'
L29	N33°33'20"W	10.00'
L30	S57°55'07"W	60.00'
L31	S57°32'02"E	47.56'
L32	N82°50'06"E	60.00'
L33	S07°54'54"E	37.84'
L34	N57°32'02"E	47.56'
L35	N57°50'14"E	60.00'
L36	N79°42'54"E	16.53'
L37	S55°17'06"E	46.83'
L38	N12°16'46"E	23.39'
L39	N79°42'54"E	7.07'
L40	S55°17'06"E	46.83'
L41	N79°42'54"E	10.93'
L42	N80°25'41"E	22.30'
L43	N08°52'40"W	38.42'
L44	S36°25'14"W	33.98'
L45	N08°34'19"W	58.10'
L46	N89°07'20"E	10.00'
L47	S08°34'19"E	62.30'
L48	S36°25'41"W	35.95'
L49	S05°53'32"E	34.30'
L50	N80°25'41"E	78.77'
L51	S69°04'27"E	14.21'
L52	S69°04'27"E	39.24'
L53	N80°25'41"E	99.28'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'00"	25.00'	39.27'	35.36'	N67°47'13"E
C2	06°50'54"	510.00'	60.96'	60.92'	N64°21'46"W
C3	6°30'56"	450.00'	475.29'	453.50'	N89°48'13"E
C4	0°00'43"	470.00'	8.30'	8.30'	N86°00'24"E
C5	99°08'24"	50.00'	86.49'	76.10'	N23°08'48"E
C6	100°16'28"	50.00'	87.51'	76.76'	N65°35'36"E
C7	08°19'03"	345.00'	50.08'	50.04'	S24°38'17"E
C8	31°14'54"	930.00'	507.21'	500.95'	N23°29'09"W
C9	20°06'02"	150.00'	52.62'	52.35'	S38°53'37"W
C10	16°42'26"	570.00'	166.21'	165.62'	S68°05'27"W
C11	37°18'40"	530.00'	345.15'	339.08'	S75°41'22"W
C12	05°45'31"	500.00'	50.25'	50.23'	N76°20'38"W
C13	1°26'9"	510.00'	10.80'	10.63'	S73°30'08"E
C14	90°00'00"	25.00'	39.27'	35.36'	N67°47'13"E
C15	54°40'45"	500.00'	477.17'	459.26'	N84°52'25"E
C16	7°41'33"	500.00'	67.12'	67.07'	N85°02'06"E
C17	09°06'49"	900.00'	143.16'	143.00'	N63°40'09"W
C18	31°55'04"	810.00'	451.23'	445.42'	N63°24'23"W
C19	28°26'35"	1000.00'	496.43'	491.34'	N64°12'03"W
C20	08°19'03"	375.00'	54.44'	54.39'	S24°38'17"E
C21	31°34'31"	830.00'	622.77'	614.92'	N64°40'44"W
C22	16°24'06"	750.00'	214.70'	213.97'	N74°46'53"E
C23	02°17'47"	3000.00'	120.23'	120.22'	N62°55'28"E
C24	12°02'21"	570.00'	119.77'	119.57'	N71°14'36"W
C25	09°06'49"	870.00'	138.38'	138.24'	N63°40'09"W
C26	70°56'36"	630.00'	780.06'	731.18'	N85°09'41"W
C27	86°14'35"	25.00'	37.63'	34.18'	N83°10'25"E
C28	93°15'48"	25.00'	40.69'	36.35'	N02°33'32"W
C29	26°28'53"	780.00'	359.99'	356.73'	N62°24'34"W
C30	44°44'04"	25.00'	19.52'	19.03'	S82°00'16"W
C31	265°36'20"	50.00'	231.78'	73.37'	S12°26'23"W
C32	4°07'07"	25.00'	1.80'	1.79'	S55°57'51"E
C33	26°58'12"	840.00'	395.40'	391.76'	N62°23'31"E
C34	89°06'13"	25.00'	38.88'	35.07'	N41°32'39"E
C35	90°33'47"	25.00'	39.51'	35.52'	N03°29'49"W
C36	28°22'47"	900.00'	544.85'	539.30'	N62°57'36"W
C37	44°40'32"	25.00'	19.49'	19.00'	N80°45'45"W
C38	265°38'07"	50.00'	231.80'	73.35'	S8°29'33"W
C39	4°38'30"	25.00'	2.02'	2.02'	S56°28'56"E
C40	96°19'35"	1160.00'	128.08'	128.02'	N74°06'45"W
C41	89°59'15"	25.00'	39.26'	35.35'	N64°03'25"E
C42	08°03'08"	720.00'	101.21'	101.12'	N61°20'25"E
C43	44°53'44"	25.00'	19.59'	19.09'	N8°26'25"W
C44	264°35'52"	50.00'	231.78'	73.38'	S50°00'25"E
C45	40°59'31"	25.00'	17.88'	17.50'	S31°23'33"W
C46	08°42'25"	780.00'	118.58'	118.58'	N05°04'25"E
C47	85°02'58"	25.00'	37.11'	33.80'	S32°05'37"E
C48	17°24'00"	1160.00'	352.28'	350.93'	N56°55'25"W
C49	89°59'15"	25.00'	39.26'	35.35'	N64°03'25"E
C50	08°03'08"	720.00'	101.21'	101.12'	N61°20'25"E
C51	44°53'44"	25.00'	19.59'	19.09'	N8°26'25"W
C52	264°35'52"	50.00'	231.78'	73.38'	S50°00'25"E
C53	40°59'31"	25.00'	17.88'	17.50'	S31°23'33"W
C54	08°42'25"	780.00'	118.58'	118.58'	N05°04'25"E
C55	85°02'58"	25.00'	37.11'	33.80'	S32°05'37"E
C56	17°24'00"	1160.00'	352.28'	350.93'	N56°55'25"W
C57	89°59'15"	25.00'	39.26'	35.35'	N64°03'25"E
C58	8°03'08"	720.00'	101.21'	101.12'	N61°20'25"E
C59	44°53'44"	25.00'	19.59'	19.09'	N8°26'25"W
C60	264°35'52"	50.00'	231.78'	73.38'	S50°00'25"E
C61	40°59'31"

STATE OF TEXAS
COUNTY OF HARRIS

WE AUTUMN CREEK DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY, AS ATTORNEY-IN-FACT, BY LENNAR TEXAS HOLDING COMPANY HEREIN CALLED "OWNER" OF THE 22.28 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF AUTUMN CREEK SECTION FIVE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATES 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 DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS FROM PLANE SIXTEEN FEET (16'-0")ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE, SIX INCHES FEET (21'-6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF FRIENDSWOOD, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAYS SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF

AUTUMN CREEK SECTION FIVE

WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DOES HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNER CERTIFIES AND COVENANTS THAT IT HAS COMPLIED WITH OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, LENNAR TEXAS HOLDING COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. STUNJA, ITS VICE PRESIDENT, THEREUNTO, AUTHORIZED ATTESTED BY ITS ASSISTANT SECRETARY, NANETTE R. PEAVEY, THIS 21st DAY OF December, 2000.

AUTUMN CREEK DEVELOPMENT , LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION , LTD.,
A TEXAS LIMITED PARTNERSHIP

DBA FRIENDSWOOD DEVELOPMENT COMPANY
AS ATTORNEY-IN-FACT

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: _____ qfa
JOSEPH L. STUNJA, VICE PRESIDENT

ATTEST: _____
NANETTE R. PEAVEY, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. STUNJA, VICE PRESIDENT AND NANETTE R. PEAVEY, ASSISTANT SECRETARY OF LENNAR TEXAS HOLDING COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION ACTING FOR ITSELF, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF December, 2000.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 1-21-04

HEATHER L. SHAWVER
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 01-21-2004

I, ANTHONY R. PEACOCK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE NOT FOUND HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF NOT LESS THAN THREE (3') FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

_____ 12/28/2000
ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047

STATE OF TEXAS · REGISTERED · ANTHONY R. PEACOCK · 5047 · PROFESSIONAL · LAND SURVEYOR

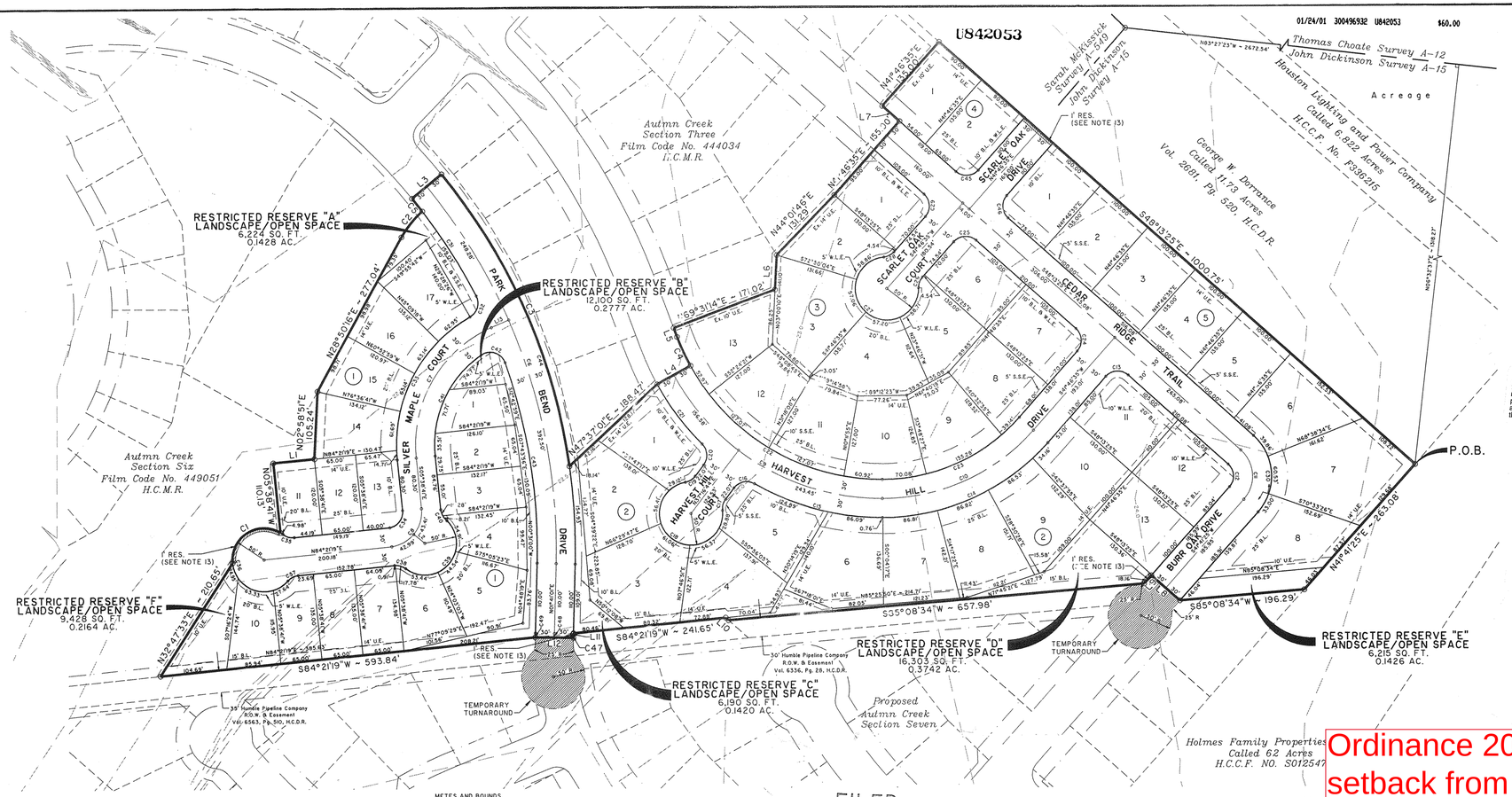
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AUTUMN CREEK SECTION FIVE AS SHOWN THEREON IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS THIS 11th DAY OF JANUARY, 2001.

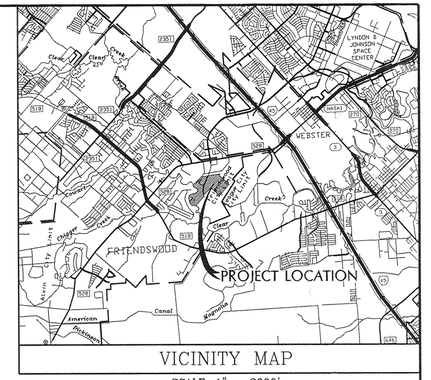
_____
DIANA STEELQUIST
SECRETARY

_____
THOMAS E. BALKE
CHAIRMAN

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.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.





VICINITY MAP
SCALE: 1" = 2000'

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

NORTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

01/24/01 300496932 U842053 $60.00

FILED
2001 JAN 24 AM 8:44
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

METES AND BOUNDS
AUTUMN CREEK SECTION FIVE

Description of a 22.28 acre (970,576 square feet) tract of land being out of a called 227.716 acres tract of land described in the deed to Autumn Creek Development, LTD. and Harris County L.P., Inc., recorded under Harris County Clerk's File Nos. S953732 and S953733 and being situated in the John Dickinson Survey Abstract No.15, Harris County, Texas. Said 22.28 acres being described as follows:

BEGINNING at the intersection point at the northerly line of Holmes Family Properties, Ltd. called 62 acres, recorded under Harris County Clerk's File No. S012547 with the southwest corner of the George W. Dorrance called 11.73 acres, recorded in Volume 2661, Page 520 at the Harris County Deed Records;

THENCE, South 41°41'25" West, with said northerly line of said Holmes Family Properties, Ltd. called 62 acres, a distance of 263.08 feet to a point for corner;

THENCE, South 85°08'34" West, a distance of 196.29 feet to a point for corner;

THENCE, North 48°23'29" West, a distance of 60.00 feet to a point for corner;

THENCE, South 41°41'25" West, a distance of 17.21 feet to a point for corner;

THENCE, South 85°08'34" West, a distance of 657.98 feet to a point for corner;

THENCE, North 48°12'19" West, a distance of 6.17 feet to a point for corner;

THENCE, South 84°21'19" West, a distance of 241.65 feet to a point for corner;

THENCE, South 01°41'01" West, a distance of 0.99 feet to the beginning of a curve to the left;

THENCE, southwesterly, with said curve to the left, having a radius of 370.00 feet, through delta angle 00°53'41", the chord bears South 01°14'10" West, a distance of 5.78 feet, for a total arc length of 5.78 feet to a point for corner;

THENCE, North 89°12'40" West, a distance of 60.00 feet to a point for corner;

THENCE, South 84°21'19" West, a distance of 593.84 feet to a point for corner;

THENCE, North 32°47'33" East, a distance of 210.65 feet to the beginning of a non-tangent curve to the right;

THENCE, northeasterly, with said non-tangent curve to the right, having a radius of 50.00 feet through delta angle 127°07'18", the chord bears North 57°54'58" East, a distance of 89.54 feet, for a total arc length of 110.93 feet to a point for corner;

THENCE, North 05°38'41" West, a distance of 110.13 feet for a point for corner;

THENCE, North 84°21'19" East, a distance of 65.00 feet to a point for corner;

THENCE, North 02°58'51" East, a distance of 105.24 feet to a point for corner;

THENCE, North 28°50'16" East, a distance of 277.04 feet to the beginning of a curve to the right;

THENCE, northeasterly, with said curve to the right, having a radius of 150.00 feet, through delta angle 20°06'02", the chord bears North 38°53'17" East, a distance of 52.35 feet, for a total arc length of 52.68 feet to a point for corner and the beginning of a non-tangent curve to the left;

THENCE, northwesterly, with said non-tangent curve to the left, having a radius of 870.00 feet, through delta angle 09°43'05", the chord bears North 38°15'34" West, a distance of 25.83 feet, for a total arc length of 25.83 feet to a point for a corner;

THENCE, North 50°53'24" East, a distance of 60.00 feet to the beginning of a non-tangent curve to the right;

THENCE, southeasterly, with said non-tangent curve to the right, having a radius of 930.00 feet, through delta angle 31°41'54", the chord bears South 23°29'09" East, a distance of 500.95 feet, for a total arc length of 507.21 feet to a point for corner;

THENCE, North 47°37'01" East, a distance of 188.47 feet to a point for corner;

THENCE, North 61°12'11" East, a distance of 60.00 feet to the beginning of a non-tangent curve to the right;

THENCE, northeasterly, with said non-tangent curve to the right, having a radius of 345.00 feet, through a delta angle of 08°19'03", the chord bears North 24°38'17" West, a distance of 50.04 feet for a total arc length of 50.08 feet to a point of tangency;

THENCE, North 20°28'46" West, a distance of 14.56 feet to a point for corner;

THENCE, North 69°31'14" East, a distance of 171.02 feet to a point for corner;

THENCE, North 03°00'10" East, a distance of 54.85 feet to a point for corner;

THENCE, North 44°01'46" East, a distance of 131.29 feet to a point for corner;

THENCE, North 41°46'35" East, a distance of 155.00 feet to a point for corner;

THENCE, North 48°13'25" West, a distance of 36.00 feet to a point for corner;

THENCE, North 41°46'35" East, a distance of 135.00 feet to a point for corner;

THENCE, South 48°13'25" East, with south line of said George W. Dorrance called 11.73 acres, a distance of 1000.75 feet to the POINT OF BEGINNING and containing 22.28 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°21'19"E	65.00'
L2	S50°25'40"E	22.49'
L3	N50°53'24"E	60.00'
L4	N61°12'11"E	60.00'
L5	N20°28'46"W	14.96'
L6	N03°00'10"E	54.85'
L7	N48°13'25"W	36.00'
L8	N48°23'29"W	60.00'
L9	S41°41'25"W	17.21'
L10	N48°12'19"W	6.17'
L11	S01°41'01"W	0.99'
L12	N89°12'40"W	60.00'
L13	N66°41'46"E	29.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	110.93'	100.55'	89.54'	N57°54'58"E	127°07'18"
C2	150.00'	52.62'	26.58'	52.35'	N38°53'17"E	20°06'02"
C3	930.00'	507.21'	260.08'	500.95'	S23°29'09"E	31°14'54"
C4	345.00'	50.08'	25.09'	50.04'	N24°38'17"W	08°19'03"
C5	870.00'	25.83'	12.92'	25.83'	N38°15'34"W	01°42'05"
C6	900.00'	640.78'	334.65'	627.34'	N18°42'48"W	40°47'37"
C7	200.00'	252.52'	146.22'	236.08'	S30°31'32"W	72°20'27"
C8	55.00'	86.39'	55.00'	77.78'	N39°21'19"E	90°00'00"
C9	375.00'	400.04'	221.43'	381.34'	S59°21'27"E	61°07'17"
C10	320.00'	269.79'	143.50'	261.87'	N65°55'45"E	48°18'20"
C11	55.00'	86.31'	54.92'	77.72'	N03°16'00"W	89°54'50"
C12	25.00'	39.23'	24.96'	35.33'	N03°16'00"W	89°54'50"
C13	25.00'	39.27'	25.00'	35.36'	S86°46'35"W	90°00'00"
C14	350.00'	295.08'	156.95'	286.42'	N65°55'45"E	48°18'20"
C15	405.00'	210.99'	107.95'	208.61'	S74°59'38"E	29°50'54"
C16	25.00'	36.06'	21.98'	33.02'	S78°36'16"W	82°39'05"
C17	25.00'	18.69'	9.81'	18.26'	S15°51'44"W	42°50'00"
C18	50.00'	231.84'	53.93'	73.33'	S52°43'16"E	265°40'01"
C19	25.00'	18.69'	9.81'	18.26'	N58°41'44"E	42°50'00"
C20	25.00'	36.06'	21.98'	33.02'	N04°02'48"W	82°39'05"
C21	405.00'	117.17'	59.00'	116.76'	S37°05'05"E	16°34'32"
C22	345.00'	368.03'	203.71'	350.83'	S59°21'27"E	61°07'17"
C23	290.00'	244.50'	130.04'	237.32'	N65°55'45"E	48°18'20"
C24	25.00'	39.27'	25.00'	35.36'	N03°13'25"W	90°00'00"
C25	25.00'	39.27'	25.00'	35.36'	S86°46'35"W	90°00'00"
C26	25.00'	18.69'	9.81'	18.26'	S20°21'35"W	42°50'00"
C27	50.00'	231.84'	53.93'	73.33'	S48°13'25"E	265°40'01"
C28	25.00'	18.69'	9.81'	18.26'	N63°11'35"E	42°50'00"
C29	25.00'	39.27'	25.00'	35.36'	N03°13'25"W	90°00'00"
C30	65.00'	133.39'	84.87'	120.12'	N03°11'00"W	117°34'50"
C31	870.00'	184.86'	92.78'	184.52'	N33°01'22"W	12°10'28"
C32	25.00'	38.16'	23.92'	34.56'	N16°47'43"E	87°27'42"
C33	255.00'	294.79'	166.35'	278.65'	S30°46'44"W	66°14'13"
C33	230.00'	265.63'	149.85'	251.11'	S27°26'27"W	66°10'16"
C34	25.00'	39.27'	25.00'	35.36'	N39°21'19"E	90°00'00"
C35	25.00'	18.69'	9.81'	18.26'	S74°13'41"E	42°50'00"
C36	50.00'	231.84'	53.93'	73.33'	S05°38'41"E	265°40'01"
C37	25.00'	18.69'	9.81'	18.26'	S62°56'19"W	42°50'00"
C38	25.00'	18.69'	9.81'	18.26'	N74°13'41"W	42°50'00"
C39	50.00'	152.89'	192.50'	99.91'	N39°35'22"E	175°11'53"
C40	25.00'	18.49'	9.69'	18.07'	S26°49'38"E	42°21'53"
C41	170.00'	181.99'	100.81'	173.42'	S23°01'23"W	61°20'09"
C42	25.00'	45.78'	32.53'	39.65'	N71°50'59"W	104°55'05"
C43	870.00'	320.00'	161.83'	318.20'	N08°51'13"W	21°04'28"
C44	930.00'	662.14'	345.80'	648.25'	N18°42'48"W	40°47'37"
C45	25.00'	39.27'	25.00'	35.36'	N86°46'35"E	90°00'00"
C46	25.00'	39.27'	25.00'	35.36'	S03°13'25"E	90°00'00"
C47	370.00'	5.78'	2.89'	5.78'	S01°14'10"W	00°53'41"
C48	400.00'	6.25'	3.12'	6.25'	S01°14'09"W	00°53'43"
C49	430.00'	6.71'	3.36'	6.71'	S01°14'10"W	00°53'41"

RESERVE TABLE

RESERVE	TYPE	ACREAGE	SQ. FT.
A	LANDSCAPE/OPEN SPACE	0.1428	6,224
B	LANDSCAPE/OPEN SPACE	0.2777	12,100
C	LANDSCAPE/OPEN SPACE	0.1420	6,190
D	LANDSCAPE/OPEN SPACE	0.3742	16,303
E	LANDSCAPE/OPEN SPACE	0.1426	6,215
F	LANDSCAPE/OPEN SPACE	0.2164	9,428
TOTAL		1.2957	56,460

NOTES:
1. B.L. INDICATES BUILDING LINES, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, ST.S.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
2. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF A CALLED 227.716 ACRE TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. S953732 & S953733, CALLED NORTH 89°12'47" EAST.
3. BENCHMARK:
F.E.M.A. BENCHMARK RM 1098
CHISELED SQUARE IN CURB ON SOUTHWEST SIDE OF INTERSTATE ROUTE 45 ACCESS ROAD. APPROXIMATELY 2.2 MILES SOUTHEAST ON INTERSTATE ROUTE 45 ACCESS ROAD FROM ITS INTERSECTION WITH F.M. 2351.
ELEV. = 31.55 (1973 ADJUSTMENT)
4. SIDEWALKS HAVING A MINIMUM WIDTH OF FOUR FEET SHALL BE BUILT ALONG ALL PUBLIC RIGHTS-OF-WAY.
5. EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
6. ALL BUILDING LINE TRANSITIONS ARE AT 45-DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINES WHERE THE TRANSITION OCCURS.
7. ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48546800005E REVISED DATE SEPTEMBER 22, 1999 THE PROPERTY WITHIN THE PLATTED BOUNDARY LIES WHOLLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
9. MAINTENANCE RESPONSIBILITIES FOR THE STORM WATER DETENTION FACILITIES SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE AUTUMN CREEK HOMEOWNERS ASSOCIATION.
10. MAINTENANCE FOR THE LANDSCAPE AND OPEN SPACE RESERVES SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE AUTUMN CREEK HOMEOWNERS ASSOCIATION.
11. ACCESS TO ADJACENT PROPERTY AND COMMON DRIVEWAYS MAY BE REQUIRED.
12. ALL PIPELINES AND PIPELINE EASEMENTS HAVE BEEN SHOWN ON THIS PLAT OR DO NOT EXIST WITHIN THE LIMITS OF THIS SUBDIVISION.
13. 1' RES. INDICATES "ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS."

I, MICKIEL G. HODGE, P.E., CITY ENGINEER OF THE CITY OF FRIENDSWOOD, TEXAS DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS, AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

_____ 1/11/01
MICKIEL G. HODGE, P.E.
CITY ENGINEER

STATE OF TEXAS
COUNTY OF HARRIS

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON Jan. 24, 2001, AT 8:44 O'CLOCK A.M. AND DULY RECORDED ON Jan. 26, 2001 AT 9:00 O'CLOCK A.M. AND AT FILM CODE NO. 466144 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY
TIM WADE

I, ARTHUR L. STOREY, JR., EXECUTIVE DIRECTOR OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

_____ 1-08-01
ARTHUR L. STOREY, JR., P.E.
EXECUTIVE DIRECTOR

Ordinance 2011-14 changed rear setback from 10-feet to 20-feet.

A FINAL PLAT OF

AUTUMN CREEK SECTION FIVE

CONTAINING
22.28 ACRES
53 LOTS IN 5 BLOCKS AND 6 RESERVES

LOCATED IN THE
JOHN DICKINSON SURVEY, ABSTRACT 15
HARRIS COUNTY, TEXAS

DECEMBER, 2000 JOB NO. 97-3201-620-05

OWNER:
AUTUMN CREEK DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067-4526 PH. (281)-875-1552
JOSEPH L. STUNJA, VICE-PRESIDENT

ENGINEER/SURVEYOR:
Carter :: Burgess
Consultants in Planning, Engineering, Architecture, Construction Management and Related Services
CARTER & BURGESS, INC.
55 WAUGH DRIVE, SUITE 300
HOUSTON, TX 77007-5842

FILE NAME: P:\Jobs\620\3201\620PLAT\620PLAT.dwg Jan 11, 2001 - 10:00:00 ATTACHED REFS: XLSCPLAN, XLSLOT01

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **RECOMMENDATION: AUTUMN CREEK FLUM AMENDMENTS AND ZONING CORRECTION**
Consider making a recommendation to the City Council concerning amendments to the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amendments to the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

Action:

SUMMARY / ORIGINATING CAUSE

This proposed ordinance makes the following amendments to the Future Land Use Map and Official Zoning Map:

Subject Properties in Friendswood, Harris County, Texas	Future Land Use Map Amendments		Zoning Map Amendments	
	Current Category Designation	Proposed Category Designation	Current Zoning District	Proposed Zoning District
➢ Reserves C and D of Autumn Creek Section 3 ➢ Reserve C of Autumn Creek Section 5 ➢ 3001 through 3011 Harvest Hill Drive ➢ 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail ➢ 3201 through 3205 Cedar Ridge Court ➢ 2910 and 2912 Harvest Hill Drive	Garden Homes	Low Density Residential	Garden Home District (GHD)	Single Family Residential (SFR)
➢ 3000, 3002, 3003, and 3005 Cedar Ridge Trail ➢ 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive ➢ 2800, 2802, and 2804 Harvest Hill Court	Garden Homes and Low Density Residential	Low Density Residential	Garden Home District (GHD) and Single Family Residential (SFR)	Single Family Residential (SFR)

The purpose of this city-initiated zone change and amendment of the Future Land Use Map is to correct the discrepancies so that the land use designations match what is platted and built. City staff often receive phone calls from real estate appraisers requesting the zoning of the lots, which is especially confusing on the lots with two zoning districts assigned. The corrections will allow for more accurate calculations of the city's zoning districts for both the official zoning map and the future land use categories – Garden Homes versus Low Density Residential.

Additional details are included on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This correction is administrative in nature and is not intended to introduce new land use policies or change the allowed uses that were originally contemplated.

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PUBLIC HEARING: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**
Conduct a public hearing concerning proposed amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

Action:

SUMMARY / ORIGINATING CAUSE

This public hearing item allows the Commission to receive public comments regarding the proposed changes to the Subdivision Ordinance that would authorize staff to approve plats except for in certain situations.

PLATS
Plats are ministerial and must be approved if they meet the code requirements. In 2023, the State changed the law regarding approval of plats allowing for city council and planning and zoning commission to delegate approval responsibility to one or more officers or employees of the City. Staff is proposing that plats that meet the code and do not require a variance be approved at the staff level.

The Commission would still be responsible for the following under Appendix B "Subdivisions" of the Friendswood City Code:

- Master plans;
- Approve plats that include a variance request;
- Hear and decide appeals if the director of community development disapproves a plat;
- Any plats that the director chooses for the commission to consider;
- Requests for plat extensions if the commission approved the original plat, and
- Hear and decide appeals from Keep Friendswood Beautiful (KFB) regarding parkland improvements.

Standards for approval of plats would remain the same - approve, approve with condition, disapprove with reasons.

Director approvals would include preliminary plats, final plats, replat, and amending plats (currently approved by City Manager).

Making these changes will save time for everyone - the developer, the commissioners, and staff. The developers could obtain building permits once all staff reviews are complete rather than having to wait for their item to be placed on a Commission agenda. The changes would save Commissioners' time by reducing the number of meetings to once per month. Staff time would be saved by reducing the number of meetings to once per month in addition to the time required to prepare the materials for the meetings.

Benchmarking approving authority of other cities for plats and site plans

City	Plat Approvals	Commercial/MF Site Plan Approvals
Alvin	Planning Commission	N/A - no zoning
Clear Lake Shores	Planning & Zoning Commission	Staff – Building Official
Dickinson	Planning & Zoning Commission	Staff – Zoning Official
Galveston	Planning Commission	Staff – Development Services Director
Kemah	City Council	N/A – no zoning
League City	Planning & Zoning Commission	Staff – City Planner
Pearland	Planning & Zoning Commission	Staff – Director of Planning
Santa Fe	Planning Commission	N/A – no zoning
Webster	Planning & Zoning Commission	Staff – Zoning Official

Two versions of changes are included in the attachments - a redlined version and a clean version.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. DRAFT Clean Copy Appendix B SUBDIVISIONS 03-17-2026
2. DRAFT Redline Appendix B SUBDIVISIONS 03-17-2026

Appendix B SUBDIVISIONS[1]

Section I. Purpose.

The purpose of this section is to establish the procedures and requirements for the submittal, review, consideration and action by the city to provide the necessary details and orderly processing of the subdivision of land within the city and its extraterritorial jurisdiction.

A. The subdivision of land shall conform to this appendix, the comprehensive plan of the city, as well as all duly adopted design criteria of the city, which shall be kept on file with the city engineer and be available to the public. The city engineer shall maintain the design criteria manual and propose such changes to them from time to time so that they are equivalent or more stringent than those in the area.

B. City Council may, through a Planned Unit Development (PUD) ordinance, approve standards different from those contained in this appendix or the design criteria manual. Where different standards are approved, whether those standards are more stringent or less stringent, they shall control. In no case shall a PUD decrease a required life safety code.

C. When considering the placement of streets and utilities within proposed subdivisions, the developer shall preserve all natural features such as large trees, watercourses, historical spots, and similar community assets which will add attractiveness and value to the property unless such preservation results in an economic penalty of such magnitude that development of the land is infeasible.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section II. Statutory authority; jurisdiction.

In pursuance of the authority granted to cities and counties under the constitution and laws of the state, including the provisions of V.T.C.A., Local Government Code § 212.003, as amended, the city council does hereby adopt the rules and regulations in this appendix governing the subdivision and development of land within the city limits. Where there is any conflict in the subdivision ordinance or with other ordinances, the more restrictive shall apply.

A. *Effective date and applicability* means all subdivision applications filed for preliminary plat approval on or after the effective date of the ordinance from which this appendix is derived shall be subject to these regulations. A subdivision application filed or which has received preliminary approval prior to the effective date of the ordinance from which this appendix is derived shall be subject to the subdivision regulations in effect at the time of filing the application for preliminary plat approval.

B. *Plat approval required.*

1. It shall be unlawful for any person to subdivide any tract, lot, or parcel of land within the city or its extraterritorial jurisdiction unless and until a preliminary and final plat of such subdivision has been approved, or an exemption satisfied, in accordance with the terms of this appendix. Unless and until a preliminary and final plat, amending plat or replat of a subdivision shall have been first approved in the manner provided herein by the director or an exemption satisfied, it shall be unlawful for any person to construct or cause to be constructed any street, utility, facility,

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building, structure, or any other improvement on any lot, tract, or parcel of land within such subdivision, except as specifically permitted herein.

2. No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the director and filed for record or certificate of exemption issued. No site plan shall be approved by the city for the construction of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the director, or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision in which the permanent public improvements have not been approved and accepted by the city.

3. Large tract division. A division of land under subsection B.1 of this section does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated. Access shall be satisfied by compliance with section VI.A.I.a. Upon request by the owner of a tract resulting from this division who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.

4. Partial plat approval. Notwithstanding section II.B.1., a subdivision plat need not include all of a tract being divided if:

   a. General.

      (1) The portion of the tract being divided but not included within the plat boundaries is not intended to be a part of the development reflected in the proposed plat; or

      (2) If some or all of the portion being divided but not included within the plat boundaries is intended to be a part of the development reflected in the proposed plat, then such part may be platted in a subsequent phase of the development, provided the person dividing the property submits a master plan pursuant to section IV.C.1. that meets with city approval;

   b. The tracts being divided:

      (1) Each have access that complies with section VI.A.I.a.; and

      (2) Each are greater than five acres in size;

   c. Excluding the portion of the tract being divided but not included within the plat boundaries will not substantially alter or impede any pending or anticipated development;

   d. The boundaries of the portion of the tract not included within the plat are depicted and identified on the plat of the subdivision by dashed lines as provided for by section IV.C.2.b.(1)(b), and with a notation thereon indicating that development of such tract is contingent upon a subdivision plat thereof being filed and approved by the city, if such plat is required;

   e. The plat application includes an acknowledgement, executed by the owner of the tract being divided, confirming that development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the city, if such plat is required, in accordance with the rules and regulations of the city governing plats and the subdivision of land in effect at the time the application for plat approval for such portion is sought; and

   f. The general purposes of this appendix will be served without the necessity of including such tract within the boundaries of the plat.

5. Upon request by the owner of the tract resulting from a division under section II.B.4.a.(1) that is not intended to be a part of the development reflected in the proposed plat, and who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.

C. *Authority.* The city shall not repair, maintain, install or provide any street or public utility service, nor authorize the sale or supply of water or sewer service, in any subdivision for which a final plat has not been approved by the director and filed for record. The city shall not repair, maintain, install, or provide any street or public utility service, nor authorize the sale or supply of water or sewage service, in any subdivision in which the permanent public improvements have not been approved and accepted by the city.

D. *Exemptions.* The provisions of these subdivision regulations shall not apply to:

1. *Annexed and consolidated areas.* Land legally platted and approved prior to the effective date of the city's subdivision regulations with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land.

2. *In-fill tract.* Land constituting one or more contiguous tracts with total acreage of less than five acres with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land, for which a legal deed of record describing the boundary of said tract or parcel was filed of record in the deed records of the county clerk of the appropriate county on or before the effective date of the ordinance from which this appendix is derived.

3. *Certificate of platting exemption.* Upon request by the owner of a tract who qualifies for an exemption under subsections D.1. or D.2. of this section, the city must issue a certificate of platting exemption certifying that the division meets this exception.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section III. Definitions.

The following definitions shall apply in the interpretation and the enforcement of this appendix. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning in municipal planning and engineering practices.

Access or *accessway* means the public or private street by which pedestrians and vehicles shall have lawful and usable ingress and egress to a property line, provided, however, that access may be provided through a private easement in a commercial development.

Alleys. Alleys shall only be used to provide secondary access to lots which otherwise have their primary access from an adjacent street. Minimum pavement width for alleys shall be 20 feet.

Amending plat means a finished map or plan amending the lots in a previously recorded subdivision. All property that was previously part of the lot(s) being amended shall be included in the boundaries of the amended plat, regardless of ownership. Amended plats are approved administratively by the city manager or the city manager's designee.

Block means an area of land within a subdivision entirely bound by streets (other than alleys), highways, natural barriers, or the exterior boundaries of the subdivision.

Block length means the distance along a side of a street between the nearest two streets which intersect said street on said side.

Block-face means one side of a city street between two consecutive intersections.

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City means the City of Friendswood, Texas, a municipal corporation located within Galveston and Harris Counties, Texas.

Commission means the planning and zoning commission of the City of Friendswood, Texas.

Comprehensive plan means the general plan adopted by the city council for the growth and development of the city and its environs, including any and all elements of such plan, addressing such topics as land use, streets and thoroughfares, utilities, drainage, parks, community facilities and schools, as well as other related topics or plans.

Council means the duly elected governing body of the City of Friendswood, Texas.

Cul-de-sac means a dead-end street with turnaround.

Development Meeting is an informal process to allow an exchange of information between the developer, staff and the commission.

Director means the director of community development.

Easement means a right granted for the limited purpose of use over, across or under private land.

(1) *Easement, access* means an easement that provides access to platted lots or reserves. The easement shall meet all of the requirements as set forth for its intended use, including, but not limited to, construction, width, building lines and function, but shall be privately maintained.

(2) *Easement, aerial* means an easement for the exclusive use of constructing and maintaining above-ground utilities within its confines.

(3) *Easement, drainage* or *storm water easement* means an easement for the unobstructed use of constructing and maintaining drainage facilities within its confines.

(4) *Easement, maintenance* means a perpetual four-foot-wide wall-maintenance easement shall be provided on the lot adjacent to the zero lot line/property line, which, with the exception of walls or fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to the property.

(5) *Easement, sidewalk* means a non-exclusive public easement for sidewalk purposes.

(6) *Easement, wastewater or sanitary sewer* means an easement for the unobstructed use of constructing and maintaining wastewater lines and appurtenances within its confines.

(7) *Easement, water* means an easement for the unobstructed use of constructing and maintaining water lines and appurtenances within its confines.

(8) *Easement, utility* means an easement granted for the purpose of placing and maintaining utilities within its confines.*Filed plat* means the date the complete application is submitted to the city.

Final plat means a complete and exact subdivision plan prepared in conformity with the provisions of this appendix and other related ordinances and in a manner suitable for recording with the county clerk of the county or counties in which said subdivision is located.

Frontage means that side of a lot abutting an accessway where the lot is assigned an address.

In-fill tract means any vacant tract or tracts of land that can be developed for the use for which they are zoned and which are surrounded by, or adjacent to, existing developed property.

Lot means a physically undivided tract or parcel of land having frontage on an accessway and which is, or in the future may be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

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Master Plan means the plan or map for all subdivisions to be developed in phases or sections. The master plan shall be submitted prior to or with the plat of the first section of development of a subdivision and with all sections thereafter. Changes anticipated for the master plan shall be approved in advance of all platting, and the master plan map and attendant overlays or plans corrected as the changes are anticipated.

Preliminary plat means a map or drawing of a proposed subdivision prepared in accordance with the provisions of this appendix and which illustrates the features of the development for the purpose of review and preliminary approval.

Private streets means a non-dedicated right-of-way or accessway, meeting all requirements of public streets, except owned and maintained by private interests.

Public sidewalk means the minimum paved walkway, built in conformance with the city design criteria manual and standard construction details, located within the public right-of-way, or easement dedicated for public use, which provides continuous pedestrian access to adjacent land.

Public streets means a public right-of-way, dedicated for public use, which provides vehicular and pedestrian access to adjacent land. Included within this definition are the following general classification of streets:

(1) *Major thoroughfares or arterial streets* means principal traffic arteries more or less continuous across the city and which are intended to connect remote parts of the city and which are used primarily for fast or heavy-volume traffic.

(2) *Collector streets* means streets which carry traffic from minor streets to the major system of arterial streets and highways; said street may service commercial or industrial areas.

(3) *Minor streets* means streets which are used primarily for access to the abutting properties and which are intended to serve traffic within a limited area.

(4) *Boulevard* means streets utilizing opposing travel lanes separated by a landscaped median, which serves to separate traffic moving in opposite directions.

Subdivider and/or *developer* are synonymous and are used interchangeably, and shall include any person, partnership, firm, association, corporation and/or any officer, agent, employee, servant and trustee thereof, who does, or participates in the doing of, any act toward the subdivision of land within the intent, scope and purview of these regulations.

Subdivision or *subdivide* means the division of any lot, tract or parcel of land by plat, map or description into two or more parts, lots or sites for the purpose, whether immediate or future, of sale, rental or lease, or division of ownership. Any dedication and the laying out (or realignment) of new streets, or other public accessways, with or without lotting, is a subdivision. The term "subdivision" or "subdivide" also includes the re-subdivision and re-platting of land or lots which are part of a previously recorded subdivision. An "addition" is a subdivision as defined herein. The term "subdivision" or "subdivide" includes the division of land whether by plat or by metes and bounds description, and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

Title certificate means a certificate prepared and executed by a title company authorized to do business in the state or an attorney licensed in the state certifying the true owner or owners of the property and describing all encumbrances of record which affect the property. Such certificate shall include all property included within the platted area, and such certificate shall not have been executed more than 45 days prior to the submission of same to the director.

Tract means a lot or parcel of land, however denoted, fee simple title to which is owned by a person or persons by virtue of one or more deeds or other instruments. Multiple parcels of land described in a deed or other instrument are, despite being included in a single deed or other instrument, separate parcels of land if such parcels are described by separate, complete legal descriptions therein.

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(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section IV. Plat submittal and filing procedures.

A. Prior to the submission of the preliminary plat, the subdivider shall schedule a development meeting to confer with the community development department staff on an informal basis to receive comments and advice on the procedures, specifications and standards required by the city as conditions for subdivision plat approval. At this meeting, staff shall also discuss the proposed plat and its conformity with the comprehensive plan, its relationship to surrounding property, availability of utilities, drainage, street pattern, and any other matters.

B The city department responsible for accepting, reviewing master plans, plats, engineering plans (plan profiles), and other development related documents, is authorized to establish in writing the information that must be submitted to the city, including the form and manner of submission, for those development documents. Should information not be submitted to the city as specified by the appropriate city department as authorized by this section, the document may be denied by the approving authority.

1. *Master plan.* Master plan procedures are as follows:

    a. The master plan shall be submitted to the planning department with the following:

        (1) Completed application.

        (2) Review fees (non-refundable).

        (3) Overall map of total property, showing blocks, lots, reserves, street layouts, etc.

        (4) Stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc.

        (5) Wastewater overlay or plan view indicating the proposed ultimate capacity needs.

        (6) Water main overlay or plan view indicating the proposed ultimate capacity needs.

        (7) Tree preservation, mitigation, and maintenance plan.

        (8) Traffic study, if required per the Design Criteria Manual.

        (9) Original boundary and topographic data shall be certified by a registered professional land surveyor. Also, any area to be filled will be shown, with approximate proposed elevations.

        (10) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, mail or courier. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant. The city will not be responsible for submittals that are not addressed and labeled with the correct information.

        (11) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

    b. Staff comments shall be addressed prior to approval by the planning and zoning commission. Said decision will be based upon a determination that the master plan meets the requirements of this article and all other applicable city ordinances and regulations. The master plan shall be subject to approval by the planning and zoning commission in concept only.

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c. The master plan shall expire after two years from the date of submittal, unless one of the following occur:

(1) An application for a permit (including a plat) necessary to begin or continue towards completion of the project is submitted;

(2) Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located; or

(3) Fiscal security is posted to ensure performance of an obligation required by the regulatory agency.

d. All master plans that are associated with planned unit developments ("PUDs") are also subject to the requirements in the zoning ordinance.

2. *Preliminary plat.* Preliminary plat procedures are as follows:

a. *Submittal Requirements.* The plat shall be submitted to the planning department with the following:

(1) Completed application.

(2) Review fees (non-refundable).

(3) A certificate or letter from a title guarantee company or a title attorney indicating a current search (within 45 days of submittal to the city) and certifying to at least the following concerning title to the land: A statement of records examined and date of examination; description of the property in question, including a metes and bounds description of the tract; name of the fee owner as of the date of examination, and the date, file number, date of filing, and volume and page of any lienholders; and general description of any easements or fee strips granted along with the file number, date of filing, and volume and page of recording.

(4) Certification stating that all current city, county, school, utility, or other governmental entity taxes due and payable have been paid for; a tax certificate from the city, county, school, utility, or other governmental entity in which the land being platted is located showing no delinquent taxes are due on the property being platted.

(5) The draft of any protective covenants whereby the subdivider proposed to regulate the use of land in the subdivision, provided however, that such restrictive covenants, conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.

(6) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, U.S. mail or courier on one of the submittal dates advertised on the P&Z Submittal Schedule. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant.

(7) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.

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(8) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.

(9) Preliminary stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc., if not previously submitted in conjunction with a master plan.

(10) Preliminary wastewater overlay or plan view, if not previously submitted in conjunction with a master plan.

(11) Preliminary water main overlay or plan view, if not previously submitted in conjunction with a master plan.

(12) Tree preservation, mitigation, and maintenance plan.

(13) Traffic study, if required per the Design Criteria Manual.

(14) A list of deviations from the master plan made to the plat by the applicant. Significant changes will require submittal of a revised master plan.

(15) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

b. *Graphic Requirements.* Preliminary plats shall show the following graphic information:

(1) Title of plat shall show:

(a) Proposed name of the subdivision, which must not be similar to that of an existing subdivision as to cause confusion.

(b) Legal description of subdivision, including the name of the county and surveying abstract number.

(c) The number of lots, blocks, and reserves and the total acreage in the title block.

(d) Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.

(e) The name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.

(2) The scale must be drawn numerically and graphically shown on the plat. Graphic scale of 100 feet to the inch or larger.

(3) A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at the left side.

(4) The date on which the plat was drawn shall be indicated on the plat. Each revision shall bear a new date, (month, day and year).

(5) Key map or vicinity map, preferably in the top right corner of the plat, showing orientation of the area being subdivided in relation to adjacent areas and principal streets. The suggested scale of the vicinity map is one-inch equals 2,000 feet and shall be oriented in the same directions as the detailed subdivision drawing.

(6) Location and length of boundary lines.

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(a) Area to be subdivided drawn in heavy lines with overall dimensions and bearings.

(b) Lines outside of boundaries to be dashed.

(c) An accurate location of the subdivision should be provided by reference to a well-established survey or league corner, subdivision corner, or other known point.

(7) The width, depth and location of all lots. Lot, block, and section numbers shall be placed consecutively.

(8) All restricted reserves including HOA parks and facilities, landscape amenities, parkland dedication, and utility areas shall be clearly labeled on the plat with both the acreage and the intended restricted use. Development of a restricted reserve shall be limited to the designated use. Restricted reserves shall not be converted to residential lots or used for a purpose other than the designated use without the approval of a replat.

(9) Describe the subdivision by metes and bounds.

(10) Street names shall not be duplicated in the city.

(11) The location and width of existing and proposed streets (public and private) within the subdivision and immediately adjacent to it shall be shown, measured at right angles, or radially when curved.

(12) The alignment of proposed streets with existing city streets.

(13) Street design dimensions or a reference to the minimum standards for tangents, arcs, radii, etc.

(14) Name, location, width and purpose of all existing and proposed easements.

(15) Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet. Sizes of existing utilities and the location of proposed junctions with the existing system shall be shown.

(16) Vertical control monuments are to have half-mile maximum spacing. All elevations, based on current National Geodetic Survey, will be registered with the city engineer upon plat submittal.

(17) Contours with intervals of one-half foot, referred to sea level (U.S. Coast and Geodetic Survey Data) as required to show at least two contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control and temporary benchmark set within the subdivision.

(18) Special Flood Hazard Areas. A statement shall be included on the face of the plat that the property does or does not lie within a special flood hazard area. Also, the location of special flood hazard boundaries shall be indicated upon the face of the plat where the boundary divides the subdivision area.

(19) Names of subdivisions, streets, watercourses, pipelines and easements up to a distance of 200 feet. If adjacent property has been subdivided into residential lots, adjacent individual lot addresses will be shown. If adjacent property is acreage, adjacent property ownership will be shown.

(20) Additional land in the area adjacent to the subdivision in which the applicant has legal interest.

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(21) The name of the subdivision, street names, title block information, special notes, dedication and notary statements, and ownership certificate language are subject to review and acceptance by the city.

(22) The applicable row(s), column(s), and notes from the Regulation Matrix per Appendix C, Zoning Ordinance.

c. Expiration. Approval shall expire six months after the date of approval of the preliminary plat, or of final sections of a preliminary plat, except that if the subdivider shall apply in writing prior to the end of such six-month period, stating reasons therefore, an extension may be granted by the director or commission, the authority that approved the plat, upon a showing of good cause, for a single extension of six months.

d. The subdivider may, at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat. The remainder of the preliminary plat shall be deemed as approved or conditionally approved as in section V of this section, provided, however, that such approval or conditional approval of the remainder of the preliminary plat be limited to a two-year period after approval of the pertinent final plat or plats . Prior to the end of such two-year period, the subdivider may apply, in writing, for a one-year extension of the preliminary plat stating the reasons for the extension. The director or the commission, the authority that approved the plat, may, upon a showing of good cause, grant a single extension of up to one year.

3. *Final plat.* Final plat procedures are as follows:

a. No final plat shall be considered unless a preliminary plat has been submitted and approved (unless an alternate method of plat submission is used) and a set of final construction plans and specifications has been approved by the city engineer for the public infrastructure improvements.

b. *Submittal Requirements.* After the foregoing procedure has been complied with and the preliminary plat approved or conditionally approved, the subdivider shall prepare or cause to be prepared a final plat, or plats, together with other supplementary information as specified herein.

(1) Construction Plans and Specifications in accordance with Section X. Plan profiles of all private and public infrastructure (including but not limited to, water and sewer lines, drainage and detention areas, utilities, berms, roads, sidewalks, fences, and hike and bike trails) shall be submitted and approved by the city engineer.

(2) Utility companies' statements that easements are acceptable to provide service and no other easements are necessary or required.

(3) If applicable, letters of review by any local, county, state and federal departments as required by the city engineer or his designee.

(4) Statement from pipeline companies that all existing or proposed pipelines crossing the property have been satisfactorily provided for per the requirements of the pipeline operator, and that the pipeline operator agrees to all pipeline crossings by proposed streets and other subdivision features.

(5) Statement from well companies that all existing or proposed wells have been satisfactorily provided for per the requirements of the well operator or owner, and that the well operator or owner agrees to all setbacks from the wells for any proposed structures or other subdivision features.

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(6) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.

(7) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

c. *Graphic Requirements.* The final plat shall conform substantially to the preliminary plat as approved and incorporate all the provisions relating the preliminary plats in subsection 2 of this section, except subsections 2.a.(9), 2.a.(10), and 2a.(11) preliminary plans and 2.b.(15) utilities and 2.b.(17). This plat shall also reflect any conditions or requirements for final approval together with the following additional requirements:

(1) The plat shall show the location and identification of lots, streets, public highways, alleys, parks and other features, with accurate dimensions, in feet and decimals of feet, with the length of radii, tangents (or central angle) and arcs to all curves, and with all other information necessary to reproduce the plat on the ground, all to be set out within the perimeter lines.

(2) The plat shall show a heavy-lined perimeter to be the results of an accurate boundary survey of the property by a registered professional land surveyor with bearings and distances, and references to section/original survey corners, and showing the lines of adjacent lands and lines of adjacent streets and their names and widths (dashed lines). The location and datum used to determine elevations shall be noted on the face of the plat.

(3) The square footage of each lot shall be labeled on the plat. This can be provided for in a table.

(4) Traverse lines along streams and easements shall be shown adjacent to the high bank of streams and waterways.

(5) The plat shall show existing pipeline easements, location of pipelines, required setbacks, and if material being transported is hazardous.

(6) Impervious coverage. Table showing the allotted maximum percent of impervious surface for each lot represented, per the Design Criteria Manual.

(7) Front building setback lines shall be required on residential lots and reserves for commercial development.

(8) All dedication statements and certificates must be made a part of the final plat drawing and must include, but not be limited to, the statements, the general form and content of which are provided as examples available in the Community Development Department. Language in the statements shall be suitable for plat recording in the official records in the Galveston County Clerk's Office or Harris County Clerk's Office, as appropriate.

These dedication statements and certificates and various notations include the following:

Owners Acknowledgment;

Execution of owner's acknowledgement;

Lienholder's acknowledgement;

Notary public acknowledgement for all signatures;

Certificate for engineer and surveyor;

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Certificate for the director;

Certificate for the Commission and attested by the secretary;

Certificate for city engineer;

County clerk filing acknowledgment statement;

Vacation of subdivision plat; or

Certificate of amending plat.

(9) Reserves, easements, rights-of-way, etc., not specifically dedicated on the plat or in accompanying document, shall remain in the custody of the subdivision owner until transferred by other legal means.

(10) The legal entity responsible for the maintenance of any improvements, including, but not limited to, building, recreational area, open space, equipment, pool or private driveway, which are to be owned and shared by the owners of real property in the proposed subdivision, shall be designated by appropriate articles of incorporation, contracts, restrictions, or other method. The means of securing payment for maintenance and operating expenses and any method of terminating such obligation shall be stated in the creating documents. The following note shall be indicated on the face of the plat:

"The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner or HOA/POA 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 public street lights shall be the responsibility of (insert either Texas New Mexico Power or CenterPoint Energy as applicable)."

d. *Expiration.* Approval will expire one year after the date of approval of a final plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or commission, the authority that approved the final plat, for another year but not beyond that period.

e. *Plat Recordation.* Upon approval of the plat, the applicant shall submit to the planning department the following items as required by Galveston and Harris Counties:

(1) Mylars including the notarized original signatures of the owner(s) and lienholders of the property included in the plat and the original surveyor and the Galveston County Consolidated Drainage District, if applicable. (The city will be responsible for the required city signatures and recording the plat with the county.)

(2) Original tax certificates and receipts from all applicable jurisdictions.

(3) The letter or title certificate required in subsection IV.C.2. shall be brought up to current date by a supplementary report form the title guaranty company or title attorney; dated not more than 45 days from the date submitted to the city.

(4) The original, executed protective covenants whereby the subdivider proposes to regulate the use of land in the subdivision, provided however, that such restrictive covenants,

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conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.

(5) A check, payable to the county clerk's office for either Galveston or Harris County, in the amount of the cost of the county's recording fees.

(6) Under extreme circumstance and approval by the City Engineer, if public and/or private improvements have not been completed and accepted by city council, the city may accept a bond as security for the completion of the required improvements. The applicant shall provide a letter of credit from a federally insured lending institution or depository before the plat is recorded at the county.

4. *Replat.* Replat without vacating preceding plat procedures are as follows:

a. The same procedures for final plat approval applies to the replat, except as noted.

b. The proposed replat shall be submitted to the planning department with a copy of the preceding plat.

c. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) Is signed and acknowledge by all the owners of the property being replatted;

(2) Is approved by the commission or director, as applicable;

(3) Does not attempt to amend or remove any covenants or restrictions.

d. In addition, a replat without vacation of the preceding plat must also conform to the requirements of this subsection:

(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

e. If a proposed replat described by section (d) does not require a variance or exception, in accordance with the Texas Local Government Code, written notice shall be given not later than the 15th day after the date of the approval.

(1) Notification shall be written notice sent to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent county tax roll.

(2) This subsection does not apply to a proposed replat if the commission holds a public hearing and gives notice of the hearing in the manner provided by Subsection (f).

(3) The notice of a replat must include the zoning designation of the property after the replat and a telephone number and e-mail address an owner of a lot may use to contact the city about the replat.

f. If a proposed replat described by section (d) requires a variance or exception, a public hearing must be held by the commission. Notice of the hearing shall be given before the 15th day before the date of the hearing.

(1) Notice shall be published in the official newspaper.

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(2) Notice shall be given in writing, with a copy of Subsection f(3) attached, to the owners of lots that are in the original subdivision and that are within the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved county tax roll. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(3) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all the members present of the commission. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. In computing the percentage of land area under this subsection, the area of the streets and alleys shall be included.

g. Compliance with subsections f(2) and f(3) of this section is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

h. *Expiration.* Approval of a replat will expire one year after date of approval of a replat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or commission, the authority that approved the replat, for another year but not beyond that period.

5. *Short form final plat.* Short form final plat procedures are as follows:

a. An abbreviated procedure for plat submission may be used if the proposed subdivision satisfies the following requirements:

(1) The proposed subdivision is for development containing four lots or less.

(2) All lots in the proposed subdivision front on a previously dedicated or private accessway of adequate width and are so situated that no additional accessway, alley, easement or public property is required to meet the regulations of this appendix or any other ordinance of this city.

(3) All utilities and drainage facilities, as required by this appendix or any other ordinance of this city, are in place to serve each lot in the proposed subdivision and require no extensions.

(4) The proposed plat does not vacate, create or extend a public right-of-way or easement.

(5) The proposed plat does not require any variance or modification to the subdivision ordinance.

b. If a proposed subdivision satisfies the requirements of subsection 5.a. of this section, the subdivider may seek final plat approval without necessity of submitting a preliminary plat. Such plat shall meet all the requirements in subsection b. of this section for final plats.

c. *Expiration.* Approval will expire one year after the date of approval of a short form final plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or

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commission, the authority that approved the short form final plat, for another year but not beyond that period.

6. *Amending plat.* Amending plat procedures are as follows:

   a. An amending plat shall contain all of the informational requirements set forth for a final plat.

   b. The director may approve an amending plat that may be recorded and is controlling over the preceding plat without a vacation of that plat, if the amending plat is signed by the applicants only and is solely for the purpose of one or more of the following:

      (1) Correct an error in a course or distance shown on the preceding plat;

      (2) Add a course or distance that was omitted on the preceding plat;

      (3) Correct an error in a real property description shown on the preceding plat;

      (4) Indicate monuments set after the death, disability, or retirement from practice of the surveyor responsible for setting monuments;

      (5) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;

      (6) Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats. Such errors may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;

      (7) Correct an error in courses and distances of lot lines between two adjacent lots if:

         (a) Both lot owners join in the application for amending the plat;

         (b) Neither lot is abolished;

         (c) The amendment does not attempt to remove recorded covenants or restrictions; and

         (d) The amendment does not have a material adverse effect on the property rights of the owners in the plat.

      (8) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;

      (9) Relocate one or more lot lines between one or more adjacent lots if:

         (a) The owners of all those lots join in the application for amending the plat;

         (b) The amendment does not attempt to remove recorded covenants or restrictions; and

         (c) The amendment does not increase the number of lots.

      (10) To make necessary changes to the preceding plat to create six or fewer lots in the subdivision or part of the subdivision covered by the preceding plat if:

         (a) the changes do not affect applicable zoning and other regulations of the municipality;

         (b) the changes do not attempt to amend or remove any covenants or restrictions; and

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(c) the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area.

(11) To replat one or more lots fronting on an existing street if:

(a) The owners of all those lots join in the application for amending the plat;

(b) The amendment does not attempt to remove recorded covenants or restrictions;

(c) The amendment does not increase the number of lots; and

(d) The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

c. When an amending plat is prepared, the surveyor signing and sealing the plat shall provide a statement in the title block denoting the change, in addition to any other corrections which have been made.

d. Notice, a public hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat.

7. *Vacating of plat.* The procedure for vacating a plat shall conform with the current Texas Local Government Code and meet the same requirements as a final plat. The procedure shall consist of:

a. The owners of the tract covered by a plat may vacate the plat any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved by the director and recorded as described in the plat recordation section of this appendix.

b. If lots in the plat have been sold, the plat, or any part of the plat may be vacated on the application of all the owners of the lots in the plat with approval by the director.

8. *Association required.* A plat to subdivide property, whether residential or non-residential that creates common area or common land shall be accompanied by a copy of documents evidencing:

a. Approval by the Texas Secretary of State's Office of the formation of a homeowners' association, community association, or property owners' association; and

b. Such association's assumption of the responsibility for maintenance of the common area and/or common land.

9. *Covenants/conditions/restrictions required.* Final approval of any plat to subdivide property, whether residential or nonresidential shall not be granted unless the applicant submits a certified copy of covenants, conditions, and/or restrictions declared for said property that:

a. Establish materials, design and/or architectural standards acceptable to the city's planning director; and

b. Are recorded in the appropriate county clerk's office.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section V. Approval Procedures.

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A. *Delegation of approval authority*. The director is the person designated by city council and the planning and zoning commission to review and approve, approve with conditions, or disapprove a plat. The director may, for any reason, elect to present the plat for consideration to the commission.

B. *Timing.* Beginning with the submittal date, plats shall be approved, approved with conditions, or disapproved within 30 days in accordance with the V.T.C.A., Local Government Code § 212.009. Said decision will be based upon a determination that the plat meets the requirements of this article and all other applicable city ordinances and regulations.

C. *Request for 30-day extension*. An applicant may request one or more extensions, each extension shall not exceed 30 days, provided that the applicant submits a request in writing before the expiration of the original 30-day period and the director approves the request.

D. *Withdrawal of the plat*. Prior to action by the director or the commission, the applicant may submit a written "notice of withdrawal" of the plat.. When the plat is administratively ready for resubmission, the applicant can then file a signed and dated "notice of re-filing" of the plat within six months of the initial submitted date of the plat, which then starts the 30-day clock anew. A new application and fee will be required for plats that are re-submitted more than six months after the initial submittal date. One "notice of re-filing" is permitted for a plat.

E. *Standards for approval.* A plat shall be approved provided:

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 this article, the Design Criteria Manual, and any other applicable city code.

F. *Approve.* If approved, the plat shall be endorsed with a certificate indicating approval . The certificate shall be signed and attested in accordance with state law. .

G. *Conditional approval or disapproval.* The director shall provide the applicant a written statement of the conditions for conditional approval or reasons for the disapproval that clearly articulates each specific condition. Each condition or reason specified in the written statement must be directly related to the requirements under this appendix and include a citation to the law, including a statute, municipal ordinance or resolution, that is the basis for the conditional approval or disapproval, and may not be arbitrary.

1. *Applicant Response.* After the conditional approval or disapproval of a plat, the applicant may submit to the director a written response that satisfies each condition for the conditional approval or remedies for each reason for disapproval. The director may not establish a deadline for an applicant to submit a response.

2. *Commission Response.* Once a response is received from the applicant, the director shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat no later than the 15th day after the date the response was submitted. The decision of the director must comply with section V.C. and the director may disapprove the plat only for a specific condition or reason provided to the applicant previously.

3. The director shall approve a previously conditionally approved plat or disapproved plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

4. *Inaction.* A previously conditionally approved or disapproved plat is approved if the applicant files a response that adequately addresses each condition of the conditional approval or each reason for the

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disapproval AND the director does not disapprove the plat within 15 days of the submittal of the response and in accordance with section V.E.2.

H.

Failure to take action. If a plat is not approved, approved with conditions, or disapproved within the prescribed period, the director on the applicant's request shall issue a certificate stating the date the plat was filed and that the authority responsible for approving the plat failed to act on the plat within the period. The certificate is effective in place of the endorsement required by Section V.F. of this code.

I. *Appeal*. Appeal of a plat disapproved by the director.

1. An applicant has the right to appeal to the commission if the director disapproves the plat.
2. Appeals shall be perfected by a request in writing to the commission. The request shall include:

    1) Name, address and primary email address of the person making the appeal;

    2) Facts surrounding the disapproval; and

    3) Reasons why the ruling should be set aside.

3. The plat will be placed on a commission agenda within 30 days for consideration. The standards for approval and action options in this code will apply.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section VI. General requirements and design criteria.

A. *Public and private local streets.*

1. The street pattern of a neighborhood must comply with the design criteria, all requirements of this section and shall:

    a. Provide for adequate vehicular access to all properties within a subdivision's plat boundaries. All lots, tracts and reserves shall have frontage on an approved public right-of-way or access easement.

    b. Provide adequate street connections to adjacent properties to ensure adequate traffic circulation within the general area.

    c. Provide a local street system serving properties to be developed for residential purposes which discourages through traffic while maintaining sufficient access and traffic movement for convenient circulation within the subdivision and access by fire, police and other emergency services.

    d. Provide a sufficient number of continuous streets and major thoroughfares, particularly in those areas designated for the development of multifamily residential, commercial and industrial land uses, to accommodate the increased traffic demands generated by these land uses.

    e. When necessary to continue the neighborhood pattern for adjacent developments, existing streets in the adjoining areas shall be continued and shall be at least as wide as such existing streets in alignment therewith, but in no case narrower than required by current regulation. Centerline offset shall be a minimum of 125 feet. Greater centerline offsets may be required by the director when necessary for traffic safety.

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f. When adjoining areas are not subdivided, the director may require the arrangement of streets in the subdivision to make provisions for the proper projection of streets into such unsubdivided areas.

g. Street intersections shall be as nearly at right angles as practical giving due regard to terrain, topography, sight distances and safety.

h. Private streets, where allowed, shall meet all the requirements set forth for public streets, including, but not limited to, construction standards, width, curves, sight distance visibility and function, and all other design criteria and specifications, and shall be privately maintained to those standards.

i. Points of access. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus roads and shall meet the requirements of Section D104.3 of the 2000 International Fire Code. Exceptions:

(1) Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

(2) The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire marshal.

B. *Collector streets generally.*

1. There shall be a minimum of one point of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. There shall be a minimum of two points of access into a subdivision or subdivision phase from a collector street for subdivisions in excess of 75 platted lots. In the case of phased construction, each phase should meet this requirement, but in no case shall there be less than one access to a collector street per 75 platted lots.

2. A collector street may be a new or existing street built to current collector street standards for right-of-way width and pavement width, or an existing street built to past standards but which by definition currently functions as a collector street.

3. No subdivision can connect to a collector street through another subdivision unless each is part of a planned, phased subdivision development. In such cases, the director may require such through streets to have additional right-of-way width and paving width, in keeping with subsection b(1)(e) of this section, to promote better traffic flow.

4. All lots in a subdivision must be within 750 feet of an intersection on a street within the subdivision that leads to a collector street, but the commission may approve a greater distance in keeping with the considerations for increased cul-de-sac lengths and block lengths.

5. The director may permit an isolated, stand-alone subdivision to connect to a collector street by way of a new street not built to collector standards if such street is within the plat boundaries of the subdivision.

6. Due to existing conditions on the land being platted, such as the existence of pipelines, bodies of water, 100-year floodplain, etc., the director may require additional points of access from a collector street to protect health, safety and welfare.

C. *Major thoroughfares and arterial streets.*

1. *General.* Street classification, location and alignment shall be in accordance with the thoroughfare plan and finally determined by the director.

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2. *Right-of-way width and transitions.* The width of the right-of-way to be dedicated for any designated or proposed thoroughfare or collector street shall be in conformance with the thoroughfare plan. In those instances where the proposed subdivision is located contiguous to an existing thoroughfare or collector street having a right-of-way less than that required by the thoroughfare plan, sufficient additional right-of-way must be dedicated to bring the right-of-way width in conformance with the plan. The minimum right-of-way width required for the development of a designated or proposed thoroughfare or collector street must be of sufficient width to accommodate the approved roadway pavement and attendant drainage and utility facilities.

3. *Curves and intersections.* Curves proposed for the right-of-way of designated thoroughfares and collector streets shall be in conformance with the current design criteria. Reverse curves must be separated by a tangent distance of not less than 100 feet. Intersections with public and/or private streets shall be at right angles but may vary upon approval of the director after due regard for terrain, topography, sight distances and safety. Where acute angles are approved, a radius of at least 25 feet in the right-of-way line in the acute corner must be provided.

D. *Buffering major thoroughfares.*

1. Where a subdivision abuts or contains an existing or proposed arterial street, the director may require marginal access streets, reverse frontage with screen planting contained in nonaccess reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. If landscaping or berming is used as a buffer between the major thoroughfare and residential property uses, the subdivider shall provide a ten-foot landscape easement along the major thoroughfare according to the major thoroughfare plan and shall construct sidewalks thereon in accordance with the city design criteria manual and standard construction details.

2. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city.

3. Community Overlay District (COD).

   a. Residential developments not facing a Community Overlay District thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association if a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the approval authority to establish compliance with this subsection.

   b. Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

   c. Community Overlay District boundaries and requirements are located in the Zoning Ordinance, Appendix C. Should any portion of this Section conflict with any provisions of the Zoning Ordinance, the Zoning Ordinance shall govern.

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4. Street right-of-way widths shall be as shown in the general plan for the city, and where not shown therein shall be not less than as follows:

Street type	Minimum right-of-way width
Major thoroughfare	120 feet
Collector	80 feet
Minor (private and public)	60 feet
Commercial streets	80 feet
Boulevards	100 feet

E. *Partial or half streets.* Partial and half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the director finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided, the other remaining half of the street shall be platted within such subdivision, in accordance with section II. Appropriate notations and one-foot reserve must be placed upon the plat restricting access from any partial or half streets so dedicated to adjacent acreage tracts until the adjacent property is subdivided in a recorded plat and the additional right-of-way is acquired providing the full right-of-way as specified in this appendix.

F. *Street names.* Proposed street names shall be submitted to and approved by the director. Proposed street names, which are aligned with other existing named streets shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision.

G. *Gates on private streets.*

1. Entrances to communities with private streets that utilize gates shall be controlled by electrically operated gates which are physically manner or electronically operated on a 24-hour-per-day basis. Where electrically operated, unmanned access gates are in place on private streets, one entrance gate at each entrance must be equipped with a 911 override control switch. For entrances with two gated lanes of entry, only one of these gated entries requires an electronically operated gate. The second one may be manually operated. Construction plans and gate specifications must be submitted to the fire marshal's office and approved prior to installation.
2. The Knox Company Model KS-2 or KS2-P (or approved equal) key operated switches are approved by the fire marshal's office.
3. The 911 override control switch must be installed in a weatherproof box or assembly approved by the fire marshal's office.
4. The 911 override switch must be accessible from the driver's side of every emergency response vehicle.
5. All electrically operated access gates shall have a manual override mechanism for use in the event of a power failure, approved by the fire marshal's office.
6. Electric gates must have a rest button near the override control switch to secure the gates when the emergency is terminated.
7. Streets in existence, finally platted and approved by the city council on the effective date of the ordinance from which this section is derived shall remain as they are; however, new construction of private streets shall provide a ten-foot curb-face to curb-face width. The gates in the fully opened position must provide a minimum of 12 feet clear width.
8. A sensing device that will automatically open the gates for departure or exiting is required. Where manual exit gates exist, at least one gate at each exit shall be equipped with a 911 padlock.

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9. A final inspection by the fire marshal's office is required before the gates are operational. Each public safety department shall sign off on the acceptance form.

10. Installation of the 911 override switches on all existing gates shall be accomplished within six months of the effective date of this article from which this section is derived. Gates and 911 switches must be maintained and kept in good working condition.

11. The owner or operator or his agent is responsible for the ordering and the installation of the 911 override control switch. An approved order form must be obtained from the fire marshal's office.

12. Distribution of numbered master keys will be controlled by the city fire marshal's office. Keys shall be distributed to authorized emergency response personnel only. Recordkeeping will be maintained in the office of the fire marshal.

H. *One-foot reserves.* In those instances where any public street is established in a plat submitted to the commission director for consideration and where such street forms a stub street into adjacent acreage or where such street lies along the parallel with the plat boundary and adjacent to acreage, a one-foot wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public, between the public street right-of-way and the adjacent unsubdivided acreage, to prevent access to this public street from the adjacent unsubdivided acreage unless and until the director has had an opportunity to review the development proposals for such adjacent acreage, and a plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one-foot reserve on a plat are contained in the following notation which must be placed upon the face of any plat where a one-foot reserve is to be established:

"One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abet adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors."

I. *Culs-de-sac.*

1. *Length.* The length of culs-de-sac shall not be longer than 750 feet. In cases where proposed subdivisions are surrounded by existing development which precludes compliance with block length standards, the director may approve the creation of cul-de-sac streets which exceed 750 feet in length if the turnaround complies with the current design criteria and the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on cul-de-sac streets of 750 feet or less. In considering any such application, the director shall consider measures which would ensure:

   a. Adequate water pressure for potable water needs and firefighting capabilities;

   b. The ability of the city to timely provide emergency services; and

   c. That traffic hazards and traffic congestion is not created due to density or number of lots. In achieving these measures, the installation of medians, larger lot dimensions, or other alternative solutions deemed may be necessary to satisfy the intent of this section. Each application for an extended dead-end cul-de-sac street shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.

2. *Cul-de-sac right-of-way radius.* The proposed cul-de-sac right-of-way and pavement radii shall comply with the requirements of the current design criteria.

3. *Temporary turnarounds.* Temporary turnarounds are to be used where curb and gutter is not installed at the end of the street more than 400 feet long that will be extended in the future and noted thus:

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"Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

J. *Sidewalks.* Sidewalks are required along all streets.

1. Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:

   a. Open ditch streets are approved; or

   b. The subdivision was accepted prior to sidewalks being a required improvement; or

   c. The property is an in-fill tract without an abutting sidewalk.

2. Sidewalks may not be required when, in the judgment of the director, the safety of the pedestrians does not require such sidewalks.

3. If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.

4. If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.

5. When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.

6. Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.

7. Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.

K. *Blocks.*

1. The lengths, widths and shape of blocks shall be determined with due regard to:

   a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

   b. Requirements as to lot sizes and dimensions.

   c. Need for convenient access, circulation, control and safety of street traffic.

   d. Limitations and opportunities of topography.

2. Block lengths (measured along the block-face from intersection to intersection between the nearest two streets, or from center of the cul-de-sac radius to the nearest street intersection).

   a. Minimum block length shall be not less than 300 feet, except for culs-de-sac which shall have no minimum length.

   b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).

   c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the director.

3. The director may approve the creation of blocks which exceed the maximum length if the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on blocks that do not exceed the maximum length. In considering any such application, the director shall consider measures which would ensure:

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a. Adequate water pressure for potable water needs and firefighting capabilities;

b. The ability of the city to timely provide emergency services;

c. That a traffic hazard and/or traffic congestion is not created due to density or number of lots; and

d. Alignment of any street with a block length greater than 1,200 feet does not promote excess speed on the street.

In achieving these measures, the installation of medians, larger lot dimensions, or other alternative solutions may be necessary to satisfy the intent of this section. Each application for an extended block length shall be considered on an individual case-by-case basis and depending on the particular circumstances surrounding the property in question.

4. The proposed street right-of-way and pavement width shall comply with the requirements of the current design criteria.

5. Temporary turnarounds are to be used where curb and gutter is not installed at the end of a street more than 400 feet long that will be extended in the future, and should be noted thus:

"Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

L. *Street lighting, signage, and signalization.*

1. Street lighting shall be provided in accordance with the city streetlight policy. A proposed street lighting plan shall be indicated on a copy of the final plat of the subdivision. The proposed street lighting plan shall be submitted together with the construction plans for public improvements required by section IV.C.3.b.(1) of this appendix.

2. The developer shall be required to provide and install all traffic signage and signalization determined by the city to be necessary because of the construction of the proposed subdivision. All signs and signals shall be provided in accordance with the state manual of uniform traffic control devices and shall be erected prior to acceptance of the streets by the city.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section VII. Easements.

A. *Easements for utilities.* Except where alleys are permitted for the purpose, the city shall require easements of at least ten feet for poles, wires, conduits, storm sewers, gas, water, and wastewater or other utility lines, along all rear lot lines, along side-lot lines if necessary, or in the same or greater widths may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. All water and wastewater lines shall be located in the street rights-of-way unless agreed to and/or specified by the city.

B. *Drainage easements.* Where a subdivision is traversed by a watercourse, drainageway, bayou, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourses, and such further width or construction, or both, as will be adequate for the purpose. Parallels streets or parkways may be required in connection therewith. Location and width of drainage easements shall be determined by the director and shall be in conformity with the city's master drainage plan.

C. Easement boundaries must be tied by dimensions to all adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement.

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D. Prior to approval of the final construction plans by the city engineer, the subdivider of any subdivision plat wherein public streets or easements are shown crossing private easements or fee strips shall, by letter to the city, assume responsibility for seeing that any adjustments and protection of existing pipelines, electrical transmission lines, or other facilities shall be planned and provided for to the satisfaction of the holder of the private easements or fee strips and the city prior to the filing of the plat for record.

E. Prior to filing the final plat for record, the following requirements shall be met:

1. The developer or dedicator of any plat shall obtain from the holder of any private easement or fee strip within the plat, crossed by proposed streets or other public easements, an instrument granting to the public the use of said public streets or easements over and across said private easements or fee strips for construction, operation and maintenance of those public facilities indicated. This instrument shall be delivered with the plat.

2. The developer shall furnish a letter from the holder of the private easements or fee strips in question, stating that arrangements for any required adjustments on pipelines, electric transmission lines or other similar facilities have been made to the satisfaction of the holder of the easement.

F. *Sidewalk easements.* If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section VIII. Lot design requirements.

A. *Lots.*

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

2. Lot dimensions shall conform to the latest zoning ordinance.

3. Corner lots for residential use shall have extra width to permit required building setback from an orientation to both streets.

4. The subdividing of the land shall be such as to provide, by means of a public or private street, each lot with satisfactory access, provided, however, such private streets shall comply with, and are privately maintained to, the requirements for public streets.

5. Double-frontage and reverse-frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of the lots abutting such traffic artery or other disadvantageous use.

6. Side lot lines shall be substantially at right angles or radial to street lines.

7. The square footage of each lot shall be labeled on the plat. This can be provided for in a table on the plat.

B. *Building set back lines.* Building setback lines shall conform to the latest zoning ordinance.

C. *Provide required setbacks from pipelines and active wells.*

1. No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution system pipelines as defined in chapter 26 of this Code.

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2. No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any active well or related facility other than structures necessary to operate the well or facility.

D. *Density.* No plat shall be approved for the subdivision of land unless such plat reflects and satisfies the minimum open space (density) requirements for the particular type of development proposed (i.e., single-family, commercial, industrial), as provided in the zoning regulations of the city.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section IX. Fire prevention and suppression.

These provisions shall be administered in conjunction with the city fire marshal.

A. The proposed development shall be served by fire suppression facilities at the time of issuance of the first occupancy permit by an approved public water supply system capable of providing fire flow in accordance with the American Water Works Association and National Fire Protection Association (NFPA) standards for that type of development and all other NFPA codes which may be applicable.

B. Fire protection measures shall be required to progress with construction in planned groups of buildings in accordance with NFPA 1141, Standard for Fire Protection in Planned Building Groups.

C. Private fire service mains and their appurtenances shall be installed in accordance with NFPA 24 Standard for Installation of Private Fire Service Mains and Their Appurtenances.

D. If a water supply does not exist, aboveground water storage tanks may be approved as an alternate water supply. Capacity in gallons per minute and duration shall be determined by the developer with approval of the fire marshal department. Calculations shall be stamped and sealed by a licensed, professional engineer.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section X. Construction plans and specifications.

When a preliminary plat of a subdivision has been approved, the developer shall submit plans and specifications for all improvements pertinent to said subdivision. All improvements shall be designed and constructed in conformity with the provisions of these regulations and the current design criteria of the city. No construction shall commence prior to compliance with these regulations. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety.

A. *Submittal Requirements.*

1. Application.

2. Fee (non-refundable).

3. Two complete sets of plans, specifications, and contracts, including performance, payment and maintenance bonds covering said construction, shall be filed with the city. These shall show such features as required by the current design criteria manual including but not limited to, the following plans: water, sanitary sewer, stormwater, drainage and detention, streetlight plan, traffic control plan, and street sign plans.

B. *Approval.* The city engineer shall, within 30 days of receipt of said plans and specifications, approve same if they conform to the requirements of these regulations and the current design criteria, or disapprove same giving its reasons therefor in writing to the subdivider. Thereafter, when the

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subdivider has met the objections, if any, the city engineer shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer.

Upon approval of the construction drawings by the city engineer, these drawings and specifications shall become the minimum standards required for final acceptance of the subdivision, provided, however, that in the case of conflict where the design criteria impose greater requirements, the design criteria will govern in this deficient specification; all other specifications being the same as had previously been approved by the city engineer.

C. *Inspection Required.* All public infrastructure improvements within all of the area of any subdivision or portion thereof shall be inspected by city staff and accepted by city council before the plat is filed of record.

The subdivider, owner, and the design engineer responsible for the design improvements shall have the obligation upon acceptance of the preliminary plat by the city to grant the city engineer or his authorized representative the right of ingress and egress for the purpose of inspection of the facilities under construction. If at any time during the construction of the proposed improvements the city engineer or his authorized representative finds the improvements not to be in conformance with the plans and specifications of the proposed improvements and the city subdivision ordinance or current design criteria, the city engineer or his representative will hereby be given the authority to cause the subdivider, owner, and the design engineer for the improvements to cease all operations within the property boundaries of the approved plat until all deficiencies are corrected to conform to the city subdivision ordinance and current design criteria.

D. *Final acceptance.* The subdivider, owner or his engineer must furnish one certified complete set of as-built drawings on the street, drainage and utilities in the subdivision before final acceptance. The owner and the contractor must furnish to the city, upon final acceptance of the subdivision by the city, a maintenance bond for the duration of one year from the date of final acceptance of the subdivision. The bond shall be for 100 percent of the present worth of the installed utilities.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XI. Engineering and construction standards.

A. *Adoption of minimum standards.* The city design criteria manual shall provide the city's technical details for infrastructure improvements and shall be updated from time to time and adopted by resolution. The current design criteria for the city for infrastructure improvements shall be complied with in each subdivision before final approval of a plat by the director. The current approved version shall be kept on file with the city secretary and the city engineer. An electronic version shall be accessible on the city website.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XII. Tree preservation, mitigation, and maintenance.

Tree Preservation, Mitigation, and Maintenance regulations located in Appendix C, Zoning Ordinance, Section 8. Supplementary district regulations, I. Landscaping and screening requirements.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XIII. Parks and recreation areas.

A. *Purpose.*

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1. This section provides recreational areas in the form of city parks as a function of subdivision development in the city. This section is enacted in accordance with the home rule powers of the city under the state Constitution, and the statutes of the state, including, but not by way of limitation, V.T.C.A., Local Government Code Chapter 212.

2. Park areas shall be recommended by Keep Friendswood Beautiful and shall be shown on an official parks and recreation map for the city, which shall be adopted and may be modified from time to time by the city council. Proposed city parks and recreational areas will be established by review with the developer and city staff at the earliest possible stage of development planning, and a proposed subdivision or development shall be reviewed in its entirety and not by sections or phases.

3. The primary cost of city parks should be borne ultimately by residential property owners who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. New residents will increase the demands for parks proportionally, and new growth should bear their share of the costs of those facilities. Therefore, the following requirements are adopted to effect the purposes herein stated.

B. *General requirements.* Residentially zoned land, to be used for single-family, townhomes, garden homes, mobile homes, and/or multifamily residential purposes.

1. Whenever a final plat is filed of record with the county clerk for development of a residential area in accordance with the platting and zoning regulations of the city, such plat shall contain a clear fee simple dedication to the city of an area of land for park purposes, which area shall be equal to one acre for each 133 proposed dwellings, based on the proposed subdivision or development in its entirety and not by sections or phases. Any proposed plat submitted to the city for approval shall show the parkland proposed to be dedicated under this subsection. The dedication required by this section may be met by a payment of money in lieu of land when permitted or required by the other provisions of this subsection. The dedication required by this section should be in accordance with goals outlined within the city parks and open space master plan, or be located at the site for an identified existing park.

2. The city council declares that development of an area smaller than five acres for the purpose of a city park is impractical. Therefore, if fewer than 655 dwellings are proposed by a plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amounts provided by subsection D of this section, rather than to dedicate any land area. In most instances, no plat showing a dedication to the city of less than five acres shall be approved; provided, however, that the city may accept smaller parcels where such proposed dedication is in the best interests of the city, such as when a smaller parcel is adjacent to an existing park or future park site.

3. Developers should evaluate their proposed development and proposed dedication with city staff to ensure that as soon in the development process as possible the land dedicated is usable for city parks purposes.

4. A dedication required by this section shall be made in accordance with subsection D.1. of this section. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, an additional dedication shall be required, and shall be made by payment of the cash in lieu of land amount provided by subsection D of this section.

C. *Timing of dedication or payment of fees in lieu of land.*

1. Parkland shall be dedicated to the city at the time of filing of the final plat of the first phase and section, if a phased development. The dedication shall be made contemporaneously by separate instrument and must be accepted by the city council prior to the filing of the final plat. Lack of acceptance of such dedication shall preclude the filing of the final plat and shall not relieve the subdivider of complying with the requirements of this section. Where a dedication of parkland for the entirety of a phased development is proposed, the parkland shall be shown on the plat, if included

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within the first phase, and dedicated by separate instrument, or dedicated by separate instrument if located outside of the first phase of development, at the time of filing the final plat for the first section of such phased development.

2. Payment of fees in lieu of land for single-family residential developments shall be done at the time of filing of the final plat. Where payment of fees in lieu of land for parks for the entirety of a phased development is planned, such payment may be made in full for all phases of the proposed development at the time of filing of the plat for the first phase, or payment of fees in lieu of land for each section of a phased development may be made at the time of filing of the final plat for each phase or section, at the discretion of the developer.

3. Payment of fees in lieu of land for multi-family residential developments shall be done at the time of site plan approval, prior to the issuance of building permits.

D. *Fees in lieu of land.*

1. Any landowner responsible for dedication under this section shall review their proposed development with city staff, including Keep Friendswood Beautiful on recommendation of staff, prior to or simultaneously with making any formal application to the city, for the purpose of evaluating compliance with this section. If no agreement is reached between the developer and city staff, then within 14 days from receipt of a written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer, that recommendation shall be final, subject to the acceptance of such dedication by city council as described in this subsection D. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at its next meeting, and shall make the final decision. This decision is final unless there is a substantial change in conditions. Generally, the landowner will have the option to dedicate land or pay fees in lieu thereof. However, the city expressly reserves the right to require dedication of land rather than accept fees in instances including, but not limited to, the proposed development is adjacent to an existing city park or in areas in which additional parkland is desired.

2. As provided above, any landowner responsible for dedication under this section shall, when permitted, meet the requirements of subsection C of this subsection or this subsection D in whole or in part by a cash payment in lieu of land, in the amount set forth in this section. Such payment in lieu of land shall be made at or prior to the time of final plat approval for city parks as described in subsection C.1. of this section.

3. A per-dwelling unit fee shall be set by resolution and printed in from time to time by the city council, incorporated in the fee schedule, Appendix D to this Code, in amounts sufficient to acquire land and provide for adjacent streets and utilities for a park.

E. *Parkland dedication fund.*

1. There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this section or any preceding ordinance, which fund shall be known as the "parkland dedication fund." Funds shall only be released from the parkland dedication fund upon city council approval of a plan to utilize the funds to build or enhance an existing park or purchase land for a future park.

2. The city shall account for all sums paid in lieu of land dedication under this section with reference to the individual plats involved. Any funds paid for such purpose must be expended by the city within ten years after the filing of the final plat, or the filing of the final plat of each phase or section of the contributing subdivision, if a phased development. If not so expended, the owners of the property beginning on the first day after the expiration of such ten-year period shall be entitled to a pro rata refund of such sum, computed on a square footage of area basis. The owners of such property must

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request such refund within one year of entitlement. Such request must be made in writing to the city manager or his/her designee or such right shall be barred.

3. Where funds or a dedication for a phased development have been paid or made for the entire development at one time, and the original developer does not complete all phases of the entire development, credit for such prior dedication or payment shall be applied to subsequent plats for the same land on a pro rata basis. Increased density will require the dedication of additional parkland or payment of additional fees.

F. *Additional requirements.*

1. Any land dedicated to the city under this section must be suitable for park and recreation uses. The following characteristics of a proposed area are preferred wherever possible:

   a. The city reserves the right to decline any dedication of proposed parkland if it is determined to be in the best interests of the city.

   b. Park sites should preferably be located so that users are not required to cross arterial roadways to access them.

   c. Sites should be located adjacent to schools, where possible, in order to encourage both shared facilities and the potential co-development of new sites.

   d. Sites should be located adjacent to a greenbelt system, where possible, so that connections to a trail network may be easily achieved.

   e. Sites should not have unusual topography which would render the land unusable for organized recreational activities where these activities are necessary to the type of park.

   f. Sites should have and retain existing trees or other scenic elements.

   g. Land subject to an easement or a right-of-way shall comprise no more than 25 percent of the total land dedicated under the provisions of this section. In addition, any land that is subject to an easement or a right-of-way and which is dedicated under this section must be contiguous with the other area dedicated to the city and must conform to all other requirements of this section.

   h. All offers of dedication must be accompanied by a phase one environmental study verifying the absence of conditions which would inhibit or prohibit its future use and development as park facilities.

2. Parks should be easy to access and be open to public view so as to benefit area development, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development:

   a. Where physically feasible, parks should be bounded by streets, or by other public uses (e.g., school, library, recreation center).

   b. A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street or pedestrian connections to existing and future adjoining subdivisions may be required to provide reasonable access to parks.

   c. Where a nonresidential use directly abuts a park, the city may require the developer to construct, at his expense, screening of a minimum height of eight feet. The screened area must be landscaped on the park side. Access points from the nonresidential use to the park may be permitted.

   d. Alleys may abut a park, where otherwise allowed by ordinance, but they should not be designed to encourage motorized traffic to the park.

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e. Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this section, provided, however, the city may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion, subject to a proportionality review of the impacts generated by the subdivision, provided, further, that the city may enter into a development agreement with the subdivider to share the costs of street construction for abutting streets.

f. Wildlife, existing trees and shrubs on the site shall be preserved to the greatest extent practicable.

g. A park shall not have impervious cover exceeding 20 percent of the open space area.

3. When parkland is acquired, the city shall reserve sufficient land to provide a minimum of 50 percent of the total street width where a street is required to abut a park.

4. In all cases, the city shall review and may require modification of the proposed street alignment fronting on city parks and recreation areas. Developers should also provide, where possible, street or pedestrian access to all creeks or drainageways which are maintained by a homeowner association or dedicated as a drainage and floodway easement to the city or the applicable drainage district.

5. Drainage areas may be accepted as part of a park if the drainage facilities are constructed in accordance with city engineering standards, and if no significant area of the park is cut off from access by such drainage facilities. Where the city has designated a floodplain as part of the city park system, the park design shall provide public access for all areas of the park.

6. Any parkland proposal considered by the commission under this section shall have been reviewed by the director of parks and recreation and his recommendation given to the commission. The commission may make a decision contrary to such recommendation by a simple majority vote.

G. *Partial credit for land, private parkland, private recreation facilities, or open space.* Keep Friendswood Beautiful, upon an affirmative recommendation of the director of community services, may reduce the amount of parkland to be deeded to the city or reduce the fees in lieu of parkland to be paid to the city as provided below.

1. A reduction from the initial parkland dedication requirement may be made where parkland within the same park area as the subdivision which generates the required conveyance is dedicated for a private park. For purposes of this subsection, the private parkland dedication shall meet the following minimum requirements:

a. The park area shall be leveled and seeded by the subdivider to produce green space. The city will determine if the parkland can be left in its natural state;

b. The park area shall be located within the subdivision generating the parkland requirements; and

c. Restrictive covenants shall be filed of record in the appropriate county providing for the creation and operation of a homeowner association to maintain and improve such private park area, or, in the case of such private park area within a multifamily development, such as an apartment complex, provide for maintenance and improvement by the owners of the multifamily development.

2. A reduction from the initial parkland dedication requirement may be made for recreational improvements made to private parkland within the same park area as the subdivision which generates the required conveyance. Such recreational improvements to parkland may include, but are not limited to, the following: children's play apparatus, landscaped areas, picnic areas, game court areas, playfields, swimming pools, and recreation center buildings and facilities. All improvements shall meet the same applicable regulations or codes as for like improvements on public property.

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3. A reduction from the initial parkland dedication requirement may be made for common open space, whether public or private, within the subdivision which generates the required conveyance. Such open space may be in the form of greenbelts along creek beds, or around the perimeter of the subdivision, and may include improvements such as hike and bike trails. In no case shall credit be given under this subsection for landscaped or seeded medians. A further reduction may be given where the common open space is linked with undeveloped or developed parkland or other recreational facilities.

4. In order to receive the credits under subsections G.1., 2., or 3. of this section, the subdivider shall provide documentation to the director of community services at the time of final plat filing sufficient to establish the validity of the estimated costs that will be used to determine the reduction under this subsection. In the event that the developer proposes to construct the improvements at a later date, as in a phased development, the city may require that the developer obtain a surety bond, performance bond, or other form of guarantee that the recreational amenities will be installed within four years from the date of filing of the final plat of the first phase of the phased development. The director of community services shall evaluate the documentation submitted and shall approve the value prior to any reduction being given under this subsection. Credits are cumulative, but in no case shall credits given under this subsection exceed 100 percent of the total dedication of land or fees required for city parks under this appendix. In cases where the estimated costs of the improvements are disputed, the value shall be as finally determined by the director of the community services. If no agreement is reached between the developer and city staff, then within 14 days from receipt of written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer that recommendation shall be final. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at their next meeting and shall make the final decision. This decision is final unless there is a substantial change in conditions.

5. A credit may be given of up to 50 percent of the total dedication of land or fees required under this appendix where the developer makes improvements to public parks, as described under subsection G.2. of this section.

6. Credit for city parks may be based on previously installed amenities within a phased development, where amenities and recreational improvement have been constructed in earlier phases, where no parkland dedication was required, subsequent phases for which park dedication is required, may count those previously installed amenities. Under no circumstances will double credit be given for a previously installed amenity.

H. *Minimum park improvement standards.* Prior to acceptance by the city and prior to the filing of the final subdivision plat, any parkland dedicated to the city, or developed as a private park for credit against parkland dedication under this section, shall meet the following minimum standards:

1. The public park area shall be leveled and seeded (as deemed necessary by the city) by the subdivider to produce green space prior to the completion of the first phase of the development of the subdivision, if the development is being executed in phases. Existing trees and shrubs on the site shall be preserved to the greatest extent practicable. The subdivider will be responsible for the maintenance of the public park area for a minimum of one year after the completion of the subdivision (or the completion of the final phase or section of the subdivision), at which time the city will assume maintenance responsibilities in the park. The subdivider is also responsible for notifying each homeowner in the subdivision of the existence of any private park area and its conditions of ownership.

2. Any improvements provided by the developer to parkland shall comply with applicable regulations and codes set forth for such improvements.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

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Section XIV. Fees.

A. *Platting fees.* Subdivision plats submitted for approval shall be accompanied bypayment to the city according to the fee schedule as set forth in Appendix D of this Code.

B. *Filing fees.* The subdivider shall be responsible for providing the city a check payable to the county in which the final plat is to be filed. The amount shall be determined by the county clerk's office of the appropriate county and shall cover the full cost of filing the plat and any associated documents required.

C. *Construction plans and specifications review fees.* The city reserves the right to assess fees based upon the actual costs incurred by the city for multiple iterations of reviews of construction plans and specifications as set by resolution and printed in Appendix D to this code.

D. *Impact Fees.* The City of Friendswood has elected to adopt Water and Wastewater Impact Fees to assist in the financing of Capital Improvements for those systems that are necessitated for growth and development anticipated within the city, as authorized by V.T.C.A., Local Government Code Chapter 395. The fees are reassessed every five years and are defined in Appendix D to this Code. Fees are payable at the time of building permit issuance.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XV. Variances.

A. The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city's adopted engineering and construction standards, pursuant to the procedures set forth in this section and upon a showing by clear and convincing evidence by the applicant that:

1. There are special circumstances or conditions affecting the property in question;
2. That enforcement of the provisions of this chapter would deprive the applicant of a substantial property right; and
3. That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

B. Each and every application for variance shall be decided solely and entirely on its own merits; neither the lack of enforcement of any ordinance nor the disposition of any prior or pending application for variance may be considered or allowed to affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.

C. The application fee and procedures for a public hearing and provision of notice shall be the same as established by the city for a rezoning request, except that the applicant shall include a copy of this section with any notice that the applicant is required to mail.

D. The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of appendix B if it finds, by clear and convincing evidence, that all of the following criteria are met:

1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;

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3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;

4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and

5. The variance is tailored as narrowly as possible while still granting the relief sought.

E. Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:

1. Personal and/or economic hardship;

2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;

3. Errors made by a surveyor, contractor, or builder;

4. Increasing the profit, income, or competitive advantage of the applicant; and

5. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.

F. The applicant bears the burden of proof to demonstrate that the requirement(s) of appendix B from which a variance is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the applicant. The applicant shall submit statements, studies, and any other relevant information as may be required by the city planner to substantiate the claim(s) for which a variance is requested. If any information is so required, the application for variance shall be deemed complete only upon the submittal of all such required information. The planning and zoning commission and/or city council during review and consideration of the request may require additional studies or information from the applicant, which additional information must be submitted before any action may be taken on the variance application. The offer or submittal, at any stage of the variance application process, by the applicant of any information that proves to be false shall cause the variance request to be denied. If a variance request is approved based upon information offered or submitted by the applicant, without regard to the applicant's knowledge of the falsity of said information, and subsequent to the approval of the variance the approving authority finds said information to be false by a preponderance of the evidence, the variance shall be considered null and void as of the date of that finding and the approving authority shall reconsider the variance request in light of the corrected information.

G. The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:

1. The applicant's written appeal; or

2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.

H. The city council shall decide the appeal at a meeting not later than 45 calendar days after the date on which the appeal is submitted and may, by majority vote of those present and voting, affirm, modify, or reverse the decision of the planning and zoning commission. Such decision of the city council shall be final.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XVI. Conflict with other ordinances.

All ordinances or parts of ordinances inconsistent herewith or in conflict with the provisions of this appendix shall be and the same are hereby repealed.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

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Section XVII. Extraterritorial jurisdiction.

A. The provisions of this appendix are hereby extended in their application to include all of the area within the extraterritorial jurisdiction of the city. The provisions of this appendix shall have the same force and effect within said area of extraterritorial jurisdiction as within the corporate limits of the city, except as provided in subsections B and C of this section.

B. No violation of any provision of this appendix outside the corporate limits of the city, but within such city's area of extraterritorial jurisdiction, shall constitute a misdemeanor under this appendix, nor shall any fine provided for in this appendix be applicable to a violation within such area of extraterritorial jurisdiction.

C. In the event any provision of this appendix or revision to same is violated within the area of extraterritorial jurisdiction of the city, and outside its corporate limits, the city may institute any appropriate action or proceedings in the district court to enjoin the violation of such appendix.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

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Appendix B SUBDIVISIONS[1]

Section I. Purpose.

The purpose of this section is to establish the procedures and requirements for the submittal, review, consideration and action by the ~~commission~~ city to provide the necessary details and orderly processing of the subdivision of land within the city and its extraterritorial jurisdiction.

A. The subdivision of land shall conform to this appendix, the comprehensive plan of the city, as well as all duly adopted design criteria of the city, which shall be kept on file with the city engineer and be available to the public. The city engineer shall maintain the design criteria manual and propose such changes to them from time to time so that they are equivalent or more stringent than those in the area.

B. City Council may, through a Planned Unit Development (PUD) ordinance, approve standards different from those contained in this appendix or the design criteria manual. Where different standards are approved, whether those standards are more stringent or less stringent, they shall control. In no case shall a PUD decrease a required life safety code.

C. When considering the placement of streets and utilities within proposed subdivisions, the developer shall preserve all natural features such as large trees, watercourses, historical spots, and similar community assets which will add attractiveness and value to the property unless such preservation results in an economic penalty of such magnitude that development of the land is infeasible.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section II. Statutory authority; jurisdiction.

In pursuance of the authority granted to cities and counties under the constitution and laws of the state, including the provisions of V.T.C.A., Local Government Code § 212.003, as amended, the city council does hereby adopt the rules and regulations in this appendix governing the subdivision and development of land within the city limits. Where there is any conflict in the subdivision ordinance or with other ordinances, the more restrictive shall apply.

A. *Effective date and applicability* means all subdivision applications filed for preliminary plat approval on or after the effective date of the ordinance from which this appendix is derived shall be subject to these regulations. A subdivision application filed or which has received preliminary approval prior to the effective date of the ordinance from which this appendix is derived shall be subject to the subdivision regulations in effect at the time of filing the application for preliminary plat approval.

B. *Plat approval required.*

1. It shall be unlawful for any person to subdivide any tract, lot, or parcel of land within the city or its extraterritorial jurisdiction unless and until a preliminary and final plat of such subdivision has been approved, or an exemption satisfied, in accordance with the terms of this appendix. Unless and until a preliminary and final plat, amending plat or replat of a subdivision shall have been first approved in the manner provided herein by the director~~commission~~ or an exemption satisfied, it shall be unlawful for any person to construct or cause to be constructed any street,

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utility, facility, building, structure, or any other improvement on any lot, tract, or parcel of land within such subdivision, except as specifically permitted herein.

2. No building, plumbing, electrical or mechanical permit shall be issued by the city for the construction of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the director~~commission~~ and filed for record or certificate of exemption issued. No site plan shall be approved by the city for the construction of any structure on a lot or tract in a subdivision for which a final plat has not been approved by the director~~commission~~, or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot or tract in a subdivision in which the permanent public improvements have not been approved and accepted by the city.

3. Large tract division. A division of land under subsection B.1 of this section does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated. Access shall be satisfied by compliance with section VI.A.I.a. Upon request by the owner of a tract resulting from this division who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.

4. Partial plat approval. Notwithstanding section II.B.1., a subdivision plat need not include all of a tract being divided if:

   a. General.

      (1) The portion of the tract being divided but not included within the plat boundaries is not intended to be a part of the development reflected in the proposed plat; or

      (2) If some or all of the portion being divided but not included within the plat boundaries is intended to be a part of the development reflected in the proposed plat, then such part may be platted in a subsequent phase of the development, provided the person dividing the property submits a master plan pursuant to section IV.C.1. that meets with city approval;

   b. The tracts being divided:

      (1) Each have access that complies with section VI.A.I.a.; and

      (2) Each are greater than five acres in size;

   c. Excluding the portion of the tract being divided but not included within the plat boundaries will not substantially alter or impede any pending or anticipated development;

   d. The boundaries of the portion of the tract not included within the plat are depicted and identified on the plat of the subdivision by dashed lines as provided for by section IV.C.2.b.(1)(b), and with a notation thereon indicating that development of such tract is contingent upon a subdivision plat thereof being filed and approved by the city, if such plat is required;

   e. The plat application includes an acknowledgement, executed by the owner of the tract being divided, confirming that development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the city, if such plat is required, in accordance with the rules and regulations of the city governing plats and the subdivision of land in effect at the time the application for plat approval for such portion is sought; and

   f. The general purposes of this appendix will be served without the necessity of including such tract within the boundaries of the plat.

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5. Upon request by the owner of the tract resulting from a division under section II.B.4.a.(1) that is not intended to be a part of the development reflected in the proposed plat, and who qualifies, the city must issue a certificate of exemption certifying that the division meets this exception.

C. *Authority.* The city shall not repair, maintain, install or provide any street or public utility service, nor authorize the sale or supply of water or sewer service, in any subdivision for which a final plat has not been approved by the director~~commission~~ and filed for record. The city shall not repair, maintain, install, or provide any street or public utility service, nor authorize the sale or supply of water or sewage service, in any subdivision in which the permanent public improvements have not been approved and accepted by the city.

D. *Exemptions.* The provisions of these subdivision regulations shall not apply to:

1. *Annexed and consolidated areas.* Land legally platted and approved prior to the effective date of the city's subdivision regulations with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land.

2. *In-fill tract.* Land constituting one or more contiguous tracts with total acreage of less than five acres with frontage on an existing, improved public street and with all utilities and public infrastructure needed to serve the land, for which a legal deed of record describing the boundary of said tract or parcel was filed of record in the deed records of the county clerk of the appropriate county on or before the effective date of the ordinance from which this appendix is derived.

3. *Certificate of platting exemption.* Upon request by the owner of a tract who qualifies for an exemption under subsections D.1. or D.2. of this section, the city must issue a certificate of platting exemption certifying that the division meets this exception.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section III. Definitions.

The following definitions shall apply in the interpretation and the enforcement of this appendix. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning in municipal planning and engineering practices.

Access or *accessway* means the public or private street by which pedestrians and vehicles shall have lawful and usable ingress and egress to a property line, provided, however, that access may be provided through a private easement in a commercial development.

Alleys. Alleys shall only be used to provide secondary access to lots which otherwise have their primary access from an adjacent street. Minimum pavement width for alleys shall be 20 feet.

Amending plat means a finished map or plan amending the lots in a previously recorded subdivision. All property that was previously part of the lot(s) being amended shall be included in the boundaries of the amended plat, regardless of ownership. Amended plats are approved administratively by the city manager or the city manager's designee.

Block means an area of land within a subdivision entirely bound by streets (other than alleys), highways, natural barriers, or the exterior boundaries of the subdivision.

Block length means the distance along a side of a street between the nearest two streets which intersect said street on said side.

Block-face means one side of a city street between two consecutive intersections.

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City means the City of Friendswood, Texas, a municipal corporation located within Galveston and Harris Counties, Texas.

Commission means the planning and zoning commission of the City of Friendswood, Texas.

Comprehensive plan means the general plan adopted by the city council for the growth and development of the city and its environs, including any and all elements of such plan, addressing such topics as land use, streets and thoroughfares, utilities, drainage, parks, community facilities and schools, as well as other related topics or plans.

Council means the duly elected governing body of the City of Friendswood, Texas.

Cul-de-sac means a dead-end street with turnaround.

Development Meeting is an informal process to allow an exchange of information between the developer, staff and the commission.

Director means the director of community development.

Easement means a right granted for the limited purpose of use over, across or under private land.

(1) *Easement, access* means an easement that provides access to platted lots or reserves. The easement shall meet all of the requirements as set forth for its intended use, including, but not limited to, construction, width, building lines and function, but shall be privately maintained.

(2) *Easement, aerial* means an easement for the exclusive use of constructing and maintaining above-ground utilities within its confines.

(3) *Easement, drainage* or *storm water easement* means an easement for the unobstructed use of constructing and maintaining drainage facilities within its confines.

(4) *Easement, maintenance* means a perpetual four-foot-wide wall-maintenance easement shall be provided on the lot adjacent to the zero lot line/property line, which, with the exception of walls or fences, shall be kept clear of structures. This easement shall be noted on the plat and incorporated into each deed transferring title to the property.

(5) *Easement, sidewalk* means a non-exclusive public easement for sidewalk purposes.

(6) *Easement, wastewater or sanitary sewer* means an easement for the unobstructed use of constructing and maintaining wastewater lines and appurtenances within its confines.

(7) *Easement, water* means an easement for the unobstructed use of constructing and maintaining water lines and appurtenances within its confines.

(8) *Easement, utility* means an easement granted for the purpose of placing and maintaining utilities within its confines.

Filed plat means the date the complete application is submitted to the city.

Final plat means a complete and exact subdivision plan prepared in conformity with the provisions of this appendix and other related ordinances and in a manner suitable for recording with the county clerk of the county or counties in which said subdivision is located.

Frontage means that side of a lot abutting an accessway where the lot is assigned an address.

In-fill tract means any vacant tract or tracts of land that can be developed for the use for which they are zoned and which are surrounded by, or adjacent to, existing developed property.

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

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separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Master Plan means the plan or map for all subdivisions to be developed in phases or sections. The master plan shall be submitted prior to or with the plat of the first section of development of a subdivision and with all sections thereafter. Changes anticipated for the master plan shall be approved in advance of all platting, and the master plan map and attendant overlays or plans corrected as the changes are anticipated.

Preliminary plat means a map or drawing of a proposed subdivision prepared in accordance with the provisions of this appendix and which illustrates the features of the development for the purpose of review and preliminary approval ~~by the commission~~.

Private streets means a non-dedicated right-of-way or accessway, meeting all requirements of public streets, except owned and maintained by private interests.

Public sidewalk means the minimum paved walkway, built in conformance with the city design criteria manual and standard construction details, located within the public right-of-way, or easement dedicated for public use, which provides continuous pedestrian access to adjacent land.

Public streets means a public right-of-way, dedicated for public use, which provides vehicular and pedestrian access to adjacent land. Included within this definition are the following general classification of streets:

(1) *Major thoroughfares or arterial streets* means principal traffic arteries more or less continuous across the city and which are intended to connect remote parts of the city and which are used primarily for fast or heavy-volume traffic.

(2) *Collector streets* means streets which carry traffic from minor streets to the major system of arterial streets and highways; said street may service commercial or industrial areas.

(3) *Minor streets* means streets which are used primarily for access to the abutting properties and which are intended to serve traffic within a limited area.

(4) *Boulevard* means streets utilizing opposing travel lanes separated by a landscaped median, which serves to separate traffic moving in opposite directions.

Subdivider and/or *developer* are synonymous and are used interchangeably, and shall include any person, partnership, firm, association, corporation and/or any officer, agent, employee, servant and trustee thereof, who does, or participates in the doing of, any act toward the subdivision of land within the intent, scope and purview of these regulations.

Subdivision or *subdivide* means the division of any lot, tract or parcel of land by plat, map or description into two or more parts, lots or sites for the purpose, whether immediate or future, of sale, rental or lease, or division of ownership. Any dedication and the laying out (or realignment) of new streets, or other public accessways, with or without lotting, is a subdivision. The term "subdivision" or "subdivide" also includes the re-subdivision and re-platting of land or lots which are part of a previously recorded subdivision. An "addition" is a subdivision as defined herein. The term "subdivision" or "subdivide" includes the division of land whether by plat or by metes and bounds description, and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

Title certificate means a certificate prepared and executed by a title company authorized to do business in the state or an attorney licensed in the state certifying the true owner or owners of the property and describing all encumbrances of record which affect the property. Such certificate shall include all property included within the platted area, and such certificate shall not have been executed more than 45 days prior to the submission of same to the ~~commission~~director.

Tract means a lot or parcel of land, however denoted, fee simple title to which is owned by a person or persons by virtue of one or more deeds or other instruments. Multiple parcels of land described in a deed or other

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instrument are, despite being included in a single deed or other instrument, separate parcels of land if such parcels are described by separate, complete legal descriptions therein.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section IV. Plat submittal and filing procedures.

A. Prior to the submission of the preliminary plat, the subdivider shall schedule a development meeting to confer with the community development department staff on an informal basis to receive comments and advice on the procedures, specifications and standards required by the city as conditions for subdivision plat approval. At this meeting, staff shall also discuss the proposed plat and its conformity with the comprehensive plan, its relationship to surrounding property, availability of utilities, drainage, street pattern, and any other matters.

B The city department responsible for accepting, reviewing master plans, plats, engineering plans (plan profiles), and other development related documents, is authorized to establish in writing the information that must be submitted to the city, including the form and manner of submission, for those development documents. Should information not be submitted to the city as specified by the appropriate city department as authorized by this section, the document may be denied by the approving authority.

1. *Master plan.* Master plan procedures are as follows:

a. The master plan shall be submitted to the planning department with the following:

(1) Completed application.

(2) Review fees (non-refundable).

(3) Overall map of total property, showing blocks, lots, reserves, street layouts, etc.

(4) Stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc.

(5) Wastewater overlay or plan view indicating the proposed ultimate capacity needs.

(6) Water main overlay or plan view indicating the proposed ultimate capacity needs.

(7) Tree preservation, mitigation, and maintenance plan.

(8) Traffic study, if required per the Design Criteria Manual.

(9) Original boundary and topographic data shall be certified by a registered professional land surveyor. Also, any area to be filled will be shown, with approximate proposed elevations.

(10) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, mail or courier. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant. The city will not be responsible for submittals that are not addressed and labeled with the correct information.

(11) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

b. Staff comments shall be addressed prior to approval by the planning and zoning commission. Said decision will be based upon a determination that the master plan meets the requirements of this

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article and all other applicable city ordinances and regulations. The master plan shall be subject to approval by the planning and zoning commission in concept only.

c. The master plan shall expire after two years from the date of submittal, unless one of the following occur:

(1) An application for a permit (including a plat) necessary to begin or continue towards completion of the project is submitted;

(2) Costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located; or

(3) Fiscal security is posted to ensure performance of an obligation required by the regulatory agency.

d. All master plans that are associated with planned unit developments ("PUDs") are also subject to the requirements in the zoning ordinance.

2. *Preliminary plat.* Preliminary plat procedures are as follows:

a. *Submittal Requirements.* The plat shall be submitted to the planning department with the following:

(1) Completed application.

(2) Review fees (non-refundable).

(3) A certificate or letter from a title guarantee company or a title attorney indicating a current search (within 45 days of submittal to the city) and certifying to at least the following concerning title to the land: A statement of records examined and date of examination; description of the property in question, including a metes and bounds description of the tract; name of the fee owner as of the date of examination, and the date, file number, date of filing, and volume and page of any lienholders; and general description of any easements or fee strips granted along with the file number, date of filing, and volume and page of recording.

(4) Certification stating that all current city, county, school, utility, or other governmental entity taxes due and payable have been paid for; a tax certificate from the city, county, school, utility, or other governmental entity in which the land being platted is located showing no delinquent taxes are due on the property being platted.

(5) The draft of any protective covenants whereby the subdivider proposed to regulate the use of land in the subdivision, provided however, that such restrictive covenants, conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.

(6) The number of copies of the plat specified on the application and accompanying documents shall be submitted concurrently to the office of the city planner or designee in the planning department via hand delivery, U.S. mail or courier on one of the submittal dates advertised on the P&Z Submittal Schedule. The cover of the submittal package shall be properly addressed to the attention of the "City of Friendswood Planning Department", clearly labeled with the type of submittal, and include the name of the applicant.

(7) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the

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city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.

(8) A copy of the instrument establishing any private easement shall be submitted with the preliminary plat.

(9) Preliminary stormwater drainage overlay or plan view with existing topographic contours, areas to be filled, if any, and drainage areas outlined, major drainageways, etc., if not previously submitted in conjunction with a master plan.

(10) Preliminary wastewater overlay or plan view, if not previously submitted in conjunction with a master plan.

(11) Preliminary water main overlay or plan view, if not previously submitted in conjunction with a master plan.

(12) Tree preservation, mitigation, and maintenance plan.

(13) Traffic study, if required per the Design Criteria Manual.

(14) A list of deviations from the master plan made to the plat by the applicant. Significant changes will require submittal of a revised master plan.

(15) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

b. *Graphic Requirements.* Preliminary plats shall show the following graphic information:

(1) Title of plat shall show:

(a) Proposed name of the subdivision, which must not be similar to that of an existing subdivision as to cause confusion.

(b) Legal description of subdivision, including the name of the county and surveying abstract number.

(c) The number of lots, blocks, and reserves and the total acreage in the title block.

(d) Name and address of owner. If owner is a company or corporation, name of the principal officer or owner of the entity responsible for the subdivision must be given.

(e) The name of the registered professional engineer and/or registered public surveyor responsible for the survey and design. If different from the surveyor of the boundary, so indicate.

(2) The scale must be drawn numerically and graphically shown on the plat. Graphic scale of 100 feet to the inch or larger.

(3) A north arrow (true or magnetic indicated on the plat) shall be provided on the plat. North shall be oriented to the top of the plat if possible, or at the left side.

(4) The date on which the plat was drawn shall be indicated on the plat. Each revision shall bear a new date, (month, day and year).

(5) Key map or vicinity map, preferably in the top right corner of the plat, showing orientation of the area being subdivided in relation to adjacent areas and principal streets. The suggested scale of the vicinity map is one inch equals 2,000 feet and shall be oriented in the same directions as the detailed subdivision drawing.

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(6) Location and length of boundary lines.

(a) Area to be subdivided drawn in heavy lines with overall dimensions and bearings.

(b) Lines outside of boundaries to be dashed.

(c) An accurate location of the subdivision should be provided by reference to a well-established survey or league corner, subdivision corner, or other known point.

(7) The width, depth and location of all lots. Lot, block, and section numbers shall be placed consecutively.

(8) All restricted reserves including ~~(~~HOA parks ~~/~~and facilities~~/sites~~, landscape amenities, parkland dedication, and utility areas~~ies)~~ shall be clearly labeled on the plat with both the acreage ~~shown~~and the intended restricted use. Development of a restricted reserve shall be limited to the designated use. ~~Only the definitions of restricted reserves given in the article shall be used. Those~~ Restricted reserves shall not be converted to residential lots or used for a purpose other than the designated use ~~shall require~~without the approval of a replat~~additional action by the commission prior to development as a residential lot~~.

(9) Describe the subdivision by metes and bounds.

(10) Street names shall not be duplicated in the city.

(11) The location and width of existing and proposed streets (public and private) within the subdivision and immediately adjacent to it shall be shown, measured at right angles, or radially when curved.

(12) The alignment of proposed streets with existing city streets.

(13) Street design dimensions or a reference to the minimum standards for tangents, arcs, radii, etc.

(14) Name, location, width and purpose of all existing and proposed easements.

(15) Existing and proposed utilities on and adjacent to the tract up to a distance of 200 feet. Sizes of existing utilities and the location of proposed junctions with the existing system shall be shown.

(16) Vertical control monuments are to have half-mile maximum spacing. All elevations, based on current National Geodetic Survey, will be registered with the city engineer upon plat submittal.

(17) Contours with intervals of one-half foot, referred to sea level (U.S. Coast and Geodetic Survey Data) as required to show at least two contours within the subdivision in addition to those necessary to clearly show outfall drainage. Identify basis of control and temporary benchmark set within the subdivision.

(18) Special Flood Hazard Areas. A statement shall be included on the face of the plat that the property does or does not lie within a special flood hazard area. Also, the location of special flood hazard boundaries shall be indicated upon the face of the plat where the boundary divides the subdivision area.

(19) Names of subdivisions, streets, watercourses, pipelines and easements up to a distance of 200 feet. If adjacent property has been subdivided into residential lots, adjacent individual lot addresses will be shown. If adjacent property is acreage, adjacent property ownership will be shown.

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(20) Additional land in the area adjacent to the subdivision in which the applicant has legal interest.

(21) The name of the subdivision, street names, title block information, special notes, dedication and notary statements, and ownership certificate language are subject to review and acceptance by the city.

(22) The applicable row(s), column(s), and notes from the Regulation Matrix per Appendix C, Zoning Ordinance.

c. Expiration. ~~Preliminary plat~~ Aapproval ~~wi~~shall expire six months after the date of approval ~~by the commission~~ of the preliminary plat, or of final sections of a preliminary plat, except that if the subdivider shall apply in writing prior to the end of such six-month period, stating reasons therefore, an extension may be granted by the director or commission, the authority that approved the plat, upon a showing of good cause, for a single extension of six months.

d. The subdivider may, at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat. The remainder of the preliminary plat shall be deemed as approved or conditionally approved as in section V of this section, provided, however, that such approval or conditional approval of the remainder of the preliminary plat be limited to a two-year period after approval of the pertinent final plat or plats ~~by the commission~~. Prior to the end of such two-year period, the subdivider may apply, in writing, for a one-year extension of the preliminary plat stating the reasons for the extension. The director or the commission, the authority that approved the plat, may, upon a showing of good cause, grant a single extension of up to one year.

3. *Final plat.* Final plat procedures are as follows:

a. No final plat shall be considered unless a preliminary plat has been submitted and approved (unless an alternate method of plat submission is used) and a set of final construction plans and specifications has been approved by the city engineer for the public infrastructure improvements.

b. *Submittal Requirements.* After the foregoing procedure has been complied with and the preliminary plat approved or conditionally approved ~~by the commission~~, the subdivider shall prepare or cause to be prepared a final plat, or plats, together with other supplementary information as specified herein.

(1) Construction Plans and Specifications in accordance with Section X. Plan profiles of all private and public infrastructure (including but not limited to, water and sewer lines, drainage and detention areas, utilities, berms, roads, sidewalks, fences, and hike and bike trails) shall be submitted and approved by the city engineer.

(2) Utility companies' statements that easements are acceptable to provide service and no other easements are necessary or required.

(3) If applicable, letters of review by any local, county, state and federal departments as required by the city engineer or his designee.

(4) Statement from pipeline companies that all existing or proposed pipelines crossing the property have been satisfactorily provided for per the requirements of the pipeline operator, and that the pipeline operator agrees to all pipeline crossings by proposed streets and other subdivision features.

(5) Statement from well companies that all existing or proposed wells have been satisfactorily provided for per the requirements of the well operator or owner, and that the well

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operator or owner agrees to all setbacks from the wells for any proposed structures or other subdivision features.

(6) The applicant shall submit proof that the plat was submitted to the drainage district with jurisdiction as required by the drainage district, provided the drainage criteria of both the city and the drainage district are the same. Proof of submittal may be a receipt of payment or a letter on official letterhead.

(7) The appropriate city department may waive one or more of the above items it deems unnecessary due to the size of the parcel, the number of lots being created, the proposed use and the adequacy of existing infrastructure servicing the location.

c. *Graphic Requirements.* The final plat shall conform substantially to the preliminary plat as approved and incorporate all the provisions relating the preliminary plats in subsection 2 of this section, except subsections 2.a.(9), 2.a.(10), and 2a.(11) preliminary plans and 2.b.(15) utilities and 2.b.(17). This plat shall also reflect any conditions or requirements for final approval ~~imposed by the commission,~~ together with the following additional requirements:

(1) The plat shall show the location and identification of lots, streets, public highways, alleys, parks and other features, with accurate dimensions, in feet and decimals of feet, with the length of radii, tangents (or central angle) and arcs to all curves, and with all other information necessary to reproduce the plat on the ground, all to be set out within the perimeter lines.

(2) The plat shall show a heavy-lined perimeter to be the results of an accurate boundary survey of the property by a registered professional land surveyor with bearings and distances, and references to section/original survey corners, and showing the lines of adjacent lands and lines of adjacent streets and their names and widths (dashed lines). The location and datum used to determine elevations shall be noted on the face of the plat.

(3) The square footage of each lot shall be labeled on the plat. This can be provided for in a table.

(4) Traverse lines along streams and easements shall be shown adjacent to the high bank of streams and waterways.

(5) The plat shall show existing pipeline easements, location of pipelines, required setbacks, and if material being transported is hazardous.

(6) Impervious coverage. Table showing the allotted maximum percent of impervious surface for each lot represented, per the Design Criteria Manual.

(7) Front building setback lines shall be required on residential lots and reserves for commercial development.

(8) All dedication statements and certificates must be made a part of the final plat drawing and must include, but not be limited to, the statements, the general form and content of which are provided as examples available in the Community Development Department. Language in the statements shall be suitable for plat recording in the official records ~~of plat~~ in the Galveston County Clerk's Office or Harris County Clerk's Office, as appropriate.

These dedication statements and certificates and various notations include the following:

Owners Acknowledgment;

Execution of owner's acknowledgement;

Lienholder's acknowledgement;

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Notary public acknowledgement for all signatures;

Certificate for engineer and surveyor;

Certificate for ~~-~~the director;

Certificate for the Commission and attested by the secretary;

~~Certificate for Commission Secretary;~~

Certificate for ~~City~~ city e~~E~~ngineer;

County clerk filing acknowledgment statement;

Vacation of subdivision plat; or

Certificate of amending plat.

(9) Reserves, easements, rights-of-way, etc., not specifically dedicated on the plat or in accompanying document, shall remain in the custody of the subdivision owner until transferred by other legal means.

(10) The legal entity responsible for the maintenance of any improvements, including, but not limited to, building, recreational area, open space, equipment, pool or private driveway, which are to be owned and shared by the owners of real property in the proposed subdivision, shall be designated by appropriate articles of incorporation, contracts, restrictions, or other method. The means of securing payment for maintenance and operating expenses and any method of terminating such obligation shall be stated in the creating documents. The following note shall be indicated on the face of the plat:

"The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the property owner or HOA/POA 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 public street lights shall be the responsibility of (insert either Texas New Mexico Power or CenterPoint Energy as applicable)."

d. *Expiration.* ~~Final a~~Approval will expire one year after the ~~commission action granting~~ date of approval of a final~~ny~~ plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or commission, the authority that approved the final plat, for another year but not beyond that period.

e. *Plat Recordation.* Upon approval of the plat, the applicant shall submit to the planning department the following items as required by Galveston and Harris Counties:

(1) Mylars including the notarized original signatures of the owner(s) and lienholders of the property included in the plat and the original surveyor and the Galveston County Consolidated Drainage District, if applicable. (The city will be responsible for the required city signatures and recording the plat with the county.)

(2) Original tax certificates and receipts from all applicable jurisdictions.

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(3) The letter or title certificate required in subsection IV.C.2. shall be brought up to current date by a supplementary report form the title guaranty company or title attorney; dated not more than 45 days from the date submitted to the city.

(4) The original, executed protective covenants whereby the subdivider proposes to regulate the use of land in the subdivision, provided however, that such restrictive covenants, conditions, or limitations shall not be less than the minimum requirements of the city under the terms of these regulations.

(5) A check, payable to the county clerk's office for either Galveston or Harris County, in the amount of the cost of the county's recording fees.

(6) Under extreme circumstance and approval by the City Engineer, if public and/or private improvements have not been completed and accepted by city council, the city may accept a bond as security for the completion of the required improvements. The applicant shall provide a letter of credit from a federally insured lending institution or depository before the plat is recorded at the county.

4. *Replat.* Replat without vacating preceding plat procedures are as follows:

a. The same procedures for final plat approval applies to the replat, except as noted.

b. The proposed replat shall be submitted to the planning department with a copy of the preceding plat.

c. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) Is signed and acknowledge by all the owners of the property being replatted;

(2) Is approved by the commission or director, as applicable;

(3) Does not attempt to amend or remove any covenants or restrictions.

d. In addition, a replat without vacation of the preceding plat must also conform to the requirements of this subsection:

(1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

e. If a proposed replat described by section (d) does not require a variance or exception, in accordance with the Texas Local Government Code, written notice shall be given not later than the 15th day after the date of the approval.

(1) Notification shall be written notice sent to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent county tax roll.

(2) This subsection does not apply to a proposed replat if the ~~municipal planning~~ commission ~~or the governing body of the municipality~~ holds a public hearing and gives notice of the hearing in the manner provided by Subsection (f).

(3) The notice of a replat must include the zoning designation of the property after the replat and a telephone number and e-mail address an owner of a lot may use to contact the city~~municipality~~ about the replat.

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f. If a proposed replat described by section (d) requires a variance or exception, a public hearing must be held by the commission. Notice of the hearing shall be given before the 15th day before the date of the hearing.

(1) Notice shall be published in the official newspaper.

(2) Notice shall be given in writing, with a copy of Subsection f(3) attached, to the owners of lots that are in the original subdivision and that are within the original subdivision and that are within 200 feet of the lots to be replatted, as indicated on the most recently approved county tax roll. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(3) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all the members present of the commission. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 from that area, but within the original subdivision, must be filed with the city prior to the close of the public hearing. In computing the percentage of land area under this subsection, the area of the streets and alleys shall be included.

g. Compliance with subsections f(2) and f(3) of this section is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

h. *Expiration.* ~~Final a~~Approval of a replat will expire one year after ~~the commission action granting~~ date of approval of a~~ny~~ replat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or commission, the authority that approved the replat, for another year but not beyond that period.

5. *Short form final plat.* Short form final plat procedures are as follows:

a. An abbreviated procedure for plat submission may be used if the proposed subdivision satisfies the following requirements:

(1) The proposed subdivision is for development containing four lots or less.

(2) All lots in the proposed subdivision front on a previously dedicated or private accessway of adequate width and are so situated that no additional accessway, alley, easement or public property is required to meet the regulations of this appendix or any other ordinance of this city.

(3) All utilities and drainage facilities, as required by this appendix or any other ordinance of this city, are in place to serve each lot in the proposed subdivision and require no extensions.

(4) The proposed plat does not vacate, create or extend a public right-of-way or easement.

(5) The proposed plat does not require any variance or modification to the subdivision ordinance.

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b. If a proposed subdivision satisfies the requirements of subsection 5.a. of this section, the subdivider may seek final plat approval without necessity of submitting a preliminary plat. Such plat shall meet all the requirements in subsection b. of this section for final plats.

c. *Expiration.* ~~Final~~ ~~a~~Approval will expire one year after the ~~commission action granting~~ date of approval of a~~ny~~ short form final ~~-~~plat unless the plat has been filed of record with the county clerk, except that if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing the extension, this period may, upon a showing of good cause, be extended by the director or commission, the authority that approved the short form final plat, for another year but not beyond that period.

6. *Amending plat.* Amending plat procedures are as follows:

a. ~~The city manager or the city manager's designee shall have the authority to approve amending plats, without further action of the planning and zoning commission, as permitted by V.T.C.A., Local Government Code Chapter 212. The city manager or designee shall not have authority to disapprove any such amending plat and shall be required to refer any plat that the city manager or designee refuses to approve to the planning and zoning commission. Nothing herein shall preclude the city manager or designee from electing to present the plat to the planning and zoning commission for approval.~~

~~b~~a. An amending plat shall contain all of the informational requirements set forth for a final plat.

~~c~~b. The director ~~city manager or designee~~ may approve an amending plat that may be recorded and is controlling over the preceding ~~or final~~ plat without a vacation of that plat, if the amending plat is signed by the applicants only and ~~the~~ is solely for the purpose of one or more of the following: ~~the amending plat shall be to:~~

(1) Correct an error in a course or distance shown on the preceding plat;

(2) Add a course or distance that was omitted on the preceding plat;

(3) Correct an error in a real property description shown on the preceding plat;

(4) Indicate monuments set after the death, disability, or retirement from practice of the surveyor responsible for setting monuments;

(5) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;

(6) Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats. Such errors may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;

(7) Correct an error in courses and distances of lot lines between two adjacent lots if:

(a) Both lot owners join in the application for amending the plat;

(b) Neither lot is abolished;

(c) The amendment does not attempt to remove recorded covenants or restrictions; and

(d) The amendment does not have a material adverse effect on the property rights of the owners in the plat.

(8) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;

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(9) Relocate one or more lot lines between one or more adjacent lots if:

(a) The owners of all those lots join in the application for amending the plat;

(b) The amendment does not attempt to remove recorded covenants or restrictions; and

(c) The amendment does not increase the number of lots.

(10) To make necessary changes to the preceding plat to create six or fewer lots in the subdivision or part of the subdivision covered by the preceding plat if:

(a) the changes do not affect applicable zoning and other regulations of the municipality;

(b) the changes do not attempt to amend or remove any covenants or restrictions; and

(c) the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area.

(11) To replat one or more lots fronting on an existing street if:

(a) The owners of all those lots join in the application for amending the plat;

(b) The amendment does not attempt to remove recorded covenants or restrictions;

(c) The amendment does not increase the number of lots; and

(d) The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

~~d~~c. When an amending plat is prepared, the surveyor signing and sealing the plat shall provide a statement in the title block denoting the change, in addition to any other corrections which have been made.

~~e~~d. Notice, a public hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat.

7. *Vacating of plat.* The procedure for vacating a plat shall conform with the current Texas Local Government Code and meet the same requirements as a final plat. The procedure shall consist of:

a. The owners of the tract covered by a plat may vacate the plat any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved by the ~~commission~~ director and recorded as described in the plat recordation section of this appendix.

b. If lots in the plat have been sold, the plat, or any part of the plat may be vacated on the application of all the owners of the lots in the plat with approval by the director~~commission~~.

8. *Association required.* A plat to subdivide property, whether residential or non-residential that creates common area or common land shall be accompanied by a copy of documents evidencing:

a. Approval by the Texas Secretary of State's Office of the formation of a homeowners' association, community association, or property owners' association; and

b. Such association's assumption of the responsibility for maintenance of the common area and/or common land.

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9. *Covenants/conditions/restrictions required.* Final approval of any plat to subdivide property, whether residential or nonresidential shall not be granted unless the applicant submits a certified copy of covenants, conditions, and/or restrictions declared for said property that:

   a. Establish materials, design and/or architectural standards acceptable to the city's planning director; and

   b. Are recorded in the appropriate county clerk's office.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section V. Approval Procedures~~Decisions of the commission~~director of community ~~development~~.

~~A.~~

A. *Delegation of approval authority*. The director is the person designated by city council and the planning and zoning commission to review and approve, approve with conditions, or disapprove a plat. The director may, for any reason, elect to present the plat for consideration to the commission.

B. *Timing.* Beginning with the submittal date ~~of the plat~~, ~~the planning and zoning commission~~plats shall be approved, approved with conditions, or disapproved within 30 days in accordance with the V.T.C.A., Local Government Code § 212.009. Said decision will be based upon a determination that the plat meets the requirements of this article and all other applicable city ordinances and regulations. ~~The commission director of community development shall approve, approve with conditions or disapprove a plat.~~

~~B~~C. *Request for 30-day extension*. An applicant may request one or more extensions, each extension shall not exceed 30 days, provided that the applicant submits a request in writing before the expiration of the original 30-day period and the director approves the request.

D. *Withdrawal of the plat*. Prior to action by the director or the commission~~staff~~, the applicant may submit a written "notice of withdrawal" of the plat. ~~This will suspend the running of the 30-day period~~. When the plat is administratively ready for resubmission, the applicant can then file a signed and dated "notice of re-filing" of the plat within six months of the initial submitted date of the plat, which then starts the 30-day clock anew. A new application and fee will be required for plats that are re-submitted more than six months after the initial submittal date. One "notice of re-filing" is permitted for a plat.

E~~C~~. *Standards for approval.* ~~The commission director of community development~~A plat shall be approved ~~provided 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 this article, the Design Criteria Manual, and any other applicable city code.

F~~D~~. *Approve.* If approved, the plat shall be endorsed with a certificate ~~of~~indicating approval ~~by the~~. The certificate shall be signed and attested in accordance with state law. ~~planning and zoning commission chairman and attested by the commission's secretary~~.

G~~E~~. *Conditional approval or disapproval.* The ~~commission~~ director shall provide the applicant a written statement of the conditions for ~~a~~ conditional approval or reasons for the disapproval that clearly articulates each specific condition. Each condition or reason specified in the written statement must be directly related to the

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requirements under this appendix and include a citation to the law, including a statute, municipal ordinance or resolution, that is the basis for the conditional approval or disapproval, and may not be arbitrary.

1. *Applicant Response.* After the conditional approval or disapproval of a plat, the applicant may submit to the ~~commission~~ director a written response that satisfies each condition for the conditional approval or remedies for each reason for disapproval. The ~~commission~~ director may not establish a deadline for an applicant to submit a response.

2. *Commission Response.* Once a response is received from the applicant, the ~~commission~~ director shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plat no later than the 15th day after the date the response was submitted. The decision of the ~~commission~~ director must comply with section V.C. and the ~~commission~~ director may disapprove the plat only for a specific condition or reason provided to the applicant previously.

3. The ~~commission~~ director shall approve a previously conditionally approved plat or disapproved plat if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.

4. *Inaction.* A previously conditionally approved or disapproved plat is approved if the applicant files a response that adequately addresses each condition of the conditional approval or each reason for the disapproval AND the ~~commission~~ director does not disapprove the plat within 15 days of the submittal of the response and in accordance with section V.E.2.

H~~F~~. ~~A plat is deemed approved by the planning and zoning commission, unless it is disapproved within 30 days.~~

~~1. An applicant may request in writing an extension of 30-day period for a period not to exceed an additional 30 days. This request shall be submitted to the commission for consideration.~~

~~2. If the commission fails to approve, approve with conditions, or disapprove within 30 days, the certificate on the plat shall include the date the plat was filed and a statement that the authority failed to act on the plat within that period, in accordance with section V.A.~~

Failure to take action. If a plat is not approved, approved with conditions, or disapproved within the prescribed period, the director on the applicant's request shall issue a certificate stating the date the plat was filed and that the authority responsible for approving the plat failed to act on the plat within the period. The certificate is effective in place of the endorsement required by Section V.F. of this code.

I. *Appeal*. Appeal of a plat disapproved by the director.

1. An applicant has the right to appeal to the commission if the director disapproves the plat.

2. Appeals shall be perfected by a request in writing to the commission. The request shall include:

1) Name, address and primary email address of the person making the appeal;

2) Facts surrounding the disapproval; and

3) Reasons why the ruling should be set aside.

3. The plat will be placed on a commission agenda within 30 days for consideration. The standards for approval and action options in this code will apply.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section VI. General requirements and design criteria.

A. *Public and private local streets.*

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1. The street pattern of a neighborhood must comply with the design criteria, all requirements of this section and shall:

   a. Provide for adequate vehicular access to all properties within a subdivision's plat boundaries. All lots, tracts and reserves shall have frontage on an approved public right-of-way or access easement.

   b. Provide adequate street connections to adjacent properties to ensure adequate traffic circulation within the general area.

   c. Provide a local street system serving properties to be developed for residential purposes which discourages through traffic while maintaining sufficient access and traffic movement for convenient circulation within the subdivision and access by fire, police and other emergency services.

   d. Provide a sufficient number of continuous streets and major thoroughfares, particularly in those areas designated for the development of multifamily residential, commercial and industrial land uses, to accommodate the increased traffic demands generated by these land uses.

   e. When necessary to continue the neighborhood pattern for adjacent developments, existing streets in the adjoining areas shall be continued and shall be at least as wide as such existing streets in alignment therewith, but in no case narrower than required by current regulation. Centerline offset shall be a minimum of 125 feet. Greater centerline offsets may be required by the ~~commission~~ director when necessary for traffic safety.

   f. When adjoining areas are not subdivided, the ~~commission~~ director may require the arrangement of streets in the subdivision to make provisions for the proper projection of streets into such unsubdivided areas.

   g. Street intersections shall be as nearly at right angles as practical giving due regard to terrain, topography, sight distances and safety.

   h. Private streets, where allowed, shall meet all the requirements set forth for public streets, including, but not limited to, construction standards, width, curves, sight distance visibility and function, and all other design criteria and specifications, and shall be privately maintained to those standards.

   i. Points of access. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus roads and shall meet the requirements of Section D104.3 of the 2000 International Fire Code. Exceptions:

      (1) Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

      (2) The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire marshal.

B. *Collector streets generally.*

   1. There shall be a minimum of one point of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. There shall be a minimum of two points of access into a subdivision or subdivision phase from a collector street for subdivisions in excess of 75 platted lots. In the case of phased construction, each phase should meet this requirement, but in no case shall there be less than one access to a collector street per 75 platted lots.

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2. A collector street may be a new or existing street built to current collector street standards for right-of-way width and pavement width, or an existing street built to past standards but which by definition currently functions as a collector street.

3. No subdivision can connect to a collector street through another subdivision unless each is part of a planned, phased subdivision development. In such cases, the ~~commission~~ director may require such through streets to have additional right-of-way width and paving width, in keeping with subsection b(1)(e) of this section, to promote better traffic flow.

4. All lots in a subdivision must be within 750 feet of an intersection on a street within the subdivision that leads to a collector street, but the commission may approve a greater distance in keeping with the considerations for increased cul-de-sac lengths and block lengths.

5. The ~~commission~~ director may permit an isolated, stand-alone subdivision to connect to a collector street by way of a new street not built to collector standards if such street is within the plat boundaries of the subdivision.

6. Due to existing conditions on the land being platted, such as the existence of pipelines, bodies of water, 100-year floodplain, etc., the ~~commission~~ director may require additional points of access from a collector street to protect health, safety and welfare.

C. *Major thoroughfares and arterial streets.*

1. *General.* Street classification, location and alignment shall be in accordance with the thoroughfare plan and finally determined by the ~~commission~~director.

2. *Right-of-way width and transitions.* The width of the right-of-way to be dedicated for any designated or proposed thoroughfare or collector street shall be in conformance with the thoroughfare plan. In those instances where the proposed subdivision is located contiguous to an existing thoroughfare or collector street having a right-of-way less than that required by the thoroughfare plan, sufficient additional right-of-way must be dedicated to bring the right-of-way width in conformance with the plan. The minimum right-of-way width required for the development of a designated or proposed thoroughfare or collector street must be of sufficient width to accommodate the approved roadway pavement and attendant drainage and utility facilities.

3. *Curves and intersections.* Curves proposed for the right-of-way of designated thoroughfares and collector streets shall be in conformance with the current design criteria. Reverse curves must be separated by a tangent distance of not less than 100 feet. Intersections with public and/or private streets shall be at right angles but may vary upon approval of the ~~commission~~ director after due regard for terrain, topography, sight distances and safety. Where acute angles are approved, a radius of at least 25 feet in the right-of-way line in the acute corner must be provided.

D. *Buffering major thoroughfares.*

1. Where a subdivision abuts or contains an existing or proposed arterial street, the ~~commission~~ director ~~city engineer~~ may require marginal access streets, reverse frontage with screen planting contained in nonaccess reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. If landscaping or berming is used as a buffer between the major thoroughfare and residential property uses, the subdivider shall provide a ten-foot landscape easement along the major thoroughfare according to the major thoroughfare plan and shall construct sidewalks thereon in accordance with the city design criteria manual and standard construction details.

2. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city ~~under conditions approved by the commission~~.

3. Community Overlay District (COD).

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a. Residential developments not facing a Community Overlay District thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association if a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the approval authority ~~planning and zoning commission~~ to establish compliance with this subsection.

b. Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

c. Community Overlay District boundaries and requirements are located in the Zoning Ordinance, Appendix C. Should any portion of this Section conflict with any provisions of the Zoning Ordinance, the Zoning Ordinance shall govern.

4. Street right-of-way widths shall be as shown in the general plan for the city, and where not shown therein shall be not less than as follows:

Street type	Minimum right-of-way width
Major thoroughfare	120 feet
Collector	80 feet
Minor (private and public)	60 feet
Commercial streets	80 feet
Boulevards	100 feet

E. *Partial or half streets.* Partial and half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the ~~commission~~ director finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided, the other remaining half of the street shall be platted within such subdivision, in accordance with section II. Appropriate notations and one-foot reserve must be placed upon the plat restricting access from any partial or half streets so dedicated to adjacent acreage tracts until the adjacent property is subdivided in a recorded plat and the additional right-of-way is acquired providing the full right-of-way as specified in this appendix.

F. *Street names.* Proposed street names shall be submitted to and approved by the ~~planning and zoning commission~~director. Proposed street~~s~~ names, which are ~~in~~ aligned~~ment~~ with other~~s~~ existing ~~and~~ named streets~~,~~ shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision.

G. *Gates on private streets.*

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1. Entrances to communities with private streets that utilize gates shall be controlled by electrically operated gates which are physically manner or electronically operated on a 24-hour-per-day basis. Where electrically operated, unmanned access gates are in place on private streets, one entrance gate at each entrance must be equipped with a 911 override control switch. For entrances with two gated lanes of entry, only one of these gated entries requires an electronically operated gate. The second one may be manually operated. Construction plans and gate specifications must be submitted to the fire marshal's office and approved prior to installation.
2. The Knox Company Model KS-2 or KS2-P (or approved equal) key operated switches are approved by the fire marshal's office.
3. The 911 override control switch must be installed in a weatherproof box or assembly approved by the fire marshal's office.
4. The 911 override switch must be accessible from the driver's side of every emergency response vehicle.
5. All electrically operated access gates shall have a manual override mechanism for use in the event of a power failure, approved by the fire marshal's office.
6. Electric gates must have a rest button near the override control switch to secure the gates when the emergency is terminated.
7. Streets in existence, finally platted and approved by the city council on the effective date of the ordinance from which this section is derived shall remain as they are; however, new construction of private streets shall provide a ten-foot curb-face to curb-face width. The gates in the fully opened position must provide a minimum of 12 feet clear width.
8. A sensing device that will automatically open the gates for departure or exiting is required. Where manual exit gates exist, at least one gate at each exit shall be equipped with a 911 padlock.
9. A final inspection by the fire marshal's office is required before the gates are operational. Each public safety department shall sign off on the acceptance form.
10. Installation of the 911 override switches on all existing gates shall be accomplished within six months of the effective date of this article from which this section is derived. Gates and 911 switches must be maintained and kept in good working condition.
11. The owner or operator or his agent is responsible for the ordering and the installation of the 911 override control switch. An approved order form must be obtained from the fire marshal's office.
12. Distribution of numbered master keys will be controlled by the city fire marshal's office. Keys shall be distributed to authorized emergency response personnel only. Recordkeeping will be maintained in the office of the fire marshal.

H. *One-foot reserves.* In those instances where any public street is established in a plat submitted to the commission director for consideration and where such street forms a stub street into adjacent acreage or where such street lies along the parallel with the plat boundary and adjacent to acreage, a one-foot wide reserve must be established within the street right-of-way to form a buffer strip, dedicated to the public, between the public street right-of-way and the adjacent unsubdivided acreage, to prevent access to this public street from the adjacent unsubdivided acreage unless and until the ~~commission~~ director has had an opportunity to review the development proposals for such adjacent acreage, and a plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one-foot reserve on a plat are contained in the following notation which must be placed upon the face of any plat where a one-foot reserve is to be established:

"One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abet adjacent acreage tracts, the condition of such dedication being that when the adjacent

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property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors."

I. *Culs-de-sac.*

1. *Length.* The length of culs-de-sac shall not be longer than 750 feet. In cases where proposed subdivisions are surrounded by existing development which precludes compliance with block length standards, the ~~commission~~ director may approve the creation of cul-de-sac streets which exceed 750 feet in length if the turnaround complies with the current design criteria and the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on cul-de-sac streets of 750 feet or less. In considering any such application, the ~~commission~~ director shall consider measures which would ensure:

   a. Adequate water pressure for potable water needs and firefighting capabilities;

   b. The ability of the city to timely provide emergency services; and

   c. That traffic hazards and traffic congestion is not created due to density or number of lots. In achieving these measures, ~~the commission may require~~ the installation~~use~~ of medians, larger lot dimensions, or other alternative solutions deemed ~~appropriate by the commission as may be~~ may be necessary to satisfy the intent of this section. Each application for an extended ~~dead end~~dead-end cul-de-sac street shall be considered on an individual case-by-case basis, and depending on the particular circumstances surrounding the property in question.

2. *Cul-de-sac right-of-way radius.* The proposed cul-de-sac right-of-way and pavement radii shall comply with the requirements of the current design criteria.

3. *Temporary turnarounds.* Temporary turnarounds are to be used where curb and gutter is not installed at the end of the street more than 400 feet long that will be extended in the future and noted thus: "Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

J. *Sidewalks.* Sidewalks are required along all streets.

1. Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:

   a. Open ditch streets are approved; or

   b. The subdivision was accepted prior to sidewalks being a required improvement; or

   c. The property is an in-fill tract without an abutting sidewalk.

2. Sidewalks may not be required when, in the judgment of the ~~planning and zoning commission~~director, the safety of the pedestrians does not require such sidewalks.

3. If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.

4. If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.

5. When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.

6. Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.

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7. Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.

K. *Blocks.*

1. The lengths, widths and shape of blocks shall be determined with due regard to:

   a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

   b. Requirements as to lot sizes and dimensions.

   c. Need for convenient access, circulation, control and safety of street traffic.

   d. Limitations and opportunities of topography.

2. Block lengths (measured along the block-face from intersection to intersection between the nearest two streets, or from center of the cul-de-sac radius to the nearest street intersection).

   a. Minimum block length shall be not less than 300 feet, except for culs-de-sac which shall have no minimum length.

   b. Maximum block length for residential: 1,200 feet (see subsection g of this section for culs-de-sac).

   c. Maximum block length along a major thoroughfare: 1,600 feet, except under special conditions and upon approval of the ~~commission~~director.

3. The ~~commission~~ director may approve the creation of blocks which exceed the maximum length if the subdivider can establish that lots fronting thereon will not, as a result of the length of such street, be deprived of a level of public services which would otherwise be afforded to lots on blocks that do not exceed the maximum length. In considering any such application, the ~~commission~~ director shall consider measures which would ensure:

   a. Adequate water pressure for potable water needs and firefighting capabilities;

   b. The ability of the city to timely provide emergency services;

   c. That a traffic hazard and/or traffic congestion is not created due to density or number of lots; and

   d. Alignment of any street with a block length greater than 1,200 feet does not promote excess speed on the street.

   In achieving these measures, ~~the commission may require~~ the ~~use~~installation of medians, larger lot dimensions, or other alternative solutions ~~deemed appropriate~~ by the commission as may be necessary to satisfy the intent of this section. Each application for an extended block length shall be considered on an individual case-by-case ~~basis, and~~basis and depending on the particular circumstances surrounding the property in question.

4. The proposed street right-of-way and pavement width shall comply with the requirements of the current design criteria.

5. Temporary turnarounds are to be used where curb and gutter is not installed at the end of a street more than 400 feet long that will be extended in the future, and should be noted thus:

   "Crosshatched area in temporary easement for turnaround until street is extended (direction) in a recorded plat."

L. *Street lighting, signage, and signalization.*

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1. Street lighting shall be provided in accordance with the city streetlight policy. A proposed street lighting plan shall be indicated on a copy of the final plat of the subdivision. The proposed street lighting plan shall be submitted together with the construction plans for public improvements required by section IV.C.3.b.(1) of this appendix.

2. The developer shall be required to provide and install all traffic signage and signalization determined by the city to be necessary because of the construction of the proposed subdivision. All signs and signals shall be provided in accordance with the state manual of uniform traffic control devices and shall be erected prior to acceptance of the streets by the city.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section VII. Easements.

A. *Easements for utilities.* Except where alleys are permitted for the purpose, the city shall require easements of at least ten feet for poles, wires, conduits, storm sewers, gas, water, and wastewater or other utility lines, along all rear lot lines, along side-lot lines if necessary, or in the same or greater widths may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. All water and wastewater lines shall be located in the street rights-of-way unless agreed to and/or specified by the city.

B. *Drainage easements.* Where a subdivision is traversed by a watercourse, drainageway, bayou, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourses, and such further width or construction, or both, as will be adequate for the purpose. Parallels streets or parkways may be required in connection therewith. Location and width of drainage easements shall be determined by the ~~commission~~ director and shall be in conformity with the city's master drainage plan.

C. Easement boundaries must be tied by dimensions to all adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement.

D. Prior to approval of the final construction plans by the city engineer, the subdivider of any subdivision plat wherein public streets or easements are shown crossing private easements or fee strips shall, by letter to the city, assume responsibility for seeing that any adjustments and protection of existing pipelines, electrical transmission lines, or other facilities shall be planned and provided for to the satisfaction of the holder of the private easements or fee strips and the city prior to the filing of the plat for record.

E. Prior to filing the final plat for record, the following requirements shall be met:

1. The developer or dedicator of any plat shall obtain from the holder of any private easement or fee strip within the plat, crossed by proposed streets or other public easements, an instrument granting to the public the use of said public streets or easements over and across said private easements or fee strips for construction, operation and maintenance of those public facilities indicated. This instrument shall be delivered with the plat.

2. The developer shall furnish ~~the commission with~~ a letter from the holder of the private easements or fee strips in question, stating that arrangements for any required adjustments on pipelines, electric transmission lines or other similar facilities have been made to the satisfaction of the holder of the easement.

F. *Sidewalk easements.* If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

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Section VIII. Lot design requirements.

A. *Lots.*

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
2. Lot dimensions shall conform to the latest zoning ordinance.
3. Corner lots for residential use shall have extra width to permit required building setback from an orientation to both streets.
4. The subdividing of the land shall be such as to provide, by means of a public or private street, each lot with satisfactory access, provided, however, such private streets shall comply with, and are privately maintained to, the requirements for public streets.
5. Double-frontage and reverse-frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages to topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of the lots abutting such traffic artery or other disadvantageous use.
6. Side lot lines shall be substantially at right angles or radial to street lines.
7. The square footage of each lot shall be labeled on the plat. This can be provided for in a table on the plat.

B. *Building set back lines.* Building setback lines shall conform to the latest zoning ordinance.

C. *Provide required setbacks from pipelines and active wells.*

1. No residential, commercial or industrial structure other than structures necessary to operate the pipeline shall be erected or moved to a location nearer than 50 feet to any pipeline except low-pressure distribution system pipelines as defined in chapter 26 of this Code.
2. No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any active well or related facility other than structures necessary to operate the well or facility.

D. *Density.* No plat shall be approved for the subdivision of land unless such plat reflects and satisfies the minimum open space (density) requirements for the particular type of development proposed (i.e., single-family, commercial, industrial), as provided in the zoning regulations of the city.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section IX. Fire prevention and suppression.

These provisions shall be administered in conjunction with the city fire marshal.

A. The proposed development shall be served by fire suppression facilities at the time of issuance of the first occupancy permit by an approved public water supply system capable of providing fire flow in accordance with the American Water Works Association and National Fire Protection Association (NFPA) standards for that type of development and all other NFPA codes which may be applicable.

B. Fire protection measures shall be required to progress with construction in planned groups of buildings in accordance with NFPA 1141, Standard for Fire Protection in Planned Building Groups.

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C. Private fire service mains and their appurtenances shall be installed in accordance with NFPA 24 Standard for Installation of Private Fire Service Mains and Their Appurtenances.

D. If a water supply does not exist, aboveground water storage tanks may be approved as an alternate water supply. Capacity in gallons per minute and duration shall be determined by the developer with approval of the fire marshal department. Calculations shall be stamped and sealed by a licensed, professional engineer.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section X. Construction plans and specifications.

When a preliminary plat of a subdivision has been approved, the developer shall submit ~~to the city,~~ plans and specifications for all improvements pertinent to said subdivision. All improvements shall be designed and constructed in conformity with the provisions of these regulations and the current design criteria of the city. No construction shall commence prior to compliance with these regulations. It shall be the duty of the subdivider or his engineer to see that this provision is complied with in its entirety.

A. *Submittal Requirements.*

1. Application.
2. Fee (non-refundable).
3. Two complete sets of plans, specifications, and contracts, including performance, payment and maintenance bonds covering said construction, shall be filed with the city. These shall show such features as required by the current design criteria manual including but not limited to, the following plans: water, sanitary sewer, stormwater, drainage and detention, streetlight plan, traffic control plan, and street sign plans.

B. *Approval.* The city engineer shall, within 30 days of receipt of said plans and specifications, approve same if they conform to the requirements of these regulations and the current design criteria, or disapprove same giving its reasons therefor in writing to the subdivider. Thereafter, when the subdivider has met the objections, if any, the city engineer shall approve the plans and specifications and forthwith deliver same to the subdivider, his agent or his engineer.

Upon approval of the construction drawings by the city engineer, these drawings and specifications shall become the minimum standards required for final acceptance of the subdivision, provided, however, that in the case of conflict where the design criteria impose greater requirements, the design criteria will govern in this deficient specification; all other specifications being the same as had previously been approved by the city engineer.

C. *Inspection Required.* All public infrastructure improvements within all of the area of any subdivision or portion thereof ~~given final approval by the commission~~ shall be inspected by city staff and accepted by city council before the plat is filed of record.

The subdivider, owner, and the design engineer responsible for the design improvements shall have the obligation upon acceptance of the preliminary plat by the city to grant the city engineer or his authorized representative the right of ingress and egress for the purpose of inspection of the facilities under construction. If at any time during the construction of the proposed improvements the city engineer or his authorized representative finds the improvements not to be in conformance with the plans and specifications of the proposed improvements and the city subdivision ordinance or current design criteria, the city engineer or his representative will hereby be given the authority to cause the subdivider, owner, and the design engineer for the improvements to cease all operations within the

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property boundaries of the approved plat until all deficiencies are corrected to conform to the city subdivision ordinance and current design criteria.

D. *Final acceptance.* The subdivider, owner or his engineer must furnish one certified complete set of as-built drawings on the street, drainage and utilities in the subdivision before final acceptance. The owner and the contractor must furnish to the city, upon final acceptance of the subdivision by the city, a maintenance bond for the duration of one year from the date of final acceptance of the subdivision. The bond shall be for 100 percent of the present worth of the installed utilities.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XI. Engineering and construction standards.

A. *Adoption of minimum standards.* The city design criteria manual shall provide the city's technical details for infrastructure improvements and shall be updated from time to time and adopted by resolution. The current design criteria for the city for infrastructure improvements shall be complied with in each subdivision before final approval of a plat by the ~~commission~~director. The current approved version shall be kept on file with the city secretary and the city engineer. An electronic version shall be accessible on the city website.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XII. Tree preservation, mitigation, and maintenance.

Tree Preservation, Mitigation, and Maintenance regulations located in Appendix C, Zoning Ordinance, Section 8. Supplementary district regulations, I. Landscaping and screening requirements.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XIII. Parks and recreation areas.

A. *Purpose.*

1. This section provides recreational areas in the form of city parks as a function of subdivision development in the city. This section is enacted in accordance with the home rule powers of the city under the state Constitution, and the statutes of the state, including, but not by way of limitation, V.T.C.A., Local Government Code Chapter 212.
2. Park areas shall be recommended by Keep Friendswood Beautiful and shall be shown on an official parks and recreation map for the city, which shall be adopted and may be modified from time to time by the city council. Proposed city parks and recreational areas will be established by review with the developer and city staff at the earliest possible stage of development planning, and a proposed subdivision or development shall be reviewed in its entirety and not by sections or phases.
3. The primary cost of city parks should be borne ultimately by residential property owners who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities. New residents will increase the demands for parks proportionally, and new growth should bear their share of the costs of those facilities. Therefore, the following requirements are adopted to effect the purposes herein stated.

B. *General requirements.* Residentially zoned land, to be used for single-family, townhomes, garden homes, mobile homes, and/or multifamily residential purposes.

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1. Whenever a final plat is filed of record with the county clerk for development of a residential area in accordance with the platting and zoning regulations of the city, such plat shall contain a clear fee simple dedication to the city of an area of land for park purposes, which area shall be equal to one acre for each 133 proposed dwellings, based on the proposed subdivision or development in its entirety and not by sections or phases. Any proposed plat submitted to the city for approval shall show the parkland proposed to be dedicated under this subsection. The dedication required by this section may be met by a payment of money in lieu of land when permitted or required by the other provisions of this subsection. The dedication required by this section should be in accordance with goals outlined within the city parks and open space master plan, or be located at the site for an identified existing park.

2. The city council declares that development of an area smaller than five acres for the purpose of a city park is impractical. Therefore, if fewer than 655 dwellings are proposed by a plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amounts provided by subsection D of this section, rather than to dedicate any land area. In most instances, no plat showing a dedication to the city of less than five acres shall be approved; provided, however, that the city may accept smaller parcels where such proposed dedication is in the best interests of the city, such as when a smaller parcel is adjacent to an existing park or future park site.

3. Developers should evaluate their proposed development and proposed dedication with city staff to ensure that as soon in the development process as possible the land dedicated is usable for city parks purposes.

4. A dedication required by this section shall be made in accordance with subsection D.1. of this section. If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based, an additional dedication shall be required, and shall be made by payment of the cash in lieu of land amount provided by subsection D of this section.

C. *Timing of dedication or payment of fees in lieu of land.*

1. Parkland shall be dedicated to the city at the time of filing of the final plat of the first phase and section, if a phased development. The dedication shall be made contemporaneously by separate instrument and must be accepted by the city council prior to the filing of the final plat. Lack of acceptance of such dedication shall preclude the filing of the final plat and shall not relieve the subdivider of complying with the requirements of this section. Where a dedication of parkland for the entirety of a phased development is proposed, the parkland shall be shown on the plat, if included within the first phase, and dedicated by separate instrument, or dedicated by separate instrument if located outside of the first phase of development, at the time of filing the final plat for the first section of such phased development.

2. Payment of fees in lieu of land for single-family residential developments shall be done at the time of filing of the final plat. Where payment of fees in lieu of land for parks for the entirety of a phased development is planned, such payment may be made in full for all phases of the proposed development at the time of filing of the plat for the first phase, or payment of fees in lieu of land for each section of a phased development may be made at the time of filing of the final plat for each phase or section, at the discretion of the developer.

3. Payment of fees in lieu of land for multi-family residential developments shall be done at the time of site plan approval, prior to the issuance of building permits.

D. *Fees in lieu of land.*

1. Any landowner responsible for dedication under this section shall review their proposed development with city staff, including Keep Friendswood Beautiful on recommendation of staff, prior to or simultaneously with making any formal application to the city, for the purpose of evaluating compliance with this section. If no agreement is reached between the developer and city staff, then

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within 14 days from receipt of a written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer, that recommendation shall be final, subject to the acceptance of such dedication by city council as described in this subsection D. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at its next meeting, and shall make the final decision. This decision is final unless there is a substantial change in conditions. Generally, the landowner will have the option to dedicate land or pay fees in lieu thereof. However, the city expressly reserves the right to require dedication of land rather than accept fees in instances including, but not limited to, the proposed development is adjacent to an existing city park or in areas in which additional parkland is desired.

2. As provided above, any landowner responsible for dedication under this section shall, when permitted, meet the requirements of subsection C of this subsection or this subsection D in whole or in part by a cash payment in lieu of land, in the amount set forth in this section. Such payment in lieu of land shall be made at or prior to the time of final plat approval for city parks as described in subsection C.1. of this section.

3. A per-dwelling unit fee shall be set by resolution and printed in from time to time by the city council, incorporated in the fee schedule, Appendix D to this Code, in amounts sufficient to acquire land and provide for adjacent streets and utilities for a park.

E. *Parkland dedication fund.*

1. There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this section or any preceding ordinance, which fund shall be known as the "parkland dedication fund." Funds shall only be released from the parkland dedication fund upon city council approval of a plan to utilize the funds to build or enhance an existing park or purchase land for a future park.

2. The city shall account for all sums paid in lieu of land dedication under this section with reference to the individual plats involved. Any funds paid for such purpose must be expended by the city within ten years after the filing of the final plat, or the filing of the final plat of each phase or section of the contributing subdivision, if a phased development. If not so expended, the owners of the property beginning on the first day after the expiration of such ten-year period shall be entitled to a pro rata refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one year of entitlement. Such request must be made in writing to the city manager or his/her designee or such right shall be barred.

3. Where funds or a dedication for a phased development have been paid or made for the entire development at one time, and the original developer does not complete all phases of the entire development, credit for such prior dedication or payment shall be applied to subsequent plats for the same land on a pro rata basis. Increased density will require the dedication of additional parkland or payment of additional fees.

F. *Additional requirements.*

1. Any land dedicated to the city under this section must be suitable for park and recreation uses. The following characteristics of a proposed area are preferred wherever possible:

   a. The city reserves the right to decline any dedication of proposed parkland if it is determined to be in the best interests of the city.

   b. Park sites should preferably be located so that users are not required to cross arterial roadways to access them.

   c. Sites should be located adjacent to schools, where possible, in order to encourage both shared facilities and the potential co-development of new sites.

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d. Sites should be located adjacent to a greenbelt system, where possible, so that connections to a trail network may be easily achieved.

e. Sites should not have unusual topography which would render the land unusable for organized recreational activities where these activities are necessary to the type of park.

f. Sites should have and retain existing trees or other scenic elements.

g. Land subject to an easement or a right-of-way shall comprise no more than 25 percent of the total land dedicated under the provisions of this section. In addition, any land that is subject to an easement or a right-of-way and which is dedicated under this section must be contiguous with the other area dedicated to the city and must conform to all other requirements of this section.

h. All offers of dedication must be accompanied by a phase one environmental study verifying the absence of conditions which would inhibit or prohibit its future use and development as park facilities.

2. Parks should be easy to access and be open to public view so as to benefit area development, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development:

a. Where physically feasible, parks should be bounded by streets, or by other public uses (e.g., school, library, recreation center).

b. A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street or pedestrian connections to existing and future adjoining subdivisions may be required to provide reasonable access to parks.

c. Where a nonresidential use directly abuts a park, the city may require the developer to construct, at his expense, screening of a minimum height of eight feet. The screened area must be landscaped on the park side. Access points from the nonresidential use to the park may be permitted.

d. Alleys may abut a park, where otherwise allowed by ordinance, but they should not be designed to encourage motorized traffic to the park.

e. Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this section, provided, however, the city may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion, subject to a proportionality review of the impacts generated by the subdivision, provided, further, that the city may enter into a development agreement with the subdivider to share the costs of street construction for abutting streets.

f. Wildlife, existing trees and shrubs on the site shall be preserved to the greatest extent practicable.

g. A park shall not have impervious cover exceeding 20 percent of the open space area.

3. When parkland is acquired, the city shall reserve sufficient land to provide a minimum of 50 percent of the total street width where a street is required to abut a park.

4. In all cases, the city shall review and may require modification of the proposed street alignment fronting on city parks and recreation areas. Developers should also provide, where possible, street or pedestrian access to all creeks or drainageways which are maintained by a homeowner association or dedicated as a drainage and floodway easement to the city or the applicable drainage district.

5. Drainage areas may be accepted as part of a park if the drainage facilities are constructed in accordance with city engineering standards, and if no significant area of the park is cut off from access

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by such drainage facilities. Where the city has designated a floodplain as part of the city park system, the park design shall provide public access for all areas of the park.

6. Any parkland proposal considered by the commission under this section shall have been reviewed by the director of ~~community services~~parks and recreation and his recommendation given to the commission. The commission may make a decision contrary to such recommendation by a simple majority vote.

G. *Partial credit for land, private parkland, private recreation facilities, or open space.* Keep Friendswood Beautiful, upon an affirmative recommendation of the director of community services, may reduce the amount of parkland to be deeded to the city or reduce the fees in lieu of parkland to be paid to the city as provided below.

1. A reduction from the initial parkland dedication requirement may be made where parkland within the same park area as the subdivision which generates the required conveyance is dedicated for a private park. For purposes of this subsection, the private parkland dedication shall meet the following minimum requirements:

   a. The park area shall be leveled and seeded by the subdivider to produce green space. The city will determine if the parkland can be left in its natural state;

   b. The park area shall be located within the subdivision generating the parkland requirements; and

   c. Restrictive covenants shall be filed of record in the appropriate county providing for the creation and operation of a homeowner association to maintain and improve such private park area, or, in the case of such private park area within a multifamily development, such as an apartment complex, provide for maintenance and improvement by the owners of the multifamily development.

2. A reduction from the initial parkland dedication requirement may be made for recreational improvements made to private parkland within the same park area as the subdivision which generates the required conveyance. Such recreational improvements to parkland may include, but are not limited to, the following: children's play apparatus, landscaped areas, picnic areas, game court areas, playfields, swimming pools, and recreation center buildings and facilities. All improvements shall meet the same applicable regulations or codes as for like improvements on public property.

3. A reduction from the initial parkland dedication requirement may be made for common open space, whether public or private, within the subdivision which generates the required conveyance. Such open space may be in the form of greenbelts along creek beds, or around the perimeter of the subdivision, and may include improvements such as hike and bike trails. In no case shall credit be given under this subsection for landscaped or seeded medians. A further reduction may be given where the common open space is linked with undeveloped or developed parkland or other recreational facilities.

4. In order to receive the credits under subsections G.1., 2., or 3. of this section, the subdivider shall provide documentation to the director of community services at the time of final plat filing sufficient to establish the validity of the estimated costs that will be used to determine the reduction under this subsection. In the event that the developer proposes to construct the improvements at a later date, as in a phased development, the city may require that the developer obtain a surety bond, performance bond, or other form of guarantee that the recreational amenities will be installed within four years from the date of filing of the final plat of the first phase of the phased development. The director of community services shall evaluate the documentation submitted and shall approve the value prior to any reduction being given under this subsection. Credits are cumulative, but in no case shall credits given under this subsection exceed 100 percent of the total dedication of land or fees required for city parks under this appendix. In cases where the estimated costs of the improvements are disputed, the value shall be as finally determined by the director of the community services. If no agreement is

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reached between the developer and city staff, then within 14 days from receipt of written request by the developer, city staff shall submit the issue to Keep Friendswood Beautiful. If Keep Friendswood Beautiful can reach an agreement with the developer that recommendation shall be final. If Keep Friendswood Beautiful cannot reach an agreement with the developer, the planning and zoning commission shall hear the issue at their next meeting and shall make the final decision. This decision is final unless there is a substantial change in conditions.

5. A credit may be given of up to 50 percent of the total dedication of land or fees required under this appendix where the developer makes improvements to public parks, as described under subsection G.2. of this section.

6. Credit for city parks may be based on previously installed amenities within a phased development, where amenities and recreational improvement have been constructed in earlier phases, where no parkland dedication was required, subsequent phases for which park dedication is required, may count those previously installed amenities. Under no circumstances will double credit be given for a previously installed amenity.

H. *Minimum park improvement standards.* Prior to acceptance by the city and prior to the filing of the final subdivision plat, any parkland dedicated to the city, or developed as a private park for credit against parkland dedication under this section, shall meet the following minimum standards:

1. The public park area shall be leveled and seeded (as deemed necessary by the city) by the subdivider to produce green space prior to the completion of the first phase of the development of the subdivision, if the development is being executed in phases. Existing trees and shrubs on the site shall be preserved to the greatest extent practicable. The subdivider will be responsible for the maintenance of the public park area for a minimum of one year after the completion of the subdivision (or the completion of the final phase or section of the subdivision), at which time the city will assume maintenance responsibilities in the park. The subdivider is also responsible for notifying each homeowner in the subdivision of the existence of any private park area and its conditions of ownership.

2. Any improvements provided by the developer to parkland shall comply with applicable regulations and codes set forth for such improvements.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XIV. Fees.

A. *Platting fees.* Subdivision plats submitted ~~to the commission~~ for approval ~~under the method provided for herein~~ shall be accompanied by ~~a check payable~~ payment to the city according to the fee schedule as set fortht ~~by resolution and printed~~ in Appendix D ~~to~~of this Code.

B. *Filing fees.* The subdivider shall be responsible for providing the city a check payable to the county in which the final plat is to be filed. The amount shall be determined by the county clerk's office of the appropriate county and shall cover the full cost of filing the plat and any associated documents required ~~as part of the approval issued by the commission~~.

C. *Construction plans and specifications review fees.* The city reserves the right to assess fees based upon the actual costs incurred by the city for multiple iterations of reviews of construction plans and specifications as set by resolution and printed in Appendix D to this code.

D. *Impact Fees.* The City of Friendswood has elected to adopt Water and Wastewater Impact Fees to assist in the financing of Capital Improvements for those systems that are necessitated for growth and development anticipated within the city, as authorized by V.T.C.A., Local Government Code Chapter 395. The fees are

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reassessed every five years and are defined in Appendix D to this Code. Fees are payable at the time of building permit issuance.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XV. Variances.

A. The planning and zoning commission may grant a variance to any of the provisions of appendix B, except for requirements in the city's adopted engineering and construction standards, pursuant to the procedures set forth in this section and upon a showing by clear and convincing evidence by the applicant that:

1. There are special circumstances or conditions affecting the property in question;
2. That enforcement of the provisions of this chapter would deprive the applicant of a substantial property right; and
3. That such variance, if granted, would not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

B. Each and every application for variance shall be decided solely and entirely on its own merits; neither the lack of enforcement of any ordinance nor the disposition of any prior or pending application for variance may be considered or allowed to affect any decision on the application in question. Pecuniary interests standing alone shall not be justification for the granting of a variance.

C. The application fee and procedures for a public hearing and provision of notice shall be the same as established by the city for a rezoning request, except that the applicant shall include a copy of this section with any notice that the applicant is required to mail.

D. The planning and zoning commission may, by affirmative vote of at least three-fourths of its members present and voting, grant a variance to the regulations of appendix B if it finds, by clear and convincing evidence, that all of the following criteria are met:

1. There are unique conditions peculiar to the subject parcel or tract that do not exist on adjacent parcels or tracts;
2. Strict application of appendix B deprives the applicant of rights commonly enjoyed by other land in area or land with similar uses;
3. The variance, if granted, does not frustrate the intent and purpose of appendix B and community, neighborhood, and other applicable land use and development plans, and will not adversely affect property or property values in the vicinity of the subject site;
4. Conditions supporting the granting of the variance request are not self-created by disregard or ignorance of federal, state, or local codes and/or ordinances; and
5. The variance is tailored as narrowly as possible while still granting the relief sought.

E. Factors that may not be considered to support the granting of a variance include, but are not limited, to the following:

1. Personal and/or economic hardship;
2. Misrepresentation of property conditions, uses, or regulations by a seller or agent;
3. Errors made by a surveyor, contractor, or builder;
4. Increasing the profit, income, or competitive advantage of the applicant; and
5. Threats to locate or relocate outside of the city, or cancel or scale back a project, if a variance is denied.

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F. The applicant bears the burden of proof to demonstrate that the requirement(s) of appendix B from which a variance is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the applicant. The applicant shall submit statements, studies, and any other relevant information as may be required by the city planner to substantiate the claim(s) for which a variance is requested. If any information is so required, the application for variance shall be deemed complete only upon the submittal of all such required information. The planning and zoning commission and/or city council during review and consideration of the request may require additional studies or information from the applicant, which additional information must be submitted before any action may be taken on the variance application. The offer or submittal, at any stage of the variance application process, by the applicant of any information that proves to be false shall cause the variance request to be denied. If a variance request is approved based upon information offered or submitted by the applicant, without regard to the applicant's knowledge of the falsity of said information, and subsequent to the approval of the variance the approving authority finds said information to be false by a preponderance of the evidence, the variance shall be considered null and void as of the date of that finding and the approving authority shall reconsider the variance request in light of the corrected information.

G. The decision of the planning and zoning commission on a variance request may be appealed within 14 days of said decision by filing with the city:

   1. The applicant's written appeal; or

   2. A written request by two members of the city council to place consideration of the variance upon the agenda of a city council meeting.

H. The city council shall decide the appeal at a meeting not later than 45 calendar days after the date on which the appeal is submitted and may, by majority vote of those present and voting, affirm, modify, or reverse the decision of the planning and zoning commission. Such decision of the city council shall be final.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XVI. Conflict with other ordinances.

All ordinances or parts of ordinances inconsistent herewith or in conflict with the provisions of this appendix shall be and the same are hereby repealed.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

Section XVII. Extraterritorial jurisdiction.

A. The provisions of this appendix are hereby extended in their application to include all of the area within the extraterritorial jurisdiction of the city. The provisions of this appendix shall have the same force and effect within said area of extraterritorial jurisdiction as within the corporate limits of the city, except as provided in subsections B and C of this section.

B. No violation of any provision of this appendix outside the corporate limits of the city, but within such city's area of extraterritorial jurisdiction, shall constitute a misdemeanor under this appendix, nor shall any fine provided for in this appendix be applicable to a violation within such area of extraterritorial jurisdiction.

C. In the event any provision of this appendix or revision to same is violated within the area of extraterritorial jurisdiction of the city, and outside its corporate limits, the city may institute any appropriate action or proceedings in the district court to enjoin the violation of such appendix.

(Ord. No. 2021-33, § 2(Exh. B), 12-6-2021)

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **RECOMMENDATION: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**
Consider making a recommendation to City Council concerning proposed amendments to Appendix B "Subdivisions" of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to make a recommendation regarding the proposed changes to the Subdivision Ordinance that would authorize staff to approve plats except for in certain situations.

PLATS
Plats are ministerial and must be approved if they meet the code requirements. In 2023, the State changed the law regarding approval of plats allowing for city council and planning and zoning commission to delegate approval responsibility to one or more officers or employees of the City. Staff is proposing that plats that meet the code and do not require a variance be approved at the staff level.

The Commission would still be responsible for the following under Appendix B "Subdivisions" of the Friendswood City Code:

- Master plans;
- Approve plats that include a variance request;
- Hear and decide appeals if the director of community development disapproves a plat;
- Any plats that the director chooses for the commission to consider;
- Requests for plat extensions if the commission approved the original plat, and
- Hear and decide appeals from Keep Friendswood Beautiful (KFB) regarding parkland improvements.

Standards for approval of plats would remain the same - approve, approve with condition, disapprove with reasons.

Director approvals would include preliminary plats, final plats, replat, and amending plats (currently approved by City Manager).

Making these changes will save time for everyone - the developer, the commissioners, and staff. The developers could obtain building permits once all staff reviews are complete rather than having to wait for their item to be placed on a Commission agenda. The changes would save Commissioners' time by reducing the number of meetings to once per month. Staff time would be saved by reducing the number of meetings to once per month in addition to the time required to prepare the materials for the meetings.

Benchmarking approving authority of other cities for plats and site plans

City	Plat Approvals	Commercial/MF Site Plan Approvals
Alvin	Planning Commission	N/A - no zoning
Clear Lake Shores	Planning & Zoning Commission	Staff – Building Official
Dickinson	Planning & Zoning Commission	Staff – Zoning Official
Galveston	Planning Commission	Staff – Development Services Director
Kemah	City Council	N/A – no zoning
League City	Planning & Zoning Commission	Staff – City Planner
Pearland	Planning & Zoning Commission	Staff – Director of Planning
Santa Fe	Planning Commission	N/A – no zoning
Webster	Planning & Zoning Commission	Staff – Zoning Official

See redline and clean version of proposed amendments to the Subdivision Ordinance on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PUBLIC HEARING: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**
Conduct a public hearing concerning proposed amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

Action:

SUMMARY / ORIGINATING CAUSE

This public hearing item allows the Commission to receive public comments regarding the proposed changes to the Zoning Ordinance that would authorize staff to approve site plans except for in certain situations.

SITE PLAN APPROVALS
All commercially zoned properties require site plan approval. Currently, that approval is required by the Planning and Zoning Commission. Staff is proposing to change it so that site plans that meet the code can be approved at the staff level. Any site plan requiring special considerations, such as alternate landscape plans, screening, parking or increased building heights would be submitted for Commission review and consideration.

The Commission would still be responsible for the following under the Zoning Ordinance:

- Hear and decide appeals regarding abandonment, destruction or damage, and the timeframe of repairs and maintenance for non-conforming uses and structures;
- Hold public hearings and make recommendations to City Council for ordinance changes to Appendix B "Subdivisions" and Appendix C "Zoning";
- Hold public hearings and make recommendations to City Council for zone change requests, specific use permit requests, and requests to vacate public easements; and
- Approve site plans that include requests for alternate landscaping, screening, parking, increased building heights or other special exceptions/requests.

Making these changes will save time for everyone - the developer, the commissioners, and staff. The developers could obtain building permits once all staff reviews are complete rather than having to wait for their item to be placed on a Commission agenda. The changes would save Commissioners' time by reducing the number of meetings to once per month. Staff time would be saved by reducing the number of meetings to once per month in addition to the time required to prepare the materials for the meetings. Staff would present reports to the Commission to keep them informed of site plans or new projects that were approved.

Benchmarking approving authority of other cities for plats and site plans:

City	Plat Approvals	Commercial/MF Site Plan Approvals
Alvin	Planning Commission	N/A - no zoning
Clear Lake Shores	Planning & Zoning Commission	Staff – Building Official
Dickinson	Planning & Zoning Commission	Staff – Zoning Official
Galveston	Planning Commission	Staff – Development Services Director
Kemah	City Council	N/A – no zoning
League City	Planning & Zoning Commission	Staff – City Planner
Pearland	Planning & Zoning Commission	Staff – Director of Planning
Santa Fe	Planning Commission	N/A – no zoning
Webster	Planning & Zoning Commission	Staff – Zoning Official

Two versions of changes are included in the attachments - a redlined version and a clean version.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

n/a

ATTACHMENTS

1. DRAFT Clean Copy Appendix C Zoning Ordinance 03-17-2026
2. DRAFT Redlines Appendix C Zoning Ordinance 03-17-2026

Appendix C ZONING[1]

Section 1. Short title; minimum requirements.

A. This appendix shall be known and may be cited as the "City of Friendswood Zoning Ordinance."

B. In their interpretation and application, the provisions of this appendix shall be held to be minimum requirements, adopted for the protection of public health, safety, morals, or general welfare. Whenever the requirements of this appendix are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, restrictions, or covenants, the most restrictive or that which imposes the higher standards shall govern.

C. Should any section or provision of this appendix be adjudged invalid or unconstitutional, such decision shall not affect the validity of this appendix as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

Section 2. Establishment of districts.

The city is hereby divided into the following districts:

	District		Description	Density (units per acre)
	Old	New		
A.	R-1	SFR	Single-Family Residential Dwelling District	2.7
A.1.		SFR-E	Single-Family Residential Dwelling Estate District	0.5
B.	R-2 and R-3	MFR-L	Multiple-Family Residential Dwelling District—Low	6.0
C.	R-4	MFR-M	Multiple-Family Residential Dwelling District—Medium	9.0
C.1.		GHD	Garden Home Residential District	6.0
D.	R-5	MFR-H	Multiple-Family Residential Dwelling District—Highest	12.0
E.	R-6	MHR	Mobile Home Residential Dwelling District	10.0
F.	C-1	CSC	Community Shopping Center District	
G.	C-2	NC	Neighborhood Commercial District	
G.1	G-1	LNC	Local Neighborhood Commercial District	
H.	C-3	OPD	Office Park District	

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I.	C-1	DD	Downtown District	
J.		PUD	Planned Unit District	
K.		RSC	Regional Shopping Center District	
L.	A-1	A-1	Agricultural District	
M.	M-1	LI	Light Industrial District	
N.		I	Industrial District	
O.		BP	Business Park District	

(Ord. No. 96-14, § 1, 7-1-1996; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2022-08, § 2, 5-2-2022)

Section 3. Provision for official zoning map.

A. *Official zoning map*.

(1) The first official zoning map of the City of Friendswood was adopted April 13, 1970, and is systematically updated in accordance with this section to incorporate all amendments thereto approved by city council.

(2) The boundaries of the zoning districts of the city are adopted by ordinance and shown graphically on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this appendix.

(3) The director shall maintain records identifying all amendments to the official zoning map, including the associated ordinance numbers. Such records shall be updated promptly and, in any event, no more than 15 days following city council approval of an amendment.

(4) Regardless of the existence of purported copies of the official zoning map which may be made or published from time to time, the official zoning map shall be located in the office of the community development department; and it along with the record of the amendments shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.

(5) This official zoning map shall be identified by the signature of the director and the effective date under the following words:

"This is to certify that this is the official zoning map referred to in Section 3 of the City of Friendswood Zoning Ordinance."

(6) In the event the official zoning map becomes difficult to interpret because of the nature or number of changes or additions, the director may incorporate those changes or additions into a new official zoning map, in compliance with section 3.A.3., which shall supersede the prior official zoning map.

B. *Digital mapping.* Digital maps may be used in the administration and enforcement of this code. Digital mapping will not replace the official map but may represent the most accurate and up-to-date information in between printings.

(1) In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the city council may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map shall be identified by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words:

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"This is to certify that this Official Zoning Map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance."

(2) Unless the prior official zoning map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

(Ord. No. 2024-27, § 2, 9-9-2024)

Section 4. Rules for interpretation of district boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

A. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.

D. Boundaries indicated as parallel to or extensions of features indicated in subsections A and B of this section shall be thus construed. Distances not specifically shown on the official zoning map shall be determined by the scale of the map.

E. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through D of this section, the board of adjustment shall interpret the district boundaries.

F. Whenever any street or alley is vacated by official action of the city council, the district adjoining each side of said street or alley shall be automatically extended to the centerline of property thus vacated and all area included in the vacation shall then and henceforth be subject to all regulations of the extended zoning district or districts.

G. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.

Section 5. Application of district regulations.

The regulations set by this appendix within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure on land, and particularly, except as herein provided:

A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

B. No building or other structure shall hereafter be erected or altered to accommodate or house a greater number of families, to occupy a greater percentage of lot area, or to have narrower or smaller front yards, side yards, rear yards, or other open spaces, in any manner contrary to the provisions of this appendix.

C. No part of a lot area, yard or other open space, or off-street parking or loading space required about or in connection with any building or structure for the purpose of complying with this appendix, shall be

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included as part of a lot area, yard, open space, or off-street parking or loading space similarly required for any other building or structure.

D. No lot or yard existing at the time of passage of the ordinance from which this appendix is derived shall be reduced in dimension or area below the minimum requirements set forth herein. Lots or yards created after the effective date of the ordinance from which this appendix is derived shall meet at least the minimum requirements established herein.

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Section 6. Nonconforming uses, structures, and lots.

A. *Types of nonconformity.* There are three types of nonconformity as follows:

1. *Nonconforming use.* Any use of land or buildings which does not conform to the current use regulations prescribed in the city's zoning ordinance or amendments thereto.

2. *Nonconforming structure.* Any structure that does not conform to zoning ordinance provisions regulating structures, including, but not limited to, the following requirements: lot coverage area, required minimum lot dimensions, front yard, side yard, rear yard, height, parking, landscaping, buffer yards, screening, architectural design, exterior construction materials or other structural regulations of the district in which it is located.

3. *Nonconforming lot.* Any lot that fails to meet the requirements for area, width, or depth that are applicable to the zoning district in which the lot is located.

B. *Nonconforming uses.*

1. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

2. It is the intent of this appendix to permit those nonconforming uses to continue until they are removed, but not to encourage their survival.

3. A nonconforming use or a lawful use that has become nonconforming by the future adoption or amendment of a zoning ordinance, or a nonconforming use that exists by virtue of annexation to the city, shall be permitted to exist, subject to the following:

a. *Enlargement.* No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of the ordinance from which this appendix is derived.

b. *Abandonment.* A nonconforming use shall terminate if the nonconforming use or premises is abandoned or discontinued for 12 months or more. The commission may determine that a use or premises which has remained vacant or unused for 12 months or more has not been discontinued under the intent of this section if the owner can state unusual circumstances of any nature that prevented or precluded use of the property during that period, in which case the property may be reoccupied and the nonconforming use reinstituted in compliance with the other provisions of this section.

c. *Change.* Whenever a nonconforming use has been changed to a conforming use, such nonconforming use shall be deemed to be permanently abandoned and shall not be reinstituted on the property.

d. *Annexation.* After annexing an area, a person may continue to use land in that area in the manner in which the land was being used on the date the annexation proceedings were instituted, except where inconsistent with V.T.C.A., Local Government Code § 43.002.

4. To avoid undue hardship, nothing in this appendix shall be deemed to require a change in the plans, construction, or designated use of any building on which an active process was lawfully begun prior to the effective date of adoption or amendment of the ordinance from which this appendix is derived and upon which an active process has been carried on diligently. The phrase "active process" is hereby defined as follows:

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a. For land zoned single-family residential (SFR), single-family residential estate (SFR-E), or garden home district (GHD), a development proposal must be in conjunction with a previously approved preliminary plat;

b. For land zoned NC (neighborhood commercial), CSC (community shopping center), DD (downtown district), LNC (local neighborhood commercial), OPD (office park district), LI (light industrial), I (industrial), BP (business park) or A-1 (agricultural), when the land is subject to a valid existing preliminary site plan in accordance with section 9; or

c. For land zoned MFR-H (multiple-family residential—high density), MFR-M (multiple-family residential—medium density), MFR-L (multiple-family residential—low density) or PUD (planned unit district), when a proposed specific use permit (SUP) has been heard at public hearings of the city council and the planning and zoning commission.

C. *Nonconforming lots.*

1. *Development.* Development shall be permitted on any single nonconforming lot of record. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply if the lot is nonconforming only because it fails to meet the requirements for size (area, width, or depth) that are generally applicable in such district. Yard dimensions and requirements, other than those applying to area, width, or depth, any or all, of the lot shall conform to the regulations of applicable zoning district. Variance of yard requirements shall be obtained only through action of the board of adjustment. Development may still be restricted by limitations imposed by other provisions of this appendix.

2. *Subdivision.* Nonconforming lots may not be further subdivided.

3. *Combination.* Nonconforming lots may be combined and treated as a single lot for development, without platting or replatting, even if the resulting nonconforming lot is nonconforming.

D. *Nonconforming structures.*

1. It is the intent of this appendix to permit nonconforming structures to remain but to prohibit any nonconforming structure from being enlarged or altered in a manner which increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.

2. Where a nonconforming structure exists, or where a lawful structure becomes nonconforming by the future adoption or amendment of an ordinance, such structure may continue to exist as long as it remains otherwise lawful, subject to the following provisions:

a. *Enlargement.* No such nonconforming structure shall be enlarged or altered in a manner that increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.

b. *Abandonment.*

(1) When a nonconforming structure becomes vacant or is abandoned for 12 months or more, the structure shall be brought up to the current structural regulations of the district in which it is located. An abandoned or vacant structure shall not thereafter be occupied until the structure conforms to the current structural regulations of the district in which it is located.

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(2) Abandonment of a nonconforming structure shall be determined by relevant evidence of nonuse of the structure, including, but not limited to, termination or nonuse of utilities, termination of leasehold, and evidence of lack of occupancy of the structure.

(3) The commission may determine that a structure which has been abandoned under the intent of this section may continue to exist if the owner can show unusual circumstances which prevented or precluded use of the structure during that period, in which case the structure may be reoccupied.

c. *Destruction or damage.*

(1) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by less than 50 percent of the current replacement cost of the structure by accidental means, including, but not limited to, accidental fire, windstorm, flood, civil disorder, or act of war, the structure may be restored to its preexisting nonconforming state. Such restored structure shall meet all other applicable city codes, and nothing herein shall be construed as constituting a waiver of requirements other than those governed by the zoning ordinance. If plans to restore or repair the structure are not submitted for issuance of a building permit within 12 months from the date of the destruction or damage, the structure must be replaced or restored in full conformity with current structural regulations for the district in which it is located. The commission may grant, upon written application by the property owner showing cause, a one-time extension to seek a building permit for a period not to exceed six months.

(2) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by 50 percent or more of the current replacement cost of the structure by accidental means, the structure must be restored in full conformity with current structural regulations for the district in which it is located.

(3) Multifamily. Notwithstanding the foregoing, existing nonconforming multifamily dwelling developments may be rebuilt in districts MFR-H, MFR-M and MFR-L, in the event of any such damage or destruction, at the same unit per acre density that existed prior to such damage or destruction, and with no increase in the nonconformity and meeting all current codes.

d. *Relocation of structure.* Should any such nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the structural regulations for the district in which it is located after it is moved.

e. *Repairs and maintenance.*

(1) On any nonconforming structure or portion of a nonconforming structure, work may be done in any period of 36 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 50 percent of the current replacement cost of the nonconforming structure or portion of the structure, as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

(2) A property owner may apply to the commission for an increase in the time period or the percentage limits contained herein to enable repairs necessary for the protection of the public health, safety, and welfare.

(Ord. No. 96-14, § 2, 7-1-1996; Ord. No. 99-2, §§ 1—3, 1-18-1999; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-29, § 1, 11-3-2008; Ord. No. 2014-18, § 2, 8-4-2014; Ord. No. 2022-08, § 3, 5-2-2022)

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Section 6.5. Amendments.

A. *Authority.* The city council may from time to time amend, supplement, or change by ordinance the boundaries of the district or the regulations herein established.

B. *Submission to planning and zoning commission.* Before taking action on any proposed amendment, supplement or change by ordinance of a district boundary or regulation, the city council shall submit the proposed revision to the planning and zoning commission for its recommendation and report. The planning and zoning commission shall make its report within 30 days following the close of the public hearing thereon.

C. *Public hearings.* Prior to adopting any ordinance amending, supplementing, or changing the boundaries of any district or any regulation herein established, the planning and zoning commission and city council shall hold public hearings at which any person desiring to be heard regarding such matter shall be given an opportunity to do so. City council may not hold a public hearing until it receives the final report of the planning and zoning commission.

D. *Notice of public hearings.*

1. Notice of any public hearing involving a proposed change in a zoning classification shall be given, in writing, to each owner of real property, as indicated by the most recently approved city tax roll, which lies within 200 feet of any property on which said change in classification is proposed, such notice to be given before the tenth day before the hearing date.

2. Notice of all public hearings shall also be published in the official newspaper of the city, or a newspaper having general circulation in the city, before the fifteenth day before the public hearing.

3. In addition, notice of any public hearing involving a proposed change in zoning classification shall be given by causing a sign to be erected on the property which would be affected by the proposed change stating the time and place of the hearing. Such sign shall be erected not less than ten days prior to the date on which such hearing is to be held.

4. Before the tenth day before the hearing date, notice of any public hearing involving a proposed change in a zoning classification affecting residential or multifamily zoning shall be given, in writing, via United States Postal Service, to each school district in which the property for which the proposed change in classification is located.

E. *Vote required in the event of protest.* In the event of a written protest to any such proposed amendment, supplement, or change to a district boundary or regulation signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change or those immediately adjacent to the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, such amendment shall not become effective except by the affirmative vote of three-fourths of all members of city council. In computing the percentage of land area, the area of streets and alleys shall be included.

(Ord. No. 90-2, § 1, 2-5-1990; Ord. No. 96-16, §§ 1, 2, 8-19-1996; Ord. No. 2011-13, § 1, 6-6-2011; Ord. No. 2013-30, § 2, 10-7-2013; Ord. No. 2019-13, § 2, 5-6-2019)

Section 7. Schedule of district regulations.

A. *SFR, residential, general purpose and description.* The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness,

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order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.

1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.

A.1. *SFR-E, residential, general purpose and description.* The SFR-E, Single-Family Residential Estate Dwelling District, is the most restrictive residential district. The principal use of land in this district is for low-density single-family dwellings, up to 0.5 units per acre, and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low-density residential areas shall be protected from multiple-family residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.

1. Area and height regulations. Area and height regulations in an SFR-E district, are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an SFR-E district are the same as SFR, and are set forth in subsection P of this section, permitted use table.

B. *(R-2 and R-3) MFR-L, residential, general purpose and description.* The MFR-L, Multiple-Family Residential Dwelling—Low-Density District, is intended to provide for lowest-density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in a maximum density of six dwelling units per acre. The principal use of land may be one or several dwelling types, including multiple-family dwellings, and including two-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The multiple-family residential dwelling district—low functions as a buffer or transition between commercial or higher density residential areas and lower density areas. The intent of these regulations is to allow development of property which may have a limited area suitable for residential development due to a portion of the property being flood-prone or adjacent to a district of a different zoning designation.

1. Area and height regulations. Area and height regulations in an MFR-L district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for SFR uses permitted in MFR-L districts, all the district regulations for SFR development shall apply, including but not limited to, lot area, width and setback requirements.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an MFR-L district are set forth in subsection P of this section, permitted use table.

C. *(R-4) MFR-M, residential, general purpose and description.* The MFR-M, Multiple-Family Residential Dwelling—Medium-Density District, is intended to provide for medium-density multiple-family dwellings which may have a relatively intense concentration of dwelling units, up to nine per acre, served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a

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balanced, orderly, convenient, economical and attractive residential area. The MFR-M, multiple-family residential district, functions as a buffer or transition between commercial or higher-density residential areas, and lower-density residential areas.

1. Multifamily residential area and height regulations. Area and height regulations in an MFR-M district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L uses permitted in MFR-M districts, all the district regulations for MFR-L development shall apply, including but not limited to lot area, width and setback requirements.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an MFR-M district are set forth in subsection P of this section, permitted use table.

C.1. *GHD, residential, general purpose and description.* The GHD, Garden Home District, is intended to provide medium-density, detached, single-family dwellings having open space between units which exceed multi-family buildings, with density not exceeding six units per acre.

The district may be located adjacent to a district of a different zoning designation, and for which the development as GHD would be appropriate as a buffer between incompatible land uses.

(1) Dwellings in the GHD utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure.

(2) Fifty percent or more of one side of the structure shall be located within (1) one foot of the zero-lot line. Building walls which are located on the zero-foot lot line shall meet the adopted building code requirements, which may limit the types of allowed penetrations and projections.

(3) The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero-foot lot line. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

(4) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.

(5) The interior living area of the first floor of any two-story residential structure in GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces, and garages.

D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L and MFR-M uses permitted in MFR-H districts, all the district regulations for MFR-L and MFR-M development shall apply, including but not limited to lot area, width and setback requirements.

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2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.

1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.

4. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.

F. *(C-1) CSC, Community Shopping Center District, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles.

1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.

4. No CSC district shall be created which includes less than two acres.

5. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

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3. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.

4. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.

5. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

H. *OPD, Office Park District, general purpose and description.* The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas.

1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.

4. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.

5. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.

6. One caretaker's quarters unit may be provided for each office park complex.

7. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.

8. Buildings in the OPD are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

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

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

   a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

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4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

(a) 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.

(b) 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.

(c) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. For the PUD district, the use and property development regulations shall be the same as if each use approved in the PUD were situated in the most restrictive district in which such use is otherwise permitted in this ordinance, unless other restrictions and regulations are approved as a part of the site plan and the PUD district.

(d) The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

(e) 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;

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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.

(2) *Application.*

(a) *Application and approval process.* A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.

(b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the planning and zoning commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the planning and zoning commission shall forward the plan with its recommendation to the city council for consideration. The planning and zoning commission and/or city council may require additional information throughout the process.

(c) An applicant may choose one of two ways to seek PUD approval:

1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.

(a) Data describing all processes and activities involved with the proposed use;

(b) Boundaries of the area covered by the site plan;

(c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

(d) The location of existing drainage ways, and significant natural features;

(e) Proposed landscaping and screening buffers;

(f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;

(g) The location, height and type of each wall, fence, and all other types of screening;

(h) The location, height, and size of all proposed signs;

(i) Utility and drainage plans;

(j) Regulation matrix designating what zoning district the development will follow; and

(k) Data describing any variation from the typical development requirements; or

2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the

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zone change to PUD is approved. At the time of site plan approval, all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:

(a) General land use and density plan;

(b) Identify proposed general uses, densities, major open spaces, circulation, and access features. Detention and/or retention areas may be calculated as open space only when, in the opinion of the planning and zoning commission, the detention area is designed to act as an amenity;

(c) Statement indicating proposed phasing of development and the projected timing of each;

(d) Data describing all processes and activities involved with the proposed use;

(e) Regulation matrix designating what zoning district the development will follow; and

(f) Data describing any variation from the typical development requirements.

(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.

(4) *Time limit.* A planned unit development issued under this section shall expire two years after its date of issuance if the construction or use authorized thereunder is not substantial and is not providing consistent progress prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a PUD applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. The PUD zoning will remain in place, however, and a new application, fee, and development plan must be submitted in accordance this section. The new submittal must be approved for any construction to occur.

(5) *Revocation*. A PUD may be revoked or modified, after notice and hearing, if the PUD was obtained or extended by fraud or deception or if the terms of the PUD have not been met.

K. *Reserved.*

L. *A-1, Agricultural District, general purpose and description.* The A-1, Agricultural District, is intended for the growing and/or marketing of agricultural products.

1. Area and height regulations. Area and height regulations in an A-1 district are set forth in subsection Q.2 of this section, regulation matrix.

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2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an A-1 district are set forth in subsection P of this section, Permitted use table. Residential development is prohibited in the A-1 district; however, dwelling quarters for onsite employees and their families are permitted provided such residential use conforms to the SFR district regulations, including lot area, width and setback requirements and parking ratio.

M. *(M-1) LI, Light Industrial District, general purpose and description.* The LI, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses.

1. Area and height regulations. Area and height regulations in an LI district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an LI district are set forth in section 7-P, permitted use table.

N. *I, Industrial District, general purpose and description.* The I, Industrial District, is intended to provide for industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.

1. Area and height regulations. Area and height regulations in an I district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.

O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit.

1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.

4. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.

5. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.

6. Performance standards shall conform to section 8.J as shown in the CSC zoning district.

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7. Exterior requirements. All buildings are encouraged to be constructed with at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

8. Except as specifically provided in the permitted use table in subsection P of this section, retail sales shall be permitted as accessory uses only and then only to the extent that such sales are sales of products manufactured or serviced on the premises. Retail sales shall not be permitted as a primary use in the BP district except where specifically authorized in said subsection P of this section.

P. *Permitted uses.*

1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.

2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.

3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.

5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

6. *Permitted use table.*

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Residential Uses	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	L1	I	BP
Single-Family Residence	P		P											
Garden Home Residence		P												
Multiple-Family Residence—Low Density			P	P	P									
Multiple-Family Residence—Medium Density				P	P									
Multiple-Family Residence—High Density					P									
Mobile Home Residence						P								

	2017 NAICS Industry Descriptions	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	OPD	DD	A-1	L1	I	BP
	Sexually oriented businesses (Ch. 62)													S	
11															
111	Crop production							O	O	O	O	P			
1114	Greenhouse, nursery, and floriculture production									O	O	P	S	S	O
112	Animal production and aquaculture							O	O	O	O	P			
113	Forestry and logging									O	O	P	S	P	
1133	Logging									O	O	S		S	
114	Fishing, hunting, and trapping									O	O	P			
115	Support activities for agriculture and forestry							O	O	O	O	P		O	
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211	Oil and gas extraction									O	O	S	S	S	
212	Mining (except oil and gas)									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22															
221	Utilities									O	O		S	P	O
23															
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33															
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P		P	P	
3121	Beverage manufacturing							P		O	P		P	P	P
3122	Tobacco manufacturing							O		O	O		S	S	S
313	Textile mills							O		O	O		S	S	S
314	Textile product mills							O		O	O		S	S	S
315	Apparel manufacturing							O		O	O		S	S	S
316	Leather and allied product manufacturing							O		O	O		S	P	S
3161	Leather and hide tanning and finishing							O		O	O		O	S	O
321	Wood product manufacturing							O		O	O		S	P	S
322	Paper manufacturing							O		O	O		O	S	O
323	Printing and related support activities							S		O	S		P	P	P

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323113	Commercial screen printing							P	S	O	P		P	P	P
324	Petroleum and coal products manufacturing							O		O	O		S	S	S
325	Chemical manufacturing							O		O	O		S	S	S
325412	Pharmaceutical preparation manufacturing							O		O	O		P	P	P
326	Plastics and rubber products manufacturing							O		O	O		S	P	S
3262	Rubber product manufacturing							O		O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O		O	O		O	P	O
331	Primary metal manufacturing							O		O	O		O	S	O
332	Fabricated metal product manufacturing							O		O	O		S	P	S
333	Machinery manufacturing							O		O	O		S	P	S
334	Computer and electronic product manufacturing							O		O	O		P	P	P
335	Electrical equipment, appliance, and component manufacturing							O		O	O		P	P	P
33591	Battery manufacturing							O		O	O		O	S	O
336	Transportation equipment manufacturing							O		O	O		S	P	S
337	Furniture and related products manufacturing							O		O	O		S	P	S
339	Miscellaneous manufacturing							O		O	O		P	P	S

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3391	Medical equipment and supplies manufacturing							O		O	O		P	P	P
42															
423	Merchant wholesalers, durable goods							O		O	O		P	P	P
424	Merchant wholesalers, nondurable goods							O		O	O		P	P	P
425	Wholesale trade agents and brokers							O		O	O		P	P	P
44—45															
4411	Automobile dealers							O		O	O		P	P	O
4412	Other motor vehicle dealers							O		O	O		P	P	O
4413	Automotive parts, accessories, and tire retailers							P	S	O	O		P	P	P
4491	Furniture and home furnishing retailers							P	P	O	P		S	S	P
4492	Electronics and appliance retailers							P	P	O	P		S	S	P
444	Building material and garden equipment and supplies dealers							P	P	O	P		P	P	P
444180	Other building material dealers							S	S	O	O		S	S	S
445	Food and beverage retailers							P	P	O	P		P	P	S
455	General merchandise retailers							P	P	O	P		P	P	P

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4561	Health and personal care retailers							P	P	O	P		P	P	P
457	Gasoline stations and fuel dealers							P	P	O			P	P	
45712	Other gasoline stations									O	O		S	S	
458	Clothing, clothing accessories, shoe, and jewelry retailers							P	P	O	P		P	P	P
4591	Sporting goods, hobby, and musical instrument, retailers							P	P	O	P		P	P	P
4592	Book retailers and news dealers							P	P	O	P		P	P	P
4593	Florists							P	P	O	P		P	P	P
4594	Office supplies, stationary, and gift retailers							P	P	O	P		P	P	P
4595	Used merchandise retailers							P	P		P		P	P	P
45993	Manufactured (mobile) home dealers									O	O			S	
4599	Other miscellaneous retailers							P	P		P		P	P	P
48—49															
481	Air transportation									O	O		O	O	O
482	Rail transportation									O	O		S	P	S
483	Water transportation									O	O		O	S	O
484	Truck transportation									O	O		P	P	S
485	Transit and ground passenger transportation							S	S	O	S		S	S	S

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486	Pipeline transportation	S	S	S	S	S	S	S	S	S	S	S	S	S	S
487	Scenic and sightseeing transportation							S		O	P				P
488	Support activities for transportation							S	S	O	O		S	P	P
48841	Motor vehicle towing									O	O		S	P	O
491	Postal service							P	P	O	P		P	P	P
492	Couriers and messengers							P	P	O	P		P	P	P
493	Warehousing and storage									O	S		P	P	P
51															
513	Publishing industries							P		O	P		P	P	P
512	Motion picture and sound recording industries							S		O	S		S	S	S
516	Broadcasting and content providers							S	S	O	O		P	P	P
517	Telecommunications							S	S	O	S		P	P	P
517121	Telecommunication resellers							P	P	O	P		P	P	P
518	Computing infrastructure providers, data processing, web hosting and related services							S	S	O	S		S	P	P
519	Web search portals, libraries, archives, and other information services							S	S	O	S		S	P	P
52															
521	Monetary authorities—Central bank							P	P	P	P		P	P	P

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522	Credit intermediation and related activities							P	P	P	P		P	P	P
522299	International, secondary market, and all other nondepository credit intermediation (i.e., pawn shops)							S		O	S		S	P	P
523	Securities, commodity contracts, and other financial investments and related activities							P	P	P	P		P	P	P
524	Insurance carriers and related activities							P	P	P	P		P	P	P
525	Funds, trusts, and other financial vehicles							P	P	P	P		P	P	P
53															
531	Real estate							P	P	P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O	O	O		O	P	P
532	Rental and leasing services							P	S	O	S		P	P	P
53212	Truck, utility trailer, and RV rental and leasing							O	O	O	O		O	P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)							P	P	P	P		P	P	P
54															
541	Professional, scientific, and technical services							P	P	P	P		P	P	P
54138	Testing laboratories							S		O	S		S	P	P

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55															
551	Management of companies and enterprises							P	P	P	P		P	P	P
56															
561	Administrative and support services							P	P	O	P		P	P	P
561730	Landscaping services							S		O	O		S	P	S
56179	Other services to buildings and dwellings							S		O	O		S	P	P
562	Waste management and remediation services									O	O		S	P	S
61															
6111	Elementary and secondary schools	S	S	S	S	S	S	S	S	O	S	S	S	S	S
6112	Junior colleges							S		O	S	S	S	S	S
6113	Colleges, universities, and professional schools							S		O	S	S	S	S	S
6114	Business schools and computer and management training							S		O	S	S	S	S	S
6115	Technical and trade schools							S		O	S	S	S	S	S
6116	Other school and instruction							P	P	P	P	S	P	P	
62															
621	Ambulatory health care services							P	P	P	P			P	P
622	Hospitals							P		O	S		P	P	P

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6231	Nursing care facilities—Skilled nursing facilities							S	S	O	S			S	
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	P	P	P	P	P	P								
623311	Continuing care retirement communities (with on-site nursing)							S	S	O	S		S	S	
623312	Assisted living facilities for the elderly (without on-site nursing)							S	S	O	S		S	S	
624	Social assistance							S		O	S		S	S	S
6244	Child day care services (childcare centers)							P	P	O	P		P	P	
6244	Child day care services (registered and/or licensed childcare home)	P	P												
71															
7111	Performing arts							P		O	P		P	P	P
7112	Spectator sports							S		O	O		P	P	P
7113	Promoters of performing arts, sports, and similar events							P		O	P		P	P	P
712	Museums, historical sites, and similar institutions	S	S	S	S	S	S	P	S	O	P	S	S	S	S
7131	Amusement parks and arcades							S			S		S	P	
7132	Gambling industries														

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7139	Other amusement and recreation industries										S		S	P	
713940	Fitness and recreational sports centers							P	S		P		P	P	
713990	All other amusement and recreation activities							S	S		P		P	P	
72															
7211	Traveler accommodation							S		O	S		S	S	S
7212	RV (recreational vehicle) parks and recreational camps									O			S	S	
7213	Roominghouses and boardinghouses							S		O	S		S	S	S
7223	Special food services							P	P	O	P		P	P	P
7224	Drinking places (more than 75% sales of alcoholic beverages)							S			S		S	S	S
7225	Restaurants and other eating places							P	P	O	P		P	P	P
81															
8111	Automotive repair and maintenance							P	S	O	S		S	P	
81112	Automotive body, paint, interior, and glass repair							S	S	O	S		S	P	
8112	Electronic and precision equipment repair and maintenance							S		O	O		S	P	P
8113	Commercial and industrial machinery and equipment							S		O	O		S	P	P

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	(except automotive and electronic repair and maintenance)														
8114	Personal and household goods repair and maintenance							S		O	O		S	P	P
8121	Personal care services							P	P	P	P		P	P	P
8122	Death care services							S	S	O	S		S	S	S
8123	Dry cleaning and laundry services							P	P	P	P		P	P	P
8129	Other personal services							P	P	P	P		P	P	P
8131	Religious organizations	S	S	S	S	S	S	S	S	O	S	S	S	S	S
8132	Grantmaking and giving services							O	O	O	O		O	P	O
8133	Social advocacy organizations							O	O	O	O		O	P	O
8134	Civic and social organizations							O	O	O	O		O	P	O
8139	Business, professional, labor, political, and similar organizations							O	O	O	O		O	P	O
814	Private households	P	P	P	P	P	P				P (a)	P			
92															
921	Executive, legislative, and other general government support							P		O	P		P	P	P
922	Justice, public order, and safety activities							P		O	P		P	P	P

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92214	Correctional institutions													S	
923	Administration of human resource programs							P		O	P		P	P	P
924	Administration of environment quality programs							P		O	P		P	P	P
925	Administration of housing programs, urban planning, and community development							P		O	P		P	P	P
926	Administration of economic programs							P		O	P		P	P	P
927	Space research and technology							P		O	P		P	P	P
928	National security and international affairs							P		O	P		P	P	P

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(a) Second floor and above.

(b) *Legend:*

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

(c) 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 city 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.

(d) *Swimming pool.* Exception for private recreation facilities under subsection (e) of this section.

1. If located in any residential zoning district, the pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
2. A swimming pool shall be deemed an accessory structure under the terms of this appendix, and shall, except as otherwise specifically provided herein, be subject to all requirements and restrictions hereunder. A swimming pool may be erected within a required rear yard, provided it is set back no closer than five feet from any rear lot line but shall not be erected within any required front or side yard. Swimming pool pump, filter, and heating equipment may be located within a required side or rear yard, but not nearer than five feet from any side or rear property line.

(e) *Private recreation facility.* Private recreation facilities in residential districts for multifamily developments, subdivisions, or homeowners' associations shall be restricted to use by the occupants of the residence and their guests, or by members of a club or homeowners' association and their guests, and shall be limited to such uses as swimming pools, open game fields, basketball, shuffleboard, racquetball, croquet, and tennis courts, and meeting or locker rooms. Private recreation facilities shall not be located within 25 feet of any street right-of-way or within ten feet of any abutting property line. Activity areas shall be fenced and screened from abutting properties. Dispensing of food and beverages shall be permitted on the premises only for the benefit of users of the recreation facility and not for the general public. Off-street parking shall be required on the basis of one space for each 4,000 square feet of area devoted to recreational use with a minimum of four spaces and a maximum of 20 spaces.

(f) *Auto repair garage.* Automobile repairing, painting, upholstering and body and fender work shall be performed only under the following conditions:

1. All body and fender repairing shall be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
2. No spray painting may be done except in a spray booth especially designed for that purpose.
3. All other auto repairing, etc., shall be conducted within a building enclosed on at least three sides.

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4. All vehicles awaiting body repair and/or paint, not currently being worked on within the required building, shall be stored behind and completely screened by an eight-foot opaque fence. The fence must be placed as to not block visibility of traffic and allow required ingress and egress. In addition, the fence must comply with fence requirements as noted in section 8.B.

5. Repaired vehicles, or those waiting to be repaired, cannot occupy recommended parking places.

(g) *Temporary batching facility.* Before a specific use permit may be granted for a temporary batching facility, the city council shall find that such batching plant, yard, or building is both incidental to and necessary for construction within two miles of the plant. A specific use permit may be granted for a period of not more than 180 days, and approval shall not be granted for the same location for not more than four specific use permits during any 30-month period. Within 30 days following the termination of any batching plant, the permittee shall cause the site to be returned to its original condition.

(h) *Junkyards.* No property located within the corporate limits of the city shall be used and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard, except in the I, industrial district.

(i) *Dry cleaning facilities.* Dry cleaning establishments shall be subject to the following additional supplemental requirements at the time of submittal for site plan approval, certificate of occupancy, first permit or zoning compliance request. Compliance with all applicable city, state and federal codes, ordinances and regulations shall be required prior to the issuance of a certificate of occupancy. In the case of a conflict between city, state and federal regulations, the more stringent shall control. Reports and copies of all documentation listed below must be provided to the city on a quarterly basis.

1. The facility may process only the clothing dropped off by customers at that location.

2. All employees shall be certified by the equipment manufacturer before operating or maintaining the equipment at that site.

3. The facility shall be registered with the EPA and TNRCC as a small industrial generator of hazardous waste, if required by state or federal regulations, or the owner shall provide proof that it is exempt from such registration.

4. The facility shall have a sampling port installed on its property to allow compliance sampling by city, state, or federal agencies, of sewer effluent.

5. Perchloroethylene waste storage shall be limited to no more than 90 days on-site.

6. Perchloroethylene waste removal shall be handled by a third-party transporter and removed to a RCRA permitted treatment storage and disposal facility.

7. No perchloroethylene shall be stored on-site other than in the dry cleaning machine system.

(j) *Single tenant or occupant retail uses occupying 50,000 gross square feet or more.* The following requirements shall be in addition to the requirements of any applicable zoning district or overlay district. The following regulations also apply if any interior portion of the 50,000 gross square feet of the building envelope is subleased to another tenant or occupant not affiliated with the primary tenant or occupant:

1. Provide a noise mitigation plan to verify compliance with the city's current maximum permissible sound levels located in article IV, chapter 54 of the Code of Ordinances;

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2. Front building facades and facades fronting private or public streets with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections and/or recesses must be at least 25 percent of the length of the facade. Uninterrupted lengths of facade may not exceed 100 feet in length;

3. Buildings shall be architecturally finished on all four sides with the same architectural elements as required in subsection P.6.(j)4 of this section except the rear of the building, provided that a double row of trees is planted along the property line behind the building. In this case, the architectural finish must match the remainder of the building in color and facade material only. A double row of trees shall include trees planted on offset 50-foot centers in a 15-foot landscape buffer, where 50 percent of the trees are canopy evergreen trees; and

4. Buildings that are 50,000 square feet or more in size must include a minimum of six of the following architectural elements. Buildings that are 100,000 square feet or more in size must include a minimum of eight of the following architectural elements:

    a. Canopies, awnings or porticos.

    b. Overhangs.

    c. Arches.

    d. Arcades (a series of adjoining arches).

    e. Peaked roof forms.

    f. Outdoor patios.

    g. Display windows.

    h. Architectural work, such as tile work and moldings integrated into the building facade.

    i. Articulated ground floor levels or base.

    j. Articulated cornice lines.

    k. Integrated planters or wing walls that incorporate landscape and sitting areas.

    l. Offsets, reveals, or projecting ribs used to express architectural or structural bays.

    m. Accent materials (minimum 15 percent of exterior facade).

    n. Varied roof heights.

    o. A similar architectural feature may be presented for consideration approved by the director.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.

2. See regulation matrix.

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REGULATION MATRIX - COMMERCIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (max. 4 stories)	Landscape Requirements	Ex No
				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	15,000	100	150	30	15	25	10	25	10	40	Yes	
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D,
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D,
DD	15,000 E	0	0	0	0 F	15	0	0	0	70	Yes	E,
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H
BP	10,000	100	100	30	25	25	25 J	25	25 J	40	Yes	J
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B,

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A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet.

B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet.

C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

D. When rear yard of an NC or LNC district abuts a residential district, rear yard setback shall be a minimum of 25 feet.

E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.

F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.

G Reserved.

H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.

I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.

J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.

K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

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REGULATION MATRIX—RESIDENTIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side					
						Interior	Exterior (Corner Lot)				
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	No	35%
SFR-E Single-Family—Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	No	20%
MFR-L Multifamily—Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	No	50%
MFR-M Multifamily—Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%

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MFR-H Multifamily—Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%
MHR Mobile Home	10	—	—	25 B	25	10 I	30	25	20	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	No	10%
GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, E	5 B, H	4 C, H	40	Yes D	50%

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A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B. 35 feet on thoroughfares.

C. 25 feet on thoroughfares.

D. Zero-foot lot line on one side only.

E. Ten-foot minimum separation between buildings.

F. Lots currently in existence with less than 90 feet of width may continue with the same existing setback provided they are not less than a minimum of five feet.

G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected. Example: a duplex requires two 45-foot-wide lots.

H. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

I. 25 feet when abutting land zoned single-family residential (SFR) district.

J. Reserved.

K. Parking is required in accordance with the parking group table in the design criteria manual.

3. *Area and height exceptions.*

a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, but in no event greater than 70 feet in height, when the building setback from the nearest property line is equal to or greater than the building height. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.

b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:

1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and

2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.

c. Exceptions for the downtown district (DD):

1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and

2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.

d. Communications towers height criteria:

1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed 40 feet and in non-residential districts shall not exceed 200 feet.

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2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.

3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.

f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and

2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a specific use permit (SUP).

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005;

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Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008; Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020; Ord. No. 2021-04, §§ 2, 3, 3-1-2021; Ord. No. 2021-05, § 2, 3-1-2021; Ord. No. 2021-20, § 2(Exh. A), 9-13-2021; Ord. No. 2021-28, § 2, 10-4-2021; Ord. No. 2022-01, § 2, 2-7-2022; Ord. No. 2022-06, § 2, 4-4-2022; Ord. No. 2022-08, §§ 4—7, 5-2-2022; Ord. No. 2023-18, § 2, 8-7-2023)

Section 7.5. Community overlay district.

1. *General purpose and description.* The community overlay district (COD) is intended to preserve and enhance the physical characteristics of the city along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, with the exception of the downtown district. The COD does not apply to the DD. The DD is subject to supplementary regulations and the DD geographic limitations as shown on the official zoning map. The COD includes the following thoroughfares: FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Boulevard (also known as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Boulevard, from Friendswood City Limit to FM 528.
2. *Boundaries.* The boundary of the COD shall be parallel to the thoroughfare right-of-way to include nonresidential properties within 300 feet from the right-of-way. If any portion of such property is within 300 feet, the entire tract is subject to the COD requirements.
    a. *Exception:* The COD boundary shall be limited to a depth of 150 feet abutting FM 2351 from Beamer Road to Clear Creek.
3. *Screening.* The following uses on the site shall be screened to a height sufficient to completely screen the use from view at ground level. For the purposes of this subsection, the term "view from ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering streets of the COD.
    a. All outside storage;
    b. Industrial activities;
    c. Off-street loading areas;
    d. Refuse storage areas, dumpsters, and all related activities; See section 8.L.
    e. Air conditioning, refrigeration, heating, and other mechanical and electrical equipment;
    f. Microwave and satellite antennas not otherwise preempted from regulation by applicable law or regulation;
    g. Detention ponds*; and

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h. Garage bays fronting on the thoroughfares described in subsection 1 of this section.

An opaque screen composed of berms,** walls, fences, vegetation, or a combination of these materials between the property line and the development shall be used; however, in no case shall any of the above-mentioned activities be closer to the street than the setback line.

*If detention ponds are part of the landscaping plan, screening would not be necessary. Ponds may be located no closer than ten feet from abutting rights-of-way if the pond serves only the subject property.

**Berms used for any type of screening shall be limited to a height of three feet above finished grade at the front property line (not including detention facilities), and shall be landscaped.

4. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

5. *Landscaping.* The minimum landscaping requirements for areas within the COD shall be as follows:

   a. All landscape buffers shall be provided with architectural and/or landscape materials to screen structures, facilities, drive areas, parking areas, etc. Shrubs shall be a minimum height of two feet when planted and shall be placed a maximum of two feet apart. Mature shrubs shall be maintained in a live or living condition to form a continuous hedge with a maximum height of three feet six inches.

   b. Nothing contained in this subsection 5 shall be deemed to reduce applicable landscaping requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., specific use permit or planned unit development), but instead to enhance the aesthetics along the city's major thoroughfares by requiring additional or higher percentages of landscaping.

   c. Parking lots within the COD containing 20 parking spaces or less shall have open landscaped areas that are equal to not less than 15 percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area.

   d. Parking lots within the COD containing greater than 20 parking spaces shall have open landscaped areas equal to 20 percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area must be used as islands. Perimeter landscaping shall have at least one such tree for each 30 (40 lineal feet if not located in the COD) lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

   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.

   f. If, at any time, the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 90 days of written notice from the city.

   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.

6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front a COD thoroughfare unless screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include drive-throughs such as are typically found at banks or fast-food establishments. In the event that COD requirements overlap at intersections, architectural requirements regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

   a. Commercial.

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(1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color samples shall be submitted and approved as a part of the commercial site plan.

(2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc., are encouraged to be constructed of the same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commission may approve a vinyl coated cyclone fence.

b. *Residential.*

(1) Residential developments not facing a COD thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary to establish compliance with this subsection.

(2) Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(Ord. No. 99-37, § 1, 10-18-1999; Ord. No. 2000-25, §§ 2—5, 8-24-2000; Ord. No. 2004-07, § 1, 8-16-2004; Ord. No. 2006-15, §§ 2, 3, 7-24-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-38, § 1, 11-3-2008; Ord. No. 2010-37, § 1, 1-10-2011; Ord. No. 2013-10, § 2, 5-6-2013; Ord. No. 2019-06, § 2, 3-4-2019; Ord. No. 2020-04, § 3, 2-3-2020; Ord. No. 2021-28, § 5, 10-4-2021)

Section 8. Supplementary district regulations.

A. *Visibility at intersections in residential districts.* On a corner lot in any residential district, hedges and vegetation shall not be planted or allowed to grow in such a manner to materially impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines on such corner lots and a line joining points along said street lines 25 feet from the point of the intersection.

B. *Fences and walls.* Except as provided below, fences and walls are permitted in or along the edge of any required yard. However, no fence or wall shall be constructed on any exterior side yard so as to constitute a hazardous visual obstruction to traffic in any direction, and the same must conform to subsection A of this section. Additionally, fences and walls may only be constructed in front yards on lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528 or on lots greater than two acres, provided that no

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hazardous visual obstruction is created. On residential lots, decorative, transparent fences may be constructed in front yards on lots greater than two acres or that have a minimum lot width of 150 feet at the street. Chain-link and barbed wire fences are prohibited in the front yards in residential districts. Additionally, all fences must be installed with the finished side facing outward. Exception: any size lot may construct a fence when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard.

C. *Accessory buildings.* Except as specifically permitted by this appendix, no accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five feet of any other buildings.

D. *Erection of more than one principal structure on a lot.* In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard, street frontage, and other requirements of this appendix shall be met for each structure as though it were on an individual lot.

E. *Structures to have access.* Every building hereafter erected shall be on a lot adjacent to a public street, an approved private street, or provide written documentation for shared access agreements, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, shared parking and/or off-street parking.

F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading facilities are provided in connection with the construction, alteration, remodeling or change of use of any building or land. Specific guidelines regarding required off-street parking spaces and parking lot geometry shall comply with the requirements of the current Design Criteria Manual.

1. Parking Area Design. All off-street parking areas, including shared parking areas, shall be designed to provide safe and efficient parking and vehicular circulation. Parking layouts and design shall comply with the standards contained in the Design Criteria Manual, including requirements related to the number of parking spaces, parking space dimensions, aisle widths, and circulation patterns.

2. Loading and Unloading Areas. The owner or occupant of any property upon which a business is located shall provide loading and unloading areas of sufficient number and capacity to accommodate all vehicles reasonably expected to simultaneously deliver or receive materials or merchandise on the premises. Such areas shall be of adequate size to accommodate the types of vehicles reasonably expected to utilize the facility.

3. Site Plan Requirements. Any person applying for a building permit for the construction, alteration, or change of use of the land or of any building or structure shall submit a site plan designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The proposed loading and unloading facilities shall not create a direct or indirect hazard to vehicular or pedestrian traffic.

G. *Reserved.*

H. *Reserved.*

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

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2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) Provisions of this subsection may not apply in the following circumstances:

(a) The uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet.

(b) A commercial use has been established by specific use permit on a residentially zoned lot.

(4) When a residentially zoned property is rezoned to commercial, an existing fence may be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners

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

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

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

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

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

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b-1. *Landscape trees.* All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

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

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

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

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

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

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

d. *Existing plant material.*

(1) Where healthy planting exists on a site, the director shall credit the property owner for existing plants that are retained and used when calculating vegetation requirements under this section. When healthy trees exist on a site, and when they are equivalent in size and species to those required by this subsection, the director shall credit the property owner

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for existing trees that are retained and used when calculating requirements under this subsection.

(2) Existing landscape areas to be retained shall be protected from vehicular encroachment and damage during and after the construction phase by appropriate barriers. Parking or storing of vehicles, equipment, or materials is not allowed within the protective root zone.

(3) Protective barricades are to be installed around all protected trees prior to any construction activities on a development site. Barricades are to be installed a minimum of ten-feet from a protected tree or at the designated protective root zone.

(4) Protective barricades may be removed only to prepare the development site for final landscaping activities.

e. *Maintenance and care of trees.*

(1) *Maintenance period for trees.* For any tree installed in fulfillment of the requirements of this appendix, or any previously existing tree used in fulfillment of the requirements of this appendix, it shall be the responsibility of the then property owner to maintain such tree in a healthy condition. In the event of serious damage, disease or death of the tree, or if the tree should otherwise fail to survive , the then property owner shall, at his sole cost and expense, replace it with a tree that meets the requirements of this appendix, within 120 days from the date of notification by the city.

(2) *Pruning of trees.* It shall be unlawful as a normal practice for any person, firm or city department to top any tree on public property. Topping is hereby defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from the requirements of this appendix at the determination of the director.

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

f. *Preserving trees; historical significance.*

(1) *Findings.* The founders of the city chose to locate the community in its present location because of the inspiring, tranquil beauty of the huge oaks which occupied the creek banks and surrounding terrain. The name given the new town, Friendswood, was chosen because of its apt description of the settler members of the Friends Church, and the topographical character of the land, and the woods found in abundance along the four creeks. Over the years, the huge oaks have intertwined to create dense tree canopies throughout the city. The city council hereby finds and determines that the preservation of the naturally wooded topography is of historical significance to the city.

(2) *Purpose.* It is the intent of this subsection to encourage the preservation of existing trees within the city, and the historical significance thereof, and to prohibit their unwarranted destruction.

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(3) *Tree survey required.*

(a) A tree survey shall be required for:

(i) All proposed development on land located in districts zoned as neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park district (OPD), light industrial (LI), industrial (I), agricultural (A-1), business park (BP), planned unit development—mixed use (PUD-Mixed Use), or multifamily residential, low density (MFR-L), multifamily residential, medium density (MFR-M), and multifamily residential, high density (MFR-H);

(ii) All proposed development on land for which a specific use permit is required by sections 7.P and 9.G; and

(iii) For residential developments on land located in districts zoned as single-family residential (SFR), planned unit development cluster home (PUC—Cluster Home), or residential-garden home district (GHD), provided, however, the tree survey required by this subsection shall be required only for the common areas located within those developments, such as community parks, where residents of the developments would have common access.

(b) The tree survey certified by a licensed surveyor, a certified arborist, or registered landscape architect, that:

(i) Identifies:

1. The protected trees sought to be subjected to tree removal at the site, according to location, type and size;

2. Location and total caliper inches of invasive species to be removed, if seeking credit for elimination of invasive species;

3. Areas of construction or other activities to be performed within the critical root zone of a protected tree, including site plans documenting measures to be taken for protection of each impacted critical root zone;

(ii) Includes tables summarizing the total caliper inches of protected trees to be removed in size categories as follows:

1. 12-inch to 24-inch caliper;

2. Greater than 24-inch to 36-inch caliper; and

3. Greater than 36-inch caliper.

(iii) States the total number of caliper inches to be replaced, calculated using the tree replacement calculation set forth below, and how replacement will be achieved, whether by on-site replacement or off-site replacement, or payment in lieu of replacement; and

(iv) Includes the proposed plan for tree replacement by location, type and size, if applicable.

(c) If the property contains no trees fitting the description in subsection (b) of this section, no tree survey shall be required if a signed statement verifying that no

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such trees exist is filed with the community development office of the city (hereinafter "community development").

(d) The developer or owner of the property to be developed shall sign the tree survey certifying that it is, to the best of their knowledge, true and correct.

(e) The tree survey shall be submitted to community development concurrently with or as a part of the site plan, development permit or plat. Community development shall be authorized to review the data on-site for verification. The tree survey shall be accepted by community development or community development shall provide a notice, in writing, of its reasons for any action other than an acceptance thereof.

(4) *Site plan to include trees.*

(a) Every site plan submitted shall include all living trees identified on the tree survey as required by subsection I.f(3) of this section. Each such tree identified on the site plan shall bear a notation indicating the tree's status as either "protected" or "to be removed." A tree identified as "protected" indicates a tree that is not scheduled for removal during construction. A tree identified as "to be removed" indicates a tree that is scheduled for removal during construction. Each tree removed during construction shall be mitigated as required in subsection I.f(6) of this section.

(b) "Protected" Class 1 or Class 2 trees, 12 inches in diameter or greater, measured at a point 4½ feet above the natural ground level, shall be counted, on a one-for-one basis, toward the minimum number of trees required by this subsection I.

(c) Trees identified with the notation "protected" shall also be physically marked at the development site so as to be readily distinguishable from trees that are identified on the site plan as "to be removed."

(d) The commission may consider alternate landscape plans to promote the protection of existing Class 1 or Class 2 trees.

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

(6) *Mitigation and incentives.*

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

(b) New trees used for mitigation purposes shall be calculated in accordance with Table XX, measured at a point 18 inches above the natural ground level.

Table XX. Caliper Inch Replacement of a Protected Tree

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

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Greater than 36"	200 percent	220 percent	8-inch

(c) The landscaping plan shall clearly indicate which trees are being planted to replace trees identified as "to be removed" during development.

(d) Invasive tree species harm the native tree canopy; therefore incentives are available for elimination of species shown to be invasive on the qualified tree list. The city shall have the discretion to reduce tree replacement requirements based on the removal of invasive trees on-site. Reduction of caliper inch replacement, if granted, shall be calculated in accordance with Table XY.

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

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

(e) If, due to the nature of a proposed development and unique characteristics of land, trees cannot be planted in a sufficient number to meet the requirements hereof, a developer may elect to provide for a compensating tree to be planted elsewhere within the city. Off-site replacement trees shall be placed within the city limits on public property, private commercial property, educational, or institutional property as approved by the city planner and may be accomplished by donating a tree in kind, or by payment in lieu at a rate as established in Appendix D, Schedule of Fees, Rates, Charges, Deposits, Bond and Insurance Amounts. Off-site replacement trees shall be planted by the applicant within the time periods required for replacement trees.

(f) To encourage maintenance of the suburban wooded character of the community, the city council may from time to time establish incentives to developments which retain more Class 1 or Class 2 category trees than is required by this subsection.

(7) *Tree protection.* Property owners shall be required to ensure that each of the replacement trees and trees identified as "protected" on the site plan survives. If a replacement tree or a tree identified as "protected" fails to survive a minimum of five years from the issuance of a certificate of occupancy at least, the property owner shall replace such tree, at its sole cost and expense, within 120 days from the date of notification by the city, with the same tree type, which has a minimum caliper as prescribed in section I.2.f.(6)(b) of this appendix.

g. One tree required for each lot developed for single-family residential use. Each lot developed for single-family residential use shall have one of the qualified trees located in the required front yard, before a certificate of occupancy may be issued. An exception may be made by the building official for substantially wooded lots, in instances where the building official determines there is not sufficient space in the front yard for proper growth, or where the planting of the tree would constitute a hazard to persons or property.

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h. Exception for lots used for single-family residential dwelling purposes. Notwithstanding any other provision of this subsection I to the contrary, nothing contained herein shall be deemed to prohibit the owner or occupant of a single-family residential dwelling from trimming, pruning, or removing any tree located on a lot owned or occupied by such person as a private residence, provided that at least one tree is retained in the front yard, per section 8.I.g.

J. *Performance standards.*

1. *Compliance required.* Except as otherwise provided herein, no land, building or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, or other form of air pollution; heat, cold, dampness, electrical or other substance, condition or dangerous element in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises. Permitted uses as set forth in this appendix shall be undertaken and maintained only if they conform to the regulations of the section.

2. *Performance standard regulations.* The following standards shall apply in the various zoning districts as indicated:

a. *Exterior noise.* Noise standards shall apply to all property owners within the city and shall be in accordance with chapter 54, Offenses and Miscellaneous Provisions, article IV, Noise, of the Code of Ordinances.

b. *Vibration.* No vibration from any use within any zoning district shall be permitted which is perceptible without instruments at any residential property line within any residential zoning district.

c. *Lighting and glare.*

(i) *Prohibited.* It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any lighting, including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, in excess of the standards described below, directly or indirectly upon any lot, tract, or parcel of land, other than that upon which such lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.

(ii) *Permitted.* All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:

1. One footcandle where the adjacent development is zoned for nonresidential uses.

2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

(iii) *Shielding required.* All exterior light sources visible to pedestrian or vehicular off-premises traffic are required to be shielded, except as provided below, so that the light source is not visible to said pedestrian or vehicular traffic. Lights elevated on standards, for example in parking areas, shall be side-shielded on pedestrian or off-premises vehicular travel sides.

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Lighting mounted on low standards (such as bollard lights) is the preferred method for illuminating smaller parking areas and walkways.

(iv) *Exceptions.*

(1) Unshielded lighting facing pedestrian or off-premises vehicular sides of the property shall be permitted, provided the light source is not in excess of 1,700 lumens.

(2) Historical-style or architectural lighting visible to pedestrian or vehicular off-premises traffic shall be permitted, provided that the fixture or fixtures does not cause or permit any illumination in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:

a. One footcandle where the adjacent development is zoned for nonresidential uses.

b. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

(3) *Common developments.* The maximum footcandle allowed at an interior lot line shall not exceed five footcandles. Each phase of development must comply with lighting requirements applicable to exterior lot lines.

d. *Particulate air contaminants.* No emissions, dust, fumes, vapors, gases, or other forms of air pollution shall be permitted in violation of the rules and regulations of the state air control board and the environmental protection agency.

3. *Exceptions from performance standards.* The owner or operator of any building, structure, operation or use which violates any performance standard may file an application for a variance from the provisions thereof wherein the applicant shall set forth all actions taken to comply with said provisions and the reasons why immediate compliance cannot be achieved. The board of adjustment may grant exceptions with respect to time of compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum feasible compliance with the provisions of this section. In its determinations, the board of adjustment shall consider the following:

a. The magnitude of the nuisance caused by the violation.

b. The uses of property within the area of impingement by the violation.

c. The time factors related to study, design, financing and construction of remedial work.

d. The economic factors relating to age and useful life of the equipment.

e. The general public interest, welfare and safety.

K. *Sign regulations.* The sign regulations are printed in Appendix A to this Code.

L. *Screening for dumpsters and recycling storage containers.*

1. Dumpsters and recycling collection areas.

a. Dumpsters and recycling collection areas shall be located to minimize their visibility from public streets.

b. Dumpsters and recycling receptacles shall be screened to a height sufficient to screen the refuse from public view.

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c. Dumpsters and recycling collection enclosures shall contain permanent walls on three sides with the service opening not directly abutting a public sidewalk. The fourth side shall incorporate enclosure doors.

d. The opening for removal of the dumpster or recycling receptacle for collection is a minimum of 12 feet to allow for proper access when it is serviced. For every dumpster added, an additional ten feet in width is required.

M. *Commercial activities and temporary uses.*

1. *Commercial activities.*

a. *Permanent structure required.* Except as herein provided, every business within the city must be operated out of a permanent, stationary, site-built building.

b. *Temporary construction structures.* Temporary buildings and building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official for a period not exceeding the period of construction. Upon completion or abandonment of construction, such field offices and buildings shall be removed at the owner's expense.

(1) Temporary construction structures may be placed on sites that have been legally platted; or

(2) Temporary construction structures may be placed on undeveloped sites upon city approval of infrastructure plans.

c. *Temporary sales structures.* Temporary buildings for temporary sales offices, and temporary off-street parking areas, may be permitted in conjunction with new home sales. Such uses shall be located on a platted lot. Such structures and parking areas shall be removed when the subdivision is sold out. One temporary sales office is permitted per builder in a subdivision.

d. *Businesses creating nuisance.* Any business operating within a temporary structure as authorized above that constitutes a public nuisance to the surrounding neighbors or endangers public health, safety or welfare shall be cited for nuisance violations under this Code and shall be required to cease operations as directed by the building official, or other designee.

e. *Portable buildings or structures.* Portable buildings or structures, including, but not limited to, cargo boxes or tractor-trailers, are not permitted for use as commercial or business operations, provided, however, that such may be used as accessory structures for storage for a main business. The number and location of such structures are subject to a site plan review and approval by the city community development department. Mobile homes or RVs are not permitted to be used as accessory buildings.

f. *Restroom facilities.* Every business within the city must provide permanent restroom facilities on-site available for use by the customers of that particular business. These facilities may be located within the same building as the business or may be provided in an adjacent business with evidence of a perpetual agreement for such with the owner of the adjacent business. Restroom facilities shall be in compliance with all applicable state, county and city building and health code provisions, including restroom facilities for handicapped individuals, for the size and type of business to be conducted at that location.

2. *Temporary outdoor uses.*

a. For the purpose of this section, a "temporary outdoor use" is defined as the display of any merchandise, service, product, or good outside of a permanent structure for the purpose of sale, whether immediately or by accepting orders and irrespective of where payment is made. Such

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use may take place in required parking areas, invite outside vendors to the property, and/or utilize off-site parking.

(1) *30-day permit.* A 30-day permit may be issued for the temporary sale of holiday merchandise, such as pumpkins, flowers, and Christmas trees.

(a) *Number of permits.* There shall not be more than three permits issued per lot within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods.

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

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

(2) *Four-day permit.* A four-day permit may be issued for short-term temporary uses that include, but are not limited to, art and craft shows, festivals, fairs, grand openings, and church bazaars.

(a) *Number of permits.* There shall not be more than six permits issued per lot, within a calendar year, nor shall permits be allowed to run consecutively during two, 12- month periods.

(b) *Hours of operation.* A permit for a short-term temporary use shall be for a period not to exceed four consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities at official sundown, unless the applicant shows adequate lighting on the site plan. All outdoor activities must close by 10:00 p.m. The permittee must remove all items, tents and materials used for the conduct of the special event from the location not later than 5:00 p.m. on the day after the final date of the permit.

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

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

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

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(1) Name and contact information of the person conducting the activity,

(2) Proposed location,

(3) Name and contact information of the property owner where the use will take place,

(4) Description of the intended activity,

(5) Proposed dates for the temporary use,

(6) Number of anticipated attendees,

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

(8) Site plan showing the location of all activities that will take place on the property including tents, temporary structures, food trucks (for 4-day permits), restrooms, parking, trash receptacles, and any other pertinent information,

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

(10) Fire related items required by the International Fire Code,

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

(12) A copy of the activity's sales tax certificate,

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

(13) Security agreement with peace officers,

(14) Traffic control plan,

(15) Janitorial/clean-up service agreement and/or plan, or

(16) Health permits or state alcoholic beverage commission permits.

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

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

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

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

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

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

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

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

   a. No resale or craft items are allowed to be sold at farmers' markets.

   b. In addition to the application and supporting documents listed in subsection 2.(c) of this section, the applicant must also provide an issued and approved county health district farmers' market and vendor permits.

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

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

4. *Exemptions.*

   a. *Outdoor displays of merchandise.* Outdoor displays of merchandise by retail businesses shall be allowed if the display involves items for sale by a commercial retailer located within a permanent structure on the same parcel. Such displays may not cover more than one-half of the width of the pedestrian walkway between the storefront and the curb, nor impede the minimum egress width required by code, whichever is greater.

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

   c. *Temporary uses.* The conducting of temporary uses by the city shall be exempt from the provisions of this section.

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

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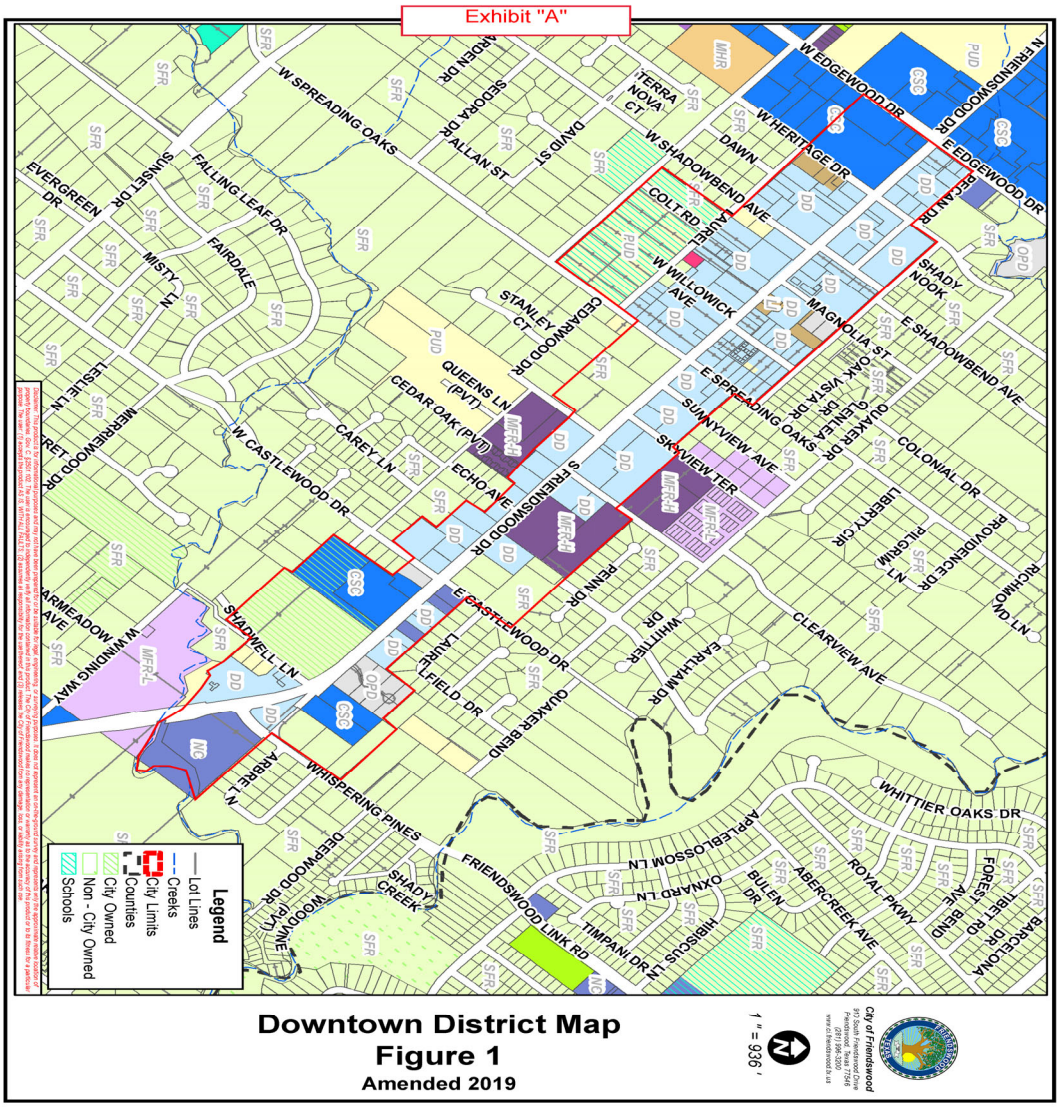
N. *Downtown District supplemental requirements.* These supplemental requirements shall apply only to new developments within the Downtown District or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by Zoning Ordinance Section 6.

1. *Geographic limits.* The geographic limits of the Downtown District are as shown on the Downtown District map (Figure 1). All properties within these geographic limits may rezone to Downtown District (DD). Those properties outside the geographic limits may not rezone to Downtown District (DD).



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

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

    a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

    b. Shared parking areas shall be allowed.

    c. Shared access agreements shall be required between adjacent developments.

    d. On street, head-in parking may be allowed in the Downtown District (DD) with the approval of the director, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD.

    e. Development plans shall indicate how freight and goods will be delivered.

    f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

    g. All such required documentation shall be presented before a development plan is approved.

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

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

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

    j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

    k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

    l. All trees required in subsection 8.I.2.c(2) shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

    m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

    n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

    a. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass, or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national

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model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.

c. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public are encouraged to be as follows:

(1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).

(2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.

(3) Not less than 25 percent fenestration shall be provided for all upper floor facades.

d. Awnings and canopies are allowed upon approval of the Planning and Zoning Commission.

e. Fenestration calculations. Preferred fenestration minimum:

(1) Area of ground floor primary wall facing ROW x 40 percent = minimum fenestration.

(2) Area of upper floor x 25 percent = minimum fenestration.

f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. are encouraged to be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.

c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.

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b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.

c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

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

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

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

b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:

(i) Equal or better pedestrian access to and along the development property;

(ii) Equal or enhanced landscape beautification for the development; or

(iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. *Adjacent property, buffer maintenance and installation.*

a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.

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b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.

c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. Required screening will be determined after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence maybe removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

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

9. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

(Ord. No. 86-10, § 1, 8-18-1986; Ord. No. 96-6, § 1, 5-20-1996; Ord. No. 97-14, §§ 1—11, 11-3-1997; Ord. No. 98-1, §§ 6, 7, 4-20-1998; Ord. No. 98-14, § 4, 8-17-1998; Ord. No. 99-6, §§ 8—12, 1-18-1999; Ord. No. 99-1, § 1, 1-18-1999; Ord. No. 2000-24, §§ 2—4, 8-7-2000; Ord. No. 2000-21, § 1, 9-11-2000; Ord. No. 2000-33, § 1, 10-16-2000; Ord. No. 2001-22, § 3, 10-15-2001; Ord. No. 2001-23, § 1, 11-19-2001; Ord. No. 2004-11, § 4, 8-2-2004; Ord. No. 2004-12, § 4, 8-2-2004; Ord. No. 2005-09, § 1, 2-21-2005; Ord. No. 2005-19, §§ 1—10, 9-12-2005; Ord. No. 2006-11, § 1, 6-26-2006; Ord. No. 2006-16, § 1, 7-24-2006; Ord. No. 2006-17, § 1, 8-7-2006; Ord. No. 2006-23, § 1, 10-16-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, §§ 4, 5, 2-18-2008; Ord. No. 2008-08, § 1, 4-21-2008; ; Ord. No. 2008-08, § 1, 5-19-2008; Ord. No. 2008-12, § 1, 6-2-2008; Ord. No. 2008-29, § 2, 11-3-2008; Ord. No. 2009-10, § 2, 6-15-2009; Ord. No. 2009-19, § 1, 9-14-2009; Ord. No. 2010-39, § 1, 1-10-2011; Ord. No. 2010-42, § 1, 1-10-2011; Ord. No. 2011-12, § 1, 4-18-2011; Ord. No. 2011-35, § 3, 12-5-2011; Ord. No. 2012-32, § 2, 12-3-2012; Ord. No. 2013-11, § 2, 5-6-2013; Ord. No. 2013-36, § 2, 11-4-2013; Ord. No. 2014-19, § 2, 8-4-2014; Ord. No. 2015-07, § 2, 3-2-2015; Ord. No. 2017-23, § 2, 9-11-2017; Ord. No. 2019-05, §§ 2, 3, 3-4-2019; Ord. No. 2019-16, § 2, 6-3-2019; Ord. No. 2019-17, §§ 2, 3, 6-3-2019; Ord. No. 2019-18, § 3, 6-3-2019; Ord. No. 2019-19, §§ 2—4, 6-3-2019; Ord. No. 2020-04, § 4, 2-3-2020; Ord. No. 2021-28, §§ 3, 4, 10-4-2021; Ord. No. 2021-29, § 2, 11-1-2021; Ord. No. 2022-08, §§ 8, 9, 5-2-2022; Ord. No. 2025-12, § 2, 5-5-2025; Ord. No. 2025-13, § 2, 5-5-2025)

Section 9. Site plans and Specific Use Permits.

A. *Site plan process.*

1. *Purpose.* The purpose of the site plan is to ensure compliance with this appendix and to assist in the orderly and harmonious development of the city, to protect and enhance the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures, additions or alterations thereto without proper attention to site planning and preserving the intent of this appendix.

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2. *Site plans required.* Site plans shall be required for:

    a. All proposed development on land zoned neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park development (OPD), light industrial (LI), industrial (I), agricultural (A-1), or business park (BP) or multiple-family residential low-density (MFR-L), multiple-family residential medium-density (MFR-M), and multiple-family residential high-density (MFR-H); and

    b. Where a specific use permit is required by subsection 7.P, permitted use table, and this subsection G; and

    c. A planned unit development (PUD), in accordance with the procedures set forth in section 7.J.

3. *Content.* The application shall be accompanied by plans that include the following.

    a. *Site plan.*

        1. Data describing all processes and activities involved with the proposed use;

        2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;

        3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

        4. The location of existing drainageways, and significant natural features;

        5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and

        6. The location, height and size of all proposed signs.

    b. *Landscape plan.*

        1. Proposed landscaping and screening buffers; and

        2. The location, height and type of each wall, fence, and all other types of screening.

    c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.

    d. *Building elevations.*

        1. Identifying building facade materials;

        2. Overall building height;

        3. Colored elevations, if applicable; and

        4. Building fenestration calculations, if applicable.

    e. *Tree survey and mitigation plan.*

    f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:

        1. Submit utility and drainage plans with the SUP application; or

        2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning

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and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").

4. *Staff review.* An applicant for development that requires a site plan shall first consult with staff regarding the ordinance requirements and proposed development plan. An applicant shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, prior to proceeding to the commission.

5. *Administrative Approval*. The Director is authorized to review and approve site plans that comply with all applicable requirements of this Code, including but not limited to zoning, subdivision, engineering and development standards. Site plans eligible for administrative approval shall be reviewed and considered within thirty (30) days of a complete application.

6. *Planning and Zoning Commission action.* Any site plan that involves special consideration as defined by the Zoning Ordinance shall be presented to the Commission for review and approval. Site plans requiring Commission review shall be scheduled for consideration and a decision will be provided within 30 days of being placed on an agenda.

   Special considerations include, but are not limited to:

   a. Requests for alternative compliance provisions;

   d. Developments requiring interpretation of zoning standards; or

   e. Any other circumstance identified in this Code requiring Commission review.

7. *Determination of Review Authority. The director shall determine whether a proposed site plan qualifies for administrative approval or must be referred to the Commission.*

8. Denied site plans. Any corrections, changes, or conditions required to ensure the plan complies with all existing ordinances that are imposed by the commission shall be provided to the applicant, in writing, and shall become a part of the approved site plan which, if not met, may be cause for enforcement action or invalidation of the site plan.

9. *Expiration*. Approval will expire one year after the approval of the site plans. 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 months.

10. *Enforcement.* Following the approval of a site plan, the director shall inspect the development to ensure that it is in full compliance with the approved site plan.

B. *Specific use permits.*

1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.

2. *Permit required.* A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use only as a specific use unless a specific use permit has first been issued in accordance with the provisions of this section.

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3. *Application procedure.* An application for a specific use permit shall be filed with the community development department. The application shall be accompanied by plans that will become a part of the specific use permit, if approved. The accompanying plans shall include the following:

    a. *Site plan.*

        1. Data describing all processes and activities involved with the proposed use;

        2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;

        3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

        4. The location of existing drainageways, and significant natural features;

        5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and

        6. The location, height and size of all proposed signs.

    b. *Landscape plan.*

        1. Proposed landscaping and screening buffers; and

        2. The location, height and type of each wall, fence, and all other types of screening.

    c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.

    d. *Building elevations.*

        1. Identifying building facade materials;

        2. Overall building height;

        3. Colored elevations, if applicable; and

        4. Building fenestration calculations, if applicable.

    e. *Tree survey and mitigation plan.*

    f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:

        1. Submit utility and drainage plans with the SUP application; or

        2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").

4. *Public hearings.* The notification and public hearing process for a specific use permit or revocation thereof is set forth in section 15.

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5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:

    a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;

    b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

    c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

    d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

    e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

    f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;

    g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and

    h. That the proposed use is in accordance with the comprehensive plan.

6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

7. *Time limit.*

    a. *Expiration*. A specific use permit issued under this section shall expire:

        (1) Two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, where the development is based on a long-term, multi-phased master plan, each phase of the specific use permit shall be severable and shall be subject to the two-year expiration period, which shall expire as follows:

            (a) For the initial phase, two years after its date of issuance; and

            (b) For subsequent phases, two years after the date construction is commenced for each applicable phase; provided construction commences prior to the expiration of the previous phase; or

        (2) One year following the discontinuation of the use for which the specific use permit was approved.

    b. *Extension*. If, prior to the expiration of the specific use permit, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years.

8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:

    a. The specific use permit was obtained or extended by fraud or deception; or

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b. That one or more of the conditions imposed by the permit has not been met or has been violated.

9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

10. *Processing fee.* A processing fee as set forth in section 14 shall be required for the processing of each specific use permit request.

(Ord. No. 93-13, § 1, 8-16-1993; Ord. No. 99-2, §§ 4, 5, 1-18-1999; Ord. No. 2000-22, § 2, 8-7-2000; Ord. No. 2000-23, § 1, 8-21-2000; Ord. No. 2001-21, §§ 1, 2, 10-15-2001; Ord. No. 2002-09, § 1, 4-15-2002; Ord. No. 2007-12, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2011-35, § 4, 12-5-2011; Ord. No. 2014-04, § 2, 3-3-2014; Ord. No. 2024-27, § 3, 9-9-2024)

Section 10. Board of adjustment—Establishment and procedure.

A. The board of adjustment shall have the following powers and duties:

(1) *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this appendix.

(2) *Variance.* To authorize in specific cases, a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

(a) *Exceptions.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of a zoning ordinance in the district involved, or any use, expressly or impliedly, prohibited by the terms of this appendix in said district.

(3) *Special exceptions.* To hear and decide special exceptions to the terms of a zoning ordinance when this appendix requires the board to do so.

(4) To hear and decide other matters authorized by a zoning ordinance.

(5) In exercising its authority, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose, the board has the same authority as the administrative official.

B. *Application.* Appeals to the board of adjustment concerning interpretation or administration of this appendix may be taken by any person aggrieved by the decision or any officer, department, board, or bureau of the city affected by the decision of the administrative official. Such appeals shall be filed not later than the 20th day after the date the decision is made, by filing with the official from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds thereof. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed. A member of the governing body of the municipality who serves on the board of adjustment may not bring an appeal under this section.

C. *Notification.* Any request for an appeal, variance or special exception shall require a public hearing before the board. A written notice of the hearing shall be sent to owners of property situated within

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200 feet of the exterior boundary of the property with respect to which such appeal, variance or exception is requested ten days prior to public hearing. It shall be sufficient that such written notice is addressed to the owner appearing on the most current tax roll of the city and addressed to such owner at the address stated on said roll. If no owner is stated on the tax roll, or no address appears thereon, the written notice to such property owner shall not be required.

The city council and planning and zoning commission shall be informed of any hearing for an appeal, variance or special exception of the zoning or sign ordinance.

D. *Fee.* A processing fee as described in section 14 shall be paid to the city in advance of the hearing. In the event the application is withdrawn prior to the mailing of the required written notification or publication in the official newspaper, the fee shall be refunded.

E. *Hearings.* The board shall set a reasonable time for the appeal hearing. A party may appear at the hearing in person or by agent or by attorney. The board shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

F. *Stay of proceedings.* An appeal stays all proceedings in furtherance of the action that is appealed, unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the board of adjustment or by a court of record on application, after notice to the official if due cause is shown.

G. *Reapplication.* No application for a variance, special exception, or appeal, which has been denied, shall be again filed earlier than one year from date of original denial, unless there has been a material change. For the purposes of this section, material change shall mean a substantial change in conditions or circumstances as it relates to the property in question.

Section 11. Reserved.

Section 12. Reserved

Section 13. Administration and Enforcement

A. An administrative official designated by the city manager shall administer and enforce this appendix. If the administrative official shall find that any of the provisions of this appendix are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, and structures; removal of illegal buildings or structures or illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this appendix to ensure compliance with or to prevent violation of its provisions.

B. It is the intent of this section that all questions of interpretation and enforcement shall be first presented to the administrative official, and that such questions shall be presented to the board of adjustment only on appeal from the decision of the administrative official.

C. It is further the intent of this section that the duties of the city council in connection with this appendix shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this appendix. Under this appendix, the city council shall have only the duties of considering and adopting or rejecting proposed amendments or the

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repeal of this appendix, as provided by law, and of establishing a schedule of fees and charges as stated in section 14.

D. Whenever a violation of this appendix occurs, or is alleged to have occurred, any person may file a written complaint; such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He shall record properly such complaint, immediately investigate the same at the earliest reasonable time, and take action thereon as provided by this appendix.

E. Any person who violates any of the provisions of this appendix or who fails to comply therewith or with any of the requirements thereof, including violations of conditions and safeguards established in connection with grants of variances or specific uses, or who erects or alters any structure, or who commences to erect or alter any structure in violation of any detail statement of plan submitted or approved thereunder, shall for each and every violation or noncompliance be deemed guilty of a misdemeanor. The owners of a building, structure, or premises, or part thereof, where anything in violation of this appendix be placed or shall exist, and any architect, builder, contractor, agent or corporation employed in connection therewith who may have assisted in the commission of any such violation, shall be guilty of a separate offense and, upon conviction, shall be subject to the penalties herein provided.

Section 14. Schedule of fees, charges, and expenses.

A. The city council shall establish a schedule of fees, charges, and expenses and a collection procedure for building permits, certificates of zoning compliance, specific use permits, and changes in district classification, appeals, and other matters pertaining to this appendix. The schedule of fees shall be maintained in the office of the city secretary and in the office of the administrative official, and may be altered or amended only by the city council. It is set by resolution and printed in Appendix D to this Code.

B. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

Section 17. Reserved.

Section 18. Reserved.

Section 19. Reserved.

Section 20. Definitions.

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

Accessory use or structure means a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Adult entertainment business shall have the same meaning as "sexually oriented business," as that term is defined in V.T.C.A., Local Government Code ch. 243, and chapter 62 of the Code of Ordinances, and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this appendix and

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chapter 62 of the Code of Ordinances. The determination of what constitutes an adult entertainment business shall be made by the police chief or his/her designee, in accordance with the definitions contained in chapter 62 of the Code of Ordinances, and such determination shall be appealable to the zoning board of adjustment.

Apartment house means any building or portion thereof used as a multiple dwelling for the purpose of providing three or more separate dwelling units which may share means of egress and other essential facilities.

Assisted living facility means an establishment as defined by V.T.C.A., Health and Safety Code Ch. 247.

Automobile graveyard means an establishment or place of business that is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Building means any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind. The term "building" includes the term "structure."

Building area means the surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

Building line means a line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

Childcare center means a childcare facility that is licensed to care for seven or more children for less than 24 hours per day, at a location other than the permit holder's home (pursuant to Texas Administrative Code, Title 40, Part 19, Chapter 746). Compliance with all applicable state regulations is required. A childcare center shall also obtain a certificate of zoning compliance pursuant to section 9.D ("Administration and enforcement—Building permits and certificates of zoning compliance").

1. *Registered childcare home.* In a registered childcare home, the registered primary caregiver provides care in the caregiver's own residence for not more than six children from birth through 13 years, and may provide care after-school hours for not more than six additional elementary school children. The total number of children in care at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A registered childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.
2. *Licensed childcare home.* The total number of children in care varies with the ages of the children, but the total number of children in care in a licensed childcare home at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A licensed childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.

Cluster housing development means a residential development containing attached or detached units on a limited portion of land with the remaining land areas consolidated into common open space areas.

Common development means two or more business establishments developed under a common plan which may utilize shared driveways and on-site parking facilities, including, but not limited to, shopping centers, office complexes, business parks, and industrial parks.

Comprehensive plan means graphic and textual form policies which govern the future development of the city and which consist of various components governing specific geographic areas and functions and services of the city.

Density means living units per acre in a platted subdivision. The term "density" pertains to total platted acreage, including streets.

Director means the director of community development.

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Dwelling, garden home, means a detached dwelling unit which utilizes smaller lots than traditional single-family houses and where the building is built along a "zero" side lot line.

Dwelling, multiple-family, means any building, or portion thereof, which is designed, built, rented, leased or intended to be occupied as three or more dwelling units or apartments and which includes facilities for food preparation and sleeping.

Dwelling, single-family, means a detached building having accommodations for and occupied by not more than one family.

Dwelling, two-family, means a detached building having accommodations for and occupied by not more than two families. In calculating minimum lot area, a two-family dwelling shall be considered to be two dwelling units.

Dwelling unit means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters for one family.

Family means a single individual or a number of individuals domiciled together, whose relationship is of a continuing, nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit. This shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose relationship is of a transitory or seasonal nature or for anticipated limited duration of school terms or other similar determinable period.

Fence means any structure enclosing, demarcating or surrounding an area of ground to mark a boundary, control access, or prevent escape, in part or in whole.

Graduated fence means a fence required by city ordinance, the height of which may be reduced for some portion of its required length, either in a stair-step configuration or by gradually reducing such height in a straight or radial line. The length and height of the fence so reduced will be determined on the basis of a combination of factors, including, but not limited to, security, public welfare, and pedestrian and traffic safety.

Green space means natural undeveloped areas, such as prairies, farmland, barren land, forests, wetlands and lakes. The term "green space" may also include landscaped perimeters and green landscape reserves along thoroughfares.

Height.

a. The height of a building shall be measured to:

   (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);

   (2) The top of the highest deck of a mansard roof; or

   (3) The top of the highest parapet wall of a flat roof.

b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.

c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.

Home occupation means an occupation or profession engaged in by the occupants of a dwelling, the conduct of which does not result in the dwelling being identified as a business by the external and objective evidence of a

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business, such as signs, displays, deliveries, continuous or repetitive traffic (rather than occasional or sporadic traffic) generated by the home occupation, or by regular gatherings of clients or customers for business purposes. Home occupations are a permitted use in accordance with this section, provided that:

1. The occupation or profession conducted within a residential dwelling unit must be clearly incidental and subordinate to the use of the premises as a residential dwelling unit.
2. The home occupation shall be conducted entirely within the dwelling unit or accessory structure.
3. Only members of the family residing on the premises are employed.
4. No internal or external alterations, special construction, or features are involved.
5. There is no advertising of any type on the premises and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main building or any accessory building; however, advertising of the home occupation by published or printed matter is allowed.
6. No equipment is used which creates offensive noises, vibrations, sound, smoke or dust, odors, heat, glare, X-ray or electrical disturbances to radio or television.
7. Vehicles used in conjunction with the home occupation must park completely in the driveway of the resident without blocking the sidewalk.
8. The home occupation must not change the character of the residential area.
9. A childcare center as defined in this section is not recognized as a home occupation.
10. A personal care facility as defined in this section is not recognized as a home occupation.
11. The use of off-site personal services at a residence by the occupant, such as lawn care, maid services, etc., does not constitute a home occupation and is not limited by this appendix.

Junkyard means an establishment or place of business maintained, used, or operated for storing, keeping, buying or selling junk, for processing scrap metal, or for maintaining or operating an automobile graveyard. The term "junkyard" includes garbage dumps and sanitary fills.

Lot includes the term "plot" or "parcel."

Lot measurements.

1. *Depth.* The distance between the midpoint of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. *Width.* The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost point (where they intersect with the street lines) shall not be less than 90 percent of the required lot width except in the case of lots on the turning circle of culs-de-sac where the 90 percent requirement shall not apply.

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

Open space means a restricted reserve located within a development with limited low-impact amenities, including, but not limited to, green space, both natural and landscaped, detention areas, trails, lakes, pavilions, benches, outdoor cooking facilities, and active recreational facilities, such as ball and soccer fields, playgrounds, and the like. Amenities may be passive or active.

Parking space, off-street, means a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-

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street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without moving another. For purposes of rough computation, an off-street parking space and necessary access for maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the city.

Planned unit development means a district with development characterized by a unified site development plan which may provide for a mixture or combination of residential, recreation and open space and commercial uses.

Servant's or caretaker's quarters means an accessory building located on the same lot as the main building, or a portion of the main building, used as living quarters by persons acting as caretakers of the property or by employed servants and not rented or otherwise used as a separate domicile and not used except as an accessory use to the primary use of the property.

Shopping center means a group of commercial establishments which is planned, developed, owned and managed as a unit related in its location, size and type of shops to the trade area that the unit serves.

Specific use means a use that would not be appropriate generally or without restrictions throughout the zoning district but would, if controlled as to number, area, location or relation to the neighborhood, promote the property held, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in a zoning district as special exceptions, if specific provision for such special exceptions is made in this appendix.

Street means a public or private thoroughfare which affords a principal means of access to abutting property.

Street line means the right-of-way line of a street.

Structural alterations means any change in the supporting member of a structure, such as bearing walls, columns, beams or girders.

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

Townhouse means a row of three or more attached, one-family dwellings, separated by vertical party or lot line walls, and each having private entrances.

Variance means a relaxation of the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, so that the spirit of the ordinance is observed and substantial justice is done.

Yard means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

Yard, front, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as specified in each zoning district.

Yard, rear, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot as specified in each zoning district. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimensions. On both corner and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

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Yard, side, means a yard between a building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the building.

(b) The present tense includes the future tense; the singular number includes the plural; and the plural number includes the singular.

(c) The term "shall" is mandatory; the term "may" is permissive.

(d) The terms "used" and "occupied" include the words "intended, designed or arranged to be used or occupied."

(e) The term "person" includes an individual, firm, association, organization, partnership, trust, company or corporation.

(Ord. No. 89-9, § 1, 9-11-1989; Ord. No. 89-29, § 1, 1-22-1990; Ord. No. 90-5, § 1, 3-5-1990; Ord. No. 95-36, § 1, 1-8-1996; Ord. No. 96-6, § 2, 5-20-1996; Ord. No. 98-14, §§ 2, 3, 8-17-1998; Ord. No. 98-17, § 2, 9-14-1998; Ord. No. 2001-23, § 2, 11-19-2001; Ord. No. 2005-36, § 1, 11-21-2005; Ord. No. 2008-06, § 3, 2-18-2008; Ord. No. 2009-05, § 1, 6-15-2009; Ord. No. 2013-45, §§ 2, 3, 12-2-2013; Ord. No. 2015-04, § 2, 2-2-2015; Ord. No. 2017-23, § 3, 9-11-2017; Ord. No. 2020-16, § 5, 4-6-2020; Ord. No. 2020-44, § 3, 12-7-2020; Ord. No. 2021-28, § 6, 10-4-2021; Ord. No. 2022-01, § 3, 2-7-2022; Ord. No. 2022-08, § 10, 5-2-2022)

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Appendix C ZONING[1]

Section 1. Short title; minimum requirements.

A. This appendix shall be known and may be cited as the "City of Friendswood Zoning Ordinance."

B. In their interpretation and application, the provisions of this appendix shall be held to be minimum requirements, adopted for the protection of public health, safety, morals, or general welfare. Whenever the requirements of this appendix are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, restrictions, or covenants, the most restrictive or that which imposes the higher standards shall govern.

Relocated from Sec. 16

~~Section 16. Provisions of appendix declared to be minimum requirements.~~

C. ~~In their interpretation and application, the provisions of this appendix shall be held to be minimum requirements, adopted for the protection of public health, safety, morals, or general welfare. Whenever the requirements of this appendix are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, restrictions, or covenants, the most restrictive or that which imposes the higher standards shall govern.~~ Should any section or provision of this appendix be adjudged invalid or unconstitutional, such decision shall not affect the validity of this appendix as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

Relocated from Sec. 19

Section 2. Establishment of districts.

The city is hereby divided into the following districts:

	District		Description	Density (units per acre)
	Old	New		
A.	R-1	SFR	Single-Family Residential Dwelling District	2.7
A.1.		SFR-E	Single-Family Residential Dwelling Estate District	0.5
B.	R-2 and R-3	MFR-L	Multiple-Family Residential Dwelling District—Low	6.0
C.	R-4	MFR-M	Multiple-Family Residential Dwelling District—Medium	9.0
C.1.		GHD	Garden Home Residential District	6.0
D.	R-5	MFR-H	Multiple-Family Residential Dwelling District—Highest	12.0

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E.	R-6	MHR	Mobile Home Residential Dwelling District	10.0
F.	C-1	CSC	Community Shopping Center District	
G.	C-2	NC	Neighborhood Commercial District	
G.1	G-1	LNC	Local Neighborhood Commercial District	
H.	C-3	OPD	Office Park District	
I.	C-1	DD	Downtown District	
J.		PUD	Planned Unit District	
K.		RSC	Regional Shopping Center District	
L.	A-1	A-1	Agricultural District	
M.	M-1	LI	Light Industrial District	
N.		I	Industrial District	
O.		BP	Business Park District	

(Ord. No. 96-14, § 1, 7-1-1996; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2022-08, § 2, 5-2-2022)

Section 3. Provision for official zoning map.

A. *Official zoning map*.

(1) The first official zoning map of the City of Friendswood was adopted April 13, 1970, and is systematically updated in accordance with this section to incorporate all amendments thereto approved by city council.

(2) The boundaries of the zoning districts of the city are adopted by ordinance and shown graphically on the official zoning map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this appendix.

(3) The director shall maintain records identifying all amendments to the official zoning map, including the associated ordinance numbers. Such records shall be updated promptly and, in any event, no more than 15 days following city council approval of an amendment.

(4) Regardless of the existence of purported copies of the official zoning map which may be made or published from time to time, the official zoning map shall be located in the office of the community development department; and it along with the record of the amendments shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the city.

(5) This official zoning map shall be identified by the signature of the director and the effective date under the following words:

> "This is to certify that this is the official zoning map referred to in Section 3 of the City of Friendswood Zoning Ordinance."

(6) In the event the official zoning map becomes difficult to interpret because of the nature or number of changes or additions, the director may incorporate those changes or additions into a new official zoning map, in compliance with section 3.A.3., which shall supersede the prior official zoning map.

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B. *Digital mapping.* Digital maps may be used in the administration and enforcement of this code. Digital mapping will not replace the official map but may represent the most accurate and up-to-date information in between printings.

(1) In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the city council may by ordinance adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map shall be identified by the signature of the mayor attested by the city secretary, and bearing the seal of the city under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as part of Ordinance No. 84-15, the City of Friendswood Zoning Ordinance."

(2) Unless the prior official zoning map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

(Ord. No. 2024-27, § 2, 9-9-2024)

Section 4. Rules for interpretation of district boundaries.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

A. Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.

D. Boundaries indicated as parallel to or extensions of features indicated in subsections A and B of this section shall be thus construed. Distances not specifically shown on the official zoning map shall be determined by the scale of the map.

E. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through D of this section, the board of adjustment shall interpret the district boundaries.

F. Whenever any street or alley is vacated by official action of the city council, the district adjoining each side of said street or alley shall be automatically extended to the centerline of property thus vacated and all area included in the vacation shall then and henceforth be subject to all regulations of the extended zoning district or districts.

G. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.

Section 5. Application of district regulations.

The regulations set by this appendix within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure on land, and particularly, except as herein provided:

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A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

B. No building or other structure shall hereafter be erected or altered to accommodate or house a greater number of families, to occupy a greater percentage of lot area, or to have narrower or smaller front yards, side yards, rear yards, or other open spaces, in any manner contrary to the provisions of this appendix.

C. No part of a lot area, yard or other open space, or off-street parking or loading space required about or in connection with any building or structure for the purpose of complying with this appendix, shall be included as part of a lot area, yard, open space, or off-street parking or loading space similarly required for any other building or structure.

D. No lot or yard existing at the time of passage of the ordinance from which this appendix is derived shall be reduced in dimension or area below the minimum requirements set forth herein. Lots or yards created after the effective date of the ordinance from which this appendix is derived shall meet at least the minimum requirements established herein.

Section 6. Nonconforming uses, structures, and lots.

A. *Types of nonconformity.* There are three types of nonconformity as follows:

1. *Nonconforming use.* Any use of land or buildings which does not conform to the current use regulations prescribed in the city's zoning ordinance or amendments thereto.

2. *Nonconforming structure.* Any structure that does not conform to zoning ordinance provisions regulating structures, including, but not limited to, the following requirements: lot coverage area, required minimum lot dimensions, front yard, side yard, rear yard, height, parking, landscaping, buffer yards, screening, architectural design, exterior construction materials or other structural regulations of the district in which it is located.

3. *Nonconforming lot.* Any lot that fails to meet the requirements for area, width, or depth that are applicable to the zoning district in which the lot is located.

B. *Nonconforming uses.*

1. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

2. It is the intent of this appendix to permit those nonconforming uses to continue until they are removed, but not to encourage their survival.

3. A nonconforming use or a lawful use that has become nonconforming by the future adoption or amendment of a zoning ordinance, or a nonconforming use that exists by virtue of annexation to the city, shall be permitted to exist, subject to the following:

a. *Enlargement.* No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of the ordinance from which this appendix is derived.

b. *Abandonment.* A nonconforming use shall terminate if the nonconforming use or premises is abandoned or discontinued for 12 months or more. The commission may determine that a use or premises which has remained vacant or unused for 12 months or more has not been discontinued under the intent of this section if the owner can state unusual circumstances of any nature that prevented or precluded use of the property during that period, in which case the

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property may be reoccupied and the nonconforming use reinstituted in compliance with the other provisions of this section.

c. *Change.* Whenever a nonconforming use has been changed to a conforming use, such nonconforming use shall be deemed to be permanently abandoned and shall not be reinstituted on the property.

d. *Annexation.* After annexing an area, a person may continue to use land in that area in the manner in which the land was being used on the date the annexation proceedings were instituted, except where inconsistent with V.T.C.A., Local Government Code § 43.002.

4. To avoid undue hardship, nothing in this appendix shall be deemed to require a change in the plans, construction, or designated use of any building on which an active process was lawfully begun prior to the effective date of adoption or amendment of the ordinance from which this appendix is derived and upon which an active process has been carried on diligently. The phrase "active process" is hereby defined as follows:

a. For land zoned single-family residential (SFR), single-family residential estate (SFR-E), or garden home district (GHD), a development proposal must be in conjunction with a previously approved preliminary plat;

b. For land zoned NC (neighborhood commercial), CSC (community shopping center), DD (downtown district), LNC (local neighborhood commercial), OPD (office park district), LI (light industrial), I (industrial), BP (business park) or A-1 (agricultural), when the land is subject to a valid existing preliminary site plan in accordance with section 9; or

c. For land zoned MFR-H (multiple-family residential—high density), MFR-M (multiple-family residential—medium density), MFR-L (multiple-family residential—low density) or PUD (planned unit district), when a proposed specific use permit (SUP) has been heard at public hearings of the city council and the planning and zoning commission.

C. *Nonconforming lots.*

1. *Development.* Development shall be permitted on any single nonconforming lot of record. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply if the lot is nonconforming only because it fails to meet the requirements for size (area, width, or depth) that are generally applicable in such district. Yard dimensions and requirements, other than those applying to area, width, or depth, any or all, of the lot shall conform to the regulations of applicable zoning district. Variance of yard requirements shall be obtained only through action of the board of adjustment. Development may still be restricted by limitations imposed by other provisions of this appendix.

2. *Subdivision.* Nonconforming lots may not be further subdivided.

3. *Combination.* Nonconforming lots may be combined and treated as a single lot for development, without platting or replatting, even if the resulting nonconforming lot is nonconforming.

D. *Nonconforming structures.*

1. It is the intent of this appendix to permit nonconforming structures to remain but to prohibit any nonconforming structure from being enlarged or altered in a manner which increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.

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2. Where a nonconforming structure exists, or where a lawful structure becomes nonconforming by the future adoption or amendment of an ordinance, such structure may continue to exist as long as it remains otherwise lawful, subject to the following provisions:

   a. *Enlargement.* No such nonconforming structure shall be enlarged or altered in a manner that increases its nonconformity. Nonconforming structures can be enlarged or altered, provided the enlargement or alteration itself conforms to current regulations. If the enlarged or altered portion of the structure conforms to current regulations, the existing nonconforming portion of the structure may remain in its existing nonconforming condition.

   b. *Abandonment.*

      (1) When a nonconforming structure becomes vacant or is abandoned for 12 months or more, the structure shall be brought up to the current structural regulations of the district in which it is located. An abandoned or vacant structure shall not thereafter be occupied until the structure conforms to the current structural regulations of the district in which it is located.

      (2) Abandonment of a nonconforming structure shall be determined by relevant evidence of nonuse of the structure, including, but not limited to, termination or nonuse of utilities, termination of leasehold, and evidence of lack of occupancy of the structure.

      (3) The commission may determine that a structure which has been abandoned under the intent of this section may continue to exist if the owner can show unusual circumstances which prevented or precluded use of the structure during that period, in which case the structure may be reoccupied.

   c. *Destruction or damage.*

      (1) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by less than 50 percent of the current replacement cost of the structure by accidental means, including, but not limited to, accidental fire, windstorm, flood, civil disorder, or act of war, the structure may be restored to its preexisting nonconforming state. Such restored structure shall meet all other applicable city codes, and nothing herein shall be construed as constituting a waiver of requirements other than those governed by the zoning ordinance. If plans to restore or repair the structure are not submitted for issuance of a building permit within 12 months from the date of the destruction or damage, the structure must be replaced or restored in full conformity with current structural regulations for the district in which it is located. The commission may grant, upon written application by the property owner showing cause, a one-time extension to seek a building permit for a period not to exceed six months.

      (2) If a nonconforming structure or portion of a nonconforming structure is destroyed or damaged by 50 percent or more of the current replacement cost of the structure by accidental means, the structure must be restored in full conformity with current structural regulations for the district in which it is located.

      (3) Multifamily. Notwithstanding the foregoing, existing nonconforming multifamily dwelling developments may be rebuilt in districts MFR-H, MFR-M and MFR-L, in the event of any such damage or destruction, at the same unit per acre density that existed prior to such damage or destruction, and with no increase in the nonconformity and meeting all current codes.

   d. *Relocation of structure.* Should any such nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the structural regulations for the district in which it is located after it is moved.

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e. *Repairs and maintenance.*

(1) On any nonconforming structure or portion of a nonconforming structure, work may be done in any period of 36 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 50 percent of the current replacement cost of the nonconforming structure or portion of the structure, as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

(2) A property owner may apply to the commission for an increase in the time period or the percentage limits contained herein to enable repairs necessary for the protection of the public health, safety, and welfare.

(Ord. No. 96-14, § 2, 7-1-1996; Ord. No. 99-2, §§ 1—3, 1-18-1999; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-29, § 1, 11-3-2008; Ord. No. 2014-18, § 2, 8-4-2014; Ord. No. 2022-08, § 3, 5-2-2022)

Section ~~15~~6.5. Amendments.

A. *Authority.* The city council may from time to time amend, supplement, or change by ordinance the boundaries of the district or the regulations herein established.

B. *Submission to planning and zoning commission.* Before taking action on any proposed amendment, supplement or change by ordinance of a district boundary or regulation, the city council shall submit the proposed revision to the planning and zoning commission for its recommendation and report. The planning and zoning commission shall make its report within 30 days following the close of the public hearing thereon.

C. *Public hearings.* Prior to adopting any ordinance amending, supplementing, or changing the boundaries of any district or any regulation herein established, the planning and zoning commission and city council shall hold public hearings at which any person desiring to be heard regarding such matter shall be given an opportunity to do so. City council may not hold a public hearing until it receives the final report of the planning and zoning commission.

D. *Notice of public hearings.*

1. Notice of any public hearing involving a proposed change in a zoning classification shall be given, in writing, to each owner of real property, as indicated by the most recently approved city tax roll, which lies within 200 feet of any property on which said change in classification is proposed, such notice to be given before the tenth day before the hearing date.

2. Notice of all public hearings shall also be published in the official newspaper of the city, or a newspaper having general circulation in the city, before the fifteenth day before the public hearing.

3. In addition, notice of any public hearing involving a proposed change in zoning classification shall be given by causing a sign to be erected on the property which would be affected by the proposed change stating the time and place of the hearing. Such sign shall be erected not less than ten days prior to the date on which such hearing is to be held.

4. Before the tenth day before the hearing date, notice of any public hearing involving a proposed change in a zoning classification affecting residential or multifamily zoning shall be given, in writing, via United States Postal Service, to each school district in which the property for which the proposed change in classification is located.

E. *Vote required in the event of protest.* In the event of a written protest to any such proposed amendment, supplement, or change to a district boundary or regulation signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change or those immediately adjacent to the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200

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feet from that area, such amendment shall not become effective except by the affirmative vote of three-fourths of all members of city council. In computing the percentage of land area, the area of streets and alleys shall be included.

(Ord. No. 90-2, § 1, 2-5-1990; Ord. No. 96-16, §§ 1, 2, 8-19-1996; Ord. No. 2011-13, § 1, 6-6-2011; Ord. No. 2013-30, § 2, 10-7-2013; Ord. No. 2019-13, § 2, 5-6-2019)

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Section 7. Schedule of district regulations.

A. *SFR, residential, general purpose and description.* The SFR, Single-Family Residential Dwelling District, is restricted to single-family dwellings, up to 2.7 units per acre, and to related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly convenient, and attractive residential area. Single-family residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order, and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.

1. Area and height regulations. Area and height regulations in an SFR district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the SFR district under certain circumstances and conditions.~~

34. Permitted uses. Uses permitted in an SFR district are set forth in subsection P of this section, permitted use table.

A.1. *SFR-E, residential, general purpose and description.* The SFR-E, Single-Family Residential Estate Dwelling District, is the most restrictive residential district. The principal use of land in this district is for low-density single-family dwellings, up to 0.5 units per acre, and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low-density residential areas shall be protected from multiple-family residential development and from the encroachment of incompatible uses. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities.

1. Area and height regulations. Area and height regulations in an SFR-E district, are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission with the SFR-E district under certain circumstances and conditions.~~

34. Permitted uses. Uses permitted in an SFR-E district are the same as SFR, and are set forth in subsection P of this section, permitted use table.

B. *(R-2 and R-3) MFR-L, residential, general purpose and description.* The MFR-L, Multiple-Family Residential Dwelling—Low-Density District, is intended to provide for lowest-density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in a maximum density of six dwelling units per acre. The principal use of land may be one or several dwelling types, including multiple-family dwellings, and including two-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The multiple-family residential dwelling district—low functions as a buffer or transition between commercial or higher density residential areas and lower density areas. The intent of these regulations is to allow development of property which may have a limited area suitable for residential development due to a portion of the property being flood-prone or adjacent to a district of a different zoning designation.

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1. Area and height regulations. Area and height regulations in an MFR-L district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for SFR uses permitted in MFR-L districts, all the district regulations for SFR development shall apply, including but not limited to, lot area, width and setback requirements.

2. See section 8 for supplementary district regulations.

~~3. Reserved.~~

43. Permitted uses. Uses permitted in an MFR-L district are set forth in subsection P of this section, permitted use table.

C. *(R-4) MFR-M, residential, general purpose and description.* The MFR-M, Multiple-Family Residential Dwelling—Medium-Density District, is intended to provide for medium-density multiple-family dwellings which may have a relatively intense concentration of dwelling units, up to nine per acre, served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. The MFR-M, multiple-family residential district, functions as a buffer or transition between commercial or higher-density residential areas, and lower-density residential areas.

1. Multifamily residential area and height regulations. Area and height regulations in an MFR-M district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L uses permitted in MFR-M districts, all the district regulations for MFR-L development shall apply, including but not limited to lot area, width and setback requirements.

2. See section 8 for supplementary district regulations.

~~3. Reserved.~~

43. Permitted uses. Uses permitted in an MFR-M district are set forth in subsection P of this section, permitted use table.

C.1. *GHD, residential, general purpose and description.* The GHD, Garden Home District, is intended to provide medium-density, detached, single-family dwellings having open space between units which exceed multi-family buildings, with density not exceeding six units per acre.

The district may be located adjacent to a district of a different zoning designation, and for which the development as GHD would be appropriate as a buffer between incompatible land uses.

(1) Dwellings in the GHD utilize a zero-foot lot line along one side of the property. The intent is to utilize one side of the structure as a shared wall and create a U-shaped, garden area or patio inset on the opposite side of the structure.

(2) Fifty percent or more of one side of the structure shall be located within (1) one foot of the zero-lot line. Building walls which are located on the zero-foot lot line shall meet the adopted building code requirements, which may limit the types of allowed penetrations and projections.

(3) The final plat shall show graphic easements, or a plat note, that dedicates a five (5) foot wide access and maintenance easement for all lots adjacent to lots with a zero-foot lot line. The purpose of this easement is to give the adjoining owner access for maintenance of his/her dwelling.

(4) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property. Gutters shall include returns to direct the water to the subject property.

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(5) The interior living area of the first floor of any two-story residential structure in GHD shall contain not less than 60 percent of the structure's total living area, and not more than 40 percent of the structure's total living area shall be contained on the second floor, excluding open decks, porches, terraces, and garages.

D. *(R-5) MFR-H, residential, general purpose and description.* The MFR-H, Multiple-Family Residential Dwelling—Highest-Density District, is a residential district intended to provide for the highest residential density ranging up to 12 dwelling units per acre. The principal use of land in the district is for a wide variety of dwelling types, including low-rise multiple-family dwellings, garden apartments, condominiums, and townhouses and, subject to a specific use permit, high-rise apartments. Recreational, religious, health and educational uses normally located to service residential areas are permitted in this district in order to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. The MFR-H district is usually located adjacent to the major street and serves as a buffer or transition between commercial development or heavy automobile traffic and medium-density residential development.

1. Area and height regulations. Area and height regulations in an MFR-H district are set forth in subsection Q.2 of this section, regulation matrix, provided, however, that for MFR-L and MFR-M uses permitted in MFR-H districts, all the district regulations for MFR-L and MFR-M development shall apply, including but not limited to lot area, width and setback requirements.

2. See section 8 for supplementary district regulations.

~~3. Reserved.~~

34. Permitted uses. Uses permitted in an MFR-H district are set forth in subsection P of this section, permitted use table.

E. *(R-6) MHR, Mobile Home District, general purpose and description.* The MHR, Mobile Home District, is a residential district intended for mobile home development, up to ten units per acre. Recreational uses normally located in mobile home developments are permitted in this district.

1. Area and height regulations. Area and height regulations in an MHR, mobile home residential dwelling district, are set forth in section 7-Q.2, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the MHR district under certain circumstances and conditions.~~

34. Permitted uses. Uses permitted in an MHR district are set forth in subsection P of this section, permitted use table.

45. Other required conditions. The provisions of Ordinance No. 129 (Mobile Home Ordinance) of the city shall apply to the MHR district.

F. *(C-1) CSC, Community Shopping Center District, general purpose and description.* The CSC, Community Shopping Center District, is intended for a unified grouping, in one or more buildings of several, typically between five and 20, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent residential neighborhoods. Gross floor area in a community shopping center typically ranges from 30,000 to 100,000 square feet, and land area consists of two to ten acres in size. It is intended that the community shopping center be developed as a unit, with adequate off-street parking for customers and employees, and with appropriate landscaping and screening to ensure compatibility with surrounding residential environment. This district is ideally located at the intersection of two or more arterial or major streets with a service area of up to 1½ miles. ~~Development of a community shopping center requires approval of a development site plan by the planning and zoning commission~~director of ~~community development~~.

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1. Area and height regulations. Area and height regulations in a CSC district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the CSC district under certain circumstances and conditions.~~

~~4~~3. Permitted uses. Uses permitted in a CSC district are set forth in subsection P of this section, permitted use table. A specific use permit for a shopping center as a particular use is required before any building permit or certificate of occupancy may be issued in this district.

~~4~~5. No CSC district shall be created which includes less than two acres.

~~5~~6. Buildings in the CSC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eaves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

G. *NC, Neighborhood Commercial District, general purpose and description.* The NC, Neighborhood Commercial District, is primarily intended for retail sales, services and office activities in a mixed grouping. This designation is intended for use along major thoroughfares and collector streets where larger tracts of land can be utilized as coordinated commercial centers. This designation is intended for use of land areas between one-quarter acre and two acres. Structure size is typically between 4,000 and 20,000 square feet. ~~Development of a neighborhood commercial district requires approval of a development site plan by the planning and zoning commission~~director of ~~community development.~~ Office uses permitted in this district shall not exceed 60 percent of the gross building and structure floor area.

1. Area and height regulations. Area and height regulations in an NC district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the NC district under certain circumstances and conditions.~~

~~4~~3. Permitted uses. Uses permitted in an NC district are set forth in subsection P of this section, permitted use table.

~~4~~5. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.

~~5~~6. Buildings in the NC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

~~G-1. *LNC, Local Neighborhood Commercial District, general purpose and description.* The LNC, Local Neighborhood Commercial District, is primarily intended for retail sale of convenience goods or services for persons residing in adjacent residential areas. Other uses are permitted in the LNC when they are of similar land use intensity and physical impact as those uses to be integrated into the surrounding residential area. Because the retail and personal service uses permitted may be an integral part of the neighborhood, closely associated with the residential, religious, recreational, and educational uses in the neighborhood, more restrictive requirements are placed on development relative to other commercial zoning categories. The local neighborhood district is intended for use at the entrance to residential areas and in some situations within the confines of a~~

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~~residential district. This designation is intended for use of land areas of up to one acre. Development of a local neighborhood commercial district requires approval of a development site plan by the planning and zoning commissiondirector of community development.~~

~~1. Area and height regulations. Area and height regulations in an LNC district are set forth in subsection Q.2 of this section, regulation matrix.~~

~~2. See section 8 for supplementary district regulations.~~

~~3. See section 9 for temporary certificate of zoning, compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LNC district under certain circumstances and conditions.~~

~~4. Permitted uses. Uses permitted in an LNC district are set forth in subsection P of this section, permitted use table.~~

~~5. The gross building and structure floor space shall not exceed 4,000 square feet.~~

~~6. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 80 percent of the total lot area.~~

~~7. Buildings in the LNC zoning district are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.~~

H. *OPD, Office Park District, general purpose and description.* The OPD, Office Park District, is intended to encourage and permit general professional and business office development in a fashion consistent with surrounding development. This district is ideally suited as a buffer between commercial and residential areas. As such, it shall be considered for entrances and land adjacent to residential developments. The ultimate development is to provide land use intensity and landscaping consistent with surrounding areas. ~~Development of an office park district requires approval of a development site plan by the Planning and Zoning Commissiondirector of community development.~~

1. Area and height regulations. Area and height regulations in an OPD are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the Planning and Zoning Commission within the OPD under certain circumstances and conditions.~~

3~~4~~. Permitted uses. Uses permitted in an OPD are set forth in subsection P of this section, permitted use table.

4~~5~~. Show window or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices.

5~~6~~. Retail operations that are primarily for selling to office park occupants are permitted. Examples of these retail operations would be restaurants, coffee shops, office supply, barbershops, gift shops, health spas, specialty stores.

6~~7~~. One caretaker's quarters unit may be provided for each office park complex.

7~~8~~. Building site coverage consisting of all buildings and structures and all paved surfaces shall not exceed 90 percent of the total lot area.

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89. Buildings in the OPD are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

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

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

   a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

(a) 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.

(b) 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

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

(c) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. For the PUD district, the use and property development regulations shall be the same as if each use approved in the PUD were situated in the most restrictive district in which such use is otherwise permitted in this ordinance, unless other restrictions and regulations are approved as a part of the site plan and the PUD district.

(d) The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

(e) 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.

(2) *Application.*

(a) *Application and approval process.* A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.

(b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the planning and zoning commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the planning and zoning commission shall forward the plan with its recommendation to the city council for consideration. The planning and zoning commission and/or city council may require additional information throughout the process.

(c) An applicant may choose one of two ways to seek PUD approval:

1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
    (a) Data describing all processes and activities involved with the proposed use;
    (b) Boundaries of the area covered by the site plan;

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(c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

(d) The location of existing drainage ways, and significant natural features;

(e) Proposed landscaping and screening buffers;

(f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;

(g) The location, height and type of each wall, fence, and all other types of screening;

(h) The location, height, and size of all proposed signs;

(i) Utility and drainage plans;

(j) Regulation matrix designating what zoning district the development will follow; and

(k) Data describing any variation from the typical development requirements; or

2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval, all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:

(a) General land use and density plan;

(b) Identify proposed general uses, densities, major open spaces, circulation, and access features. Detention and/or retention areas may be calculated as open space only when, in the opinion of the planning and zoning commission, the detention area is designed to act as an amenity;

(c) Statement indicating proposed phasing of development and the projected timing of each;

(d) Data describing all processes and activities involved with the proposed use;

(e) Regulation matrix designating what zoning district the development will follow; and

(f) Data describing any variation from the typical development requirements.

(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

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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.

(4) *Time limit.* A planned unit development issued under this section shall expire two years after its date of issuance if the construction or use authorized thereunder is not substantial and is not providing consistent progress prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a PUD applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. The PUD zoning will remain in place, however, and a new application, fee, and development plan must be submitted in accordance this section. The new submittal must be approved for any construction to occur.

(5) *Revocation.* A PUD may be revoked or modified, after notice and hearing, if the PUD was obtained or extended by fraud or deception or if the terms of the PUD have not been met.

K. *Reserved.*

L. *A-1, Agricultural District, general purpose and description.* The A-1, Agricultural District, is intended for the growing and/or marketing of agricultural products.

1. Area and height regulations. Area and height regulations in an A-1 district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the A-1 district under certain circumstances and conditions.~~

~~4~~3. Permitted uses. Uses permitted in an A-1 district are set forth in subsection P of this section, Permitted use table. Residential development is prohibited in the A-1 district; however, dwelling quarters for onsite employees and their families are permitted provided such residential use conforms to the SFR district regulations, including lot area, width and setback requirements and parking ratio.

M. *(M-1) LI, Light Industrial District, general purpose and description.* The LI, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses.

1. Area and height regulations. Area and height regulations in an LI district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the LI district under certain circumstances and conditions.~~

~~4~~3. Permitted uses. Uses permitted in an LI district are set forth in section 7-P, permitted use table.

N. *I, Industrial District, general purpose and description.* The I, Industrial District, is intended to provide for industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.

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1. Area and height regulations. Area and height regulations in an I district are set forth in subsection Q.2 of this section, regulation matrix.

2. See section 8 for supplementary district regulations.

~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the I district under certain circumstances and conditions.~~

~~4~~3. Permitted uses. Uses permitted in an I district are set forth in subsection P of this section, permitted use table.

O. *BP, Business Park District.* The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. ~~Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission~~director of community development~~.~~

1. Area and height regulations. Minimum size business park 10,000 square feet, no structure within a BP shall be located within 25 feet of an exterior BP boundary (an exterior BP boundary is one that abuts a zone other than BP).

~~2. See section 9 for temporary certificates of zoning compliance that may be granted by the administrative official and specific use permit that may be recommended by the planning and zoning commission within the BP district under certain circumstances and conditions.~~

2~~3~~. See section 8 for supplementary district regulations.

3~~4~~. Permitted uses. Uses permitted in a BP district are set forth in subsection P of this section, permitted use table.

4~~5~~. Light manufacturing is permitted only if limited to final machining, assembly, testing, processing and packaging into finished goods from raw materials produced elsewhere, such as electronic parts assembly, medical products processing, mechanical parts assembly and aerospace equipment processing.

5~~6~~. Truck docking facilities are permitted, provided they are located in the rear or side yard and screened from view of adjacent street right-of-way.

~~7. Screening devices for refuse containers are required.~~

~~8. Parking shall be designated on the parking group section of the permitted use table. However, a minimum of four parking spaces per business or four spaces per 1,000 square feet of gross building floor space for each structure, whichever is greater, is required.~~

6~~9~~. Performance standards shall conform to section 8.J as shown in the CSC zoning district.

7~~10~~. Exterior requirements. All buildings are encouraged to be constructed with at least 65 percent of their exterior walls, excluding doors and windows, constructed of masonry materials, or concrete construction or a combination of masonry, concrete, aluminum or glass materials, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

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8~~11~~. Except as specifically provided in the permitted use table in subsection P of this section, retail sales shall be permitted as accessory uses only and then only to the extent that such sales are sales of products manufactured or serviced on the premises. Retail sales shall not be permitted as a primary use in the BP district except where specifically authorized in said subsection P of this section.

P. *Permitted uses.*

1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.

2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.

3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.

5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.

6. *Permitted use table.*

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Residential Uses	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	~~LNC~~	OPD	DD	A-1	L1	I	BP
Single-Family Residence	P		P												
Garden Home Residence		P													
Multiple-Family Residence—Low Density			P	P	P										
Multiple-Family Residence—Medium Density				P	P										
Multiple-Family Residence—High Density					P										
Mobile Home Residence						P									

	2017 NAICS Industry Descriptions	SFR and SFR-E	GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	~~LNC~~	OPD	DD	A-1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	*Agriculture, Forestry, Fishing and Hunting*															
111	Crop production							O	O		O	O	P			
1114	Greenhouse, nursery, and floriculture production										O	O	P	S	S	O
112	Animal production and aquaculture							O	O		O	O	P			
113	Forestry and logging										O	O	P	S	P	
1133	Logging										O	O	S		S	
114	Fishing, hunting, and trapping										O	O	P			
115	Support activities for agriculture and forestry							O	O		O	O	P		O	
21	*Mining, Quarrying, and Oil and Gas Extraction*															

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211	Oil and gas extraction										O	O	S	S	S	
212	Mining (except oil and gas)										O	O	S	S	S	
213	Support activities for mining										O	O	S	S	S	
22	*Utilities*															
221	Utilities										O	O		S	P	O
23	*Construction*															
236	Construction of buildings							O	O		O	O		P	P	P
237	Heavy and civil engineering construction							O	O		O	O		P	P	S
238	Specialty trade contractors							O	O		O	O		P	P	P
31—33	*Manufacturing*															
311	Food manufacturing							O			O	O		S	S	S
311811	Retail bakeries							P	P			P		P	P	
3121	Beverage manufacturing							P			O	P		P	P	P
3122	Tobacco manufacturing							O			O	O		S	S	S
313	Textile mills							O			O	O		S	S	S
314	Textile product mills							O			O	O		S	S	S
315	Apparel manufacturing							O			O	O		S	S	S
316	Leather and allied product manufacturing							O			O	O		S	P	S
3161	Leather and hide tanning and finishing							O			O	O		O	S	O
321	Wood product manufacturing							O			O	O		S	P	S
322	Paper manufacturing							O			O	O		O	S	O
323	Printing and related support activities							S			O	S		P	P	P

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323113	Commercial screen printing							P	S		O	P		P	P	P
324	Petroleum and coal products manufacturing							O			O	O		S	S	S
325	Chemical manufacturing							O			O	O		S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O		P	P	P
326	Plastics and rubber products manufacturing							O			O	O		S	P	S
3262	Rubber product manufacturing							O			O	O		O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O		O	P	O
331	Primary metal manufacturing							O			O	O		O	S	O
332	Fabricated metal product manufacturing							O			O	O		S	P	S
333	Machinery manufacturing							O			O	O		S	P	S
334	Computer and electronic product manufacturing							O			O	O		P	P	P
335	Electrical equipment, appliance, and component manufacturing							O			O	O		P	P	P
33591	Battery manufacturing							O			O	O		O	S	O
336	Transportation equipment manufacturing							O			O	O		S	P	S
337	Furniture and related products manufacturing							O			O	O		S	P	S
339	Miscellaneous manufacturing							O			O	O		P	P	S

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3391	Medical equipment and supplies manufacturing							O			O	O		P	P	P
42	*Wholesale Trade*															
423	Merchant wholesalers, durable goods							O			O	O		P	P	P
424	Merchant wholesalers, nondurable goods							O			O	O		P	P	P
425	Wholesale trade agents and brokers							O			O	O		P	P	P
44—45	*Retail Trade*															
4411	Automobile dealers							O			O	O		P	P	O
4412	Other motor vehicle dealers							O			O	O		P	P	O
4413	Automotive parts, accessories, and tire retailers							P	S		O	O		P	P	P
4491	Furniture and home furnishing retailers							P	P		O	P		S	S	P
4492	Electronics and appliance retailers							P	P		O	P		S	S	P
444	Building material and garden equipment and supplies dealers							P	P		O	P		P	P	P
444180	Other building material dealers							S	S		O	O		S	S	S
445	Food and beverage retailers							P	P		O	P		P	P	S
455	General merchandise retailers							P	P		O	P		P	P	P

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4561	Health and personal care retailers							P	P		O	P		P	P	P
457	Gasoline stations and fuel dealers							P	P		O			P	P	
45712	Other gasoline stations										O	O		S	S	
458	Clothing, clothing accessories, shoe, and jewelry retailers							P	P		O	P		P	P	P
4591	Sporting goods, hobby, and musical instrument, retailers							P	P		O	P		P	P	P
4592	Book retailers and news dealers							P	P		O	P		P	P	P
4593	Florists							P	P		O	P		P	P	P
4594	Office supplies, stationary, and gift retailers							P	P		O	P		P	P	P
4595	Used merchandise retailers							P	P			P		P	P	P
45993	Manufactured (mobile) home dealers										O	O			S	
4599	Other miscellaneous retailers							P	P			P		P	P	P
48—49	*Transportation and Warehousing*															
481	Air transportation										O	O		O	O	O
482	Rail transportation										O	O		S	P	S
483	Water transportation										O	O		O	S	O
484	Truck transportation										O	O		P	P	S
485	Transit and ground passenger transportation							S	S		O	S		S	S	S

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486	Pipeline transportation	S	S	S	S	S	S	S	S		S	S	S	S	S	S
487	Scenic and sightseeing transportation							S			O	P				P
488	Support activities for transportation							S	S		O	O		S	P	P
48841	Motor vehicle towing										O	O		S	P	O
491	Postal service							P	P		O	P		P	P	P
492	Couriers and messengers							P	P		O	P		P	P	P
493	Warehousing and storage										O	S		P	P	P
51	*Information*															
513	Publishing industries							P			O	P		P	P	P
512	Motion picture and sound recording industries							S			O	S		S	S	S
516	Broadcasting and content providers							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P
517121	Telecommunication resellers							P	P		O	P		P	P	P
518	Computing infrastructure providers, data processing, web hosting and related services							S	S		O	S		S	P	P
519	Web search portals, libraries, archives, and other information services							S	S		O	S		S	P	P
52	*Finance and Insurance*															
521	Monetary authorities—Central bank							P	P		P	P		P	P	P

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522	Credit intermediation and related activities							P	P		P	P		P	P	P
522299	International, secondary market, and all other nondepository credit intermediation (i.e., pawn shops)							S			O	S		S	P	P
523	Securities, commodity contracts, and other financial investments and related activities							P	P		P	P		P	P	P
524	Insurance carriers and related activities							P	P		P	P		P	P	P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P	P	P
53	*Real Estate and Rental and Leasing*															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer, and RV rental and leasing							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible assets (except copyrighted works)							P	P		P	P		P	P	P
54	*Professional, Scientific and Technical Services*															
541	Professional, scientific, and technical services							P	P		P	P		P	P	P
54138	Testing laboratories							S			O	S		S	P	P

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55	*Management of Companies and Enterprises*															
551	Management of companies and enterprises							P	P		P	P		P	P	P
56	*Administration and Support and Waste Management and Remediation Services*															
561	Administrative and support services							P	P		O	P		P	P	P
561730	Landscaping services							S			O	O		S	P	S
56179	Other services to buildings and dwellings							S			O	O		S	P	P
562	Waste management and remediation services										O	O		S	P	S
61	*Educational Services*															
6111	Elementary and secondary schools	S	S	S	S	S	S	S	S		O	S	S	S	S	S
6112	Junior colleges							S			O	S	S	S	S	S
6113	Colleges, universities, and professional schools							S			O	S	S	S	S	S
6114	Business schools and computer and management training							S			O	S	S	S	S	S
6115	Technical and trade schools							S			O	S	S	S	S	S
6116	Other school and instruction							P	P		P	P	S	P	P	
62	*Health Care and Social Assistance*															
621	Ambulatory health care services							P	P		P	P			P	P
622	Hospitals							P			O	S		P	P	P

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6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S			S	
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	P	P	P	P	P	P									
623311	Continuing care retirement communities (with on-site nursing)							S	S		O	S		S	S	
623312	Assisted living facilities for the elderly (without on-site nursing)							S	S		O	S		S	S	
624	Social assistance							S			O	S		S	S	S
6244	Child day care services (childcare centers)							P	P		O	P		P	P	
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	*Arts, Entertainment and Recreation*															
7111	Performing arts							P			O	P		P	P	P
7112	Spectator sports							S			O	O		P	P	P
7113	Promoters of performing arts, sports, and similar events							P			O	P		P	P	P
712	Museums, historical sites, and similar institutions	S	S	S	S	S	S	P	S		O	P	S	S	S	S
7131	Amusement parks and arcades							S				S		S	P	
7132	Gambling industries															

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7139	Other amusement and recreation industries											S		S	P	
713940	Fitness and recreational sports centers							P	S			P		P	P	
713990	All other amusement and recreation activities							S	S			P		P	P	
72	*Accommodation and Food Services*															
7211	Traveler accommodation							S			O	S		S	S	S
7212	RV (recreational vehicle) parks and recreational camps										O			S	S	
7213	Roominghouses and boardinghouses							S			O	S		S	S	S
7223	Special food services							P	P		O	P		P	P	P
7224	Drinking places (more than 75% sales of alcoholic beverages)							S				S		S	S	S
7225	Restaurants and other eating places							P	P		O	P		P	P	P
81	*Other Services (Except Public Administration)*															
8111	Automotive repair and maintenance							P	S		O	S		S	P	
81112	Automotive body, paint, interior, and glass repair							S	S		O	S		S	P	
8112	Electronic and precision equipment repair and maintenance							S			O	O		S	P	P
8113	Commercial and industrial machinery and equipment							S			O	O		S	P	P

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	(except automotive and electronic repair and maintenance)																
8114	Personal and household goods repair and maintenance							S			O	O		S	P	P
8121	Personal care services							P	P		P	P		P	P	P
8122	Death care services							S	S		O	S		S	S	S
8123	Dry cleaning and laundry services							P	P		P	P		P	P	P
8129	Other personal services							P	P		P	P		P	P	P
8131	Religious organizations	S	S	S	S	S	S	S	S		O	S	S	S	S	S
8132	Grantmaking and giving services							O	O		O	O		O	P	O
8133	Social advocacy organizations							O	O		O	O		O	P	O
8134	Civic and social organizations							O	O		O	O		O	P	O
8139	Business, professional, labor, political, and similar organizations							O	O		O	O		O	P	O
814	Private households	P	P	P	P	P	P					P (a)	P			
92	*Public Administration*																
921	Executive, legislative, and other general government support							P			O	P		P	P	P
922	Justice, public order, and safety activities							P			O	P		P	P	P

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92214	Correctional institutions														S	
923	Administration of human resource programs							P			O	P		P	P	P
924	Administration of environment quality programs							P			O	P		P	P	P
925	Administration of housing programs, urban planning, and community development							P			O	P		P	P	P
926	Administration of economic programs							P			O	P		P	P	P
927	Space research and technology							P			O	P		P	P	P
928	National security and international affairs							P			O	P		P	P	P

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(a) Second floor and above.

(b) *Legend:*

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

(c) 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 city 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.

(d) *Swimming pool.* Exception for private recreation facilities under subsection (e) of this section.

1. If located in any residential zoning district, the pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
2. A swimming pool shall be deemed an accessory structure under the terms of this appendix, and shall, except as otherwise specifically provided herein, be subject to all requirements and restrictions hereunder. A swimming pool may be erected within a required rear yard, provided it is set back no closer than five feet from any rear lot line but shall not be erected within any required front or side yard. Swimming pool pump, filter, and heating equipment may be located within a required side or rear yard, but not nearer than five feet from any side or rear property line.

(e) *Private recreation facility.* Private recreation facilities in residential districts for multifamily developments, subdivisions, or homeowners' associations shall be restricted to use by the occupants of the residence and their guests, or by members of a club or homeowners' association and their guests, and shall be limited to such uses as swimming pools, open game fields, basketball, shuffleboard, racquetball, croquet, and tennis courts, and meeting or locker rooms. Private recreation facilities shall not be located within 25 feet of any street right-of-way or within ten feet of any abutting property line. Activity areas shall be fenced and screened from abutting properties. Dispensing of food and beverages shall be permitted on the premises only for the benefit of users of the recreation facility and not for the general public. Off-street parking shall be required on the basis of one space for each 4,000 square feet of area devoted to recreational use with a minimum of four spaces and a maximum of 20 spaces.

(f) *Auto repair garage.* Automobile repairing, painting, upholstering and body and fender work shall be performed only under the following conditions:

1. All body and fender repairing shall be done within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
2. No spray painting may be done except in a spray booth especially designed for that purpose.
3. All other auto repairing, etc., shall be conducted within a building enclosed on at least three sides.

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4. All vehicles awaiting body repair and/or paint, not currently being worked on within the required building, shall be stored behind and completely screened by an eight-foot opaque fence. The fence must be placed as to not block visibility of traffic and allow required ingress and egress. In addition, the fence must comply with fence requirements as noted in section 8.B.

5. Repaired vehicles, or those waiting to be repaired, cannot occupy recommended parking places.

(g) *Temporary batching facility.* Before a specific use permit may be granted for a temporary batching facility, the city council shall find that such batching plant, yard, or building is both incidental to and necessary for construction within two miles of the plant. A specific use permit may be granted for a period of not more than 180 days, and approval shall not be granted for the same location for not more than four specific use permits during any 30-month period. Within 30 days following the termination of any batching plant, the permittee shall cause the site to be returned to its original condition.

(h) *Junkyards.* No property located within the corporate limits of the city shall be used and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard, except in the I, industrial district.

(i) *Dry cleaning facilities.* Dry cleaning establishments shall be subject to the following additional supplemental requirements at the time of submittal for site plan approval, certificate of occupancy, first permit or zoning compliance request. Compliance with all applicable city, state and federal codes, ordinances and regulations shall be required prior to the issuance of a certificate of occupancy. In the case of a conflict between city, state and federal regulations, the more stringent shall control. Reports and copies of all documentation listed below must be provided to the city on a quarterly basis.

1. The facility may process only the clothing dropped off by customers at that location.

2. All employees shall be certified by the equipment manufacturer before operating or maintaining the equipment at that site.

3. The facility shall be registered with the EPA and TNRCC as a small industrial generator of hazardous waste, if required by state or federal regulations, or the owner shall provide proof that it is exempt from such registration.

4. The facility shall have a sampling port installed on its property to allow compliance sampling by city, state, or federal agencies, of sewer effluent.

5. Perchloroethylene waste storage shall be limited to no more than 90 days on-site.

6. Perchloroethylene waste removal shall be handled by a third-party transporter and removed to a RCRA permitted treatment storage and disposal facility.

7. No perchloroethylene shall be stored on-site other than in the dry cleaning machine system.

(j) *Single tenant or occupant retail uses occupying 50,000 gross square feet or more.* The following requirements shall be in addition to the requirements of any applicable zoning district or overlay district. The following regulations also apply if any interior portion of the 50,000 gross square feet of the building envelope is subleased to another tenant or occupant not affiliated with the primary tenant or occupant:

1. Provide a noise mitigation plan to verify compliance with the city's current maximum permissible sound levels located in article IV, chapter 54 of the Code of Ordinances;

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2. Front building facades and facades fronting private or public streets with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections and/or recesses must be at least 25 percent of the length of the facade. Uninterrupted lengths of facade may not exceed 100 feet in length;

3. Buildings shall be architecturally finished on all four sides with the same architectural elements as required in subsection P.6.(j)4 of this section except the rear of the building, provided that a double row of trees is planted along the property line behind the building. In this case, the architectural finish must match the remainder of the building in color and facade material only. A double row of trees shall include trees planted on offset 50-foot centers in a 15-foot landscape buffer, where 50 percent of the trees are canopy evergreen trees; and

4. Buildings that are 50,000 square feet or more in size must include a minimum of six of the following architectural elements. Buildings that are 100,000 square feet or more in size must include a minimum of eight of the following architectural elements: ~~or other architectural features approved by the planning and zoning commission~~director of ~~community development~~:

    a. Canopies, awnings or porticos.

    b. Overhangs.

    c. Arches.

    d. Arcades (a series of adjoining arches).

    e. Peaked roof forms.

    f. Outdoor patios.

    g. Display windows.

    h. Architectural work, such as tile work and moldings integrated into the building facade.

    i. Articulated ground floor levels or base.

    j. Articulated cornice lines.

    k. Integrated planters or wing walls that incorporate landscape and sitting areas.

    l. Offsets, reveals, or projecting ribs used to express architectural or structural bays.

    m. Accent materials (minimum 15 percent of exterior facade).

    n. Varied roof heights.

    o. A similar ~~Other~~ architectural feature~~s~~ may be presented for consideration approved by the ~~planning and zoning commission~~ director~~y of community development~~.

Q. *District area and height regulations.*

1. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the following tables.

2. See regulation matrix.

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REGULATION MATRIX - COMMERCIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (max. 4 stories)	Landscape Requirements	Ex No
				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	15,000	100	150	30	15	25	10	25	10	40	Yes	
NC	12,000	100	120	30	15 D	25	10	25	10	40	Yes	D,
LNC	10,000	100	100	30	15 D	25	10	25	10	40	Yes	D,
DD	15,000 E	0	0	0	0 F	15	0	0	0	70	Yes	E,
OPD	10,000	100	100	30	15	25	10	25	10	40	Yes	H
BP	10,000	100	100	30	25	25	25 J	25	25 J	40	Yes	J
LI	15,000	100	100	30 A	25	25	10	25	10	40	Yes	A
I	20,000	100	100	30 B	25 C	40 C	10	25 C	10 C	40	Yes	B,

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A. When LI district is across the street from a residential district, front yard shall be a minimum of 40 feet.

B. When I district is across the street from a residential district, front yard setback shall be a minimum of 50 feet.

C. When industrial district abuts side and/or rear residential district, setback shall be a minimum of 90 feet.

D. When rear yard of an NC or LNC district abuts a residential district, rear yard setback shall be a minimum of 25 feet.

E. Lots within the downtown district (DD) in existence prior to the creation of the DD shall be deemed as lawfully existing and shall be allowed to develop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be combined into larger tracts and developed, even if the aggregate size is less than 15,000 square feet. Further, no lot classified as within the DD zone may be subdivided to less than the minimum size of 15,000 square feet.

F. When DD rear yard abuts a residential district (residential district or garden home district), rear yard setback shall be a minimum of 15 feet.

G Reserved.

H. In NC and OPD, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 90 percent of the total lot area, per subsections G.5 and H.8 of this section.

I. In LNC, building site coverage, consisting of all buildings, structures and all paved surfaces, shall not exceed 80 percent of the total lot area, per subsection G-1.6 of this section.

J. When side yard of a BP district abuts another BP district, side yard setback shall be a minimum of 10 feet. In BP, no structure shall be located within 25 feet of an exterior BP boundary. An exterior BP boundary is one that abuts a zone other than BP, per subsection O.1 of this section.

K. Height maximum includes belfries, chimneys, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers and spires, stage towers and scenery lofts, tanks and water towers.

L. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

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REGULATION MATRIX—RESIDENTIAL DISTRICTS

Refer to paragraphs in section 7-Q.3. for area and height exceptions.

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards—Minimum Feet					Height Maximum Feet	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear	Side					
						Interior	Exterior (Corner Lot)				
							Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard			
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	No	35%
SFR Single-Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	No	35%
SFR-E Single-Family—Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	No	20%
MFR-L Multifamily—Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	No	50%
MFR-M Multifamily—Medium	9	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%
MFR-H Multifamily—Highest	12	—	—	25 B	0	10 E, I	25 B	20 C	40	No	50%

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MHR Mobile Home	10	—	—	25 B	25	10 I	30	25	20	No	50%
A-1	—	—	—	25 B	25	10 I	25 B	20 C	40	No	10%
GHD Garden Home District	6	6,000	60	20 B, H	20	0 D, E	5 B, H	4 C, H	40	Yes D	50%

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A. Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

B. 35 feet on thoroughfares.

C. 25 feet on thoroughfares.

D. Zero-foot lot line on one side only.

E. Ten-foot minimum separation between buildings.

F. Lots currently in existence with less than 90 feet of width may continue with the same existing setback provided they are not less than a minimum of five feet.

G. Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected. Example: a duplex requires two 45-foot-wide lots.

H. Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.

I. 25 feet when abutting land zoned single-family residential (SFR) district.

J. Reserved.

K. Parking is required in accordance with the parking group table in the design criteria manual.

3. *Area and height exceptions.*

a. Height maximum in community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts may exceed 40 feet in height, but in no event greater than 70 feet in height, when the building setback from the nearest property line is equal to or greater than the building height. Buildings or structures that exceed 40 feet in height shall have a minimum distance to the nearest single family residential (SFR) zoning of at least two and a half (2.5) times the overall building height. Distance shall be measured from the nearest point of the building to the single family residential (SFR) property line.

b. Exceptions for community shopping center (CSC), neighborhood commercial (NC), office park district (OPD), light industrial (LI), industrial (I), and business park (BP) districts:

1. On buildings or structures located in these districts, finials, crosses, and other religious symbols shall not extend more than ten feet above the building or extend more than ten feet above the allowable building height; and

2. Finials, crosses and other religious symbols shall not be accessible and shall not be illuminated above the roofline.

c. Exceptions for the downtown district (DD):

1. On buildings or structures located in the downtown district (DD), finials, crosses and other religious symbols shall not extend more than 18 feet above the building or extend more than 18 feet above the allowable building height; and

2. Finials, crosses, and other religious symbols shall not be accessible and shall not be illuminated above the roofline.

d. Communications towers height criteria:

1. Height limitations of communication towers. The maximum communication tower height, including antennae, lightning rods and accessories, in residential districts shall not exceed

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40 feet and in non-residential districts shall not exceed 200 feet., ~~unless otherwise approved by city council.~~

2. Height limitations for communication towers placed on existing buildings. Communication towers and antennae, which are located on top of buildings or structures shall not be more than 30 percent of the structure height above the structure.

3. This section applies to telecommunication towers, ham radio and television antennas, microwave relay, radio and television transmission towers.

e. Buildings or structures located in a planned unit development (PUD): Buildings and structures located in a planned unit development (PUD) shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a PUD application will be as established in the ordinance authorizing and approving the PUD.

f. Accessory buildings or structures in residential districts: Unattached accessory buildings or structures less than 25 feet in height, as measured from the adjacent grade to the highest point of any portion of such building or structure, may be located in required rear or side yards within residential districts, provided they are set back not less than five feet from any interior side lot line, 20 feet from any side lot line adjacent to a side street, and ten feet from any rear lot line.

g. Interior side yards shall not be required for abutting properties in the same zoning district if both properties are developed as a unit under a common development plan.

h. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area requirements, provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit or lot in the district in which the project is located.

i. Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.

j. Stairs in certain situations. In residential zoning districts that have minimum front yard requirements, uncovered stairways associated with a residential use may project into the required front yard but shall remain a minimum of ten feet from the front property line, if:

1. A building is being elevated or reconstructed on an existing foundation to meet or exceed current city floodplain standards; and

2. The stairway projection into the required front yard is limited to the minimum area required to meet elevation standards; and the stairway, at its widest point, shall not exceed ten feet.

k. Elementary and secondary schools shall be exempt from the height limitations contained herein. Height limitations for elementary and secondary schools will be established in the ordinance authorizing and approving a specific use permit (SUP).

(Ord. No. 85-37, § 1, 1-6-1986; Ord. No. 89-10, §§ 1—3, 9-11-1989; Ord. No. 89-18, § 1, 11-16-1989; Ord. No. 90-5, § 2, 3-5-1990; Ord. No. 90-6, §§ 1, 2, 3-19-1990; Ord. No. 90-18, § 1, 7-23-1990; Ord. No. 92-15, § 1, 10-5-1992; Ord. No. 92-16, §§ 1, 2, 10-19-1992; Ord. No. 93-5, §§ 1—3, 4-19-1993; Ord. No. 93-8, § 1, 6-7-1993; Ord. No. 94-4, § 1, 4-18-1994; Ord. No. 95-12, § 1, 5-15-1995; Ord. No. 95-4, § 1, 7-24-1995; Ord. No. 95-31, 12-4-1995; Ord. No. 96-10, § 1, 6-3-1996; Ord. No. 96-14, § 3—7, 7-1-1996; Ord. No. 97-5, §§ 1—4, 3-3-1997; Ord. No. 98-1, §§ 1—5, 4-20-1998; Ord. No. 98-14, § 1, 8-17-1998; Ord. No. 98-17, § 1, 9-14-1998; Ord. No. 99-3, §§ 2—7, 1-18-1999; Ord. No. 99-6, §§ 1—7, 13, 1-18-1999; Ord. No. 99-7, § 1, 1-18-1999; Ord. No. 99-11, § 1, 7-26-1999; Ord. No. 99-21, § 2, 10-18-1999; Ord. No. 99-23, §§ 1—3, 10-18-1999; Ord. No. 2000-22, §§ 1, 3, 8-7-2000; Ord. No. 2000-24, § 1, 8-7-2000; Ord. No. 2000-23, §§ 2—4, 8-21-2000; Ord. No. 2000-26, §§ 1, 2, 8-7-2000; Ord. No. 2000-45, §§ 1, 2, 12-

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18-2000; Ord. No. 2002-1, §§ 1, 2, 1-21-2002; Ord. No. 2004-11, §§ 1—3, 8-2-2004; Ord. No. 2004-12, §§ 1—3, 8-2-2004; Ord. No. 2004-08, §§ 1—4, 8-16-2004; Ord. No. 2004-21, § 1, 12-6-2004; Ord. No. 2005-32, § 1, 10-17-2005; Ord. No. 2005-33, §§ 2, 3, 10-17-2005; Ord. No. 2006-15, § 1, 7-24-2006; Ord. No. 2007-04, § 1, 4-2-2007; Ord. No. 2007-11, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, § 2, 2-18-2008; Ord. No. 2008-16, §§ 1, 2, 7-21-2008; Ord. No. 2008-28, §§ 1, 2, 11-3-2008; Ord. No. 2008-41, § 1, 11-17-2008; Ord. No. 2009-10, § 1, 6-15-2009; Ord. No. 2009-09, §§ 1, 2, 8-3-2009; Ord. No. 2009-25, § 1, 1-4-2010; Ord. No. 2010-11, §§ 1—11(exh. A), 4-19-2010; Ord. No. 2010-41, § 1, 1-10-2011; Ord. No. 2011-14, § 1, 4-18-2011; Ord. No. 2011-35, §§ 2, 5(exh. A), 6(exh. A), 12-5-2011; Ord. No. 2011-36, § 2(exh. A), 12-5-2011; Ord. No. 2012-31, § 1(exh. A), 12-3-2012; Ord. No. 2013-09, § 2, 5-6-2013; Ord. No. 2013-45, § 4(exh. A), 12-2-2013; Ord. No. 2014-05, § 2(exh. A), 4-7-2014; Ord. No. 2016-10, § 2(exh. A), 4-4-2016; Ord. No. 2017-07, § 2, 3-6-2017; Ord. No. 2018-15, §§ 2(exh. A), 3(exh. B), 7-2-2018; Ord. No. 2018-16, § 2(exh. A), 7-2-2018; Ord. No. 2019-18, § 2, 6-3-2019; Ord. No. 2019-19, § 5, 6-3-2019; Ord. No. 2020-04, § 2, 2-3-2020; Ord. No. 2020-17, § 2(Exh. A), 4-6-2020; Ord. No. 2020-44, § 2, 12-7-2020; Ord. No. 2021-04, §§ 2, 3, 3-1-2021; Ord. No. 2021-05, § 2, 3-1-2021; Ord. No. 2021-20, § 2(Exh. A), 9-13-2021; Ord. No. 2021-28, § 2, 10-4-2021; Ord. No. 2022-01, § 2, 2-7-2022; Ord. No. 2022-06, § 2, 4-4-2022; Ord. No. 2022-08, §§ 4—7, 5-2-2022; Ord. No. 2023-18, § 2, 8-7-2023)

Section 7.5. Community overlay district.

1. *General purpose and description.* The community overlay district (COD) is intended to preserve and enhance the physical characteristics of the city along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, with the exception of the downtown district. The COD does not apply to the DD. The DD is subject to supplementary regulations and the DD geographic limitations as shown on the official zoning map. The COD includes the following thoroughfares: FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Boulevard (also known as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Boulevard, from Friendswood City Limit to FM 528.
2. *Boundaries.* The boundary of the COD shall be parallel to the thoroughfare right-of-way to include nonresidential properties within 300 feet from the right-of-way. If any portion of such property is within 300 feet, the entire tract is subject to the COD requirements.
    a. *Exception:* The COD boundary shall be limited to a depth of 150 feet abutting FM 2351 from Beamer Road to Clear Creek.
3. *Screening.* The following uses on the site shall be screened to a height sufficient to completely screen the use from view at ground level. For the purposes of this subsection, the term "view from ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering streets of the COD.
    a. All outside storage;
    b. Industrial activities;
    c. Off-street loading areas;
    d. Refuse storage areas, dumpsters, and all related activities; See section 8.L.
    e. Air conditioning, refrigeration, heating, and other mechanical and electrical equipment;

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f. Microwave and satellite antennas not otherwise preempted from regulation by applicable law or regulation;

g. Detention ponds*; and

h. Garage bays fronting on the thoroughfares described in subsection 1 of this section.

An opaque screen composed of berms,** walls, fences, vegetation, or a combination of these materials between the property line and the development shall be used; however, in no case shall any of the above-mentioned activities be closer to the street than the setback line.

*If detention ponds are part of the landscaping plan, screening would not be necessary. Ponds may be located no closer than ten feet from abutting rights-of-way if the pond serves only the subject property.

**Berms used for any type of screening shall be limited to a height of three feet above finished grade at the front property line (not including detention facilities), and shall be landscaped.

4. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

5. *Landscaping.* The minimum landscaping requirements for areas within the COD shall be as follows:

a. All landscape buffers shall be provided with architectural and/or landscape materials to screen structures, facilities, drive areas, parking areas, etc. Shrubs shall be a minimum height of two feet when planted and shall be placed a maximum of two feet apart. Mature shrubs shall be maintained in a live or living condition to form a continuous hedge with a maximum height of three feet six inches.

b. Nothing contained in this subsection 5 shall be deemed to reduce applicable landscaping requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., specific use permit or planned unit development), but instead to enhance the aesthetics along the city's major thoroughfares by requiring additional or higher percentages of landscaping.

c. Parking lots within the COD containing 20 parking spaces or less shall have open landscaped areas that are equal to not less than 15 percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area.

d. Parking lots within the COD containing greater than 20 parking spaces shall have open landscaped areas equal to 20 percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area must be used as islands. Perimeter landscaping shall have at least one such tree for each 30 (40 lineal feet if not located in the COD) lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

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.

f. If, at any time, the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 90 days of written notice from the city.

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.

6. *Architectural elements.* Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front a COD thoroughfare unless screened with architectural or landscaping materials as outlined under subsection 3 of this section. This prohibition shall not include drive-throughs such as are typically found at banks or fast-food establishments. In the event that

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COD requirements overlap at intersections, architectural requirements regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

a. Commercial.

(1) Commercial developments are encouraged to have exterior cladding of brick, masonry, stone, stucco or glass on all sides of the building. Fiber cement boards/siding are discouraged, except as trim for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000. These exterior facades, as well as the roof, shall be limited to earth tone colors. Color samples shall be submitted and approved as a part of the commercial site plan.

(2) The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc., ~~shall~~ are encouraged to be constructed of the same materials as the main building on the lot. Cyclone fences are prohibited, except under limited circumstances, the commission may approve a vinyl coated cyclone fence.

b. *Residential.*

(1) Residential developments not facing a COD thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in ~~writing, and~~writing and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary ~~by the planning and zoning commission~~director of community development to establish compliance with this subsection.

(2) Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(Ord. No. 99-37, § 1, 10-18-1999; Ord. No. 2000-25, §§ 2—5, 8-24-2000; Ord. No. 2004-07, § 1, 8-16-2004; Ord. No. 2006-15, §§ 2, 3, 7-24-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-38, § 1, 11-3-2008; Ord. No. 2010-37, § 1, 1-10-2011; Ord. No. 2013-10, § 2, 5-6-2013; Ord. No. 2019-06, § 2, 3-4-2019; Ord. No. 2020-04, § 3, 2-3-2020; Ord. No. 2021-28, § 5, 10-4-2021)

Section 8. Supplementary district regulations.

A. *Visibility at intersections in residential districts.* On a corner lot in any residential district, hedges and vegetation shall not be planted or allowed to grow in such a manner to materially impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines on such corner lots and a line joining points along said street lines 25 feet from the point of the intersection.

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B. *Fences and walls.* Except as provided below, fences and walls are permitted in or along the edge of any required yard. However, no fence or wall shall be constructed on any exterior side yard so as to constitute a hazardous visual obstruction to traffic in any direction, and the same must conform to subsection A of this section. Additionally, fences and walls may only be constructed in front yards on lots adjacent to FM 528, FM 2351, and FM 518 north of FM 2351 and south of FM 528 or on lots greater than two acres, provided that no hazardous visual obstruction is created. On residential lots, decorative, transparent fences may be constructed in front yards on lots greater than two acres or that have a minimum lot width of 150 feet at the street. Chain-link and barbed wire fences are prohibited in the front yards in residential districts. Additionally, all fences must be installed with the finished side facing outward. Exception: any size lot may construct a fence when all adjoining lots facing the same right-of-way or private street have existing compliant fences in the front yard.

C. *Accessory buildings.* Except as specifically permitted by this appendix, no accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five feet of any other buildings.

D. *Erection of more than one principal structure on a lot.* In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard, street frontage, and other requirements of this appendix shall be met for each structure as though it were on an individual lot.

E. *Structures to have access.* Every building hereafter erected shall be on a lot adjacent to a public street, an approved private street, or provide written documentation for shared access agreements, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, shared parking and/or off-street parking.

F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading facilities areis provided in connection with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding requiredcommended off-street parking spaces and parking lot geometryics shall comply with the requirements of the current Design Criteria Manual.

1. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.Parking Area Design. All off-street parking areas, including shared parking areas, shall be designed to provide safe and efficient parking and vehicular circulation. Parking layouts and design shall comply with the standards contained in the Design Criteria Manual, including requirements related to the number of parking spaces, parking space dimensions, aisle widths, and circulation patterns.

2. Loading and Unloading Areas. The owner and theor occupantier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facilitycapacity to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise on the premises. , and ofSuch areas shall be of sufficientadequate size to accommodate theall types of vehicles that will be reasonably expected to engage in such loading or unloading activitiesutilize the facility.

3. Site Plan Requirements. Any person applying fordesiring a building permit for the construction, alteration, or change of use of the land or of any business building or structure shall submit a plotsite plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The

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~~building official shall not issue such permit if it is determined that the~~ proposed loading and unloading facilities ~~will~~shall not create ~~present~~ a direct or indirect hazard to vehicular or pedestrian traffic.

G. *Reserved.*

H. *Reserved.*

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) ~~The commission may determine the p~~Provisions of this subsection may not apply in the following circumstances:

(a) The uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet~~.~~.

(b) A commercial use has been established by specific use permit on a residentially zoned lot.

(4) When a residentially zoned property is rezoned to commercial, an existing fence may~~, if requested by the staff, the commission, or the applicant,~~ be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners

(5) Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence

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or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

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

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

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

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

b-1. *Landscape trees.* All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

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

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

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

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

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

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

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(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

d. *Existing plant material.*

(1) Where healthy planting exists on a site, the directorbuilding official shall credit the property owner for existing plants that are retained and used when calculating vegetation requirements under this section. When healthy trees exist on a site, and when they are equivalent in size and species to those required by this subsection, the directorbuilding official shall credit the property owner for existing trees that are retained and used when calculating requirements under this subsection.

(2) Existing landscape areas to be retained shall be protected from vehicular encroachment and damage during and after the construction phase by appropriate barriers. Parking or storing of vehicles, equipment, or materials is not allowed within the protective root zone.

(3) Protective barricades are to be installed around all protected trees prior to any construction activities on a development site. Barricades are to be installed a minimum of ten-feet from a protected tree or at the designated protective root zone.

(4) Protective barricades may be removed only to prepare the development site for final landscaping activities.

e. *Maintenance and care of trees.*

(1) *Maintenance period for trees.* For any tree installed in fulfillment of the requirements of this appendix, or any previously existing tree used in fulfillment of the requirements of this appendix, it shall be the responsibility of the then property owner to maintain such tree in a healthy condition. In the event of serious damage, disease or death of the tree, or if the tree should otherwise fail to survive , the then property owner shall, at his sole cost and expense, replace it with a tree that meets the requirements of this appendix, within 120 days from the date of notification by the city.

(2) *Pruning of trees.* It shall be unlawful as a normal practice for any person, firm or city department to top any tree on public property. Topping is hereby defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from the requirements of this appendix at the determination of the directorbuilding official.

~~(3) *Maintenance of trees over rights-of-way.*~~

~~(a) Any entity pruning trees located in public rights-of-way or in excavating in rights-of-way or in easements shall be required to notify the city building official and to prepare such plans or outline such programs as the official deems necessary. The building official's permission must be secured before such work~~

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~~may begin. A developer shall have the responsibility to verify that such approval has been granted prior to the installation of utilities within easements on the developer's property.~~

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

~~(c) It is prohibited to cut trees or clear vegetation on public rights-of-way to provide better view of off-premise signs.~~

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

f. *Preserving trees; historical significance.*

(1) *Findings.* The founders of the city chose to locate the community in its present location because of the inspiring, tranquil beauty of the huge oaks which occupied the creek banks and surrounding terrain. The name given the new town, Friendswood, was chosen because of its apt description of the settler members of the Friends Church, and the topographical character of the land, and the woods found in abundance along the four creeks. Over the years, the huge oaks have intertwined to create dense tree canopies throughout the city. The city council hereby finds and determines that the preservation of the naturally wooded topography is of historical significance to the city.

(2) *Purpose.* It is the intent of this subsection to encourage the preservation of existing trees within the city, and the historical significance thereof, and to prohibit their unwarranted destruction.

(3) *Tree survey required.*

(a) A tree survey shall be required for:

(i) All proposed development on land located in districts zoned as neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park district (OPD), light industrial (LI), industrial (I), agricultural (A-1), business park (BP), planned unit development—mixed use (PUD-Mixed Use), or multifamily residential, low density (MFR-L), multifamily residential, medium density (MFR-M), and multifamily residential, high density (MFR-H);

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(ii) All proposed development on land for which a specific use permit is required by sections 7.P and 9.G; and

(iii) For residential developments on land located in districts zoned as single-family residential (SFR), planned unit development cluster home (PUC—Cluster Home), or residential-garden home district (GHD), provided, however, the tree survey required by this subsection shall be required only for the common areas located within those developments, such as community parks, where residents of the developments would have common access.

(b) The tree survey certified by a licensed surveyor, a certified arborist, or registered landscape architect, that:

(i) Identifies:

1. The protected trees sought to be subjected to tree removal at the site, according to location, type and size;

2. Location and total caliper inches of invasive species to be removed, if seeking credit for elimination of invasive species;

3. Areas of construction or other activities to be performed within the critical root zone of a protected tree, including site plans documenting measures to be taken for protection of each impacted critical root zone;

(ii) Includes tables summarizing the total caliper inches of protected trees to be removed in size categories as follows:

1. 12-inch to 24-inch caliper;

2. Greater than 24-inch to 36-inch caliper; and

3. Greater than 36-inch caliper.

(iii) States the total number of caliper inches to be replaced, calculated using the tree replacement calculation set forth below, and how replacement will be achieved, whether by on-site replacement or off-site replacement, or payment in lieu of replacement; and

(iv) Includes the proposed plan for tree replacement by location, type and size, if applicable.

(c) If the property contains no trees fitting the description in subsection (b) of this section, no tree survey shall be required if a signed statement verifying that no such trees exist is filed with the community development office of the city (hereinafter "community development").

(d) The developer or owner of the property to be developed shall sign the tree survey certifying that it is, to the best of their knowledge, true and correct.

(e) The tree survey shall be submitted to community development concurrently with or as a part of the site plan, development permit or plat. Community development shall be authorized to review the data on-site for verification. The tree survey shall be accepted by community development or community development shall provide a notice, in writing, of its reasons for any action other than an acceptance thereof.

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(4) *Site plan to include trees.*

(a) Every site plan submitted shall include all living trees identified on the tree survey as required by subsection I.f(3) of this section. Each such tree identified on the site plan shall bear a notation indicating the tree's status as either "protected" or "to be removed." A tree identified as "protected" indicates a tree that is not scheduled for removal during construction. A tree identified as "to be removed" indicates a tree that is scheduled for removal during construction. Each tree removed during construction shall be mitigated as required in subsection I.f(6) of this section.

(b) "Protected" Class 1 or Class 2 trees, 12 inches in diameter or greater, measured at a point 4½ feet above the natural ground level, shall be counted, on a one-for-one basis, toward the minimum number of trees required by this subsection I.

(c) Trees identified with the notation "protected" shall also be physically marked at the development site so as to be readily distinguishable from trees that are identified on the site plan as "to be removed."

(d) The commission may consider alternate landscape plans to promote the protection of existing Class 1 or Class 2 trees.

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

(6) *Mitigation and incentives.*

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

(b) New trees used for mitigation purposes shall be calculated in accordance with Table XX, measured at a point 18 inches above the natural ground level.

Table XX. Caliper Inch Replacement of a Protected Tree

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

(c) The landscaping plan shall clearly indicate which trees are being planted to replace trees identified as "to be removed" during development.

(d) Invasive tree species harm the native tree canopy; therefore incentives are available for elimination of species shown to be invasive on the qualified tree list. The city shall have the discretion to reduce tree replacement requirements based on the removal of invasive trees on-site. Reduction of caliper inch replacement, if granted, shall be calculated in accordance with Table XY.

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

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

(e) If, due to the nature of a proposed development and unique characteristics of land, trees cannot be planted in a sufficient number to meet the requirements hereof, a developer may elect to provide for a compensating tree to be planted elsewhere within the city. Off-site replacement trees shall be placed within the city limits on public property, private commercial property, educational, or institutional property as approved by the city planner and may be accomplished by donating a tree in kind, or by payment in lieu at a rate as established in Appendix D, Schedule of Fees, Rates, Charges, Deposits, Bond and Insurance Amounts. Off-site replacement trees shall be planted by the applicant within the time periods required for replacement trees.

(f) To encourage maintenance of the suburban wooded character of the community, the city council may from time to time establish incentives to developments which retain more Class 1 or Class 2 category trees than is required by this subsection.

(7) *Tree protection.* Property owners shall be required to ensure that each of the replacement trees and trees identified as "protected" on the site plan survives. If a replacement tree or a tree identified as "protected" fails to survive a minimum of five years from the issuance of a certificate of occupancy at least, the property owner shall replace such tree, at its sole cost and expense, within 120 days from the date of notification by the city, with the same tree type, which has a minimum caliper as prescribed in section I.2.f.(6)(b) of this appendix.

g. One tree required for each lot developed for single-family residential use. Each lot developed for single-family residential use shall have one of the qualified trees located in the required front yard, before a certificate of occupancy may be issued. An exception may be made by the building official for substantially wooded lots, in instances where the building official determines there is not sufficient space in the front yard for proper growth, or where the planting of the tree would constitute a hazard to persons or property.

h. Exception for lots used for single-family residential dwelling purposes. Notwithstanding any other provision of this subsection I to the contrary, nothing contained herein shall be deemed to prohibit the owner or occupant of a single-family residential dwelling from trimming, pruning, or removing any tree located on a lot owned or occupied by such person as a private residence, provided that at least one tree is retained in the front yard, per section 8.I.g.

J. *Performance standards.*

1. *Compliance required.* Except as otherwise provided herein, no land, building or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, or other form of air pollution; heat, cold, dampness, electrical or other substance, condition or dangerous element in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises.

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Permitted uses as set forth in this appendix shall be undertaken and maintained only if they conform to the regulations of the section.

2. *Performance standard regulations.* The following standards shall apply in the various zoning districts as indicated:

   a. *Exterior noise.* Noise standards shall apply to all property owners within the city and shall be in accordance with chapter 54, Offenses and Miscellaneous Provisions, article IV, Noise, of the Code of Ordinances.

   b. *Vibration.* No vibration from any use within any zoning district shall be permitted which is perceptible without instruments at any residential property line within any residential zoning district.

   c. *Lighting and glare.*

      (i) *Prohibited.* It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any lighting, including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, in excess of the standards described below, directly or indirectly upon any lot, tract, or parcel of land, other than that upon which such lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.

      (ii) *Permitted.* All lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be oriented so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from direct or indirect lighting in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:

         1. One footcandle where the adjacent development is zoned for nonresidential uses.

         2. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

      (iii) *Shielding required.* All exterior light sources visible to pedestrian or vehicular off-premises traffic are required to be shielded, except as provided below, so that the light source is not visible to said pedestrian or vehicular traffic. Lights elevated on standards, for example in parking areas, shall be side-shielded on pedestrian or off-premises vehicular travel sides. Lighting mounted on low standards (such as bollard lights) is the preferred method for illuminating smaller parking areas and walkways.

      (iv) *Exceptions.*

         (1) Unshielded lighting facing pedestrian or off-premises vehicular sides of the property shall be permitted, provided the light source is not in excess of 1,700 lumens.

         (2) Historical-style or architectural lighting visible to pedestrian or vehicular off-premises traffic shall be permitted, provided that the fixture or fixtures does not cause or permit any illumination in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract above the following levels:

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a. One footcandle where the adjacent development is zoned for nonresidential uses.

b. Twenty-five hundredths (0.25) footcandle where the adjacent development is zoned for residential uses.

(3) *Common developments.* The maximum footcandle allowed at an interior lot line shall not exceed five footcandles. Each phase of development must comply with lighting requirements applicable to exterior lot lines.

~~(v) *Compliance required.* This appendix shall apply for all new facilities upon adoption and publication as required by law. All existing facilities with lighting in place on the date of adoption shall comply with the requirements herein within 24 months after the effective date of the ordinance from which this appendix is derived by installing shielding, redirecting lights, or other steps necessary for compliance. The commission may grant a one-time extension of up to an additional 24 months if the property owner or agent can demonstrate hardship, including undue expense related to the time requirement for facilities replacement. Further, existing publicly owned facilities shall be required to comply with the requirements herein at such time as the facilities undergo renovation to the exterior or where overall renovation exceed 50 percent of the costs of construction of the existing facilities. Welding, new construction and repairs of facilities shall be exempt from these regulations, provided, however, that no requirements will be imposed in derogation of federal or state safety and health regulations.~~

d. *Particulate air contaminants.* No emissions, dust, fumes, vapors, gases, or other forms of air pollution shall be permitted in violation of the rules and regulations of the state air control board and the environmental protection agency.

3. *Exceptions from performance standards.* The owner or operator of any building, structure, operation or use which violates any performance standard may file an application for a variance from the provisions thereof wherein the applicant shall set forth all actions taken to comply with said provisions and the reasons why immediate compliance cannot be achieved. The board of adjustment may grant exceptions with respect to time of compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum feasible compliance with the provisions of this section. In its determinations, the board of adjustment shall consider the following:

a. The magnitude of the nuisance caused by the violation.

b. The uses of property within the area of impingement by the violation.

c. The time factors related to study, design, financing and construction of remedial work.

d. The economic factors relating to age and useful life of the equipment.

e. The general public interest, welfare and safety.

K. *Sign regulations.* The sign regulations are printed in Appendix A to this Code.

L. *Screening for dumpsters and recycling storage containers.*

1. Dumpsters and recycling collection areas.

a. Dumpsters and recycling collection areas shall be located to minimize their visibility from public streets.

b. Dumpsters and recycling receptacles shall be screened to a height sufficient to screen the refuse from public view.

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c. Dumpsters and recycling collection enclosures shall contain permanent walls on three sides with the service opening not directly abutting a public sidewalk. The fourth side shall incorporate enclosure doors.

d. The opening for removal of the dumpster or recycling receptacle for collection is a minimum of 12 feet to allow for proper access when it is serviced. For every dumpster added, an additional ten feet in width is required.

M. *Commercial activities and temporary uses.*

1. *Commercial activities.*

a. *Permanent structure required.* Except as herein provided, every business within the city must be operated out of a permanent, stationary, site-built building.

b. *Temporary construction structures.* Temporary buildings and building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official for a period not exceeding the period of construction. Upon completion or abandonment of construction, such field offices and buildings shall be removed at the owner's expense.

(1) Temporary construction structures may be placed on sites that have been legally platted; or

(2) Temporary construction structures may be placed on undeveloped sites upon city approval of infrastructure plans.

c. *Temporary sales structures.* Temporary buildings for temporary sales offices, and temporary off-street parking areas, may be permitted in conjunction with new home sales. Such uses shall be located on a platted lot. Such structures and parking areas shall be removed when the subdivision is sold out. One temporary sales office is permitted per builder in a subdivision.

d. *Businesses creating nuisance.* Any business operating within a temporary structure as authorized above that constitutes a public nuisance to the surrounding neighbors or endangers public health, safety or welfare shall be cited for nuisance violations under this Code and shall be required to cease operations as directed by the building official, or other designee.

e. *Portable buildings or structures.* Portable buildings or structures, including, but not limited to, cargo boxes or tractor-trailers, are not permitted for use as commercial or business operations, provided, however, that such may be used as accessory structures for storage for a main business. The number and location of such structures are subject to a site plan review and approval by the city community development department. Mobile homes or RVs are not permitted to be used as accessory buildings.

f. *Restroom facilities.* Every business within the city must provide permanent restroom facilities on-site available for use by the customers of that particular business. These facilities may be located within the same building as the ~~business, or~~business or may be provided in an adjacent business with evidence of a perpetual agreement for such with the owner of the adjacent business. Restroom facilities shall be in compliance with all applicable state, county and city building and health code provisions, including restroom facilities for handicapped individuals, for the size and type of business to be conducted at that location.

2. *Temporary outdoor uses.*

a. For the purpose of this section, a "temporary outdoor use" is defined as the display of any merchandise, service, product, or good outside of a permanent structure for the purpose of sale, whether immediately or by accepting orders and irrespective of where payment is made. Such

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use may take place in required parking areas, invite outside vendors to the property, and/or utilize off-site parking.

(1) *30-day permit.* A 30-day permit may be issued for the temporary sale of holiday merchandise, such as pumpkins, flowers, and Christmas trees.

(a) *Number of permits.* There shall not be more than three permits issued per lot within a calendar year, nor shall permits be allowed to run consecutively during two, 12-month periods.

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

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

(2) *Four-day permit.* A four-day permit may be issued for short-term temporary uses that include, but are not limited to, art and craft shows, festivals, fairs, grand openings, and church bazaars.

(a) *Number of permits.* There shall not be more than six permits issued per lot, within a calendar year, nor shall permits be allowed to run consecutively during two, 12- month periods.

(b) *Hours of operation.* A permit for a short-term temporary use shall be for a period not to exceed four consecutive calendar days. The commercial or business activity shall be allowed to conduct business no earlier than 9:00 a.m. and must close activities at official sundown, unless the applicant shows adequate lighting on the site plan. All outdoor activities must close by 10:00 p.m. The permittee must remove all items, tents and materials used for the conduct of the special event from the location not later than 5:00 p.m. on the day after the final date of the permit.

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

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

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

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(1) Name and contact information of the person conducting the activity,

(2) Proposed location,

(3) Name and contact information of the property owner where the use will take place,

(4) Description of the intended activity,

(5) Proposed dates for the temporary use,

(6) Number of anticipated attendees,

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

(8) Site plan showing the location of all activities that will take place on the property including tents, temporary structures, food trucks (for 4-day permits), restrooms, parking, trash receptacles, and any other pertinent information,

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

(10) Fire related items required by the International Fire Code,

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

(12) A copy of the activity's sales tax certificate,

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

(13) Security agreement with peace officers,

(14) Traffic control plan,

(15) Janitorial/clean-up service agreement and/or plan, or

(16) Health permits or state alcoholic beverage commission permits.

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

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

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

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

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

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

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

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

   a. No resale or craft items are allowed to be sold at farmers' markets.

   b. In addition to the application and supporting documents listed in subsection 2.(c) of this section, the applicant must also provide an issued and approved county health district farmers' market and vendor permits.

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

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

4. *Exemptions.*

   a. *Outdoor displays of merchandise.* Outdoor displays of merchandise by retail businesses shall be allowed if the display involves items for sale by a commercial retailer located within a permanent structure on the same parcel. Such displays may not cover more than one-half of the width of the pedestrian walkway between the storefront and the curb, nor impede the minimum egress width required by code, whichever is greater.

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

   c. *Temporary uses.* The conducting of temporary uses by the city shall be exempt from the provisions of this section.

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

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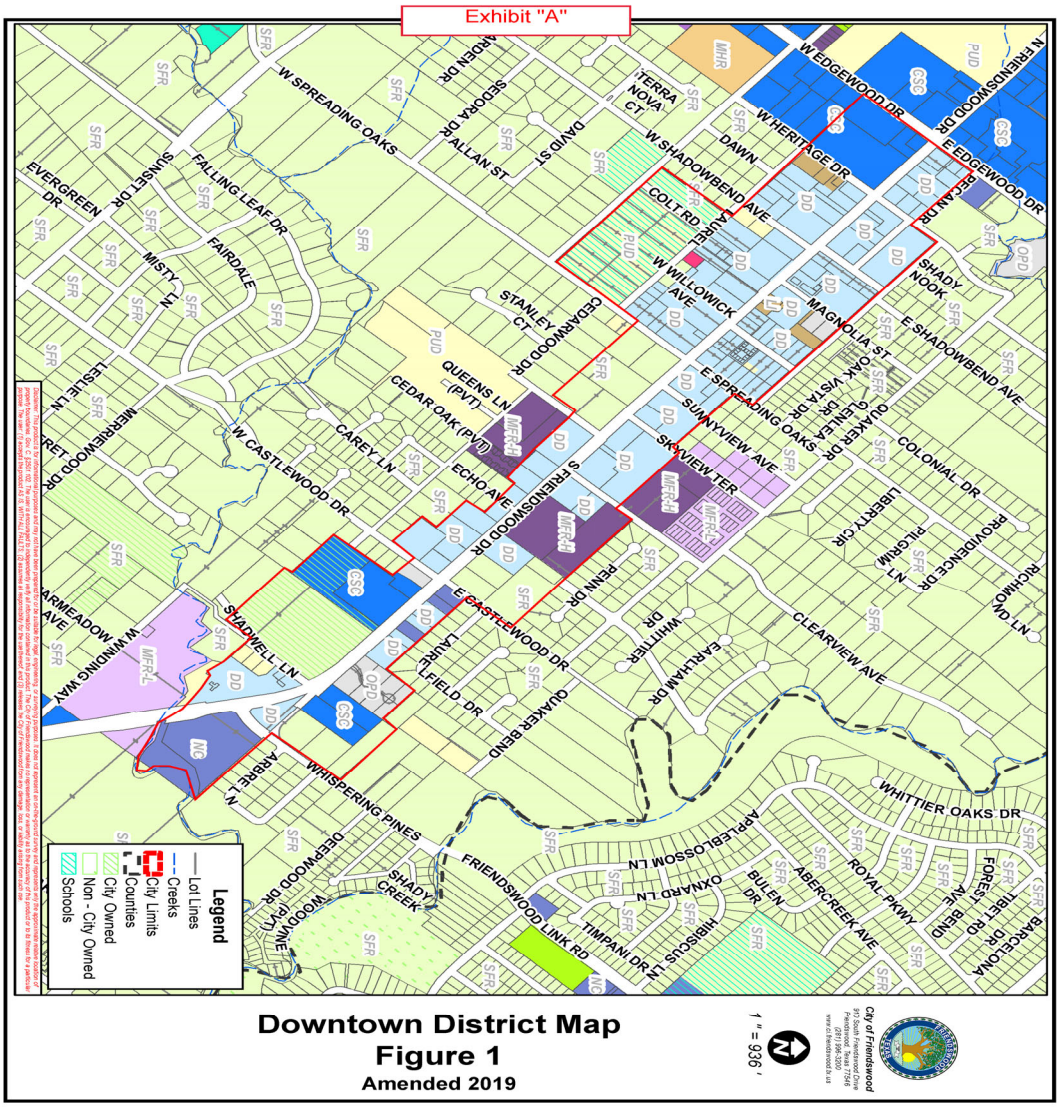
N. *Downtown District supplemental requirements.* These supplemental requirements shall apply only to new developments within the Downtown District or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by Zoning Ordinance Section 6.

1. *Geographic limits.* The geographic limits of the Downtown District are as shown on the Downtown District map (Figure 1). All properties within these geographic limits may rezone to Downtown District (DD). Those properties outside the geographic limits may not rezone to Downtown District (DD).



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

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

   a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

   b. Shared parking areas shall be allowed.

   c. Shared access agreements shall be required between adjacent developments.

   d. On street, head-in parking may be allowed in the Downtown District (DD) with the approval of the director~~Planning and Zoning Commission~~, upon recommendation of the city engineer, in areas at least 75 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD.

   e. Development plans shall indicate how freight and goods will be delivered.

   f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

   g. All such required documentation shall be presented before a development plan is approved.

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

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

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

   j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

   k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

   l. All trees required in subsection 8.I.2.c(2) shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

   m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

   n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

   a. Buildings in the DD are encouraged to have exterior cladding of brick, masonry, stone, stucco, glass, or lap sided cement fiberboard. Sheet cement fiberboards are discouraged, except as trim

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for eves and overhangs, while all building products and materials approved for use by a national model code published within the last three code cycles (2018, 2015 and 2012) are allowed by V.T.C.A., Government Code ch. 3000.

b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.

c. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public are encouraged to be as follows:

(1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).

(2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.

(3) Not less than 25 percent fenestration shall be provided for all upper floor facades.

d. Awnings and canopies are allowed upon approval of the Planning and Zoning Commission.

e. Fenestration calculations. Preferred fenestration minimum:

(1) Area of ground floor primary wall facing ROW x 40 percent = minimum fenestration.

(2) Area of upper floor x 25 percent = minimum fenestration.

f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. are encouraged to be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.

c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.

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b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.

c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

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

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

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

b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:

(i) Equal or better pedestrian access to and along the development property;

(ii) Equal or enhanced landscape beautification for the development; or

(iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. *Adjacent property, buffer maintenance and installation.*

a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.

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b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.

c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. ~~The Planning and Zoning Commission shall determine the r~~Required screening will be determined after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may~~, if requested by the staff, the Planning and Zoning Commission, or the applicant,~~ be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

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

9. *Utilities.* All permanent utilities serving the property shall be located underground, at the owner's expense.

(Ord. No. 86-10, § 1, 8-18-1986; Ord. No. 96-6, § 1, 5-20-1996; Ord. No. 97-14, §§ 1—11, 11-3-1997; Ord. No. 98-1, §§ 6, 7, 4-20-1998; Ord. No. 98-14, § 4, 8-17-1998; Ord. No. 99-6, §§ 8—12, 1-18-1999; Ord. No. 99-1, § 1, 1-18-1999; Ord. No. 2000-24, §§ 2—4, 8-7-2000; Ord. No. 2000-21, § 1, 9-11-2000; Ord. No. 2000-33, § 1, 10-16-2000; Ord. No. 2001-22, § 3, 10-15-2001; Ord. No. 2001-23, § 1, 11-19-2001; Ord. No. 2004-11, § 4, 8-2-2004; Ord. No. 2004-12, § 4, 8-2-2004; Ord. No. 2005-09, § 1, 2-21-2005; Ord. No. 2005-19, §§ 1—10, 9-12-2005; Ord. No. 2006-11, § 1, 6-26-2006; Ord. No. 2006-16, § 1, 7-24-2006; Ord. No. 2006-17, § 1, 8-7-2006; Ord. No. 2006-23, § 1, 10-16-2006; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2008-06, §§ 4, 5, 2-18-2008; Ord. No. 2008-08, § 1, 4-21-2008; ; Ord. No. 2008-08, § 1, 5-19-2008; Ord. No. 2008-12, § 1, 6-2-2008; Ord. No. 2008-29, § 2, 11-3-2008; Ord. No. 2009-10, § 2, 6-15-2009; Ord. No. 2009-19, § 1, 9-14-2009; Ord. No. 2010-39, § 1, 1-10-2011; Ord. No. 2010-42, § 1, 1-10-2011; Ord. No. 2011-12, § 1, 4-18-2011; Ord. No. 2011-35, § 3, 12-5-2011; Ord. No. 2012-32, § 2, 12-3-2012; Ord. No. 2013-11, § 2, 5-6-2013; Ord. No. 2013-36, § 2, 11-4-2013; Ord. No. 2014-19, § 2, 8-4-2014; Ord. No. 2015-07, § 2, 3-2-2015; Ord. No. 2017-23, § 2, 9-11-2017; Ord. No. 2019-05, §§ 2, 3, 3-4-2019; Ord. No. 2019-16, § 2, 6-3-2019; Ord. No. 2019-17, §§ 2, 3, 6-3-2019; Ord. No. 2019-18, § 3, 6-3-2019; Ord. No. 2019-19, §§ 2—4, 6-3-2019; Ord. No. 2020-04, § 4, 2-3-2020; Ord. No. 2021-28, §§ 3, 4, 10-4-2021; Ord. No. 2021-29, § 2, 11-1-2021; Ord. No. 2022-08, §§ 8, 9, 5-2-2022; Ord. No. 2025-12, § 2, 5-5-2025; Ord. No. 2025-13, § 2, 5-5-2025)

Section 9. ~~Administration and enforcement—Building permits and certificates of zoning compliance.~~Site plans and Specific Use Permits.

A. *Site plan process.*

1. *Purpose.* The purpose of the site plan is to ensure compliance with this appendix and to assist in the orderly and harmonious development of the city, to protect and enhance the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of

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structures, additions or alterations thereto without proper attention to site planning and preserving the intent of this appendix.

2. *Site plans required.* Site plans shall be required for:

   a. All proposed development on land zoned neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park development (OPD), light industrial (LI), industrial (I), agricultural (A-1), or business park (BP) or multiple-family residential low-density (MFR-L), multiple-family residential medium-density (MFR-M), and multiple-family residential high-density (MFR-H); and

   b. Where a specific use permit is required by subsection 7.P, permitted use table, and this subsection G; and

   c. A planned unit development (PUD), in accordance with the procedures set forth in section 7.J.

3. *Content.* The application shall be accompanied by plans that include the following.

   a. *Site plan.*

      1. Data describing all processes and activities involved with the proposed use;

      2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;

      3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;

      4. The location of existing drainageways, and significant natural features;

      5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and

      6. The location, height and size of all proposed signs.

   b. *Landscape plan.*

      1. Proposed landscaping and screening buffers; and

      2. The location, height and type of each wall, fence, and all other types of screening.

   c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.

   d. *Building elevations.*

      1. Identifying building facade materials;

      2. Overall building height;

      3. Colored elevations, if applicable; and

      4. Building fenestration calculations, if applicable.

   e. *Tree survey and mitigation plan.*

   f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:

      1. Submit utility and drainage plans with the SUP application; or

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2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").

4. *Staff review.* An applicant for development that requires a site plan shall first consult with staff regarding the ordinance requirements and proposed development plan. An applicant shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, prior to proceeding to the commission.

5. *Administrative Approval*. The Director is authorized to review and approve site plans that comply with all applicable requirements of this Code, including but not limited to zoning, subdivision, engineering and development standards. Site plans eligible for administrative approval shall be reviewed and considered within thirty (30) days of a complete application.

6. *Planning and Zoning Commission action.* Any site plan that involves special consideration as defined by the Zoning Ordinance shall be presented to the Commission for review and approval. Site plans requiring Commission review shall be scheduled for consideration and a decision will be provided within 30 days of being placed on an agenda.

Special considerations include, but are not limited to:

a. Requests for alternative compliance provisions;

d. Developments requiring interpretation of zoning standards; or

e. Any other circumstance identified in this Code requiring Commission review.

7. *Determination of Review Authority. The director shall determine whether a proposed site plan qualifies for administrative approval or must be referred to the Commission.*

8. Denied site plans. Any corrections, changes, or conditions required to ensure the plan complies with all existing ordinances that are imposed by the commission shall be provided to the applicant, in writing, and shall become a part of the approved site plan which, if not met, may be cause for enforcement action or invalidation of the site plan.

9. *Expiration*. Approval will expire one year after the approval of the site plans. 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 months.

10. *Enforcement.* Following the approval of a site plan, the director shall inspect the development to ensure that it is in full compliance with the approved site plan. ~~A. *Administration and enforcement.* An administrative official designated by the city manager shall administer and enforce this appendix. He may be provided with the assistance of such other persons as the city council may direct. If the administrative official shall find that any of the provisions of this appendix are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, and structures; removal of illegal buildings or structures or illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this appendix to ensure compliance with or to prevent violation of its provisions.~~

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B. *Building permits required.* No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the building official. No building permit shall be issued by the building official except in conformity with the provisions of this appendix, unless he receives a written order from the board of adjustment in the form of an administrative review, or variance as provided by this appendix.

C. *Application for building permit.* All applications for building permits shall be accompanied by plans in duplicate drawn to scale showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of the buildings already existing, if any; and the location and dimensions of the proposed building or structure or alteration thereof. The application shall include such other information as lawfully may be required by the building official, including, but not limited to, existing or proposed building or alteration, existing or proposed uses of the building and land; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this appendix. The application shall be accompanied with a site plan that should provide the following information:

(1) Boundaries of the area covered by the site plan;

(2) Location of each existing and proposed building and structure in the area;

(3) The location of existing drainage ways; and significant natural features;

(4) Proposed landscaping and screening buffers;

(5) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside storage facilities;

(6) The location, height and type of each wall, fence and all other types of screening;

(7) The location, height and size of all proposed signs.

One copy of the plans shall be returned to the applicant by the building official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of the plans, similarly marked, shall be retained by the building official.

D. *Certificate of zoning compliance for new, altered or nonconforming uses.*

(1) It shall be unlawful to use or occupy or permit the use of or occupancy of any building or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the building official stating that the proposed use of the building or land conforms to the requirements of this appendix.

(2) No nonconforming structure or use shall be maintained, renewed, changed or extended until a certificate of zoning compliance shall have been issued by the building official. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs from the provisions of this appendix, provided that upon adoption or amendment of the ordinance from which this appendix is derived, owners or occupants of nonconforming uses or structures shall have three months in which to apply for certificates of zoning compliance.

E. *Expiration of building permit.* If the work described in any building permit has not begun within 90 days from the date of issuance thereof, said permit shall expire; it shall be cancelled by the building official; and written notice thereof shall be given to the person to whom the permit was issued. Further work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained. However, if work has not begun within 90 days of the issuance of said permit, or if there has not been substantial completion of the work within one year from the date of issuance of said permit, the building official may, at his option, extend the expiration dates of said permits.

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~~F. *Construction and use to be as provided in applications, plans, permits and certificates of zoning compliance.* Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the building official authorize only the use, arrangement, and the construction set forth in such approved plans and applications, and no other use, arrangement or construction.~~

~~G~~B. *Specific use permits.*

1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.

2. *Permit required.* A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use only as a specific use unless a specific use permit has first been issued in accordance with the provisions of this section.

3. *Application procedure.* An application for a specific use permit shall be filed with the community development department~~planning and zoning commission~~. The application shall be accompanied by plans that ~~, along with the application,~~ will become a part of the specific use permit, if approved. The accompanying plans shall include the following:

   a. *Site plan.*

      1. Data describing all processes and activities involved with the proposed use;
      2. Boundaries of the area covered by the site plan, identifying the zoning of the subject property and the adjacent properties;
      3. The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
      4. The location of existing drainageways, and significant natural features;
      5. The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, outside trash storage facilities; and
      6. The location, height and size of all proposed signs.

   b. *Landscape plan.*

      1. Proposed landscaping and screening buffers; and
      2. The location, height and type of each wall, fence, and all other types of screening.

   c. *Photometric plan.* The plan shall show lighting calculations in footcandles along the property line.

   d. *Building elevations.*

      1. Identifying building facade materials;
      2. Overall building height;
      3. Colored elevations, if applicable; and
      4. Building fenestration calculations, if applicable.

   e. *Tree survey and mitigation plan.*

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f. *Utility and drainage plans.* Verification of all information contained in the site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. There are two options available for obtaining approval for the utility and drainage plans:

1. Submit utility and drainage plans with the SUP application; or

2. Submit utility and drainage plans with the building permit application once the SUP/site plan is approved. Changes in the site plan due to unforeseen obstacles in the installation of the utilities and drainage may require approval of a site plan amendment by the planning and zoning commission. The planning and zoning commission may recommend approval of variations from the original site plan that do not increase the density or result in any increase in external impact on adjacent properties or neighborhoods. Other changes will be required to comply with the SUP amendment process per subsection G.9 of this section ("Amendments").

4. *Public hearings.* The notification and public hearing process for a specific use permit or revocation thereof is set forth in section 15.

5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:

a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;

b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;

g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and

h. That the proposed use is in accordance with the comprehensive plan.

6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

7. *Time limit.*

a. *Expiration*. A specific use permit issued under this section shall expire:

(1) Two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, where the development is based on a long-term, multi-phased master plan, each phase of the specific use permit shall be severable and shall be subject to the two-year expiration period, which shall expire as follows:

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(a) For the initial phase, two years after its date of issuance; and

(b) For subsequent phases, two years after the date construction is commenced for each applicable phase; provided construction commences prior to the expiration of the previous phase; or

(2) One year following the discontinuation of the use for which the specific use permit was approved.

b. *Extension*. If, prior to the expiration of the specific use permit, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years.

8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:

a. The specific use permit was obtained or extended by fraud or deception; or

b. That one or more of the conditions imposed by the permit has not been met or has been violated.

9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

10. *Processing fee.* A processing fee as set forth in section 14 shall be required for the processing of each specific use permit request.

~~H. *Site plan process.*~~

~~1. *Purpose.* The purpose of the site plan is to ensure compliance with this appendix and to assist in the orderly and harmonious development of the city, to protect and enhance the general welfare, and to help prevent the impairment or depreciation of land values and development by the erection of structures, additions or alterations thereto without proper attention to site planning and preserving the intent of this appendix.~~

~~2. *Site plans required.* Site plans shall be required for:~~

~~a. All proposed development on land zoned neighborhood commercial (NC), community shopping center (CSC), downtown district (DD), local neighborhood commercial (LNC), office park development (OPD), light industrial (LI), industrial (I), agricultural (A-1), or business park (BP) or multiple-family residential low-density (MFR-L), multiple-family residential medium-density (MFR-M), and multiple-family residential high-density (MFR-H); and~~

~~b. Where a specific use permit is required by subsection 7.P, permitted use table, and this subsection G; and~~

~~c. A planned unit development (PUD), in accordance with the procedures set forth in section 7.J.~~

~~3. *Content.* The content of site plans are described above in subsection G.3 of this section.~~

~~4. *Staff review.* An applicant for development that requires a site plan shall first consult with staff regarding the ordinance requirements and proposed development plan. An applicant shall consult with staff until all significant issues surrounding the proposed site plan and development are resolved, prior to proceeding to the commission.~~

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5. *Commission action.* An applicant may submit a site plan for consideration by the commission at any time after staff review is completed. After the proposed site plan is first considered by the commission, the commission shall render a decision thereon within 30 days. Any corrections, changes, or conditions required to ensure the plan complies with all existing ordinances that are imposed by the commission shall be provided to the applicant, in writing, and shall become a part of the approved site plan which, if not met, may be cause for enforcement action or invalidation of the site plan. Approval will expire one year after the approval of the site plans 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 months.

6. *Enforcement.* Following the approval of a site plan, the building official shall inspect the development to ensure that it is in full compliance with the approved site plan.

(Ord. No. 93-13, § 1, 8-16-1993; Ord. No. 99-2, §§ 4, 5, 1-18-1999; Ord. No. 2000-22, § 2, 8-7-2000; Ord. No. 2000-23, § 1, 8-21-2000; Ord. No. 2001-21, §§ 1, 2, 10-15-2001; Ord. No. 2002-09, § 1, 4-15-2002; Ord. No. 2007-12, § 2, 10-1-2007; Ord. No. 2007-18, § 1, 10-15-2007; Ord. No. 2011-35, § 4, 12-5-2011; Ord. No. 2014-04, § 2, 3-3-2014; Ord. No. 2024-27, § 3, 9-9-2024)

Section 10. Board of adjustment—Establishment and procedure.

A board of adjustment is hereby established, which shall consist of five members and four alternates to be appointed by the city council, each for a term of two years. Members and alternates of the board of adjustment may be removed from office by the city council when absent from two consecutive meetings without an excuse or for cause upon written charges and after public hearing. Vacancies shall be filled by the city council for the unexpired term of the member affected.

A. *Proceedings of the board of adjustment.*

(1) The board of adjustment shall adopt rules necessary to the conduct of its affairs, elect a chairperson and an acting chairperson, and act in keeping with the provisions of this appendix. Meetings shall be held at the call of the chairperson and at such other times as the board may determine. The chairperson, or in his absence the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

(2) The board of adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and all of which shall be immediately filed in the office of the board and shall be public record.

A. The board of adjustment shall have the following powers and duties:

(1) *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this appendix.

(2) *Variance.* To authorize in specific cases, a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

(a) *Exceptions.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of a zoning ordinance in the district involved, or any use, expressly or impliedly, prohibited by the terms of this appendix in said district.

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(3) *Special exceptions.* To hear and decide special exceptions to the terms of a zoning ordinance when this appendix requires the board to do so.

(4) To hear and decide other matters authorized by a zoning ordinance.

(5) In exercising its authority, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose, the board has the same authority as the administrative official.

B. *Application.* Appeals to the board of adjustment concerning interpretation or administration of this appendix may be taken by any person aggrieved by the decision or any officer, department, board, or bureau of the city affected by the decision of the administrative official. Such appeals shall be filed not later than the 20th day after the date the decision is made, by filing with the official from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds thereof. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed. A member of the governing body of the municipality who serves on the board of adjustment may not bring an appeal under this section.

C. *Notification.* Any request for an appeal, variance or special exception shall require a public hearing before the board. A written notice of the hearing shall be sent to owners of property situated within 200 feet of the exterior boundary of the property with respect to which such appeal, variance or exception is requested ten days prior to public hearing. It shall be sufficient that such written notice is addressed to the owner appearing on the most current tax roll of the city and addressed to such owner at the address stated on said roll. If no owner is stated on the tax roll, or no address appears thereon, the written notice to such property owner shall not be required.

The city council and planning and zoning commission shall be informed of any hearing for an appeal, variance or special exception of the zoning or sign ordinance.

D. *Fee.* A processing fee as described in section 14 shall be paid to the city in advance of the hearing. In the event the application is withdrawn prior to the mailing of the required written notification or publication in the official newspaper, the fee shall be refunded.

E. *Hearings.* The board shall set a reasonable time for the appeal hearing. A party may appear at the hearing in person or by agent or by attorney. The board shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

F. *Stay of proceedings.* An appeal stays all proceedings in furtherance of the action that is appealed, unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the board of adjustment or by a court of record on application, after notice to the official if due cause is shown.

G. *Reapplication.* No application for a variance, special exception, or appeal, which has been denied, shall be again filed earlier than one year from date of original denial, unless there has been a material change. For the purposes of this section, material change shall mean a substantial change in conditions or circumstances as it relates to the property in question.

(Ord. No. 2020-16, § 2, 4-6-2020)

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Section 11. Reserved. ~~Same—Powers and duties.~~

~~A. The board of adjustment shall have the following powers and duties:~~

~~(1) *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this appendix.~~

~~(2) *Variance.* To authorize in specific cases, a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.~~

~~(a) *Exceptions.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of a zoning ordinance in the district involved, or any use, expressly or impliedly, prohibited by the terms of this appendix in said district.~~

~~(3) *Special exceptions.* To hear and decide special exceptions to the terms of a zoning ordinance when this appendix requires the board to do so.~~

~~(4) To hear and decide other matters authorized by a zoning ordinance.~~

~~(5) In exercising its authority, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose, the board has the same authority as the administrative official.~~

~~B. *Vote required.* The concurring vote of four members of the board shall be necessary to reverse any order, requirements, decision, or determination of an administrative official, decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance.~~

(Ord. No. 90-18, § 2, 7-23-1990; Ord. No. 2009-04, § 1, 5-24-2009; Ord. No. 2020-16, § 3, 4-6-2020)

Section 12. Reserved~~Appeals from the board of adjustment.~~

~~A. Any person aggrieved by a decision of the board of adjustment, or any taxpayer, or officer, department, board, or bureau of the city may present to a district court, county court, or county court at law a verified petition stating that the decision of the board of adjustment is illegal in whole or in part and specify the grounds of illegality within ten days after the date the decision is filed in the board's office and in the manner provided by the laws of the state, particularly V.T.C.A., Local Government Code §§ 211.008—211.011.~~

~~B. *Reapplication.* No application for a variance, special exception, or appeal, which has been denied, shall be again filed earlier than one year from date of original denial, unless there has been a material change. For the purposes of this section, material change shall mean a substantial change in conditions or circumstances as it relates to the property in question.~~

(Ord. No. 2020-16, § 3, 4-6-2020)

Section 13. Administration and Enforcement ~~Duties of administrative official, board of adjustment, city council, and courts on matters of appeal.~~

A. ~~*Administration and enforcement.*~~ An administrative official designated by the city manager shall administer and enforce this appendix. ~~He may be provided with the assistance of such other persons as the city council may direct.~~ If the administrative official shall find that any of the provisions of this appendix are

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being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, and structures; removal of illegal buildings or structures or illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this appendix to ensure compliance with or to prevent violation of its provisions.

B. It is the intent of this section that all questions of interpretation and enforcement shall be first presented to the administrative official, and that such questions shall be presented to the board of adjustment only on appeal from the decision of the administrative official., ~~and that recourse from the decisions of the board of adjustment shall be to the courts in the manner provided by law, particularly V.T.C.A., Local Government Code §§ 211.008—211.011.~~

~~B~~C. It is further the intent of this section that the duties of the city council in connection with this appendix shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this appendix. Under this appendix, the city council shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this appendix, as provided by law, and of establishing a schedule of fees and charges as stated in section 14.

D. Whenever a violation of this appendix occurs, or is alleged to have occurred, any person may file a written complaint; such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He shall record properly such complaint, immediately investigate the same at the earliest reasonable time, and take action thereon as provided by this appendix.

E. Any person who violates any of the provisions of this appendix or who fails to comply therewith or with any of the requirements thereof, including violations of conditions and safeguards established in connection with grants of variances or specific uses, or who erects or alters any structure, or who commences to erect or alter any structure in violation of any detail statement of plan submitted or approved thereunder, shall for each and every violation or noncompliance be deemed guilty of a misdemeanor. The owners of a building, structure, or premises, or part thereof, where anything in violation of this appendix be placed or shall exist, and any architect, builder, contractor, agent or corporation employed in connection therewith who may have assisted in the commission of any such violation, shall be guilty of a separate offense and, upon conviction, shall be subject to the penalties herein provided.

Section 14. Schedule of fees, charges, and expenses.

A. The city council shall establish a schedule of fees, charges, and expenses and a collection procedure for building permits, certificates of zoning compliance, specific use permits, and changes in district classification, appeals, and other matters pertaining to this appendix. The schedule of fees shall be maintained in the office of the city secretary and in the office of the administrative official, and may be altered or amended only by the city council. It is set by resolution and printed in Appendix D to this Code.

B. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

~~Section 15. Amendments.~~

~~A. *Authority.* The city council may from time to time amend, supplement, or change by ordinance the boundaries of the district or the regulations herein established.~~

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B. *Submission to planning and zoning commission.* Before taking action on any proposed amendment, supplement or change by ordinance of a district boundary or regulation, the city council shall submit the proposed revision to the planning and zoning commission for its recommendation and report. The planning and zoning commission shall make its report within 30 days following the close of the public hearing thereon.

C. *Public hearings.* Prior to adopting any ordinance amending, supplementing, or changing the boundaries of any district or any regulation herein established, the planning and zoning commission and city council shall hold public hearings at which any person desiring to be heard regarding such matter shall be given an opportunity to do so. City council may not hold a public hearing until it receives the final report of the planning and zoning commission.

D. *Notice of public hearings.*

1. Notice of any public hearing involving a proposed change in a zoning classification shall be given, in writing, to each owner of real property, as indicated by the most recently approved city tax roll, which lies within 200 feet of any property on which said change in classification is proposed, such notice to be given before the tenth day before the hearing date.

2. Notice of all public hearings shall also be published in the official newspaper of the city, or a newspaper having general circulation in the city, before the fifteenth day before the public hearing.

3. In addition, notice of any public hearing involving a proposed change in zoning classification shall be given by causing a sign to be erected on the property which would be affected by the proposed change stating the time and place of the hearing. Such sign shall be erected not less than ten days prior to the date on which such hearing is to be held.

4. Before the tenth day before the hearing date, notice of any public hearing involving a proposed change in a zoning classification affecting residential or multifamily zoning shall be given, in writing, via United States Postal Service, to each school district in which the property for which the proposed change in classification is located.

E. *Vote required in the event of protest.* In the event of a written protest to any such proposed amendment, supplement, or change to a district boundary or regulation signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change or those immediately adjacent to the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, such amendment shall not become effective except by the affirmative vote of three-fourths of all members of city council. In computing the percentage of land area, the area of streets and alleys shall be included.

(Ord. No. 90-2, § 1, 2-5-1990; Ord. No. 96-16, §§ 1, 2, 8-19-1996; Ord. No. 2011-13, § 1, 6-6-2011; Ord. No. 2013-30, § 2, 10-7-2013; Ord. No. 2019-13, § 2, 5-6-2019)

Section 16. Provisions of appendix declared to be minimum requirements.

In their interpretation and application, the provisions of this appendix shall be held to be minimum requirements, adopted for the protection of public health, safety, morals, or general welfare. Whenever the requirements of this appendix are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, restrictions, or covenants, the most restrictive or that which imposes the higher standards shall govern.

Section 17. Reserved~~Complaints regarding violations~~.

Whenever a violation of this appendix occurs, or is alleged to have occurred, any person may file a written complaint; such complaint stating fully the causes and basis thereof shall be filed with the administrative official.

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~~He shall record properly such complaint, immediately investigate the same at the earliest reasonable time, and take action thereon as provided by this appendix.~~

Section 18. Reserved~~Penalties for violations~~.

~~Any person who violates any of the provisions of this appendix or who fails to comply therewith or with any of the requirements thereof, including violations of conditions and safeguards established in connection with grants of variances or specific uses, or who erects or alters any structure, or who commences to erect or alter any structure in violation of any detail statement of plan submitted or approved thereunder, shall for each and every violation or noncompliance be deemed guilty of a misdemeanor. The owners of a building, structure, or premises, or part thereof, where anything in violation of this appendix be placed or shall exist, and any architect, builder, contractor, agent or corporation employed in connection therewith who may have assisted in the commission of any such violation, shall be guilty of a separate offense and, upon conviction, shall be subject to the penalties herein provided.~~

(Ord. No. 2005-19, § 11, 9-12-2005)

Section 19. Reserved~~Severability~~.

~~Should any section or provision of this appendix be adjudged invalid or unconstitutional, such decision shall not affect the validity of this appendix as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.~~

Section 20. Definitions.

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

Accessory use or structure means a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Adult entertainment business shall have the same meaning as "sexually oriented business," as that term is defined in V.T.C.A., Local Government Code ch. 243, and chapter 62 of the Code of Ordinances, and shall include, but not be limited to, an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult tanning salon, adult theater, escort agency, nude modeling studio, sexual encounter center, or any other commercial enterprise, the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. Such uses shall be allowed only as specifically authorized under the terms of this appendix and chapter 62 of the Code of Ordinances. The determination of what constitutes an adult entertainment business shall be made by the police chief or his/her designee, in accordance with the definitions contained in chapter 62 of the Code of Ordinances, and such determination shall be appealable to the zoning board of adjustment.

Apartment house means any building or portion thereof used as a multiple dwelling for the purpose of providing three or more separate dwelling units which may share means of egress and other essential facilities.

Assisted living facility means an establishment as defined by V.T.C.A., Health and Safety Code Ch. 247.

Automobile graveyard means an establishment or place of business that is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Building means any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind. The term "building" includes the term "structure."

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Building area means the surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

Building line means a line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

Childcare center means a childcare facility that is licensed to care for seven or more children for less than 24 hours per day, at a location other than the permit holder's home (pursuant to Texas Administrative Code, Title 40, Part 19, Chapter 746). Compliance with all applicable state regulations is required. A childcare center shall also obtain a certificate of zoning compliance pursuant to section 9.D ("Administration and enforcement—Building permits and certificates of zoning compliance").

1. *Registered childcare home.* In a registered childcare home, the registered primary caregiver provides care in the caregiver's own residence for not more than six children from birth through 13 years, and may provide care after-school hours for not more than six additional elementary school children. The total number of children in care at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A registered childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.
2. *Licensed childcare home.* The total number of children in care varies with the ages of the children, but the total number of children in care in a licensed childcare home at any given time, including the children related to the caregiver, must not exceed 12 (pursuant to Tex. Admin. Code, Title 40, Part 19, Chapter 747). Compliance with all applicable state regulations is required. A licensed childcare home shall also obtain a certificate of zoning compliance pursuant to section 9.D.

Cluster housing development means a residential development containing attached or detached units on a limited portion of land with the remaining land areas consolidated into common open space areas.

Common development means two or more business establishments developed under a common plan which may utilize shared driveways and on-site parking facilities, including, but not limited to, shopping centers, office complexes, business parks, and industrial parks.

Comprehensive plan means graphic and textual form policies which govern the future development of the city and which consist of various components governing specific geographic areas and functions and services of the city.

Density means living units per acre in a platted subdivision. The term "density" pertains to total platted acreage, including streets.

Director means the director of community development.

Dwelling, garden home, means a detached dwelling unit which utilizes smaller lots than traditional single-family houses and where the building is built along a "zero" side lot line.

Dwelling, multiple-family, means any building, or portion thereof, which is designed, built, rented, leased or intended to be occupied as three or more dwelling units or apartments and which includes facilities for food preparation and sleeping.

Dwelling, single-family, means a detached building having accommodations for and occupied by not more than one family.

Dwelling, two-family, means a detached building having accommodations for and occupied by not more than two families. In calculating minimum lot area, a two-family dwelling shall be considered to be two dwelling units.

Dwelling unit means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters for one family.

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Family means a single individual or a number of individuals domiciled together, whose relationship is of a continuing, nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit. This shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose relationship is of a transitory or seasonal nature or for anticipated limited duration of school terms or other similar determinable period.

Fence means any structure enclosing, demarcating or surrounding an area of ground to mark a boundary, control access, or prevent escape, in part or in whole.

Graduated fence means a fence required by city ordinance, the height of which may be reduced for some portion of its required length, either in a stair-step configuration or by gradually reducing such height in a straight or radial line. The length and height of the fence so reduced will be determined on the basis of a combination of factors, including, but not limited to, security, public welfare, and pedestrian and traffic safety.

Green space means natural undeveloped areas, such as prairies, farmland, barren land, forests, wetlands and lakes. The term "green space" may also include landscaped perimeters and green landscape reserves along thoroughfares.

Height.

a. The height of a building shall be measured to:

   (1) The top of ridge of the highest roof of a sloped roof (i.e., gable);

   (2) The top of the highest deck of a mansard roof; or

   (3) The top of the highest parapet wall of a flat roof.

b. For buildings not located in the floodplain, height is measured from the top of the finished first floor of the building which can be no more than two feet above the finished grade at the site. Finished grade shall mean the highest grade elevation within five feet of the foundation or wall of the building, said grade having been established by means of an approved grading and/or drainage plan. Finished grade may also be the existing grade elevation when no terrain alteration is proposed, or where otherwise applicable. Any fill which is not required to achieve positive site drainage or slope stabilization, or which is otherwise proposed to raise the finished first floor elevation for any other purpose, shall not be considered to be finished grade for the purpose of measuring building height.

c. For buildings located in the floodplain, height is measured from the top of the first finished floor which shall be two feet above the average base flood elevation at the site, as established by the latest available flood elevation maps for the city.

Home occupation means an occupation or profession engaged in by the occupants of a dwelling, the conduct of which does not result in the dwelling being identified as a business by the external and objective evidence of a business, such as signs, displays, deliveries, continuous or repetitive traffic (rather than occasional or sporadic traffic) generated by the home occupation, or by regular gatherings of clients or customers for business purposes. Home occupations are a permitted use in accordance with this section, provided that:

1. The occupation or profession conducted within a residential dwelling unit must be clearly incidental and subordinate to the use of the premises as a residential dwelling unit.

2. The home occupation shall be conducted entirely within the dwelling unit or accessory structure.

3. Only members of the family residing on the premises are employed.

4. No internal or external alterations, special construction, or features are involved.

5. There is no advertising of any type on the premises and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main

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building or any accessory building; however, advertising of the home occupation by published or printed matter is allowed.

6. No equipment is used which creates offensive noises, vibrations, sound, smoke or dust, odors, heat, glare, X-ray or electrical disturbances to radio or television.

7. Vehicles used in conjunction with the home occupation must park completely in the driveway of the resident without blocking the sidewalk.

8. The home occupation must not change the character of the residential area.

9. A childcare center as defined in this section is not recognized as a home occupation.

10. A personal care facility as defined in this section is not recognized as a home occupation.

11. The use of off-site personal services at a residence by the occupant, such as lawn care, maid services, etc., does not constitute a home occupation and is not limited by this appendix.

Junkyard means an establishment or place of business maintained, used, or operated for storing, keeping, buying or selling junk, for processing scrap metal, or for maintaining or operating an automobile graveyard. The term "junkyard" includes garbage dumps and sanitary fills.

Lot includes the term "plot" or "parcel."

Lot measurements.

1. *Depth.* The distance between the midpoint of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

2. *Width.* The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost point (where they intersect with the street lines) shall not be less than 90 percent of the required lot width except in the case of lots on the turning circle of culs-de-sac where the 90 percent requirement shall not apply.

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

Open space means a restricted reserve located within a development with limited low-impact amenities, including, but not limited to, green space, both natural and landscaped, detention areas, trails, lakes, pavilions, benches, outdoor cooking facilities, and active recreational facilities, such as ball and soccer fields, playgrounds, and the like. Amenities may be passive or active.

Parking space, off-street, means a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without moving another. For purposes of rough computation, an off-street parking space and necessary access for maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the city.

Planned unit development means a district with development characterized by a unified site development plan which may provide for a mixture or combination of residential, recreation and open space and commercial uses.

Servant's or caretaker's quarters means an accessory building located on the same lot as the main building, or a portion of the main building, used as living quarters by persons acting as caretakers of the property or by

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employed servants and not rented or otherwise used as a separate domicile and not used except as an accessory use to the primary use of the property.

Shopping center means a group of commercial establishments which is planned, developed, owned and managed as a unit related in its location, size and type of shops to the trade area that the unit serves.

Specific use means a use that would not be appropriate generally or without restrictions throughout the zoning district but would, if controlled as to number, area, location or relation to the neighborhood, promote the property held, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in a zoning district as special exceptions, if specific provision for such special exceptions is made in this appendix.

Street means a public or private thoroughfare which affords a principal means of access to abutting property.

Street line means the right-of-way line of a street.

Structural alterations means any change in the supporting member of a structure, such as bearing walls, columns, beams or girders.

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

Townhouse means a row of three or more attached, one-family dwellings, separated by vertical party or lot line walls, and each having private entrances.

Variance means a relaxation of the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, so that the spirit of the ordinance is observed and substantial justice is done.

Yard means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

Yard, front, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as specified in each zoning district.

Yard, rear, means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot as specified in each zoning district. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimensions. On both corner and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side, means a yard between a building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the building.

(b) The present tense includes the future tense; the singular number includes the plural; and the plural number includes the singular.

(c) The term "shall" is mandatory; the term "may" is permissive.

(d) The terms "used" and "occupied" include the words "intended, designed or arranged to be used or occupied."

(e) The term "person" includes an individual, firm, association, organization, partnership, trust, company or corporation.

(Ord. No. 89-9, § 1, 9-11-1989; Ord. No. 89-29, § 1, 1-22-1990; Ord. No. 90-5, § 1, 3-5-1990; Ord. No. 95-36, § 1, 1-8-1996; Ord. No. 96-6, § 2, 5-20-1996; Ord. No. 98-14, §§ 2, 3, 8-17-1998; Ord. No. 98-17, § 2, 9-14-1998; Ord. No.

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2001-23, § 2, 11-19-2001; Ord. No. 2005-36, § 1, 11-21-2005; Ord. No. 2008-06, § 3, 2-18-2008; Ord. No. 2009-05, § 1, 6-15-2009; Ord. No. 2013-45, §§ 2, 3, 12-2-2013; Ord. No. 2015-04, § 2, 2-2-2015; Ord. No. 2017-23, § 3, 9-11-2017; Ord. No. 2020-16, § 5, 4-6-2020; Ord. No. 2020-44, § 3, 12-7-2020; Ord. No. 2021-28, § 6, 10-4-2021; Ord. No. 2022-01, § 3, 2-7-2022; Ord. No. 2022-08, § 10, 5-2-2022)

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **RECOMMENDATION: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**
Consider making a recommendation to City Council concerning proposed amendments to Appendix C "Zoning" of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to make a recommendation regarding the proposed changes to the Zoning Ordinance that would authorize staff to approve site plans except for in certain situations.

SITE PLAN APPROVALS
All commercially zoned properties require site plan approval. Currently, that approval is required by the Planning and Zoning Commission. Staff is proposing to change it so that site plans that meet the code can be approved at the staff level. Any site plan requiring special considerations, such as alternate landscape plans, screening, parking or increased building heights would be submitted for Commission review and consideration.

The Commission would still be responsible for the following under the Zoning Ordinance:

- Hear and decide appeals regarding abandonment, destruction or damage, and the timeframe of repairs and maintenance for non-conforming uses and structures;
- Hold public hearings and make recommendations to City Council for ordinance changes to Appendix B "Subdivisions" and Appendix C "Zoning";
- Hold public hearings and make recommendations to City Council for zone change requests, specific use permit requests, and requests to vacate public easements; and
- Approve site plans that include requests for alternate landscaping, screening, parking, increased building heights or other special exceptions/requests.

Making these changes will save time for everyone - the developer, the commissioners, and staff. The developers could obtain building permits once all staff reviews are complete rather than having to wait for their item to be placed on a Commission agenda. The changes would save Commissioners' time by reducing the number of meetings to once per month. Staff time would be saved by reducing the number of meetings to once per month in addition to the time required to prepare the materials for the meetings. Staff would present reports to the Commission to keep them informed of site plans or new projects that were approved.

Benchmarking approving authority of other cities for plats and site plans:

City	Plat Approvals	Commercial/MF Site Plan Approvals
Alvin	Planning Commission	N/A - no zoning
Clear Lake Shores	Planning & Zoning Commission	Staff – Building Official
Dickinson	Planning & Zoning Commission	Staff – Zoning Official
Galveston	Planning Commission	Staff – Development Services Director
Kemah	City Council	N/A – no zoning
League City	Planning & Zoning Commission	Staff – City Planner
Pearland	Planning & Zoning Commission	Staff – Director of Planning
Santa Fe	Planning Commission	N/A – no zoning
Webster	Planning & Zoning Commission	Staff – Zoning Official

See redline and clean version of proposed amendments to the Subdivision Ordinance on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **SITE PLAN: "THE EDGE" TO BE LOCATED AT 401, 391 AND 395 W EDGEWOOD DR**
Consider approving the site plan for The Edge, a development containing three new buildings and a detention pond to be located at 401, 395 and 391 W Edgewood Dr., City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC) and subject to the Community Overlay District (COD)
Address: 401, 391 and 395 W Edgewood Drive

This project to be located on 4.621 acres on W Edgewood Drive, recently replatted as Mcreaken Manor Replat, will consist of three office buildings. The development will share a detention pond and parking spaces. A shared access easement provides access throughout the development and to the detention pond.

Building A - 401 W Edgewood Drive
11,379 square feet

Building B - 395 W Edgewood Drive
7,638 square feet

Building C - 391 W Edgewood Drive
3,558 square feet

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the site plan will allow the property owner to proceed with constructing the development and buildings.

RECOMMENDATIONS

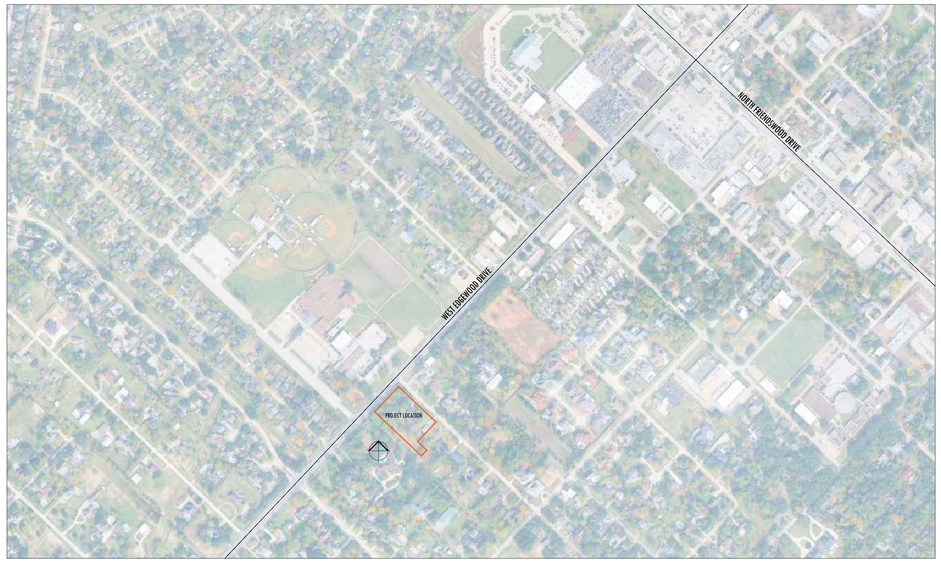
The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current city codes. This plan is subject to recommendation by the Planning and Zoning Commission and approval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

ATTACHMENTS

1. 391 W Edgewood Dr - cover sheet, site plan and elevations
2. 395 W Edgewood Dr - cover sheet, site plan and elevations
3. 401 W Edgewood Dr - cover sheet, site plan and elevations
4. The Edge Colored Renderings
5. The Edge Overall Landscape

6. The Edge Overall Photometric
7. The Edge Zoning Map

T H E E D G E



1 VICINITY MAP
SCALE: 1" = 7000'

2 MODEL RENDER BUILDING 395 AND 391

DRAWING INDEX: 18 SHEETS

A0-0 SITE PLAN
A0-2 ACCESSIBILITY DETAILS
A1-0 FLOOR PLAN
A2-0 ELEVATIONS

S.001 GENERAL NOTES
S.113 FOUNDATION PLAN
S.400 FOUNDATION DETAILS
S.401 FOUNDATION DETAILS
S.405 FOUNDATION DETAILS
S.406 FOUNDATION DETAILS
S.407 FOUNDATION DETAILS
S.420 FOUNDATION DETAILS

MEP0.01 MEP SPECIFICATIONS
MEP0.02 MEP SPECIFICATIONS
MEP-100 MEP SYMBOL & LEGEND
E-211 ELECTRICAL POWER PLAN
E-301 ELECTRICAL DETAILS
E-401 ELECTRICAL RISER DIAGRAM

CODE ANALYSIS/ TABULATIONS:

CODE CRITERIA

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NATIONAL FIRE PROTECTION CODE (NFPA)
2018 MECHANICAL CODE
2018 PLUMING CODE
2017 NATIONAL ELECTRICAL CODE

CODE ANALYSIS

CONSTRUCTION TYPE: TYPE 2B, 1 STORY BUILDING

GROSS SF: 3,558 SF
BUSINESS:
BUILDING 391: 3,558 SF @ 1/150 GROSS= 24 OCCUPANTS

TOTAL OCCUPANTS: 24

LIFE SAFETY / MEANS OF EGRESS:
TO BE ADDRESSED IN T.I. SUBMITTAL
THIS PERMIT SUBMITTAL IS FOR CORE AND SHELL REVIEW ONLY

LOT COVERAGE CALCULATIONS

BUILDING:	3,558 SF
LOT SIZE:	16,689 SF
LOT COVERAGE:	21%

TDLR TDLR #: TABS2026012317

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

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TRUE NORTH

PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870

DATE: 03-30-26

REGISTERED ARCHITECT TROY D KENNEDY 23225 STATE OF TEXAS
EXPIRES: 12/31/26

THE EDGE
391 W. EDGEWOOD DR.
FRIENDSWOOD, TEXAS

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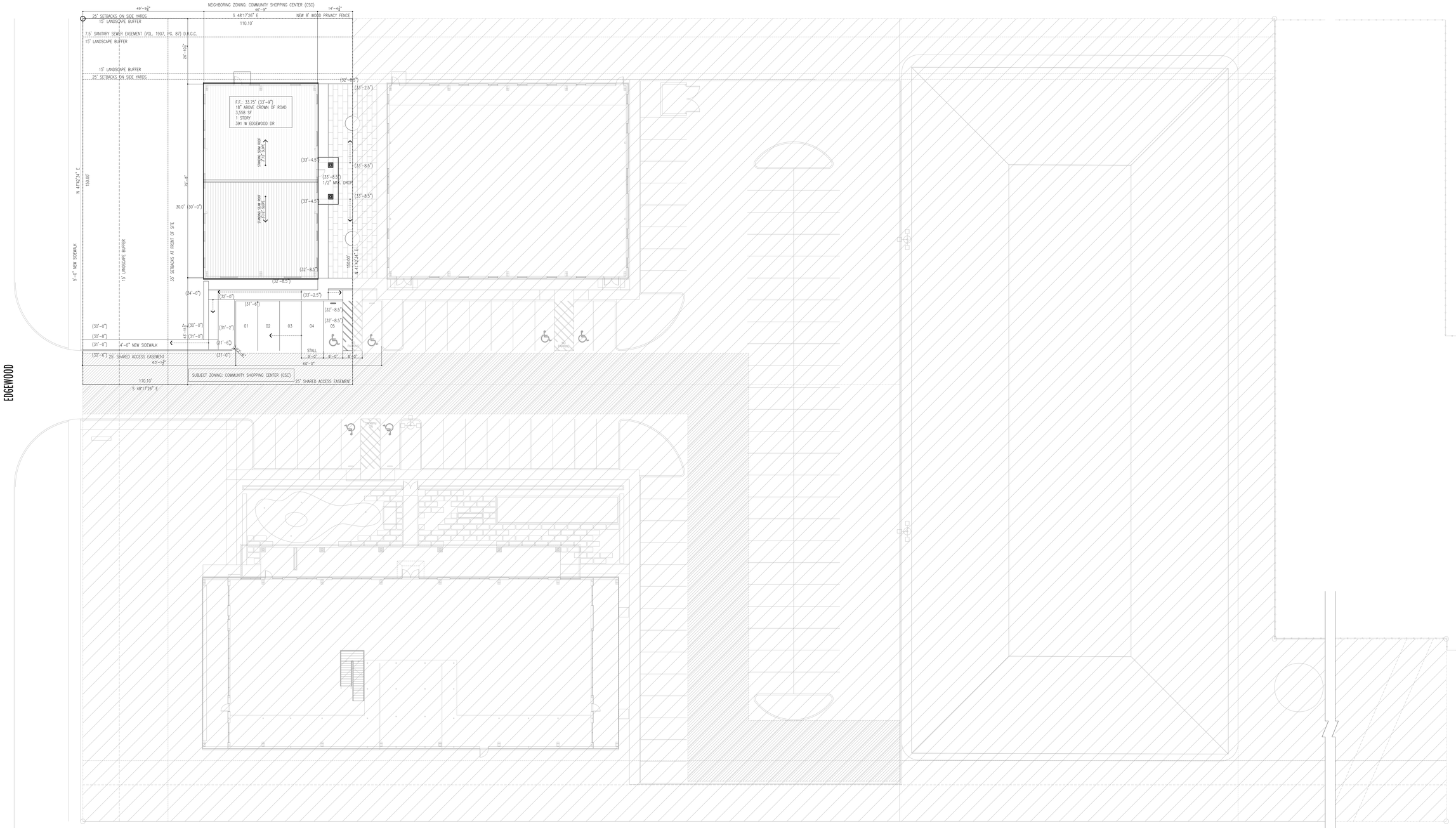
ISSUED FOR :

FOR PERMIT REVIEW	02-13-26
PERMIT SET REVISIONS 001	03-18-26
PERMIT SET REVISIONS 002	03-30-26

COVER SHEET

SHEET NUMBER
COVER



1 REFERENCE SITE PLAN
SCALE: 1/16"= 1'-0"

TRUE NORTH

PLAN NORTH

PARKING REQUIRED

BUILDING 401: 12,110 SF @ 3.8/1000 = 46 PARKING SPACES
BUILDING 395: 7,638 SF @ 3.8/1000 = 29 PARKING SPACES
BUILDING 391: 3,558 SF @ 3.8/1000 = 14 PARKING SPACES

TOTAL SPACES REQUIRED: 89
TOTAL SPACES PROVIDED: 100

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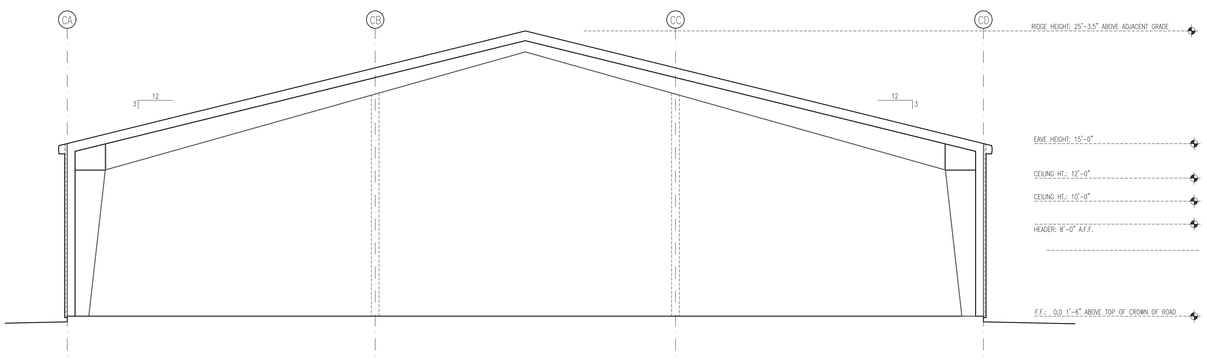
SITE PLAN

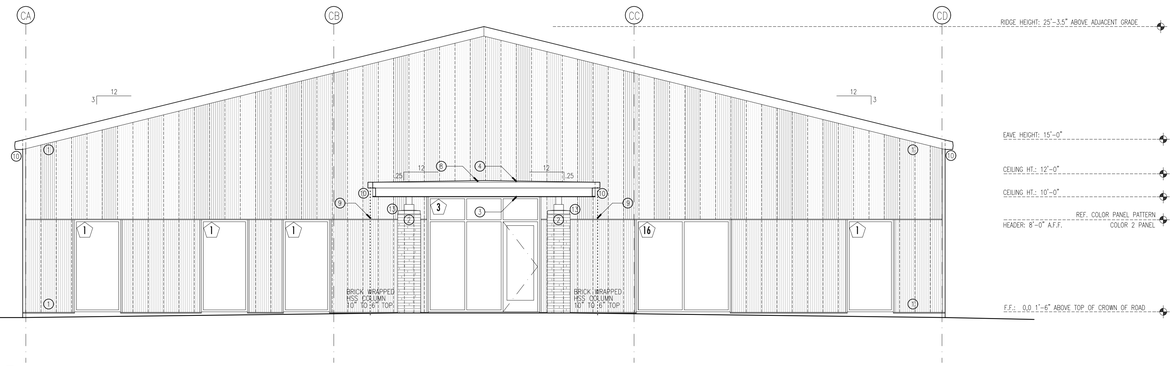
SHEET NUMBER

A0-0



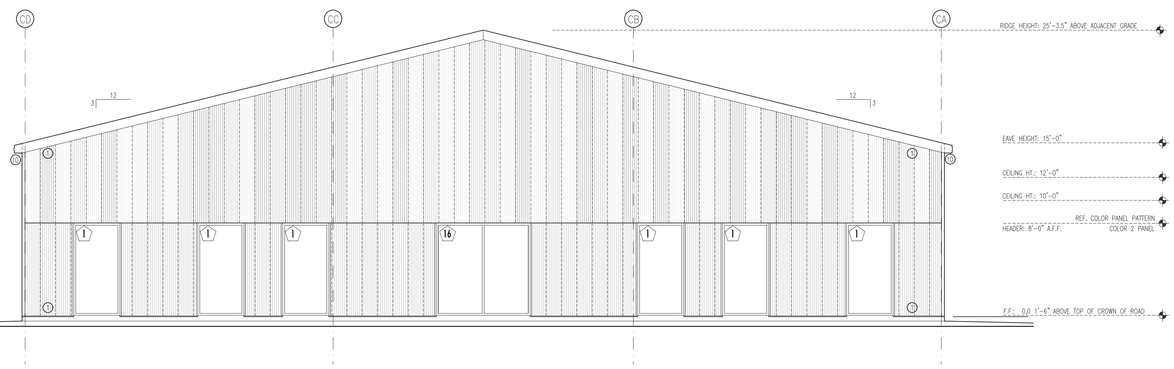
1 CROSS SECTION

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



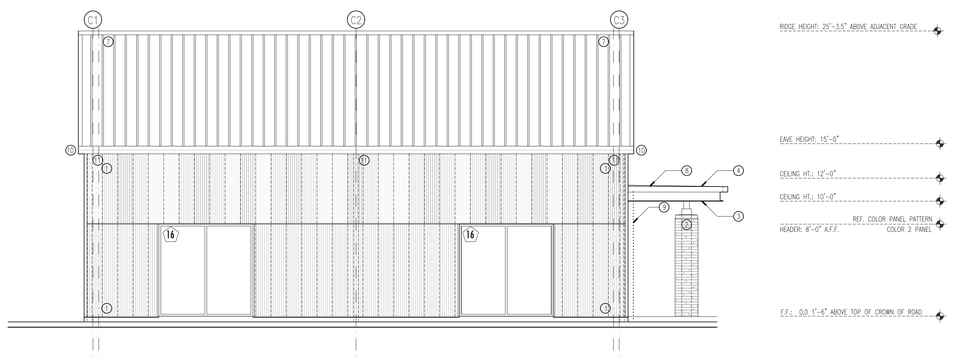
2 EAST ELEVATION

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



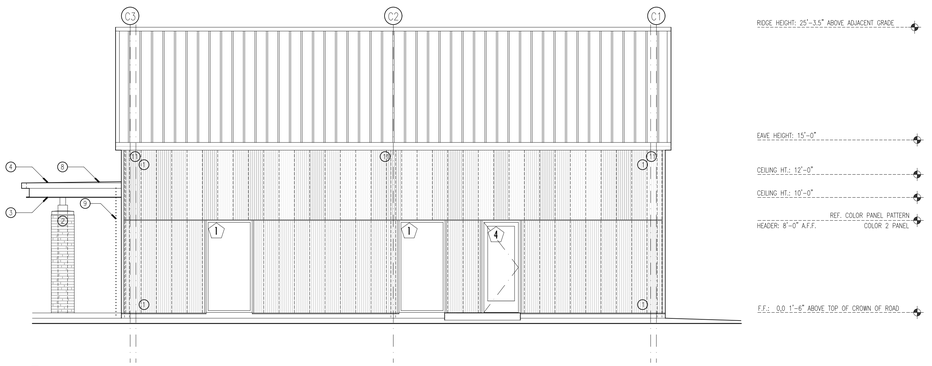
3 WEST ELEVATION

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



4 SOUTH ELEVATION

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



5 NORTH ELEVATION

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

ELEVATION KEY:

1. VERTICALLY ORIENTED METAL HS-16 PANELS ON 1.5" HAT CHANNEL (SEE COLOR KEY)
2. FACE BRICK: "INTERSTATE BRICK", EMPEROR PROPORTION, COLOR "OBSIDIAN"
   OPTION 2: "ARRISCRAFT", ARCHITECTURAL LINEAR BRICK, COLOR "FORGED STEEL"
   PROVIDE 8X8X16 REINFORCED CMU BACKING WALL AT COURTYARD WALLS.
3. 1X6 T&G PINE SOFFIT. STAIN AND SEAL
4. TPO ROOF ON 2X WOOD FRAMING. 1/4":12" SLOPE MINIMUM
5. ACCOYA SIDING BY DELTA MILLWORKS. COLOR "MESCALERO"
6. ETCHED WITH LOGO GRAPHIC METAL SCREEN BY "ZAHNER" OR EQUAL. FASTEN TO GIRTS.
7. 26 GA. STANDING SEAM METAL ROOF, COLOR MATTE BLACK
8. STEEL FRAMED/ WOOD INFILL CANOPY
9. RANCHAIN. TIE INTO STORM WATER SYSTEM
10. GUTTER. COLOR TO MATCH ROOF.
11. 5X5 BOX DOWNSPOUT. COLOR TO MATCH ROOF. TIE INTO STORM WATER SYSTEM COLOR, MATTE BLACK
12. 3/16" PLATE CORTEN STEEL PLANTER, PROVIDED INTERIOR 2X2 ANGLE ATTACHMENTS @ 4'-0" O.C. TO INSURE PLANTER WALLS ARE STRAIGHT. TOP OF 2X2 ANGLE MEMBERS NEED TO STOP 4" SHORT OF THE TOP OF THE PLANTER
13. CAST STONE BRICK CAP
14. INTERNALLY LIT BOX LETTER SIGNAGE

METAL PANEL COLOR KEY:

COLOR 1: BERRIDGE HS-16 PANEL HARTFORD GREEN
COLOR 2: BERRIDGE HS-16 PANEL MATTE BLACK
COLOR 3: BERRIDGE HS-16 PANEL JET BLACK
ALL TRIMS AND GUTTER TO BE MATTE BLACK

PEMB GENERAL NOTES:

1. ALL PERIMETER GIRTS TO BE BY-PASS GIRTS
2. UNLESS NOTED OTHERWISE, ALL EXTERIOR METAL SKIN TO BE:
   26 GA. "BERRIDGE" HC-16 PANELS ORIENTED HORIZONTALLY ON 24 GA. 1.5" HAT CHANNELS @ 24" O.C.
   * THERE WILL BE THREE HC-16 PANEL COLORS
3. MAIN ROOF TO BE 26 GA. STANDING SEAM ROOF, AT 3:12 SLOPE
4. PORCH ROOFS TO BE TPO, PROVIDE 1/4":12" SLOPE MINIMUM
5. ALL EDGE SLAB CONDITIONS TO HAVE A 1.5" DROP TO POCKET BOTH HC-16 PANELS AND HAT CHANNELS
6. PROVIDE VINYL FACED INSULATION ON BUILDINGS 395 AND 391
7. BUILDING 401 TO RECEIVE OPEN CELL INSULATION
8. BUILDING 395 TO RECEIVE 8" LINER PANELS IN THE BATTING CAGE AREA
9. ALL BUILDING TO BE CONDITIONED SPACE. NO ROOF VENTING NEEDED

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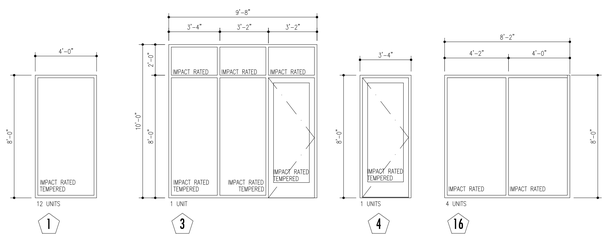

6 WINDOW SCHEDULE

SCALE: 1/4"= 1'-0"

KENNEDY ARCHITECTURE LLC
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troy@kennedy-architecture.com

DATE: 03-30-26

REGISTERED ARCHITECT
TROY D KENNEDY
23223
STATE OF TEXAS

EXPIRES: 12/31/26

THE EDGE

391 W. EDGEWOOD DR.
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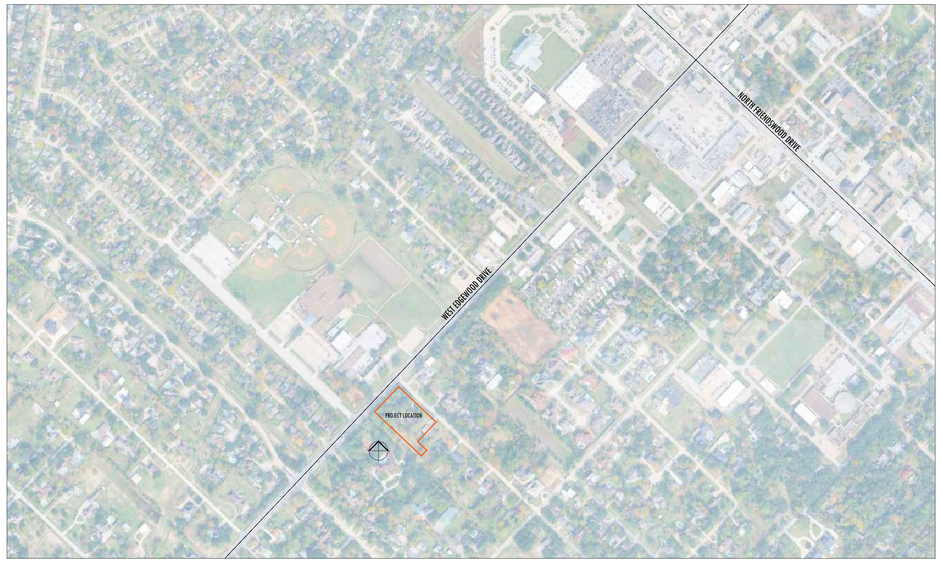
ELEVATIONS
WINDOW SCHEDULE

SHEET NUMBER

A2-0

T H E E D G E



1 VICINITY MAP
SCALE: 1" = 7000'

2 MODEL RENDER BUILDING 395 AND 391

DRAWING INDEX: 18 SHEETS

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2017 NATIONAL ELECTRICAL CODE

CODE ANALYSIS

CONSTRUCTION TYPE: TYPE 2B, 1 STORY BUILDING
GROSS SF: 7,638 SF
BUSINESS:
BUILDING 395: 7,638 SF @ 1/150 GROSS= 51 OCCUPANTS

TOTAL OCCUPANTS: 51

LIFE SAFETY / MEANS OF EGRESS:
TO BE ADDRESSED IN T.I. SUBMITTAL
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LOT COVERAGE CALCULATIONS

BUILDING:	7,638 SF
LOT SIZE:	33,853 SF
LOT COVERAGE:	23%

TDLR TDLR #: TABS2026012317

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

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SHEET NUMBER
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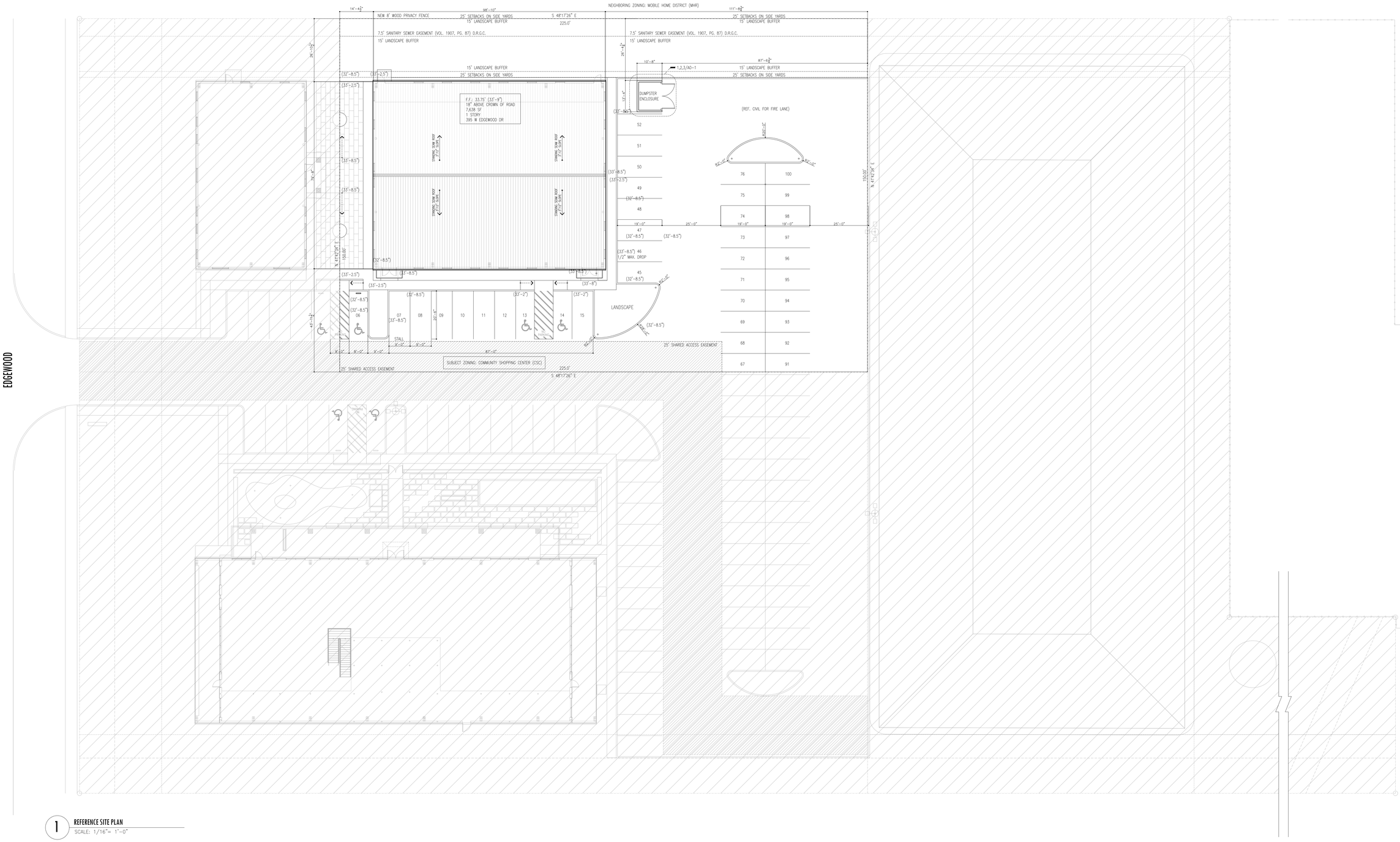

1 REFERENCE SITE PLAN
SCALE: 1/16"= 1'-0"

PARKING REQUIRED

BUILDING 401: 12,110 SF @ 3.8/1000 = 46 PARKING SPACES
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TOTAL SPACES REQUIRED: 89
TOTAL SPACES PROVIDED: 100

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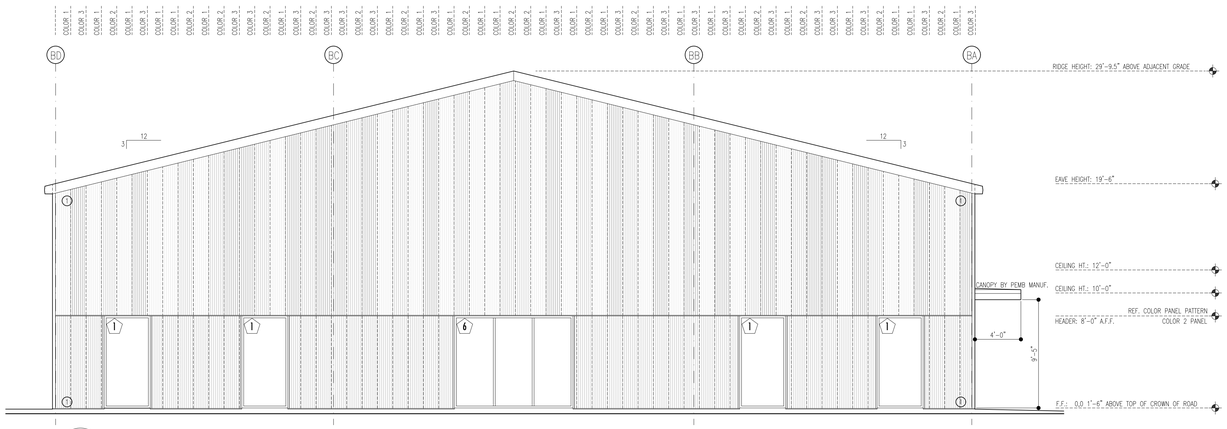
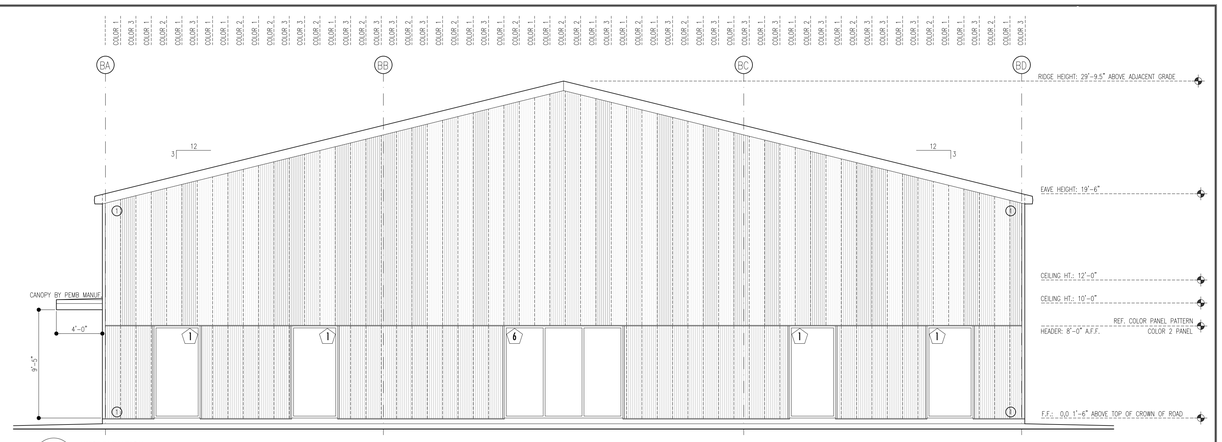
SITE PLAN

SHEET NUMBER

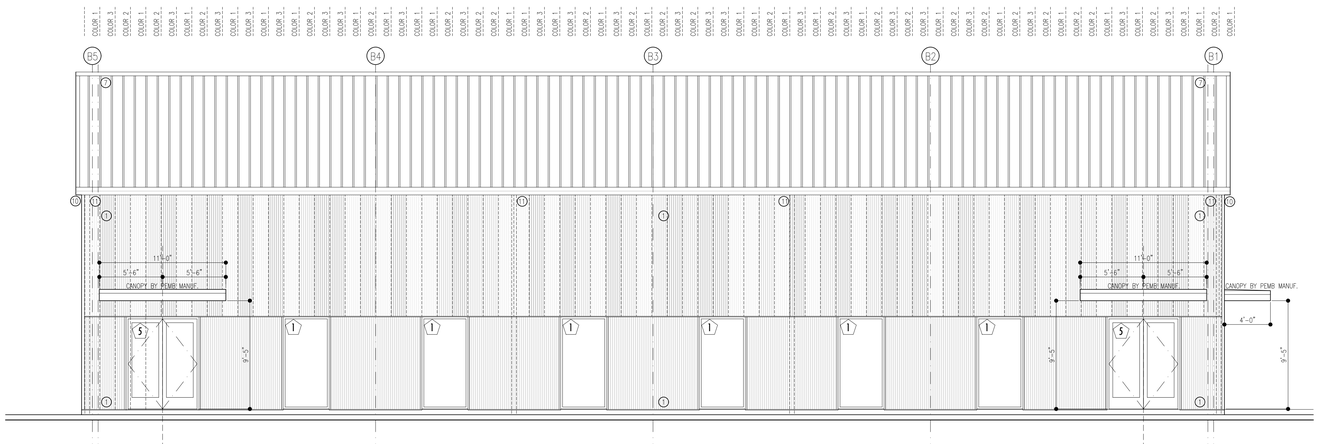
A0-0



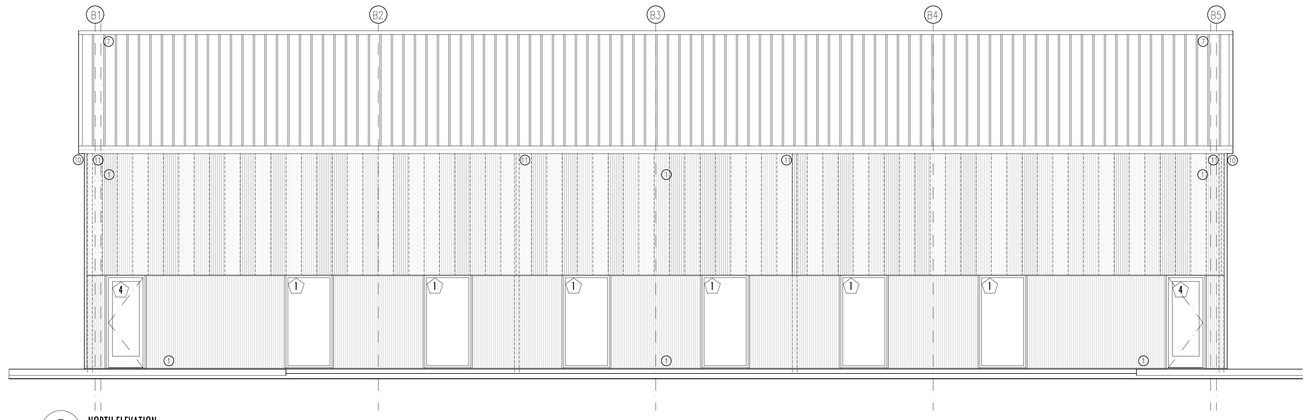
1 **EAST ELEVATION**
SCALE: 3/16"= 1'-0"



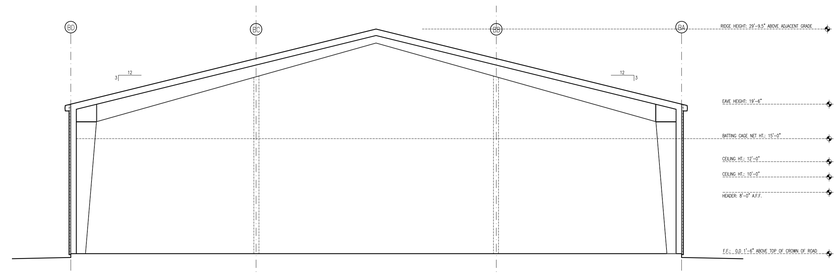
2 **WEST ELEVATION**
SCALE: 3/16"= 1'-0"



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



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



3 **CROSS SECTION**
SCALE: 1/8"= 1'-0"

ELEVATION KEY:

1. VERTICALLY ORIENTED METAL HS-16 PANELS ON 1.5" HAT CHANNEL (SEE COLOR KEY)
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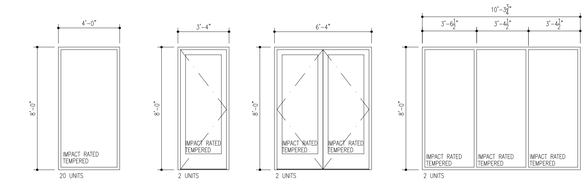

6 **WINDOW SCHEDULE**
SCALE: 1/4"= 1'-0"

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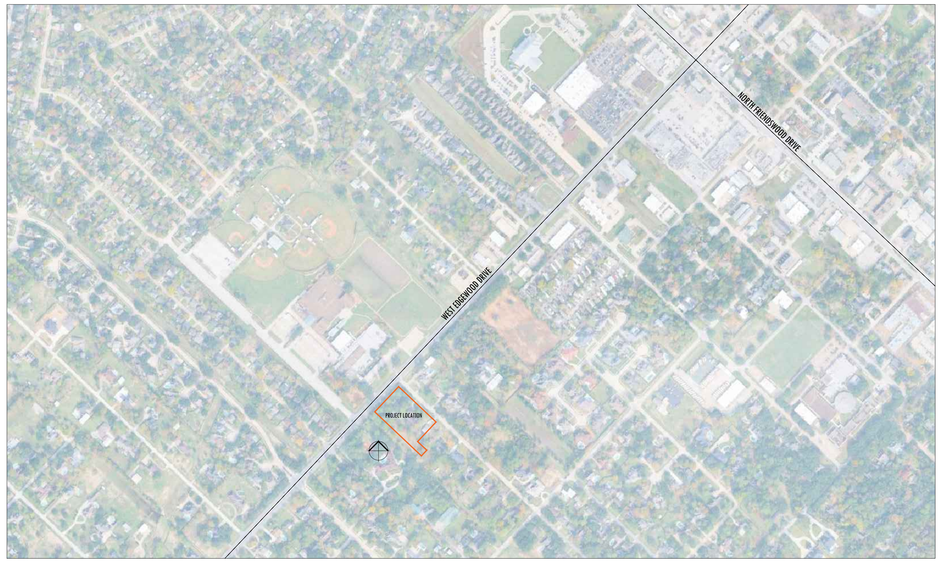
ELEVATIONS
WINDOW SCHEDULE

SHEET NUMBER
A2-0

T H E E D G E



1 VICINITY MAP
SCALE: 1" = 7000'

2 MODEL RENDER BUILDING 401

DRAWING INDEX: 29 SHEETS

A0-0 SITE PLAN
A0-1 PHOTOMETRIC PLAN
A0-2 ACCESSIBILITY DETAILS
A1-0 GROUND FLOOR PLAN
A1-1 SECOND FLOOR PLAN
A2-0 ELEVATIONS
A2-1 ELEVATIONS
L0-0 LANDSCAPE PLAN
L0-1 LANDSCAPE PLAN

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S.121 FRAMING PLAN
S.400 FOUNDATION DETAILS
S.401 FOUNDATION DETAILS
S.405 FOUNDATION DETAILS
S.406 FOUNDATION DETAILS
S.407 FOUNDATION DETAILS
S.420 FOUNDATION DETAILS

MEP0.01 MEP SPECIFICATIONS
MEP0.02 MEP SPECIFICATIONS
MEP-100 MEP SYMBOL & LEGEND
MEP-200 MEP SITE PLAN
P-101 UNDERFLOOR PLUMBING PLAN
P-201 PLUMBING PLAN
P-301 PLUMBING DETAILS, SCHEDULES AND NOTES
E-211 ELECTRICAL POWER PLAN
E-301 ELECTRICAL DETAILS
E-401 ELECTRICAL RISER DIAGRAM

CODE ANALYSIS/ TABULATIONS:

CODE CRITERIA

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NATIONAL FIRE PROTECTION CODE (NFPA)
2018 MECHANICAL CODE
2018 PLUMING CODE
2017 NATIONAL ELECTRICAL CODE

CODE ANALYSIS

CONSTRUCTION TYPE: TYPE 2B, 2 STORY BUILDING (FULLY SPRINKLERED)
GROSS SF: 12,110 SF
BUSINESS:
BUILDING 401: 12,110 SF @ 1/150 GROSS= 81 OCCUPANTS

TOTAL OCCUPANTS: 81

LIFE SAFETY / MEANS OF EGRESS:
TO BE ADDRESSED IN T.I. SUBMITTAL
THIS PERMIT SUBMITTAL IS FOR CORE AND SHELL REVIEW ONLY

LOT COVERAGE CALCULATIONS

BUILDING:	12,110 SF
LOT SIZE:	60,281 SF
LOT COVERAGE:	20%

TDLR TDLR #: TABS2026012317

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

* THIS PERMIT SUBMITTAL IS FOR SITE PLAN/CORE AND SHELL REVIEW ONLY.

TRUE NORTH

PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870

DATE: 03-30-26

REGISTERED ARCHITECT TROY D KENNEDY 23225 STATE OF TEXAS
EXPIRES: 12/31/26

THE EDGE
401 W. EDGEWOOD DR.
FRIENDSWOOD, TEXAS

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ISSUED FOR :

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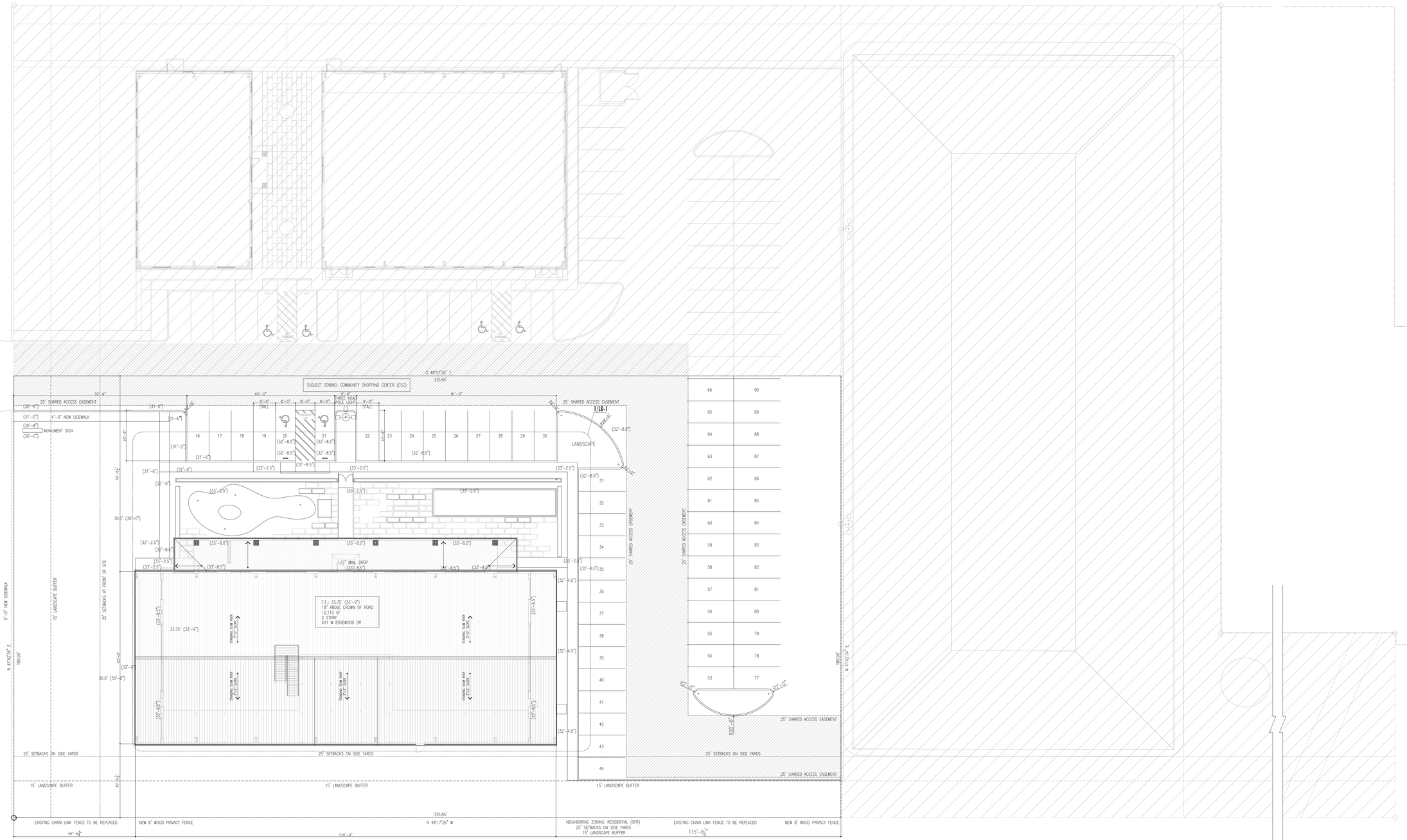
COVER SHEET

SHEET NUMBER
COVER

EDGEWOOD



1 **REFERENCE SITE PLAN**
SCALE: 1/16"= 1'-0"

TRUE NORTH

PLAN NORTH

PARKING REQUIRED
BUILDING 401: 12,110 SF @ 3.8/1000 = 46 PARKING SPACES
BUILDING 395: 7,638 SF @ 3.8/1000 = 29 PARKING SPACES
BUILDING 391: 3,558 SF @ 3.8/1000 = 14 PARKING SPACES
TOTAL SPACES REQUIRED: 89
TOTAL SPACES PROVIDED: 100

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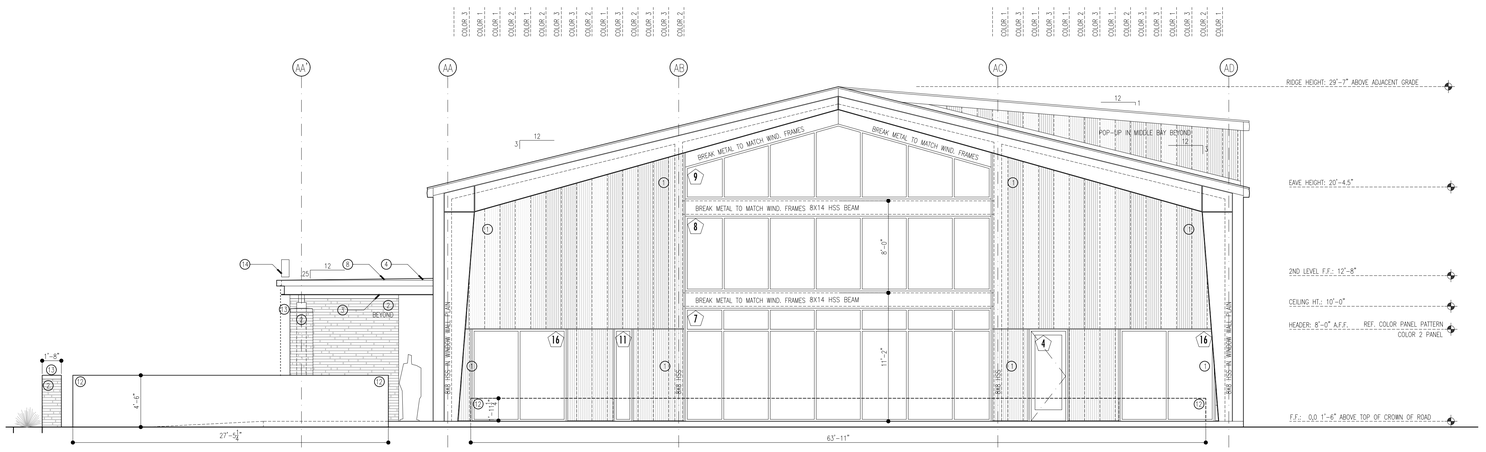
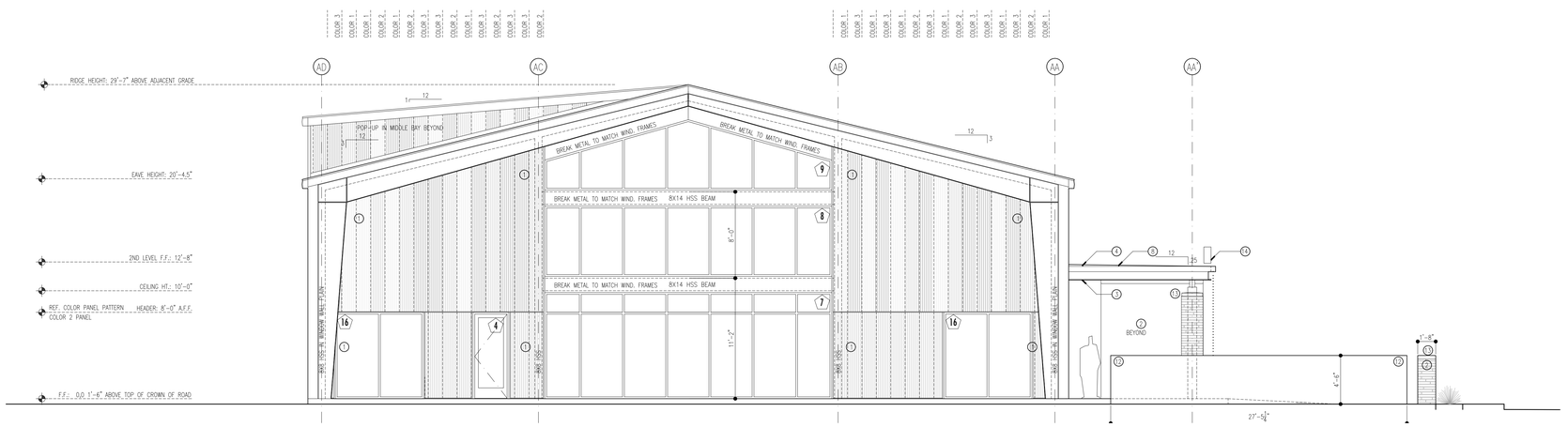
SITE PLAN

SHEET NUMBER

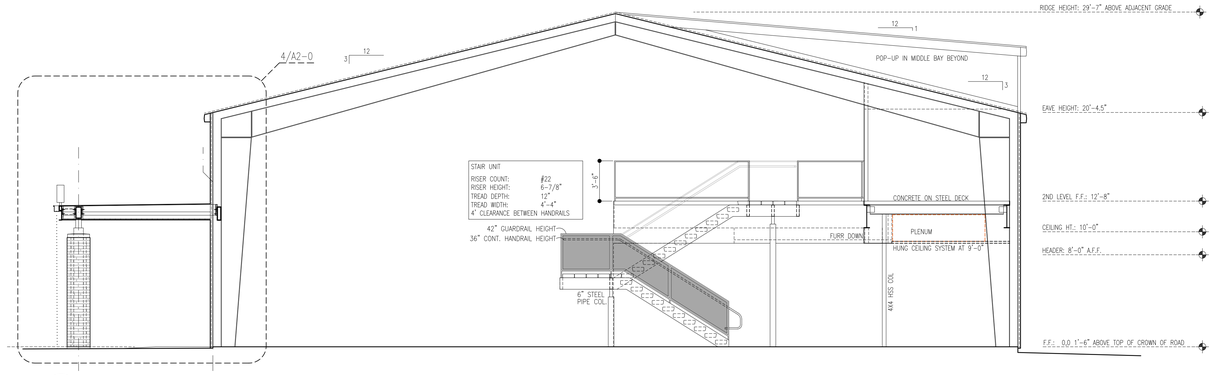
A0-0



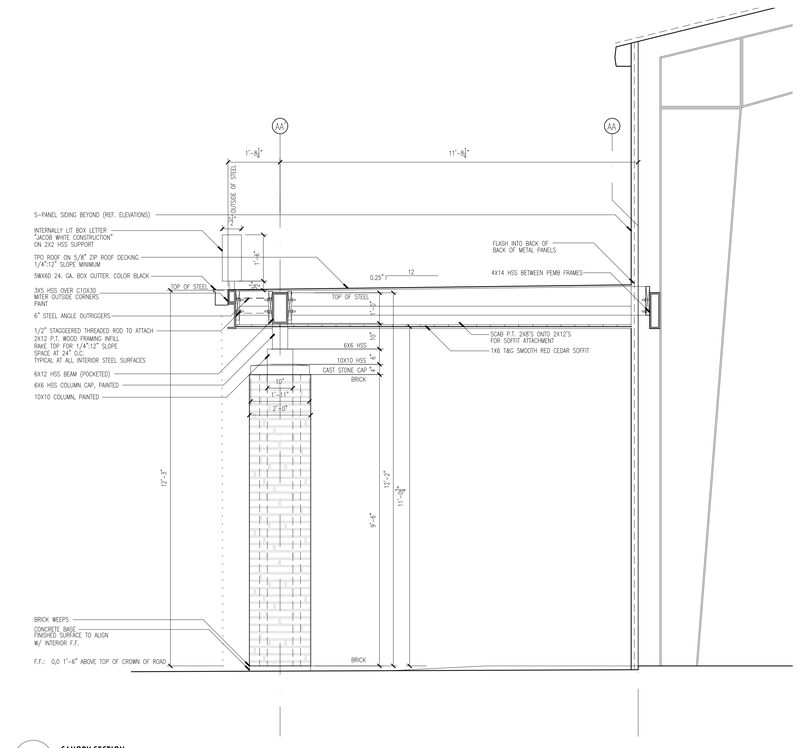
1 **WEST ELEVATION**
SCALE: 3/16"= 1'-0"



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



3 **CROSS SECTION LOOKING EAST**
SCALE: 3/16"= 1'-0"



4 **CANOPY SECTION**
SCALE: 1/2"= 1'-0"

ELEVATION KEY:

1. VERTICALLY ORIENTED METAL HS-16 PANELS ON 1.5" HAT CHANNEL (SEE COLOR KEY)
2. FACE BRICK: "INTERSTATE BRICK", EMPEROR PROPORTION, COLOR "OBSIDIAN" OPTION 2: "ARRISCRAFT", ARCHITECTURAL LINEAR BRICK, COLOR "FORGED STEEL" PROVIDE 8X8X16 REINFORCED CMU BACKING WALL AT COURTYARD WALLS.
3. 1X6 T&G PINE SOFFIT. STAIN AND SEAL
4. TPO ROOF ON 2X WOOD FRAMING. 1/4"12" SLOPE MINIMUM
5. ACCOYA SIDING BY DELTA MILLWORKS. COLOR "MESCALERO"
6. ETCHED WITH LOGO GRAPHIC METAL SCREEN BY "ZAHNER" OR EQUAL. FASTEN TO GIRTS.
7. 26 GA. STANDING SEAM METAL ROOF, COLOR MATTE BLACK
8. STEEL FRAMED/ WOOD INFILL CANOPY
9. RAINCHAIN. TIE INTO STORM WATER SYSTEM
10. GUTTER. COLOR TO MATCH ROOF.
11. 5X5 BOX DOWNSPOUT. COLOR TO MATCH ROOF. TIE INTO STORM WATER SYSTEM COLOR, MATTE BLACK
12. 3/8" PLATE CORTEN STEEL PLANTER, PROVIDED INTERIOR 2X2 ANGLE ATTACHMENTS @ 4'-0" O.C. TO INSURE PLANTER WALLS ARE STRAIGHT. TOP OF 2X2 ANGLE MEMBERS NEED TO STOP 4" SHORT OF THE TOP OF THE PLANTER
13. CAST STONE BRICK CAP
14. INTERNALLY LIT BOX LETTER SIGNAGE

METAL PANEL COLOR KEY:

COLOR 1: BERRIDGE HS-16 PANEL HARTFORD GREEN
COLOR 2: BERRIDGE HS-16 PANEL MATTE BLACK
COLOR 3: BERRIDGE HS-16 PANEL JET BLACK
ALL TRIMS AND GUTTER TO BE MATTE BLACK

PEMB GENERAL NOTES:

1. ALL PERIMETER GIRTS TO BE BY-PASS GIRTS
2. UNLESS NOTED OTHERWISE, ALL EXTERIOR METAL SKIN TO BE:
   26 GA. "BERRIDGE" HC-16 PANELS ORIENTED HORIZONTALLY ON 24 GA. 1.5" HAT CHANNELS @ 24" O.C.
   • THERE WILL BE THREE HC-16 PANEL COLORS
3. MAIN ROOF TO BE 26 GA. STANDING SEAM ROOF, AT 3:12 SLOPE
4. PORCH ROOFS TO BE TPO, PROVIDE 1/4"12" SLOPE MINIMUM
5. ALL EDGE SLAB CONDITIONS TO HAVE A 1.5" DROP TO POCKET BOTH HC-16 PANELS AND HAT CHANNELS
6. PROVIDE VINYL FACED INSULATION ON BUILDINGS 395 AND 391
7. BUILDING 401 TO RECEIVE OPEN CELL INSULATION
8. BUILDING 395 TO RECEIVE 8" LINER PANELS IN THE BATTING CAGE AREA
9. ALL BUILDING TO BE CONDITIONED SPACE.. NO ROOF VENTING NEEDED

PROPERTY IS SUBJECT TO THE COMMUNITY OVERLAY DISTRICT. ALL AIR CONDITIONING, REFRIGERATION, HEATING AND OTHER MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM W EDGEWOOD DRIVE WITH SAME MATERIALS AS BUILDING.

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870

DATE: 03-30-26

REGISTERED ARCHITECT TROY D KENNEDY 27225 STATE OF TEXAS
EXPIRES: 12/31/26

THE EDGE

401 W. EDGEWOOD DR.
FRIENDSWOOD, TEXAS

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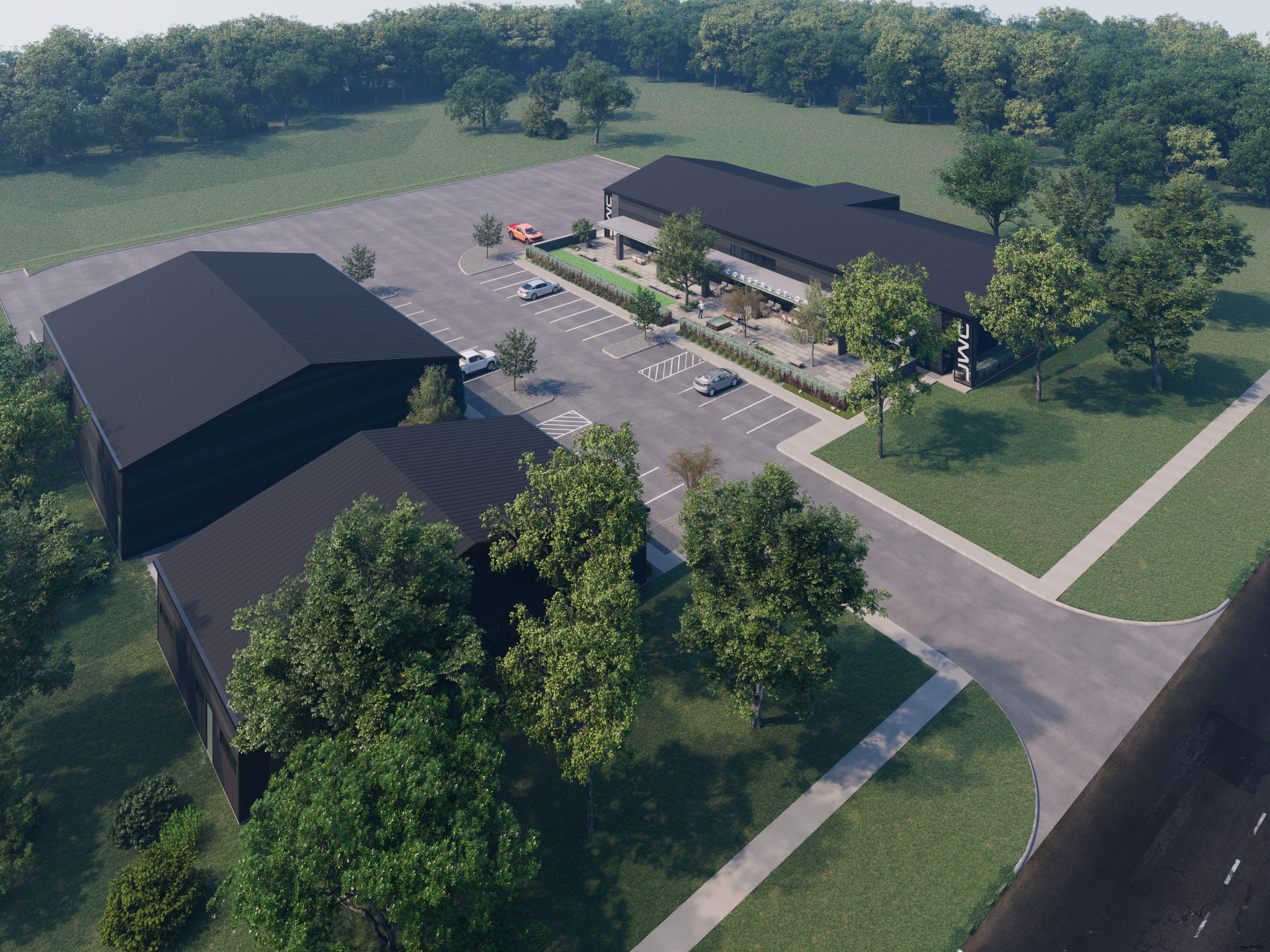
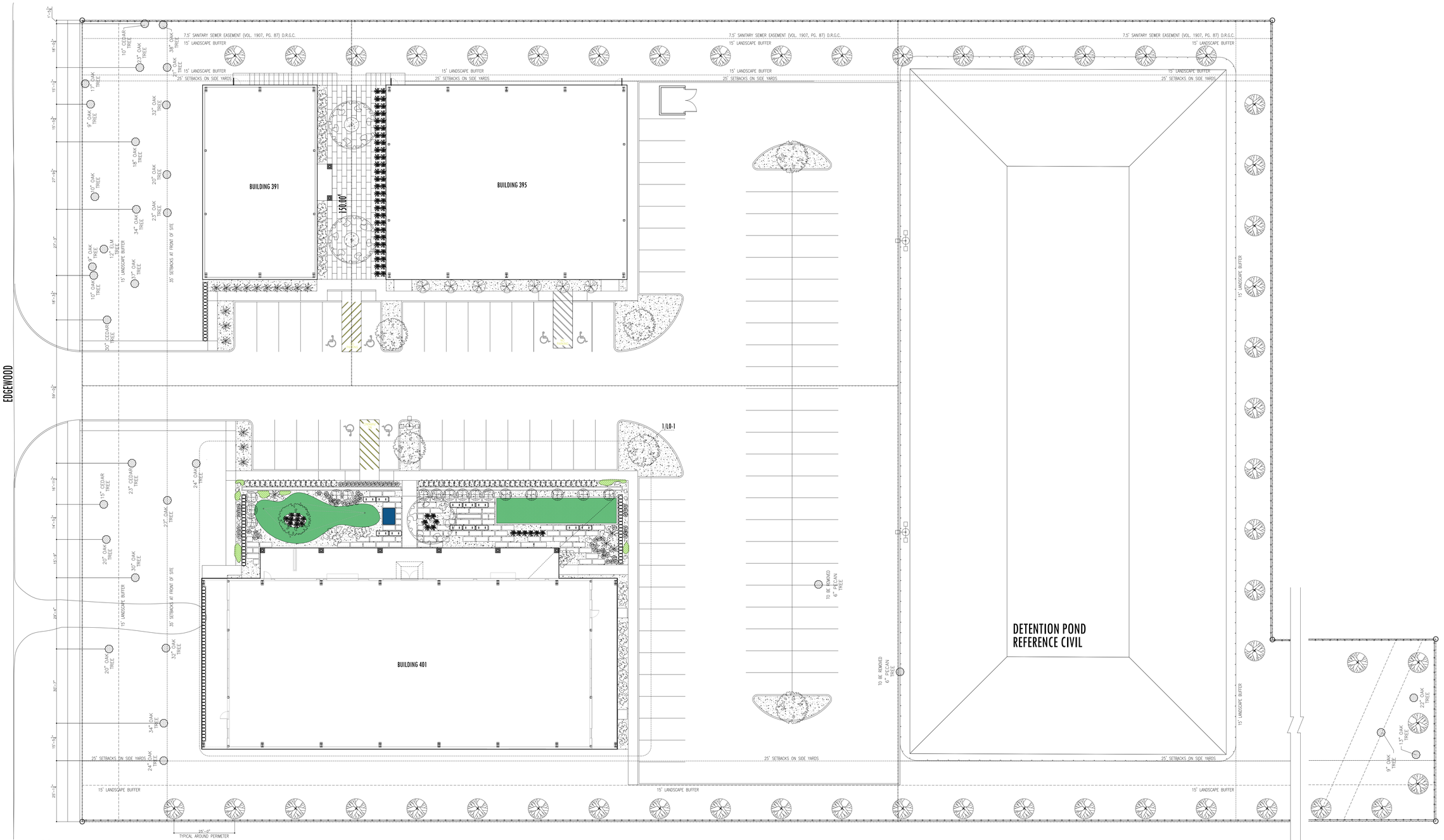
ELEVATIONS

SHEET NUMBER
A2-0


CONSTRUCTION

JMC



1 LANDSCAPE PLAN OVERALL
SCALE: 1/16"= 1'-0"

LANDSCAPE (COMMUNITY OVERLAY DISTRICT)

PARKING/DRIVEWAY AREA:	42,657 SF X (20%)		8,531 SF REQ.
LANDSCAPE PROVIDED:			104,768 SF
LANDSCAPE ISLANDS:	8,531 SF X (50%)		4,266 SF REQ.
			4,591 SF PRO.
BUFFER TREES:			
REQUIRED TREES: 1:25' LINEAR	NORTH BUFFER	490'	
	17 NEW + 4 EXISTING		21 TREES PRO.
REQUIRED TREES: 1:25' LINEAR	EAST BUFFER	330'	
	13 NEW + 1 EXISTING		14 TREES PRO.
REQUIRED TREES: 1:25' LINEAR	SOUTH BUFFER	610'	
	22 NEW + 2 EXISTING		24 TREES PRO.
EXIST. TREE LINE (TO REMAIN)	WEST BUFFER	330'	
	23 EXISTING (13 REQ.)		23 TREES PRO.

NO EXISTING TREES GREATER THAN OR EQUAL TO 12" CALIPER TO BE REMOVED
(2) 6" CALIPER PECAN TREES TO BE REMOVED - NOT TO BE REPLACED

LANDSCAPE KEY:

(BALD) MONTEZUMA CYPRESS (CLASS 1)
6" CALIPER
COUNT: 3

YOUPON HOLLY (CLASS 2)
4" CALIPER
COUNT: 7

WAX MYRTLE (CLASS 1)
2" CALIPER
COUNT: 57 (25'-0" O.C.)

DWARF PALMETTO
3 GALLON

ASPARAGUS FERN
3 GALLON

BLUE POINT JUNIPER
5 GALLON

BLUE AGAVE
3 GALLON

DWARF AZALIA
3 GALLON

MEXICAN FEATHERGRASSS
3 GALLON

DWARF BAMBOO MUHLEY
5 GALLON

DICHONDRA SILVER FALLS
2 GALLON

WHITE LIMESTONE ROCK (SMALL)

SAN AUGUSTINE SOD

BLACK STAR GRAVEL (SMALL)

LIME SEDUM
4" CONTAINER (FLATS) @ 12" O.C. EACH WAY

PURPLE HEART GROUND COVER
4" CONTAINER (FLATS) @ 12" O.C. EACH WAY

BLACK STAR GRAVEL (SMALL)

ARTIFICIAL TURF (PUTING GREEN)

24"X60"X3" CONCRETE PAVER (SALT FINISH)

24"X28"X3" CONCRETE PAVER (SALT FINISH)

1. AREAS NOT DENOTED WITH A HATCH ARE ASSUMED TO BE SAN AUGUSTINE SOD
2. HYDROMULCH DETENTION POND
3. PLANTING BEDS NOT DELINEATED WITH BLACK STAR, WILL RECEIVE BLACK HARDWOOD MULCH
4. PROVIDE IRRIGATION TO ALL LANDSCAPE AREAS
5. PERIMETER SHUMARD RED OAKS TO BE AT 25'-0" O.C. TO MEET THE CITY OF FRIENDSWOOD SCREENING REQ.

8' WOODEN PRIVACY FENCE

MOSS ROCK BOULDERS
3.5' TO 2' IN SIZE

TRUE NORTH

PLAN NORTH

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870

DATE: 03-30-26

REGISTERED ARCHITECT TROY D KENNEDY STATE OF TEXAS 23223
EXPIRES: 12/31/26

THE EDGE

401 W. EDGEWOOD DR.
FRIENDSWOOD, TEXAS

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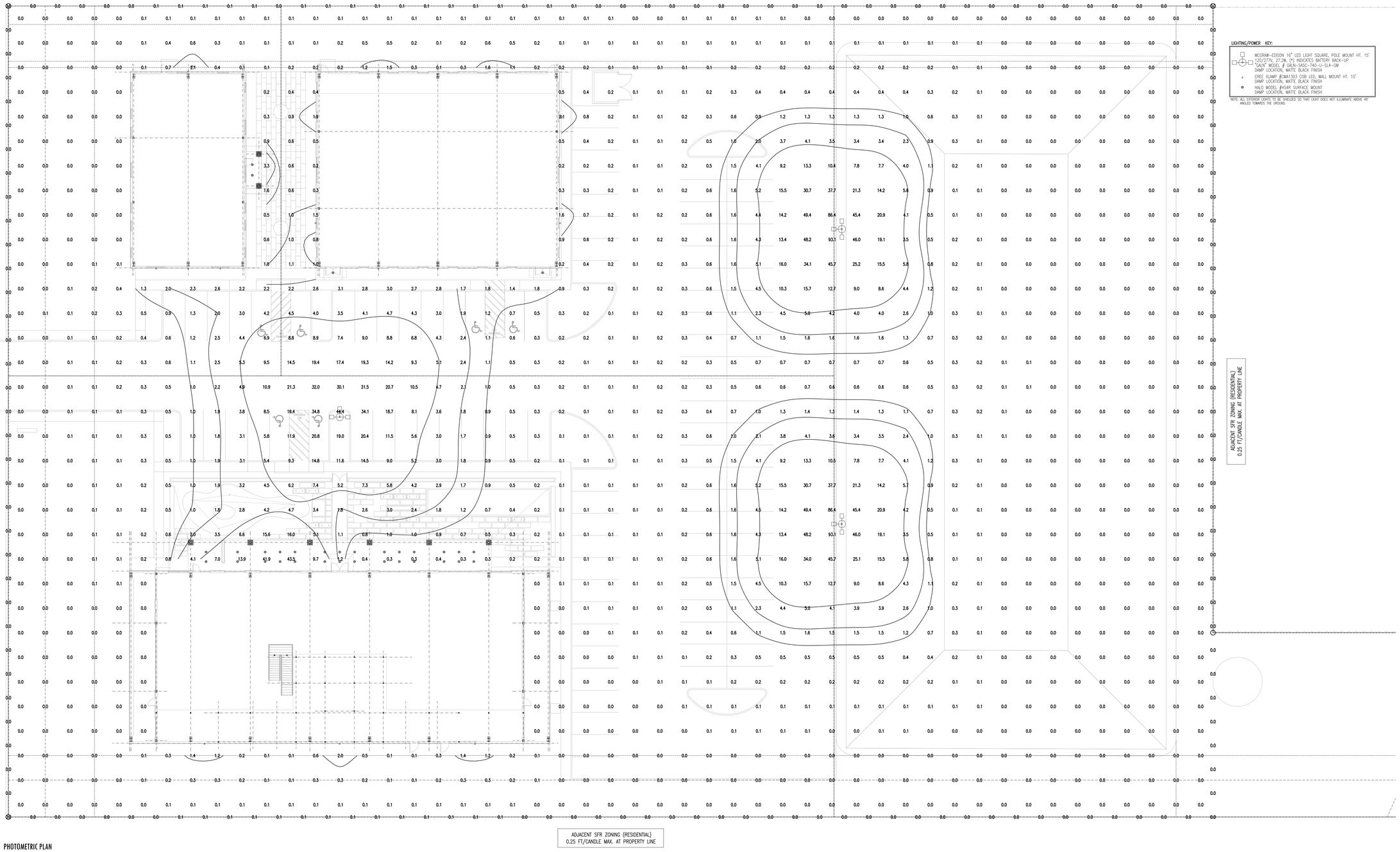
LANDSCAPE PLAN

SHEET NUMBER
L0-0



LIGHTING/POWER KEY:

- MCGRAW-EDISON 16" LED LIGHT SQUARE, POLE MOUNT HT. 15' 120/277V, 27.2W, (*) INDICATES BATTERY BACK-UP "GALN" MODEL # GALN-SASC-740-U-SL4-GM DAMP LOCATION, MATTE BLACK FINISH
- CREE XLAMP #CMA1.30.3 COB LED, WALL MOUNT HT. 10' DAMP LOCATION, MATTE BLACK FINISH
- HALO MODEL #HS4R SURFACE MOUNT DAMP LOCATION, MATTE BLACK FINISH

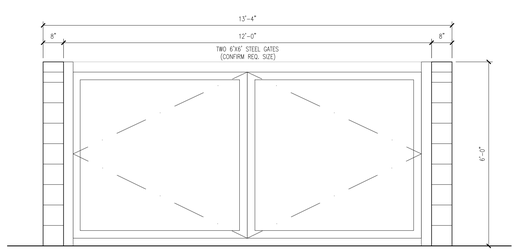
NOTE: ALL EXTERIOR LIGHTS TO BE SHIELDED SO THAT LIGHT DOES NOT ILLUMINATE ABOVE 45° ANGLED TOWARDS THE GROUND.

TRUE NORTH

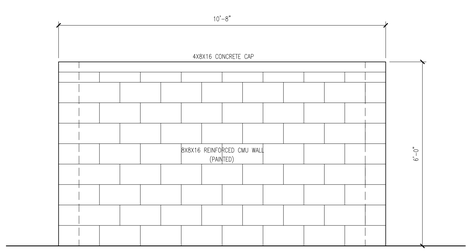
PLAN NORTH

1 PHOTOMETRIC PLAN
SCALE: 1/16"= 1'-0"

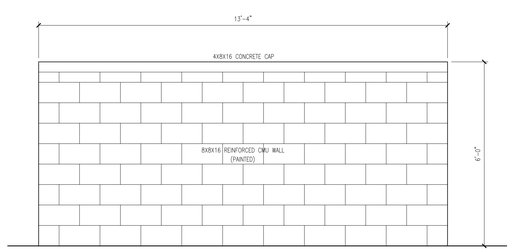
DUMPSTER ENCLOSURE



1 DUMPSTER ENCLOSURE LOOKING EAST
SCALE: 1/2"= 1'-0"



2 DUMPSTER ENCLOSURE LOOKING NORTH AND SOUTH
SCALE: 1/2"= 1'-0"



3 DUMPSTER ENCLOSURE LOOKING WEST
SCALE: 1/2"= 1'-0"

KENNEDY ARCHITECTURE LLC
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trey@kennedy-architecture.com 832-748-8870

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23223
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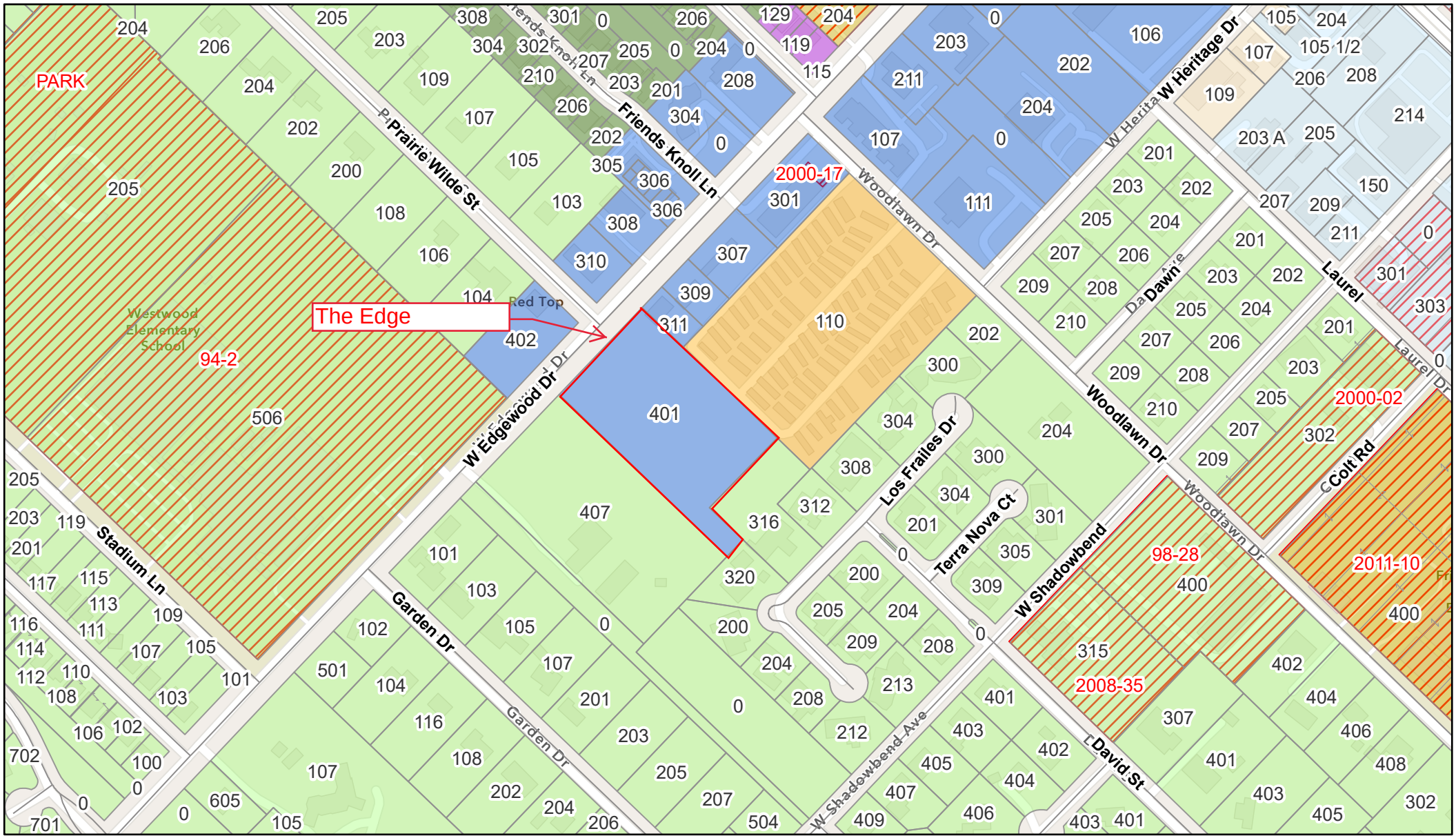
PHOTOMETRIC PLAN

SHEET NUMBER

A0-1

City of Friendswood



3/30/2026, 6:17:57 PM

City Limit
Surrounding Cities
Creeks/Water
Water Lines
Parcels
Zoning by Parcel
Streets
NO ZONING

A1
BP
CSC
DD
GHD
I
LI
LNC
MFR-H
MFR-L
MFR-M
MHR
NC
OPD
PUD-COMM
PUD-MIXED
PUD-RES
SFR
SFR-E
Specific Use Permit

1:4,794

0 0.04 0.07 0.14 mi
0 0.05 0.1 0.2 km

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

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: SHERRY LANE PHASE 1 STREET DEDICATION (APPROX. 1500 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Sherry Lane Phase 1 Street Dedication, a subdivision of 2.301 acres located in the I&GN RR CO Survey, Block 1, Survey 23, Abstract 624, City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains approximately 1500 feet of right-of-way that will be developed and dedicated to the city. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

A Corrections Report was provided to the applicant, but the applicant did not respond or resubmit the plat with corrections. There are numerous outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Staff recommends to "Disapprove with Reasons."

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. Sherry Ln Ph 1 Street Ded Prel Plat - Corrections Report 04-01-2026

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 04-01-2026 15:04:33
Application No. PLT2026-1073
Address : GEORGETOWN subdivision

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
2	PLAT1	Becky Bennett : Planning	IV.B.3.c.(8) Update title from Development Coordinator to Assistant Planner	
3	PLAT1	Becky Bennett : Planning	IV.B.3.c.(8) GCCDD signature blocks and notes to be removed from city plats. GCCDD will need to sign the infrastructure plans, though.	
4	PLAT1	Becky Bennett : Planning	IV.2.b.(21) Please use most recent standard plat notes available online atLink	
5	PLAT1	Becky Bennett : Planning	IV.2.b.(1) Name as Preliminary Plat of	
6	PLAT1	Becky Bennett : Planning	IV.2.b.(18) City of Friendswood adopted map would be Galveston County.	
7	PLAT1	Becky Bennett : Planning	IV.2.b.(1)(c) 0 lots, 0 Reserves, 0 Blocks	
8	PLAT1	Becky Bennett : Planning	II,B.4. Partial plat statement and exhibit required. Available online atLink	
12	PLAT1	Becky Bennett : Planning	IV.B.3.c.(8) Change to "Attested By:"	
13	PLAT1	Becky Bennett : Planning	IV.2.b.(1) Phase 1	
14	PLAT1	Becky Bennett : Planning	IV.2.b.(4) Remove.	
9	PLAT2	Becky Bennett : Planning	IV.2.b.(6) Label the city / county line	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
10	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Draw in future Section 3	
11	04	Becky Bennett : Planning	IV.2.b.(11) Red Rose Drive shown on Sec 3 plat	

General Comments (informational and do not require corrections):

Page Reference	Reviewer : Department	Review Comments
PLAT2	Jil Arias : Engineering	Developer is encouraged to coordinate with franchise and private utility providers to utilize joint trenching for dry utilities where feasible, in order to minimize right-of-way utilization and overall corridor impacts.

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Jil Arias	jarias@friendswood.com	281-996-3312
Becky Bennett	bbennett@friendswood.com	281-996-3290

Submission Documents:

Document Name	Document ID
PL-4099714 FINAL.pdf	91052
251013 - Georgetown - Sherry Lane Utility Plan.pdf	91054

STATE OF TEXAS

COUNTY OF **GALVESTON**

WE, **D.R. HORTON – TEXAS, LTD.** ACTING BY AND THROUGH _____ **AND** _____, BEING OFFICERS OF **D.R. HORTON – TEXAS, LTD.**, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **2.301 ACRE** TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **SHERRY LANE STREET DEDICATION**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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

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, THE **D.R. HORTON – TEXAS, LTD.,** HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____,

THEREUNTO AUTHORIZED, ATTESTED BY ITS _____ (OR AUTHORIZED TRUST OFFICER), _____ (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, **2025**.

BY:_____
NAME OF SIGNEE
TITLE

ATTEST:_____
NAME OF SIGNEE
TITLE

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ **AND** _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, **2025**.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____

MY COMMISSION EXPIRES:_____

I, **JONATHAN FRANZ**, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER; AND THAT THE BOUNDARY CLOSES WITHIN 1 IN 10,000.

FOR INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE:
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES

SURVEYOR: JONATHAN FRANZ
R.P.L.S. TEXAS REGISTRATION NO. 6705 DATE: 01/27/2025

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

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

IV.B.3.c.(8) Change to "Attested By"

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD** , TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF **SHERRY LANE STREET DEDICATION** 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, DEVELOPMENT COORDINATOR

BY: _____
TOM HINCKLEY, CHAIRMAN

IV.B.3.c.(8) Update title from Development Coordinator to

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

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

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

FOR PLATS

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

_____ _____
CEO OR COO DATE

IV.B.3.c.(8) GCCDD signature blocks and notes to be removed from city plats. GCCDD will need to sign the infrastructure plans, though.

_____ _____
DISTRICT ENGINEER DATE

THE APPROVAL GRANTED BY THESE SIGNATURES DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL FOR THE GRANTING OF ANY CONSTRUCTION OR BUILDING PERMIT. THIS PRELIMINARY APPROVAL SHALL EXPIRE IN (6) MONTHS.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
REFERENCE NO. G240009

NOTES:

IV.2.b.(21) Please use most recent standard plat notes available online

1. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS; THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
6. INDICATES STREET NAME CHANGE SYMBOL
7. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 02/16/2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. 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.
9. 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.
10. 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.
11. 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 HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
12. 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.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. 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 HOA.
15. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
16. TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.
17. SUBDIVISION IS LOCATED IN ZONE "A", BFE ELEVATION N/A. THIS INFORMATION IS BASED ON BRAZORIA COUNTY FIRM COMMUNITY MAP 48167C0205G, EFFECTIVE AUGUST 15, 2019. IV.2.b.(18) City of Friendswood adopted map would be Galveston
18. BENCHMARK:
NGS BENCHMARK AW0997 = 37.50' NAVD88, JUNE 1991 ADJ.
BEING A DISK STAMPED "Q 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN AND LOCATED APPROXIMATELY 2100' NORTH OF THIS PLAT.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES:

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

II.B.4. Partial plat statement and exhibit required. Available online athttps://www.ci.friendswood.tx.us/325/Subdivision-of-Property

METES AND BOUNDS DESCRIPTION
FOR

A 2.301 ACRE, OR 100,223 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON – TEXAS, LTD., AND DESCRIBED AS "PARCEL 1" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 (CO-RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288), SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID 2.301 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 21°11'07" W, ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 12.88 FEET TO 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A NORTH CORNER OF SAID 132.008 ACRE TRACT AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE: DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG AND WITH SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 18°13'39" E, A DISTANCE OF 67.60 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A NON-TANGENT POINT OF CURVATURE:

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 25°30'52" W, A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 14°15'19", A CHORD BEARING AND DISTANCE OF S 57°21'28" E, 119.12 FEET, FOR AN ARC LENGTH OF 119.42 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY,

S 50°13'49" E, ,A DISTANCE OF 151.50 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF S 78°21'39" E, 367.76 FEET, FOR AN ARC LENGTH OF 382.96 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY,

N 73°30'30" E, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE, AND

THENCE: SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 41°40'20", A CHORD BEARING AND DISTANCE OF S 85°39'20" E, 444.62 FEET, (PASSING A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT AT AN ARC LENGTH OF 14.08 FEET, AND CONTINUING NOW OVER AND ACROSS SAID 132.008 ACRE TRACT) FOR A TOTAL ARC LENGTH OF 454.57 FEET TO 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE;

THENCE: CONTINUING OVER AND ACROSS SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTHEASTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°08'46", A CHORD BEARING AND DISTANCE OF N 72°36'27" E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S 59°57'56" E, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 59°57'56" E, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°08'46", A CHORD BEARING AND DISTANCE OF S 12°32'19" E, 33.83 FEET, FOR AN ARC LENGTH OF 37.15 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 18°41'06", A CHORD BEARING AND DISTANCE OF S 45°46'09" E, 202.92 FEET, FOR AN ARC LENGTH OF 203.82 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

S 53°34'24" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR NON-TANGENT POINT OF CURVATURE,

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 53°34'24" W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°42'49", A CHORD BEARING AND DISTANCE OF S 82°13'00" W, 43.88 FEET, FOR AN ARC LENGTH OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N 69°08'25" W, A DISTANCE OF 60.00 FEET A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 69°08'25" E, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°32'10", A CHORD BEARING AND DISTANCE OF N 25°07'40" E, 49.12 FEET, FOR AN ARC LENGTH OF 49.16 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF REVERSE CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°24'51", A CHORD BEARING AND DISTANCE OF N 09°48'40" W, 31.61 FEET, FOR AN ARC LENGTH OF 34.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°30'24", A CHORD BEARING AND DISTANCE OF N 63°46'18" W, 287.76 FEET, FOR AN ARC LENGTH OF 290.97 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°43'49", A CHORD BEARING AND DISTANCE OF S 53°36'36" W, 37.08 FEET, FOR AN ARC LENGTH OF 41.77 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET,

N 84°15'19" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A NON-TANGENT POINT OF CURVATURE,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF N 84°45'52" W, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°27'09", A CHORD BEARING AND DISTANCE OF N 42°29'26" W, 37.00 FEET, FOR AN ARC LENGTH OF 41.65 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 16°16'29", A CHORD BEARING AND DISTANCE OF S 81°38'45" W, 159.95 FEET, FOR AN ARC LENGTH OF 160.49 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT AND A POINT OF TANGENCY FOR THIS TRACT;

THENCE: ALONG AND WITH SAID 132.008 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 73°30'30" W, A DISTANCE OF 50.00 FEET A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 56°15'41", A CHORD BEARING AND DISTANCE OF N 78°21'39" W, 424.34 FEET, FOR AN ARC LENGTH OF 441.88 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY,

N 50°13'49" W, A DISTANCE OF 151.50 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

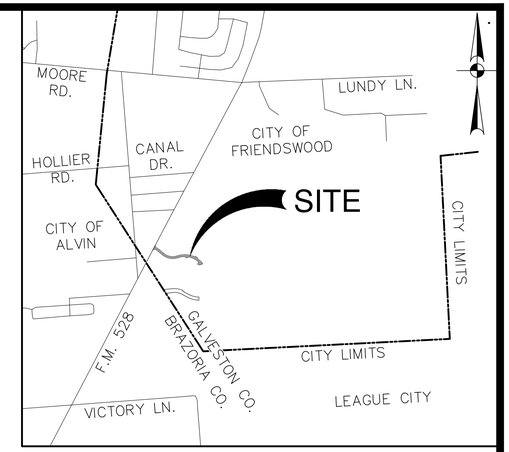
NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 14°47'51", A CHORD BEARING AND DISTANCE OF N 57°37'44" W, 108.17 FEET, FOR AN ARC LENGTH OF 108.47 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR AN ANGLE POINT, AND

S 71°46'21" W, A DISTANCE OF 73.36 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 528, FOR A SOUTHWEST CORNER OF SAID 132.008 ACRE TRACT;

THENCE: N 29°11'07" E, ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 528, A NORTHWEST LINE SAID 132.008 ACRE TRACT, A DISTANCE OF 159.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.301 ACRES IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 BY PAPE-DAWSON ENGINEERS, INC.

IV.2.b.(4) Remove.

REV. NO.	DATE	DESCRIPTION
1	8/13/24	1st Submittal
2	9/26/24	Comments Addressed
3	1/27/25	Comments Addressed



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B

IV.2.b.(1) Name as Preliminary Plat of

SHERRY LANE STREET DEDICATION

IV.2.b.(1) Phase?

A SUBDIVISION OF 2.301 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

IV.2.b.(1)(c) 0 lots, 0 Reserves, 0 Blocks

SCALE: 1"= 60' MARCH 17, 2025

OWNER:
D.R. HORTON–TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566–2100
DANIEL E. ROSE, LAND DEVELOMENT MANAGER

PAPE-DAWSON ENGINEERS
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

~~GCCDD REFERENCE NUMBER: G240009~~

SHEET 1 OF 2

Date: Mar 17, 2025, 12:23pm User ID: NVoldivia
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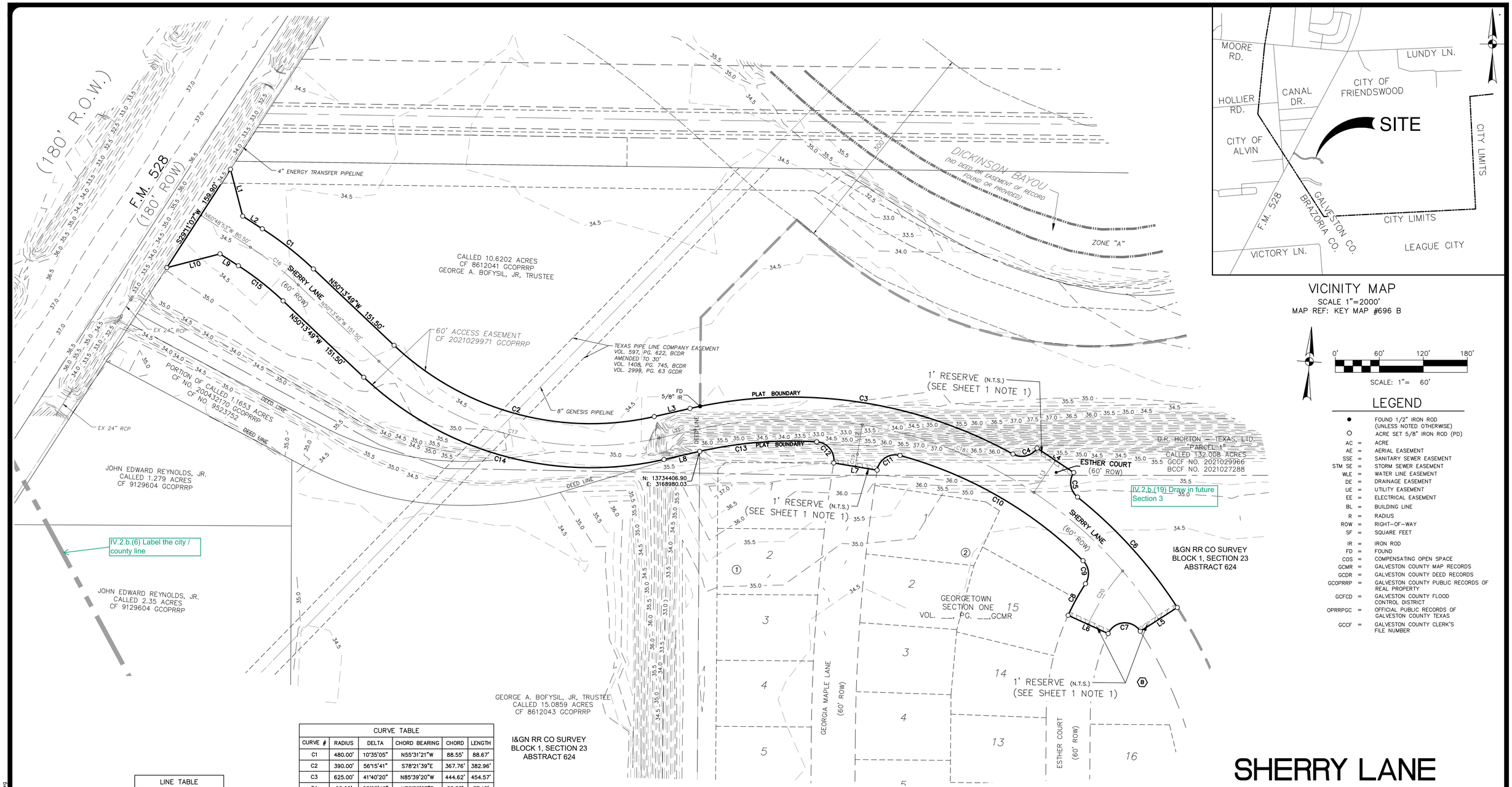


VICINITY MAP

SCALE 1"=2000'
MAP REF: KEY MAP #696 B

0' 60' 120' 180'

SCALE: 1"= 60'

LEGEND

●		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○		ACRE SET 5/8" IRON ROD (PD)
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
EE	=	ELECTRICAL EASEMENT
BL	=	BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
COS	=	COMPENSATING OPEN SPACE
GCMR	=	GALVESTON COUNTY MAP RECORDS
GCDR	=	GALVESTON COUNTY DEED RECORDS
GCOPRRP	=	GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
GCFCD	=	GALVESTON COUNTY FLOOD CONTROL DISTRICT
OPRRPGC	=	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
GCCF	=	GALVESTON COUNTY CLERK'S FILE NUMBER

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°13'39"W	66.14'
L2	N60°48'53"W	31.80'
L3	N73°30'30"E	50.00'
L4	S59°57'56"E	60.00'
L5	N53°34'24"E	60.00'
L6	N69°08'25"W	60.00'
L7	S84°15'19"E	60.00'
L8	N73°30'30"E	50.00'
L9	N60°48'53"W	29.81'
L10	N71°46'21"E	74.90'
L11	N73°30'30"E	50.00'
L12	S5°37'22"W	40.54'
L13	S30°02'04"W	52.67'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	10°35'05"	N55°31'21"W	88.55'	88.67'
C2	390.00'	56°15'41"	S78°21'39"E	367.76'	382.96'
C3	625.00'	41°40'20"	N85°39'20"W	444.62'	454.57'
C4	25.00'	85°08'46"	N72°36'27"E	33.83'	37.15'
C5	25.00'	85°08'46"	S12°32'19"E	33.83'	37.15'
C6	625.00'	18°41'06"	N45°46'09"W	202.92'	203.82'
C7	25.00'	122°42'49"	S82°13'00"W	43.88'	53.54'
C8	330.00'	8°32'10"	S25°07'40"W	49.12'	49.16'
C9	25.00'	78°24'51"	N9°48'40"W	31.61'	34.21'
C10	565.00'	29°30'24"	N63°46'18"W	287.76'	290.97'
C11	25.00'	95°43'49"	S53°36'36"W	37.08'	41.77'
C12	25.00'	95°27'09"	N42°29'26"W	37.00'	41.65'
C13	565.00'	16°16'29"	S81°38'45"W	159.95'	160.49'
C14	450.00'	56°15'41"	S78°21'39"E	424.34'	441.88'
C15	420.00'	10°35'05"	N55°31'21"W	77.48'	77.59'
C16	450.00'	10°35'05"	N55°31'21"W	83.01'	83.13'
C17	420.00'	56°15'41"	S78°21'39"E	396.05'	412.42'
C18	595.00'	70°03'54"	N71°27'33"W	683.11'	727.61'
C19	2500.00'	0°23'35"	S5°25'34"W	17.15'	17.15'
C20	300.00'	16°37'55"	S29°10'33"W	86.78'	87.08'

Developer is encouraged to coordinate with franchise and private utility providers to utilize joint trenching for dry utilities where feasible, in order to minimize right-of-way utilization and overall corridor impacts.

SHERRY LANE STREET DEDICATION

A SUBDIVISION OF 2.301 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

SCALE: 1"= 60' MARCH 17, 2025

OWNER:
D.R. HORTON—TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100
DANIEL E. ROSE, LAND DEVELOMENT MANAGER

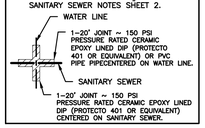
PAPE-DAWSON ENGINEERS
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

GCCDD REFERENCE NUMBER: G240009

Date: Mar 17, 2025, 12:23pm User ID: NVoldrich
File: C:\Users\ocd_NVoldrich\Temp\AcPublish_16980\VPL-4099714 FINAL.dwg

NOTE: ①

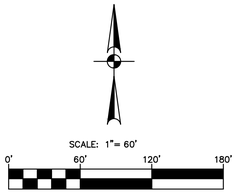
1. FOR ALL SANITARY SEWER CROSSINGS OF ALL WATER LINES, CONTRACTOR SHALL CONSTRUCT SEWER IN ACCORDANCE WITH "NOTE #8 OF SANITARY SEWER NOTES SHEET 2.

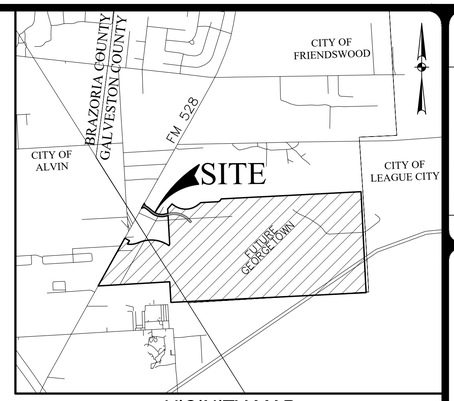


LEGEND

	PLAT BOUNDARY	Ⓐ	RESTRICTED RESERVE
	EXISTING GAS LINE	①	BLOCK NUMBER
	EXISTING TELECOMM DUCTBANK	⑪	SHEET REFERENCE NUMBER
OHE OHE	EXISTING OVERHEAD ELECTRIC LINE		
MH 6" STACK 6" SAN LAT	PROPOSED SANITARY SEWER		
MH 6" STACK 6" SAN LAT	PROPOSED SANITARY SEWER (SEPARATE COVER)		
FV REDUCER GV & BOX TSV & BOX 1" WATER CONNECTION BOV & BOX	PROPOSED WATER LINE		
FV GV & BOX REDUCER BOV & BOX	PROPOSED WATER LINE (SEPARATE COVER)		
≤ 24" RCP STM MH ≥30" RCP STM INLETS	PROPOSED RCP STORM SEWER		
≤ 24" RCP STM MH ≥30" RCP STM INLETS	PROPOSED RCP STORM SEWER (SEPARATE COVER)		
< 24" HP STM MH ≥30" HP STM	PROPOSED HP STORM SEWER		
< 24" HP STM MH ≥30" HP STM	PROPOSED HP STORM SEWER (SEPARATE COVER)		

PROP	PROPOSED	BOV	BLOW OFF VALVE
BL	BUILDING SETBACK LINE	GV	GATE VALVE
EX	EXISTING	FH	FIRE HYDRANT
WL	WATER LINE	STM	STORM SEWER
WLE	WATER LINE EASEMENT	STM SE	STORM SEWER EASEMENT
SAN	SANITARY SEWER	MH	MANHOLE
SSE	SANITARY SEWER EASEMENT	UVE	UNOBSTRUCTED VISIBILITY EASEMENT
UE	UTILITY EASEMENT	DE	DRAINAGE EASEMENT
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE		





VICINITY MAP

SCALE: 1": 2,000'
MAP REF: KEY MAP 691H

BENCHMARK:
NATIONAL GEODETIC SURVEY STATION PID AW0997 BEING A BRASS DISK STAMPED "Q 1144 1959" SET IN A LARGE ANTENNA TOWER FOOTING, HAVING A PUBLISHED NAVD88 ELEVATION OF 37.50 FEET. TO REACH BENCHMARK SITE, TRAVEL NORTH ALONG FM 528 APPROXIMATELY 2200' FROM PROJECT SITE SAND AND GRAVEL HAUL ROAD. THEN GO EAST ON PRIVATE ROAD 700'. BENCHMARK IS 1' EAST OF THE WEST LEG OF THE TOWER, AND 40' SOUTHEAST OF THE TRANSMITTER BUILDING.

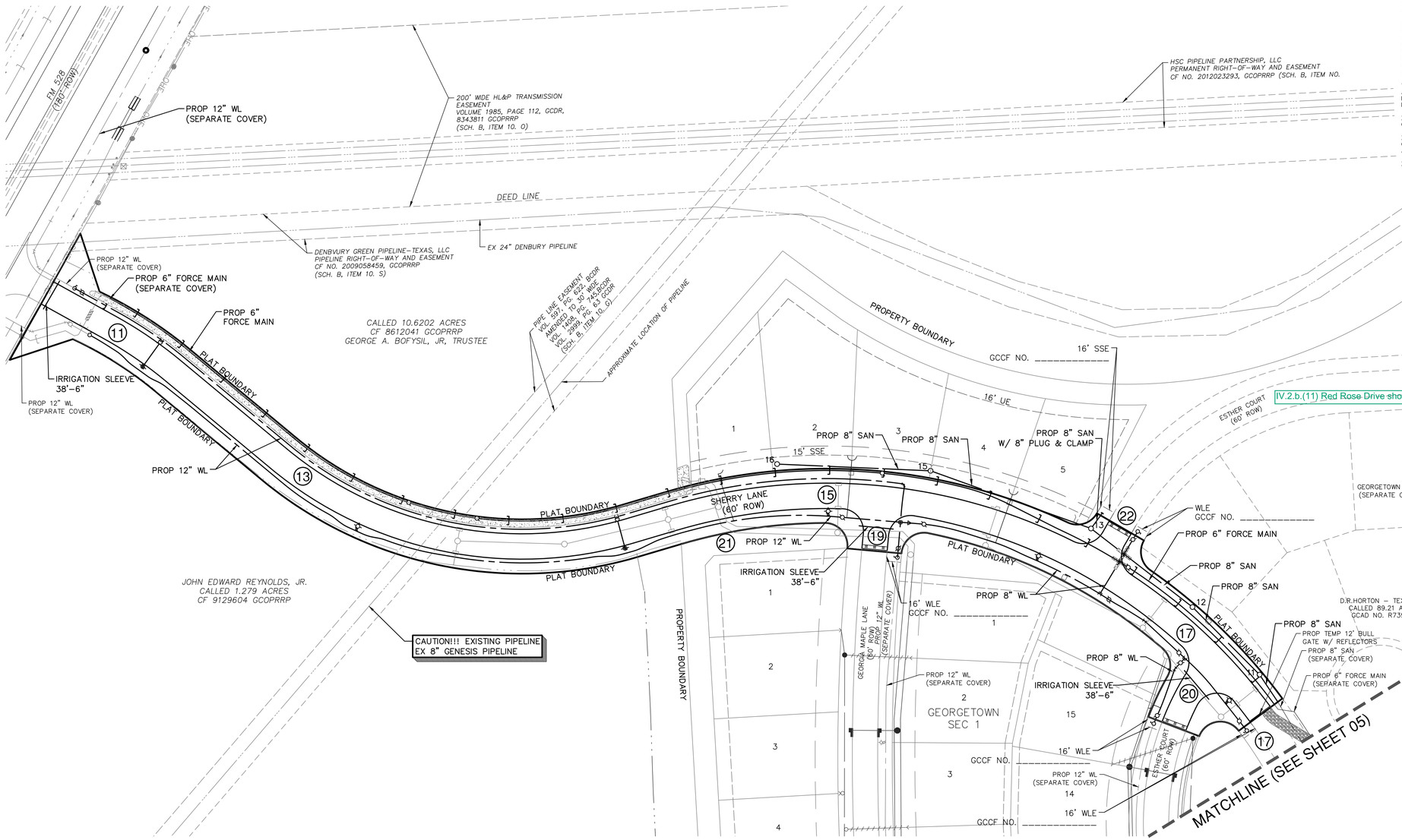
SITE BENCHMARKS:
POINT 111: BEING A 5/8" IRON ROD WITH A CAP MARKED "TRAVERSE" SET IN THE APPROXIMATE CENTERLINE OF DICKINSON BAYOU, ON THE SOUTHEAST SHOULDER OF FM 528, APPROXIMATELY 9' EAST OF THE EDGE OF CONCRETE PAVEMENT. ELEVATION = 36.93'
POINT 110: BEING A MAG NAIL AND WASHER STAMPED "PAPE-DAWSON TRAVERSE" SET IN ASPHALT DRIVE ON THE SOUTHEAST SHOULDER OF FM 528, APPROXIMATELY 130' NORTHEAST OF THE INTERSECTION OF HERMANN DR, AND 27' SOUTHEAST OF THE EDGE OF THE CONCRETE PAVEMENT. ELEVATION = 36.97'

THE PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONES
AS DEPICTED ON THE FLOOD INSURANCE RATE MAP
BRAZORIA COUNTY MAP NUMBER 48039C0175J PANEL 175 OF 850
DATED SEPTEMBER 22, 1999.

ZONE A: DEFINED AS "SPECIAL FLOOD HAZARD AREAS" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD;NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE AO: DEFINED AS "SPECIAL FLOOD HAZARD AREAS" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

ZONE X (UNSHADED): DEFINED AS AREAS BEING OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PAPE-DAWSON ENGINEERS
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

NO.	REVISION	DATE

STATE OF TEXAS
JORDAN C. KONESHECK
118617
LICENSED PROFESSIONAL ENGINEER

SHERRY LANE STREET DEDICATION
CITY OF FRIENDSWOOD, TEXAS
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
WATER AND SANITARY SEWER LAYOUT

Belinda Arias, PE, CFM, ENV SP
Director of Engineering
City Engineer
Date

Steve Vavricka, CFM
Director of Public Works
Date

NOTE:
This is to certify that the above signed have reviewed all sheets provided and found them to be in general conformance with the requirements established by the City of Friendswood. This approval is only valid for three hundred sixty-five (365) calendar days. Approval is void if construction has not begun within this time period. It is provided that the plans have been completely checked and verified. The plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas, which conveys the engineer's responsibility and accountability.

EFFECTIVE DATE: JULY 2024

PLAT NO _____
JOB NO 40997-14
DATE OCTOBER 2025
DESIGNER REVD
CHECKED _____ DRAWN CMC
SHEET 04 OF 38

Date: Oct 03, 2025, 2:28pm User ID: otill
File: K:\Projects\409\97\14\2-0 Design\2-1 Civil\2-1-4 Plans\Sheets\03-409714-WLOA.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: SHERRY LANE PHASE 2 STREET DEDICATION (APPROX. 800 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, a subdivision of 1.220 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains a street dedication that consists of about 800 feet of 60-foot roadway for the Georgetown Subdivision. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

There are 9 outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Additionally, this road plat cannot be approved without the approval of the adjancent road plats (Sherry Lane Phase 1 or Georgetown Blvd Phases 1 and 2). Staff recommends "Disapprove with Reasons."

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. Georgetown Master Plan Approved February 2024
2. Georgetown Zoning Map
3. Sherry Lane Ph 2 Street Ded Prelim Plat - Corrections Report 03-31-2026

META PLANNING + DESIGN
©2024. ALL RIGHTS RESERVED

PHASE	TYP. 90'x130'
PHASE 1	31 LOTS
PHASE 2	44 LOTS
PHASE 3	72 LOTS
PHASE 4	94 LOTS
PHASE 5	71 LOTS
TOTAL	312 LOTS

Plat Names (outside city)

Plat Names (inside city)

Street Dedication Plats (inside city)

Sherry Lane Phase 1 Street Dedication

Georgetown Blvd Phase 2 Street Dedication

Georgetown Blvd. Phase 1 Street Dedication - in Alvin

APPROVED BY CITY OF ALVIN

Georgetown Section 2 - in Alvin

Georgetown Section 1

Georgetown Section 3

Sherry Lane Phase 2 Street Dedication

Georgetown Section 5

Georgetown Blvd Phase 3 Street Dedication

Georgetown Section 4

Georgetown Section 6

Georgetown Detention Basin Phase 1

Georgetown Detention Basin Phase 2

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

RESERVE ±32.7 Ac.

RESERVE ±21.2 Ac.

Included in Section 5

80' COLLECTOR

DRAINAGE 11.8 AC.

DRAINAGE 55.2 Ac.

CHANNEL 55.9 Ac.

OS ±0.3 Ac.

OS ±2.2 Ac.

LS

Floodplain

Bofysil George A Est

Friendswood City Limits

Alvin City Limits

Galveston County

Brazoria County

Alvin ISD

Friendswood ISD

League City Limits

Clear Creek ISD

Santa Fe ISD

MANDALE RD.

FOX MEADOW DR.

HERMANN DR.

FM 528

Living Stones Church Inc.

Alvin ETJ

PROPOSED GRAND PKWY.

N

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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*ALL ROW WIDTHS SHALL BE 60' UNLESS OTHERWISE NOTED

a phasing exhibit for

GEORGETOWN TRACT

±268.6 ACRES OF LAND

prepared for

D·R·HORTON® DHI Listed NYSE
America's Builder

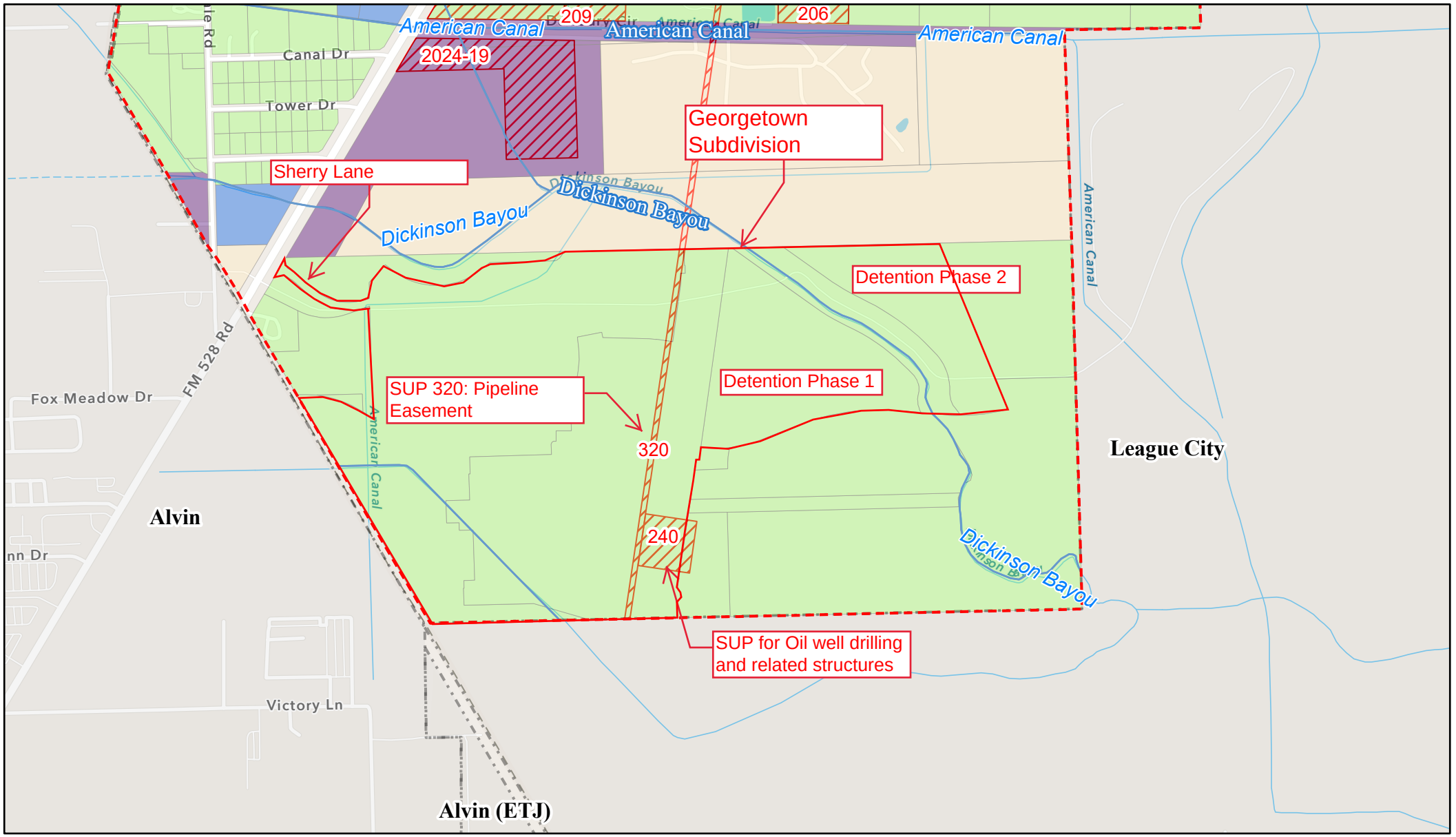
META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 150 300 600

HOU-21006
FEBRUARY 29, 2024

META PLANNING + DESIGN

City of Friendswood



3/31/2026, 12:01:38 PM

City Limit
Creeks/Water
Surrounding Cities
Water Lines

Zoning by Parcel
NO ZONING
A1
BP
CSC
DD
GHD
I
LI
LNC
MFR-H
MFR-L
MFR-M
MHR
NC
OPD
PUD-COMM
PUD-MIXED
PUD-RES
SFR
SFR-E
Specific Use Permit

1:14,046

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

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

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 03-31-2026 17:09:06
Application No. PLT2026-1083
Address : GEORGETOWN

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
5	1	Becky Bennett : Planning	IV.2.b.(1)(d) Subject tract appears to be vested in DR Horton only per deed #2021029966. Please verify.	
17	1	Becky Bennett : Planning	IV.2.a.(3) Updated title report not submitted.	
1	PLAT1	Becky Bennett : Planning	IV.2.b.(1)(a) Plat name is Sherry Lane Phase 2 Street Dedication	
18	PLAT1	Becky Bennett : Planning	IV.2.b.(21) Note 6 does not related to boundary corners.	
19	PLAT1	Becky Bennett : Planning	IV.2.b.(1)(a) Correct the plat name	
20	PLAT1	Becky Bennett : Planning	IV.2.b.(18) Notes 3 and 14 conflict.	
21	PLAT1	Becky Bennett : Planning	IV.2.b.(21) Use city standard plat note regarding pipelines.	
22	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Adjacent owner info, easements, etc. do not match other plat submittals.	
23	PLAT2	Becky Bennett : Planning	II.B.4. Partial plat exhibit should identify the parcel/tract being partially platted. This exhibit shows the sections of a master plan.	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

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

Submission Documents:

Document Name	Document ID
Sherry Lane Phase 2_2026-03-26.pdf	92011
georgetown sherry blvd phase 2_2026031111331977.pdf	91115

IV.2.a.(3) Updated title report not

Charter Title Company

845 Texas Avenue, Suite 3910, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 11, 2026

City of Houston Planning Commission
611 Walker Street 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records GALVESTON County, Texas, as of March 1, 2026, insofar as they pertain to:

GEORGETOWN SHERRY BLVD PHASE 2
A SUBDIVISION OF 1.220 ACRES OF LAND SITUATED IN THE I & GN RR SURVEY SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

D.R. HORTON - TEXAS, LTD., a Texas limited partnership and 94 Georgetown Investments, Ltd., a Texas limited partnership

IV.2.b.(1)(d) Subject tract appears to be vested in DR Horton only per deed #2021029966. Please

EASEMENTS AND OTHER ENCUMBRANCES:

Mineral and/or royalty interest recorded in Volume 951, Page 111 and Volume 953, Page 469 of the Deed Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Clerk's File No. 8612041 of the Official Public Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Clerk's File No. 8612043 of the Official Public Records of Galveston County, Texas, and recorded in Clerk's File No. 8611408 of the Official Public Records of Brazoria County, Texas.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HEREINAFTER REFERRED TO AS OWNERS, OF THE 1.220 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SHERRY LANE PHASE 2 STREET DEDICATION, 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, THE D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20__.

D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ _____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF _____

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHERRY LANE PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022689, 2023022690, 2023022691, 2023022692, AND 2023030832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ ____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

WE, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 1.220 ACRE TRACT THAT IS CURRENTLY BEING PARTIALLY SUBDIVIDED AS GEORGETOWN SHERRY BLVD. PHASE 2, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

_____ _____
ERNEST S. LOEB, VICE PRESIDENT DATE

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ ____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 6)

IV.2.b.(21) Note 6 does not related to boundary corners

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

_____
KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

IV.2.b.(1)(a) Correct the plat name

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN SHERRY BLVD. PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
TOM HINCKLEY
CHAIRMAN

ATTEST: _____
BECKY BENNETT
ASSISTANT PLANNER

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

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

GENERAL NOTES:

1. PRIMARY BENCHMARK: HGCSD 54 (NGS PID: AW5596)–PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1–INCH PVC SLEEVE, ENCASED IN A 5–INCH PVC PIPE WITH LOGO STAMPED "HGCSD 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

   PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

   GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

   ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

4. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

5. FIVE–EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT–OF–WAYS HAVE NOT BEEN MONUMENTED.

6. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70–64. 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.

8. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEAREER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

9. 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.

10. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN PUBLIC AND\OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF PUBLIC STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE ELECTRIC PROVIDER.

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

12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

13. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

14. THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

15. THERE ARE NO VISIBLE PIPELINES WITHIN THE BOUNDARY OF THIS PLAT.

IV.2.b.(18) Notes 3 and 14 conflict.

IV.2.b.(21) Use city standard plat note regarding

FIELD NOTES FOR 1.220 ACRES

BEING A TRACT CONTAINING 1.220 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A–624, IN GALVESTON COUNTY, TEXAS. SAID 1.220 ACRES BEING A PORTION OF A CALLED 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 1.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALLED 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALLED 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

THENCE, THROUGH AND ACROSS SAID 74.240 ACRES AND AFORESAID 132.008 ACRES, NORTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1,745.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING FIFTEEN (15) COURSES:

1.) SOUTH 83 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

2.) NORTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 512.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

3.) 295.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 08 SECONDS AND A CHORD WHICH BEARS NORTH 21 DEGREES 25 MINUTES 32 SECONDS WEST, 292.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

4.) NORTH 53 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

5.) 306.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 27 SECONDS AND A CHORD WHICH BEARS SOUTH 22 DEGREES 21 MINUTES 22 SECONDS EAST, 303.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

6.) 38.20 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 32 MINUTES 36 SECONDS AND A CHORD WHICH BEARS SOUTH 52 DEGREES 03 MINUTES 26 SECONDS EAST, 34.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

7.) NORTH 84 DEGREES 10 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

8.) SOUTH 05 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

9.) 39.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 44 SECONDS AND A CHORD WHICH BEARS SOUTH 38 DEGREES 52 MINUTES 24 SECONDS WEST, 35.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

10.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 214.73 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

11.) 38.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 36 MINUTES 45 SECONDS AND A CHORD WHICH BEARS SOUTH 50 DEGREES 13 MINUTES 50 SECONDS EAST, 34.61 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

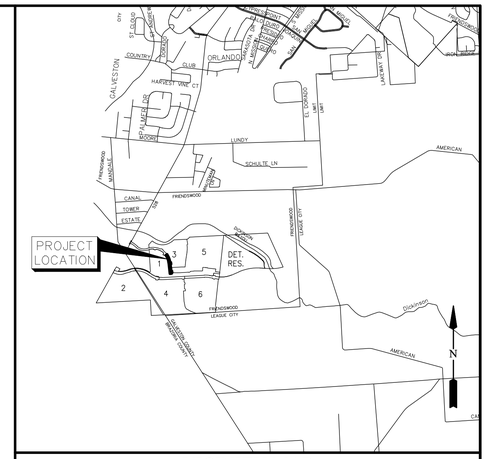
12.) 5.00 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 41 SECONDS AND A CHORD WHICH BEARS NORTH 86 DEGREES 06 MINUTES 07 SECONDS EAST, 5.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

13.) SOUTH 03 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT;

14.) 40.43 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 39 MINUTES 59 SECONDS AND A CHORD WHICH BEARS SOUTH 39 DEGREES 54 MINUTES 30 SECONDS WEST, 36.17 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" FOUND AT A POINT OF TANGENCY;

15.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 98.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.220 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF KYLE B. DUCKETT, RPLS 6340, FILED UNDER JOB NO. 232901 IN THE OFFICES OF GBI PARTNERS. ALL CORNERS HAVE BEEN OR WILL BE SET UPON COMPLETION OF CONSTRUCTION OF THE SUBDIVISION SECTION FOR WHICH THIS DESCRIPTION WAS PREPARED.



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 656 P/T

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____M., IN DOCUMENT NUMBER _____, GALVESTON COUNTY OFFICIAL PUBLIC 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

SHERRY LANE PHASE 2 STREET DEDICATION

A SUBDIVISION OF 1.220 ACRES OF LAND SITUATED IN THE I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS

MARCH 19, 2026 JOB NO. 1931–3129C

OWNERS:

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 –
RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

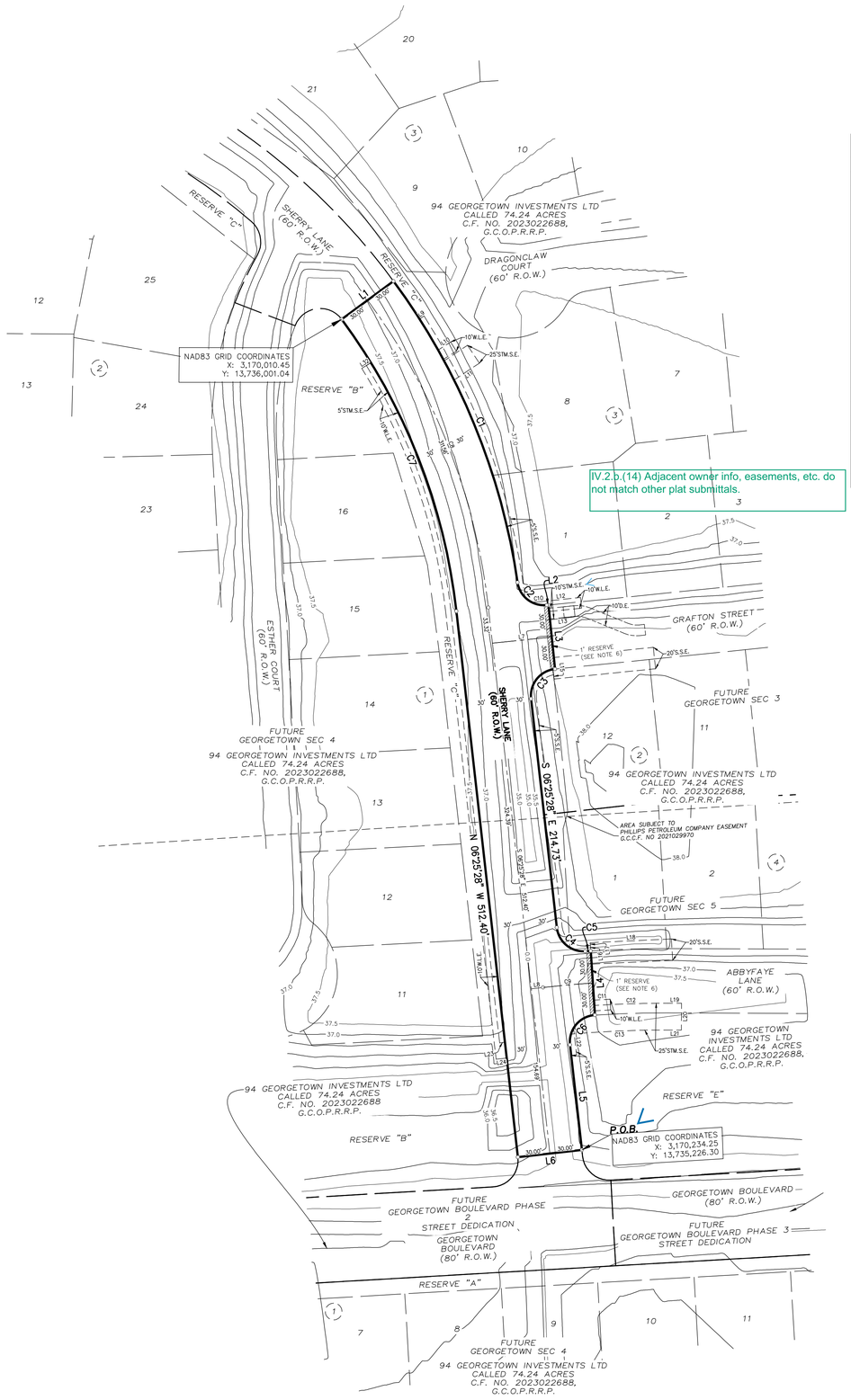
GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBSurvey.com
www.GBISurvey.com

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

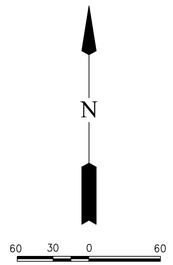
LAST SAVED: 3/26/2026 11:04 AM BY: MARIE EDGE – PLOT DATE: 3/26/2026 11:05 AM BY: MARIE EDGE
DATA NAME: L:\PROJECTS\PLATTING\1931\03\PLATS\GEORGETOWN SHERRY LANE PHASE 2.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

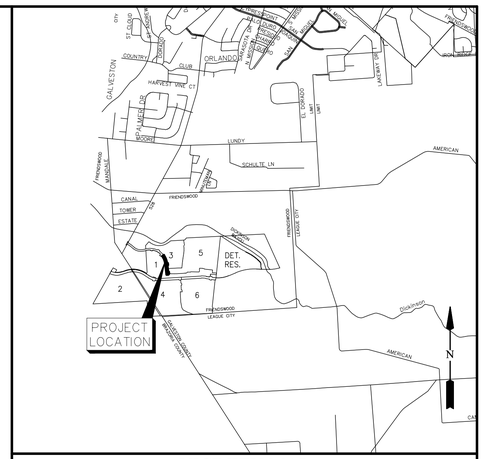


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°34'24" E	60.00'
L2	N 84°10'16" E	1.49'
L3	S 05°49'44" E	60.00'
L4	S 03°45'32" E	60.00'
L5	S 06°25'28" E	98.67'
L6	S 83°34'32" W	60.00'
L7	N 84°10'16" E	55.57'
L8	N 83°34'32" E	11.05'
L9	N 53°34'24" E	5.01'
L10	N 57°30'45" E	13.83'
L11	S 56°26'31" W	28.29'
L12	S 84°10'16" W	36.19'
L13	S 84°10'16" W	23.49'
L14	N 84°10'16" E	93.27'
L15	N 05°49'44" W	4.09'
L16	S 03°45'32" E	5.00'
L17	N 03°45'32" W	2.65'
L18	N 87°19'05" E	75.69'
L19	S 89°44'25" E	12.64'
L20	S 00°15'35" W	25.00'
L21	N 89°44'25" W	12.64'
L32	N 58°31'32" E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	625.00'	28°08'27"	306.97'	S 22°21'22" E	303.89'
C2	25.00'	87°32'36"	38.20'	S 52°03'26" E	34.59'
C3	25.00'	90°35'44"	39.53'	S 38°52'24" W	35.54'
C4	25.00'	87°36'45"	38.23'	S 50°13'50" E	34.61'
C5	1,030.00'	0°16'41"	5.00'	N 86°06'07" E	5.00'
C6	25.00'	92°39'56"	40.43'	S 39°54'30" W	36.17'
C7	565.00'	30°00'08"	295.85'	N 21°25'32" W	292.49'
C8	595.00'	30°00'08"	311.56'	S 21°25'32" E	308.02'
C9	1,000.00'	2°39'56"	46.52'	N 84°54'30" W	46.52'
C10	295.00'	1°51'41"	9.58'	N 85°06'06" E	9.58'
C11	984.00'	0°52'40"	15.08'	S 86°40'48" W	15.08'
C12	979.00'	4°01'07"	68.67'	S 88°15'02" W	68.65'
C13	954.00'	5°25'34"	90.35'	S 87°32'48" W	90.31'

IV.2.b.(14) Adjacent owner info, easements, etc. do not match other plat submittals.





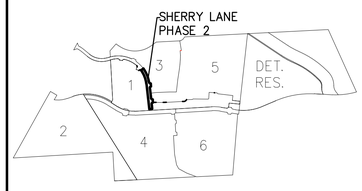
VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 656 P/T

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
G.C.C.F.	INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
G.C.O.P.R	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
G.C.O.P.R.R.P.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.P.R.	INDICATES GALVESTON COUNTY PLAT RECORDS
O.P.R.G.C.	INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
	INDICATES STREET NAME CHANGE

II.B.4. Partial plat exhibit should identify the parcel/tract being partially platted. This exhibit shows the sections of a master plan.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

PRELIMINARY PLAT

SHERRY LANE PHASE 2 STREET DEDICATION

A SUBDIVISION OF 1.220 ACRES OF LAND SITUATED IN THE I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 0 RESERVES (0.000 ACRES) 0 BLOCKS

MARCH 19, 2026 JOB NO. 1931-3129C

OWNERS:

D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 –
RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LAST SAVED: 3/26/2026 11:04 AM BY: MARK EDGE – PLOT DATE: 3/26/2026 11:05 AM BY: MARK EDGE
PATH/NAME: L:\PROJ\3129\LJA PLATTING\LJA\LJA PLATS\GEORGETOWN\SHERRY LANE PHASE 2.dwg
PLATTING MON
MYLAR CHECK: SURVEY
GEORGETOWN SHERRY BLVD PH. 2
LJA JOB NO. 1931-3129C

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: GEORGETOWN BLVD PHASE 2 STREET DEDICATION (APPROX. 1450 FEET OF ROADWAY)**
Consider approving the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, a subdivision of 3.365 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains a street dedication that consists of about 1450 feet of 80-foot roadway which serves as a collector street for the subdivision. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

There are 13 outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Additionally, this road plat cannot be approved without the approval of the adjacent road plat (Section 1 in Alvin). Staff recommends "Disapprove with Reasons."

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. Georgetown Master Plan Approved February 2024
2. Georgetown Zoning Map
3. Georgetown Blvd Ph 2 Street Ded Prel Plat - Corrections Report 03-31-2026

META PLANNING + DESIGN
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PHASE	TYP. 90'x130'
PHASE 1	31 LOTS
PHASE 2	44 LOTS
PHASE 3	72 LOTS
PHASE 4	94 LOTS
PHASE 5	71 LOTS
TOTAL	312 LOTS

Plat Names (outside city)

Plat Names (inside city)

Street Dedication Plats (inside city)

Sherry Lane Phase 1 Street Dedication

Georgetown Blvd Phase 2 Street Dedication

Sherry Lane Phase 2 Street Dedication

Georgetown Blvd Phase 3 Street Dedication

Georgetown Blvd. Phase 1 Street Dedication - in Alvin

APPROVED BY CITY OF ALVIN

Georgetown Section 2 - in Alvin

Georgetown Section 1

Georgetown Section 3

Georgetown Section 5

Georgetown Section 4

Georgetown Section 6

Georgetown Detention Basin Phase 1

Georgetown Detention Basin Phase 2

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 4 RESERVE ±21.2 Ac.

PHASE 1 RESERVE ±32.7 Ac.

Included in Section 5

80' COLLECTOR

DRAINAGE ±11.8 AC.

DRAINAGE ±5.2 AC.

CHANNEL ±5.9 AC.

OS ±0.3 AC.

OS ±2.2 AC.

LS

Floodplain

Bofysil George A Est

Bofysil George A Est

Bofysil George A Est

Bofysil George A Est

Bofysil George A Est

Bofysil George A Est

Friendswood City Limits

Alvin City Limits

Galveston County

Brazoria County

Friendswood ISD

Alvin ISD

League City Limits

Clear Creek ISD

Santa Fe ISD

Friendswood City Limits

League City Limits

Friendswood ISD

Santa Fe ISD

Alvin ETJ

Alvin City Limits

Alvin ISD

Santa Fe ISD

MANDALE RD.

FOX MEADOW DR.

FM 528

HERMANN DR.

Living Stones Church Inc.

Living Stones Church Inc.

Living Stones Church Inc.

7G Pipeline Easmt.

PROPOSED GRAND PKWY.

N

a phasing exhibit for

GEORGETOWN TRACT

±268.6 ACRES OF LAND

prepared for

D·R·HORTON® DHI Listed NYSE America's Builder

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 150 300 600

HOU-21006
FEBRUARY 29, 2024

*ALL ROW WIDTHS SHALL BE 60' UNLESS OTHERWISE NOTED

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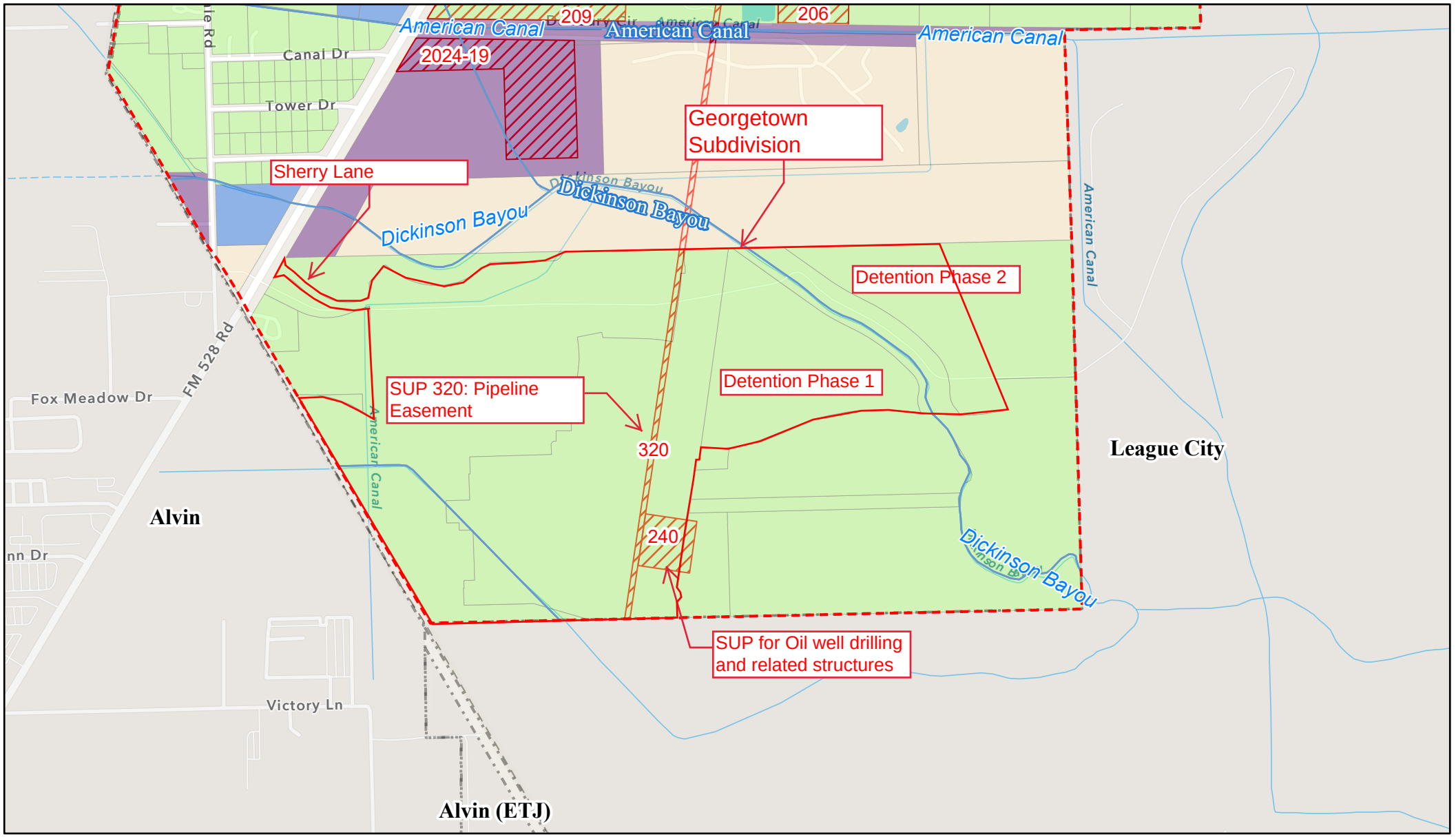
META PLANNING + DESIGN

City of Friendswood



3/31/2026, 12:01:38 PM

City Limit
Creeks/Water
Surrounding Cities
Water Lines

Zoning by Parcel
NO ZONING
A1
BP
CSC
DD
GHD
I
LI
LNC
MFR-H
MFR-L
MFR-M
MHR
NC
OPD
PUD-COMM
PUD-MIXED
PUD-RES
SFR
SFR-E
Specific Use Permit

1:14,046

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

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

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 03-31-2026 16:46:42
Application No. PLT2026-1081
Address : GEORGETOWN

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
10	1	Becky Bennett : Planning	IV.2.b.(1)(d) Georgetown Blvd Ph 2 appears to be wholly within parcel deeded to DR Horton. Verify whether 94 Georgetown Investments is a vested owner.	
29	1	Becky Bennett : Planning	IV.2.a.(3) Corrected title report not submitted.	
2	PLAT1	Becky Bennett : Planning	IV.2.b.(19) Clarify whether or not pipelines exist within the plat boundary. Title report lists Southtex Pipeline #2021029970.	
18	PLAT1	Becky Bennett : Planning	IV.3.c.(8) Lienholder acknowledgment: Update plat name to Georgetown Blvd Ph 2 Street Dedication and deed numbers accordingly.	
24	PLAT1	Becky Bennett : Planning	IV.2.b.(18) Notes 3 and 14 conflict.	
25	PLAT1	Becky Bennett : Planning	IV.2.b.(1)(a) Update plat name to include "Street Dedication" throughout plat acknowledgments	
13	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Update adjacent easements, reserve designations, etc. according to preliminary plats. The location of easements are missing or do not match; reserve designations are different.	
19	PLAT2	Becky Bennett : Planning	IV.2.b.(11) Draw break line with distance, label Georgetown Blvd Street Dedication Ph 1, and label FM 528. Need to demonstrate access/connectivity to Ph 2.	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
20	PLAT2	Becky Bennett : Planning	IV.2.b.(19) The label for Section 4 is straddling Sections 2 and 4 and the city limit line. Shift label to the east. Clearly identify change in sections/city limit.	
21	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Property information for Section 2 was removed. Please replace.	
23	PLAT2	Becky Bennett : Planning	IV.2.b.(21) Clarify whether Reserve B will be dedicated via plat or via separate instrument. If by plat, use language "Dedicate to the city via this plat."	
30	PLAT2	Becky Bennett : Planning	II.B.4. Partial plat exhibit should depict the parcel/tract being partially platted, not the sections of a master plan.	
31	PLAT2	Becky Bennett : Planning	IV.2.b.(17) Add contours at one-half foot intervals.	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

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

Submission Documents:

Document Name	Document ID
georgetown blvd phase 2_20260311113238O3.pdf	91118
Georgetown Blvd Ph 2_2026-03-26.pdf	92015

IV.2.a.(3) Corrected title report not

Charter Title Company

845 Texas Avenue, Suite 3910, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 11, 2026

City of Houston Planning Commission
611 Walker Street 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records GALVESTON County, Texas, as of March 1, 2026, insofar as they pertain to:

GEORGETOWN BLVD PHASE 2
A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE I & GN RR SURVEY SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

D.R. HORTON - TEXAS, LTD., a Texas limited partnership and 94 Georgetown Investments, Ltd., a Texas limited partnership

IV.2.b.(1)(d) Georgetown Blvd Ph 2 appears to be wholly within parcel deeded to DR Horton. Verify whether 94 Georgetown Investments is a vested

EASEMENTS AND OTHER ENCUMBRANCES:

Mineral and/or royalty interest recorded in Volume 3105, Page 646 of the Deed Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Volume 693, Page 461 of the Deed Records of Galveston County, Texas.

Mineral and/or royalty interest recorded in Volume 865, Page 682 of the Deed Records of Galveston County, Texas.

IV.2.b.(1)(a) Update plat name to include "Street Dedication" throughout plat acknowledgments

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST LOEB, DIVISION VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 3.365 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN BLVD PHASE 2, 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, THE D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST LOEB, VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20__.

D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNEST LOEB, DIVISION VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST LOEB, DIVISION VICE PRESIDENT, OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ _____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

IV.3.c.(8) Lienholder acknowledgment: Update plat name to Georgetown Blvd Ph 2 Street Dedication and deed numbers accordingly.

STATE OF TEXAS

COUNTY OF _____

WE, FROST BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHERRY LANE PHASE 2 STREET DEDICATION PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2023022689, 2023022690, 2023022691, 2023022692, AND 2023030832 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FROST BANK, A TEXAS STATE BANK

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ ____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

I, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 3.365 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN BLVD PHASE 2, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

_____ _____
ERNEST LOEB, VICE PRESIDENT DATE

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST LOEB, VICE PRESIDENT OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ ____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 6)

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

_____
KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN BLVD PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____
TOM HINCKLEY
CHAIRMAN

ATTEST: _____
BECKY BENNETT
ASSISTANT PLANNER

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

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

GENERAL NOTES:

1. PRIMARY BENCHMARK: HGCSD 54 (NGS PID: AW5596)–PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1–INCH PVC SLEEVE, ENCASED IN A 5–INCH PVC PIPE WITH LOGO STAMPED "HGCSD 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

   PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

   GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

   ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

4. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

5. FIVE–EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT–OF–WAYS HAVE NOT BEEN MONUMENTED.

6. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70–64. 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.

8. 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.

9. 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.

10. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN PUBLIC AND\OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF PUBLIC STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE ELECTRIC PROVIDER.

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

12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

13. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

14. THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

15. ALL VISIBLE PIPELINES ARE SHOWN ON THE PLAT.

IV.2.b.(18) Notes 3 and 14 conflict.

IV.2.b.(19) Clarify whether or not pipelines exist within the plat boundary. Title report lists Southtex Pipeline #2021029970.

BEING A TRACT CONTAINING 3.365 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A–624, AND THE HOOPER & WADE SURVEY, SEC 22, A–675, IN GALVESTON COUNTY, TEXAS.. SAID 3.365 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 3.365 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE EASTERLY LINE OF A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 32.662 AND 74.240 ACRE TRACTS BEARS NORTH 06 DEGREES 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,546.78 FEET;

THENCE, THROUGH AND ACROSS SAID 74.240 ACRES AND AFORESAID 132.008 ACRES, NORTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1,745.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING THIRTEEN (13) COURSES:

1.) SOUTH 06 DEGREES 25 MINUTES 28 SECONDS EAST, A DISTANCE OF 6.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

2.) 37.90 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 52 MINUTES 17 SECONDS AND A CHORD WHICH BEARS SOUTH 49 DEGREES 51 MINUTES 36 SECONDS EAST, 34.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

3.) SOUTH 03 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

4.) SOUTH 86 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 382.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

5.) 396.65 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS NORTH 75 DEGREES 32 MINUTES 26 SECONDS WEST, 390.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;
6.) NORTH 57 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 52.08 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

7.) SOUTH 70 DEGREES 36 MINUTES 05 SECONDS WEST, A DISTANCE OF 161.05 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

8.) 117.01 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 49 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 06 DEGREES 58 MINUTES 59 SECONDS WEST, 116.10 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

9.) NORTH 84 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

10.) 41.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 12 MINUTES 39 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 02 MINUTES 17 SECONDS EAST, 41.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

11.) 34.54 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 09 MINUTES 42 SECONDS AND A CHORD WHICH BEARS NORTH 26 DEGREES 56 MINUTES 14 SECONDS WEST, 31.86 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF COMPOUND CURVATURE;

12.) 327.04 FEET ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 39 MINUTES 20 SECONDS AND A CHORD WHICH BEARS NORTH 78 DEGREES 50 MINUTES 45 SECONDS WEST, 324.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

13.) NORTH 32 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 114.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET ON A NORTHERLY LINE OF SAID 132.008 ACRES AND BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1.) 564.89 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 04 SECONDS AND A CHORD WHICH BEARS SOUTH 76 DEGREES 21 MINUTES 39 SECONDS EAST, 554.79 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;

2.) SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 39.18 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING SIX (6) COURSES:

1.) SOUTH 25 DEGREES 22 MINUTES 52 SECONDS WEST, A DISTANCE OF 20.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

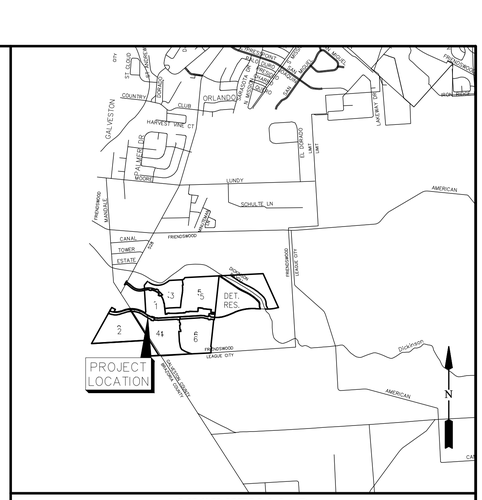
2.) SOUTH 57 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 161.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

3.) 347.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35 DEGREES 30 MINUTES 37 SECONDS AND A CHORD WHICH BEARS SOUTH 75 DEGREES 32 MINUTES 26 SECONDS EAST, 341.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF TANGENCY;

4.) NORTH 86 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 272.46 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE LEFT;

5.) 40.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 43 SECONDS AND A CHORD WHICH BEARS NORTH 40 DEGREES 08 MINUTES 24 SECONDS EAST, 36.31 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

6.) NORTH 83 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.365 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 656 P/T

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____M., IN DOCUMENT NUMBER _____, GALVESTON COUNTY OFFICIAL PUBLIC 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

GEORGETOWN BLVD PHASE 2 STREET DEDICATION

A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 2 RESERVES (0.575 ACRES) 0 BLOCKS

MARCH 19, 2025 JOB NO. 1931–3127

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

LAST SAVED: 3/25/2025, 3:33 PM BY: MARIE ESQUE – PLOT DATE: 3/26/2025 11:03 AM BY: MARIE ESQUE
PATH/NAME: J:\PROJDATA\PLATTING\1931\03_PLATS\GEORGETOWN\GEORGETOWN BLVD PH 2.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
LJA SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 600, HOUSTON, TEXAS 77042 JOB NO. 1931–3127C

IV.2.b.(17) Add contours at one-half foot intervals.

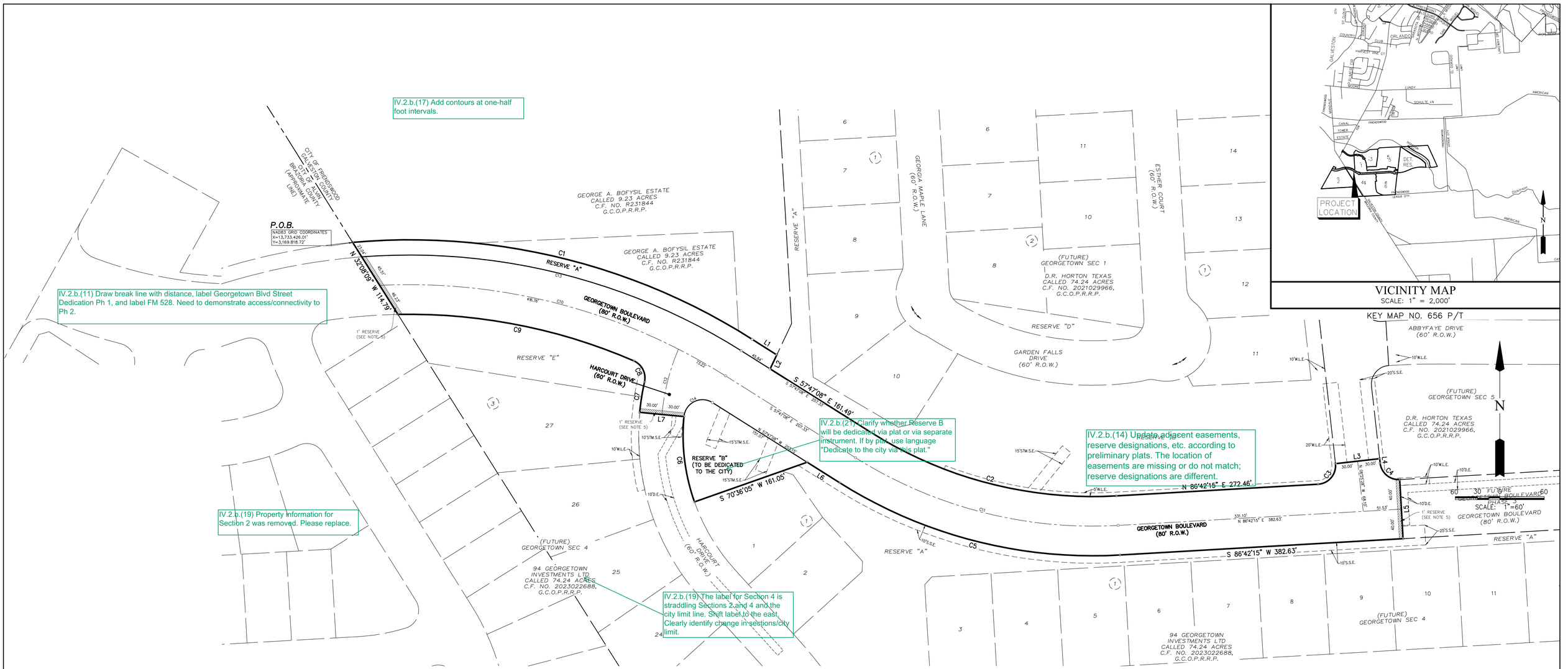
IV.2.b.(11) Draw break line with distance, label Georgetown Blvd Street Dedication Ph 1, and label FM 528. Need to demonstrate access/connectivity to Ph 2.

IV.2.b.(19) Property information for Section 2 was removed. Please replace.

IV.2.b.(21) Clarify whether Reserve B will be dedicated via plat or via separate instrument. If by plat, use language "Dedicate to the city via this plat."

IV.2.b.(14) Update adjacent easements, reserve designations, etc. according to preliminary plats. The location of easements are missing or do not match; reserve designations are different.

IV.2.b.(19) The label for Section 4 is straddling Sections 2 and 4 and the city limit line. Shift label to the east. Clearly identify change in sections/city limit.



VICINITY MAP
SCALE: 1" = 2,000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 57°32'37" E	39.18'
L2	S 25°22'52" W	20.97'
L3	N 83°34'32" E	60.00'
L4	S 06°25'28" E	6.01'
L5	S 03°17'45" E	80.00'
L6	N 57°47'08" W	52.08'
L7	N 84°34'02" W	60.00'

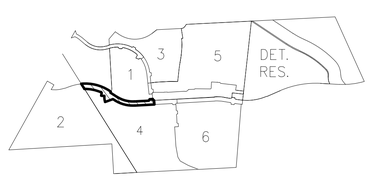
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	860.00'	37°38'04"	564.89'	S 76°21'39" E	554.79'
C2	560.00'	35°30'37"	347.07'	S 75°32'26" E	341.54'
C3	25.00'	93°07'43"	40.64'	N 40°08'24" E	36.31'
C4	25.00'	86°52'17"	37.90'	S 49°51'36" E	34.38'
C5	640.00'	35°30'37"	396.65'	N 75°32'26" W	390.34'
C6	270.00'	24°49'53"	117.01'	N 06°58'59" W	116.10'
C7	330.00'	7°12'39"	41.53'	N 09°02'17" E	41.50'
C8	25.00'	79°09'42"	34.54'	N 26°56'14" W	31.86'
C9	760.00'	24°39'20"	327.04'	N 78°50'45" W	324.53'
C10	800.00'	35°05'32"	489.98'	S 75°19'53" E	482.36'
C11	600.00'	35°30'37"	371.86'	S 75°32'26" E	365.94'
C12	300.00'	17°25'52"	91.27'	S 14°08'54" W	90.92'
C13	840.00'	36°36'34"	536.72'	S 76°05'25" E	527.64'
C14	25.00'	116°46'55"	50.96'	S 63°49'25" W	42.58'

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
G.C.C.F.	INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
G.C.O.P.R.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
G.C.O.P.R.R.P.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.P.R.	INDICATES GALVESTON COUNTY PLAT RECORDS
O.P.R.G.C.	INDICATES OFFICIAL PUBLIC RECORD OF GALVESTON COUNTY
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
	INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.283	12,323	RESTRICTED TO DRAINAGE/OPEN SPACE
B	0.292	12,718	RESTRICTED TO LIFT STATION
TOTAL	0.575	25,041	

II.B.4. Partial plat exhibit should depict the parcel/tract being partially platted, not the sections of a master plan.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

PRELIMINARY PLAT

GEORGETOWN BLVD PHASE 2 STREET DEDICATION

A SUBDIVISION OF 3.365 ACRES OF LAND SITUATED IN THE I & G.N. R.R. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

0 LOTS 2 RESERVES (0.575 ACRES) 0 BLOCKS

MARCH 19, 2025 JOB NO. 1931-3127

OWNERS:
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GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 2 OF 2

LAST SAVED: 3/25/2026 3:33 PM BY: MARIE ESOLE - PLOT DATE: 3/26/2026 11:04 AM BY: MARIE ESOLE
PATH/NAME: L:\PROJECTS\1931\03 PLATS\GEORGETOWN\GEORGETOWN BLVD PH 2.DWG
MYLAR CHECK: SURVEY PLATTING MGR.:
GEORGETOWN BOULEVARD PHASE 2 STREET DEDICATION
LJA JOB NO. 1931-3126

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: GEORGETOWN SECTION ONE (31 LOTS, 4 RESERVES, 2 BLOCKS)** Consider approving the Preliminary Plat of Georgetown Section One, a subdivision of 15.001 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains 31 residential lots, 4 restricted reserves and 2 blocks with access from Sherry Lane Phase 1 which connects to W. Parkwood Ave/FM 528. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

A Corrections Report was provided to the applicant, but the applicant did not respond or resubmit the plat with corrections. There are numerous outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Staff recommends to "Disapprove with Reasons."

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. Georgetown Sec 1 Prelim Plat - Corrections Report 04-01-2026

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 04-01-2026 15:34:40
Application No. PLT2026-1072
Address : 0 GEORGETOWN BLVD

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
2	PLAT2	Becky Bennett : Engineering	VII.A. Do not overlap easements.	
4	04	Natalie Franco : Engineering	Plat file 4099710 shows line up to plat boundary	
5	04	Natalie Franco : Engineering	Plat file 4099710 displays Landscaping Esmt	
7	PLAT1	Becky Bennett : Planning	IV.2.b.(19) Update to reflect 2025 deed from 94 Investments to Dr Horton	
8	PLAT1	Becky Bennett : Planning	II.B.4. Add partial plat statement to face of plat.	
13	PLAT1	Becky Bennett : Planning	IV.B.3.c.(8) REPLACE WITH ATTESTED BY:	
9	PLAT2	Becky Bennett : Planning	IV.2.a.(8) Add note that property is subject to deed restrictions 2021029966, etc.	
10	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Draw end of 25' SSE	
11	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Does the UE need to connect to the ROW at either end?	
12	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(a) Sherry Lane Phase 2 Street Dedication (plat name). Add street name label as well.	
14	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(d) Add an officer's name.	
15	PLAT2	Becky Bennett : Planning	VI.F. Change suffix of this street - it is not a cul-de-sac.	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
16	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(a) Reference correct plat name - Sherry Lane Phase One Street Dedication	
17	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Easements do not match what is shown on Sherry Lane Phase 2 Street Dedication plat. This 10' landscape easement conflicts with a waterline easement shown on the other plat.	
18	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Label as Reserve A.	
19	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Include reference to plat name - Georgetown Boulevard Phase 2 Street Dedication. Also add street name label.	
20	PLAT2	Aubrey Harbin : Planning	Proposed street names shall be submitted to and approved by the planning and zoning commission. Proposed streets, which are in alignment with others existing and named, shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision. (Subdivsion Ord Section VI. D. F.)	
1	04	Hailee Medwedeff : Public Works	Plat file 4099710 shows 8' UE	

General Comments (informational and do not require corrections):

Page Reference	Reviewer : Department	Review Comments
PLAT2	Jil Arias : Engineering	Developer is encouraged to coordinate with franchise and private utility providers to utilize joint trenching for dry utilities where feasible, in order to minimize right-of-way utilization and overall corridor impacts.

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Aubrey Harbin	aharbin@friendswood.com	281-996-3280
Jil Arias	jarias@friendswood.com	281-996-3312
Becky Bennett	bbennett@friendswood.com	281-996-3290
Hailee Medwedeff	hmedwedeff@friendswood.com	281-996-3383
Natalie Franco	nfranco@friendswood.com	281-993-3411

Submission Documents:

Document Name	Document ID
PL-4099710 PRELIM.pdf	91044
250709 - Georgetown Sec 1 - GCCDD Approved Preliminary Plans utility.pdf	91048

STATE OF TEXAS

COUNTY OF **GALVESTON**

WE, **D.R. HORTON – TEXAS, LTD.** ACTING BY AND THROUGH _____, _____ **AND** _____, BEING OFFICERS OF **D.R. HORTON – TEXAS, LTD.**, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **15.001 ACRE** TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **GEORGETOWN SECTION 1**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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

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, THE **D.R. HORTON – TEXAS, LTD.,** HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____,

THEREUNTO AUTHORIZED, ATTESTED BY ITS _____ (OR AUTHORIZED TRUST OFFICER), _____ (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____ **2025**.

BY:_____
NAME OF SIGNEE
TITLE

ATTEST:_____
NAME OF SIGNEE
TITLE

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ **AND** _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____ **2025**.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____

MY COMMISSION EXPIRES:_____

I, **JONATHAN FRANZ**, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER; AND THAT THE BOUNDARY CLOSES WITHIN 1 IN 10,000.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

DATE: 01/27/2025

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD** , TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF **GEORGETOWN SECTION 1** 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.

IV.B.3.c.(8) REPLACE WITH ATTESTED BY:

BY: _____
BECKY BENNETT, ASSISTANT PLANNER

BY: _____
TOM HINCKLEY, CHAIRMAN

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

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

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

II.B.4. Add partial plat statement to face of

Date: Mar 14, 2026, 4:33pm User ID: cfontenot
File: C:\Users\LOCAL~1\Temp\AcPublish_27180\PL-4099710 PRELIM.dwg

METES AND BOUNDS DESCRIPTION
FOR

A 15.001 ACRE, OR 653,437 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON –TEXAS, LTD., AND DESCRIBED AS "PARCEL 1⊕ IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 (CO–RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288). SITUATED IN BLOCK 1, SECTION 23, OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS. SAID 15.001 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT–OF–WAY LINE OF F.M. 528, A 180–FOOT WIDE RIGHT–OF–WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: S 61°39'56⊕ E, DEPARTING THE SOUTHEAST RIGHT–OF–WAY LINE OF SAID F.M. 528, OVER AND ACROSS SAID 10.6202 ACRE TRACT, A DISTANCE OF 746.18 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ FOUND AT AN ANGLE CORNER ON A WEST LINE OF SAID 132.008 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 15.0859 ACRE TRACT OF LAND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612043 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 15.001 ACRE TRACT OF LAND;

THENCE: OVER AND ACROSS SAID 132.008 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NOUTHEASTERLY, ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S₡16°29'30"ɛE, A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 16°16'29", A CHORD BEARING AND DISTANCE OF N₡81°38'45"ɛE, 159.95 FEET, FOR AN ARC LENGTH OF 160.49 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°27'09", A CHORD BEARING AND DISTANCE OF S₡42°29'26"ɛE, 37.00 FEET, FOR AN ARC LENGTH OF 41.65 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET,

S₡84°15'19"ɛE, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE TO BE SET FOR A NON–TANGENT POINT OF CURVATURE,

NORTHEASTERLY, ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S₡84°15'19"ɛE, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°43'49", A CHORD BEARING AND DISTANCE OF N₡53°36'36"ɛE, 37.08 FEET, FOR AN ARC LENGTH OF 41.77 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 29°30'24", A CHORD BEARING AND DISTANCE OF S₡63°46'18"ɛE, 287.76 FEET, FOR AN ARC LENGTH OF 290.97 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°24'51", A CHORD BEARING AND DISTANCE OF S₡09°48'40"ɛE, 31.61 FEET, FOR AN ARC LENGTH OF 34.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF REVERSE CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°32'10", A CHORD BEARING AND DISTANCE OF S₡25°07'40"ɛW, 49.12 FEET, FOR AN ARC LENGTH OF 49.16 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET,

S₡69°08'25"ɛE, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A NON–TANGENT POINT OF CURVATURE,

NOUTHEASTERLY, ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S₡69°08'25"ɛE, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 122°42'49", A CHORD BEARING AND DISTANCE OF N₡82°13'00"ɛE, 43.88 FEET, FOR AN ARC LENGTH OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF COMPOUND CURVATURE,

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 30°00'08", A CHORD BEARING AND DISTANCE OF S₡21°25'32"ɛE, 292.49 FEET, FOR AN ARC LENGTH OF 295.85 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF TANGENCY,

S₡06°25'28"ɛE, A DISTANCE OF 512.40 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF CURVATURE,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°07'43", A CHORD BEARING AND DISTANCE OF S₡40°08'24"ɛW, 36.31 FEET, FOR AN ARC LENGTH OF 40.64 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF TANGENCY,

S₡86°42'15"ɛW, A DISTANCE OF 272.46 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 35°45'08", A CHORD BEARING AND DISTANCE OF N₡75°25'11"ɛW, 343.79 FEET, FOR AN ARC LENGTH OF 349.44 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR A POINT OF TANGENCY,

N₡57°32'37"ɛW, A DISTANCE OF 159.21 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ TO BE SET FOR AN ANGLE POINT, AND

N₡25°22'52"ɛE, AT A DISTANCE OF 20.29 FEET PASSING A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE–DAWSON⊕ FOUND FOR AN INTERIOR CORNER OF SAID 132.008 ACRE TRACT, AND CONTINUING NOW ALONG AND WITH A WEST LINE OF SAID 132.008 ACRE TRACT AN ADDITIONAL 46.66 FEET, FOR A TOTAL DISTANCE A DISTANCE OF 66.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 15.0859 ACRE TRACT, AND AN ANGLE POINT OF SAID 132.008 ACRE TRACT;

THENCE: N 03°15'11" W, ALONG AND WITH THE WEST LINE OF SAID 132.008 ACRE TRACT, AND THE EAST LINE OF SAID 15.0859 ACRE TRACT, A DISTANCE OF 799.96 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.001 ACRES IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187–20 BY PAPE–DAWSON ENGINEERS, INC.

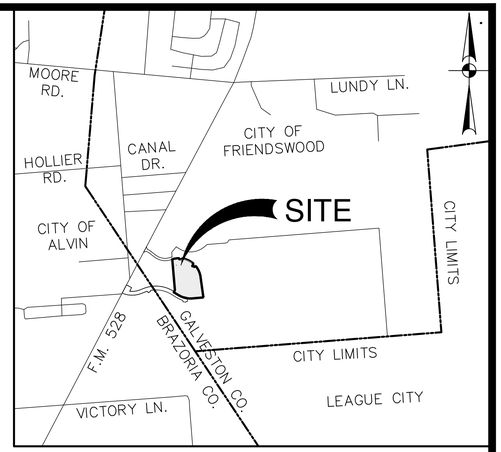
THIS DESCRIPTION WAS PREPARED FOR THE PREPARATION OF A PROPOSED SUBDIVISION PLAT. AT THE TIME OF RECORDATION, THIS RECORDED TRACT SHALL HAVE PROPER MONUMENTATION SET.

GEORGETOWN SEC 1				GEORGETOWN SEC 1			
LOT TABLE				LOT TABLE			
BLOCK	LOT	SQUARE FEET	Acres	BLOCK	LOT	SQUARE FEET	Acres
1	1	13,591	0.31	2	1	14,680	0.34
1	2	12,720	0.29	2	2	12,850	0.30
1	3	12,110	0.28	2	3	12,023	0.28
1	4	11,761	0.27	2	4	11,848	0.27
1	5	11,718	0.27	2	5	11,718	0.27
1	6	11,718	0.27	2	6	11,718	0.27
1	7	11,718	0.27	2	7	11,718	0.27
1	8	11,718	0.27	2	8	13,373	0.31
1	9	14,070	0.32	2	9	13,024	0.30
1	10	13,329	0.31	2	10	11,718	0.27
1	11	12,894	0.30	2	11	11,718	0.27
1	12	13,112	0.30	2	12	11,718	0.27
1	13	13,373	0.31	2	13	11,848	0.27
1	14	12,894	0.30	2	14	13,024	0.30
1	15	12,371	0.28	2	15	19,820	0.46
1	16	12,763	0.29				

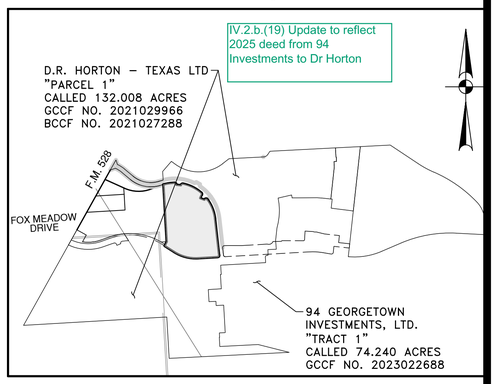
REGULATION MATRIX—RESIDENTIAL DISTRICTS
Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3 of Appendix C, Zoning Ordinance.

				Yards - Minimum Feet								
							Side					
								Exterior (Corner Lot)				
	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Front	Rear (a)	Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard	Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or No	Maximum Lot Coverage
SFR Single-Family Residential	2.7	11,600	90 A	25 B	25	10 F	25 A	20 C	40	K	No	35%

A. Lots less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
B. Thirty-five feet on thoroughfares.
C. Twenty-five feet on thoroughfares.
F. Lots currently in existence with less than 90 feet of width that have structures already built upon them may continue with the same existing setback for additionas provided they are not less than a minimum of five feet.
K. Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B



PARTIAL PLAT LOCATION
SCALE 1"=1000'

PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 15.001 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 4 RESERVES 2 BLOCKS

SCALE: 1"= 60' MARCH, 2026

OWNER:
D.R. HORTON–TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566–2100
DANIEL E. ROSE, LAND DEVELOMENT MANAGER

PAPE–DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 1 OF 2

NOTES:

1. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986615.
5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
6. INDICATES STREET NAME CHANGE SYMBOL
7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70-64. 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.
8. 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.
9. 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.
10. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND\OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF PUBLIC STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE ELECTRIC PROVIDER.
11. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
13. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
14. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
15. TEMPORARY ACCESS EASEMENT AFFECTING THE SUBJECTED PROPERTY, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS DOCUMENT NO. 2023022694.
16. SUBDIVISION IS LOCATED IN UNSHADED ZONE "X", EXCEPT FOR BAYOUS, BFE ELEVATION N/A. THIS INFORMATION IS BASED ON GALVESTON COUNTY FIRM COMMUNITY MAP 58167C0205G, EFFECTIVE AUGUST 15, 2019.
17. BENCHMARK:
NGS BENCHMARK AW0997 = 37.50' NAVD88, JUNE 1991 ADJ.
BEING A DISK STAMPED "Q 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN AND LOCATED APPROXIMATELY 2100' NORTH OF THIS PLAT.

IV.2.a.(8) Add note that property is subject to deed restrictions

Proposed street names shall be submitted to and approved by the planning and zoning commission. Proposed streets, which are in alignment with others existing and named, shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision. (Subdivision Ord Section VI. D. F.)

Ⓐ RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE AND OPEN SPACE PURPOSES ONLY)
0.719 AC. 31,324 SQ. FT.

Ⓑ RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE, AND OPEN SPACE PURPOSES ONLY)
0.136 AC. 5,934 SQ. FT.

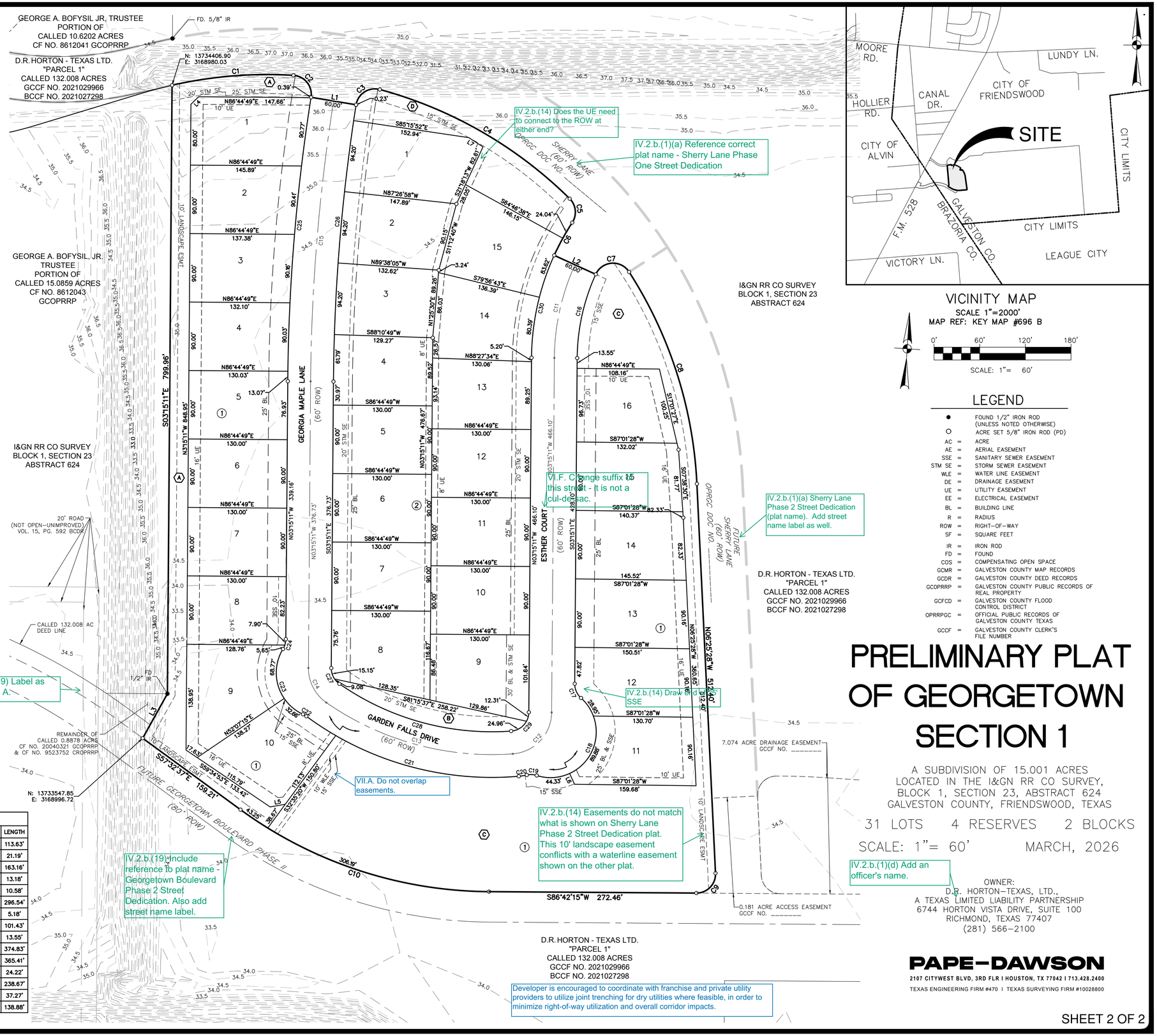
Ⓒ RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE, DRAINAGE, AND OPEN SPACE PURPOSES ONLY)
2.416 AC. 105,253 SQ. FT.

Ⓓ RESTRICTED RESERVE (RESTRICTED TO LANDSCAPE AND OPEN SPACE PURPOSES ONLY)
0.338 AC. 14,712 SQ. FT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°15'19"E	60.00'
L2	N69°08'25"W	60.00'
L3	S25°22'52"W	66.95'
L4	S41°44'49"W	14.14'
L5	S76°30'13"W	20.17'
L6	N28°20'35"W	15.59'
L7	N60°24'38"W	22.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	565.00'	16°16'29"	S81°38'45"W	159.95'	160.49'
C2	25.00'	95°27'09"	N42°29'26"W	37.00'	41.65'
C3	25.00'	95°43'49"	S53°36'36"W	37.08'	41.77'
C4	565.00'	29°30'24"	N63°46'18"W	287.76'	290.97'
C5	25.00'	78°24'51"	N9°48'40"W	31.61'	34.21'
C6	330.00'	8°32'10"	S25°07'40"W	49.12'	49.16'
C7	25.00'	122°42'49"	S82°13'00"W	43.88'	53.54'
C8	565.00'	30°00'08"	N21°25'32"W	292.49'	295.85'
C9	25.00'	93°07'43"	N40°08'24"E	36.31'	40.64'
C10	560.00'	31°19'38"	S77°37'56"E	302.39'	306.19'
C11	300.00'	24°06'46"	S8°48'12"W	125.32'	126.25'
C12	55.00'	85°24'50"	N39°27'14"E	74.61'	81.99'
C13	380.00'	39°04'17"	S78°18'13"E	254.14'	259.13'
C14	55.00'	55°30'53"	S31°00'38"E	51.23'	53.29'
C15	2500.00'	8°28'32"	S0°59'05"W	369.47'	369.81'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C16	270.00'	24°06'46"	S8°48'12"W	112.79'	113.63'
C17	25.00'	48°33'57"	S27°32'09"E	20.56'	21.19'
C18	60.00'	155°48'15"	N26°05'00"E	117.33'	163.16'
C19	25.00'	30°12'19"	S88°52'58"W	13.03'	13.18'
C20	80.00'	7°34'44"	N77°34'10"E	10.57'	10.58'
C21	410.00'	41°26'27"	S77°55'14"E	290.12'	296.54'
C22	25.00'	11°52'02"	N63°08'02"W	5.17'	5.18'
C23	60.00'	96°51'30"	S20°38'18"E	89.78'	101.43'
C24	25.00'	31°02'38"	N12°16'08"E	13.38'	13.55'
C25	2530.00'	8°29'19"	S0°59'29"W	374.49'	374.83'
C26	2470.00'	8°28'35"	S0°59'07"W	365.08'	365.41'
C27	25.00'	55°30'53"	S31°00'38"E	23.29'	24.22'
C28	350.00'	39°04'17"	S78°18'13"E	234.08'	238.67'
C29	25.00'	85°24'50"	N39°27'14"E	33.91'	37.27'
C30	330.00'	24°06'46"	S8°48'12"W	137.86'	138.88'



VICINITY MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B

0' 60' 120' 180'
SCALE: 1"= 60'

LEGEND

●		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O		ACRE SET 5/8" IRON ROD (PD)
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
EE	=	ELECTRICAL EASEMENT
BL	=	BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
IR	=	IRON ROD
FD	=	FOUND
COS	=	COMPENSATING OPEN SPACE
GCMR	=	GALVESTON COUNTY MAP RECORDS
GCDR	=	GALVESTON COUNTY DEED RECORDS
GCOPRRP	=	GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY
GCFCD	=	GALVESTON COUNTY FLOOD CONTROL DISTRICT
OPRRPGC	=	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
GCCF	=	GALVESTON COUNTY CLERK'S FILE NUMBER

PRELIMINARY PLAT OF GEORGETOWN SECTION 1

A SUBDIVISION OF 15.001 ACRES
LOCATED IN THE I&GN RR CO SURVEY,
BLOCK 1, SECTION 23, ABSTRACT 624
GALVESTON COUNTY, FRIENDSWOOD, TEXAS

31 LOTS 4 RESERVES 2 BLOCKS

SCALE: 1"= 60' MARCH, 2026

IV.2.b.(1)(d) Add an officer's name.

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 2 OF 2

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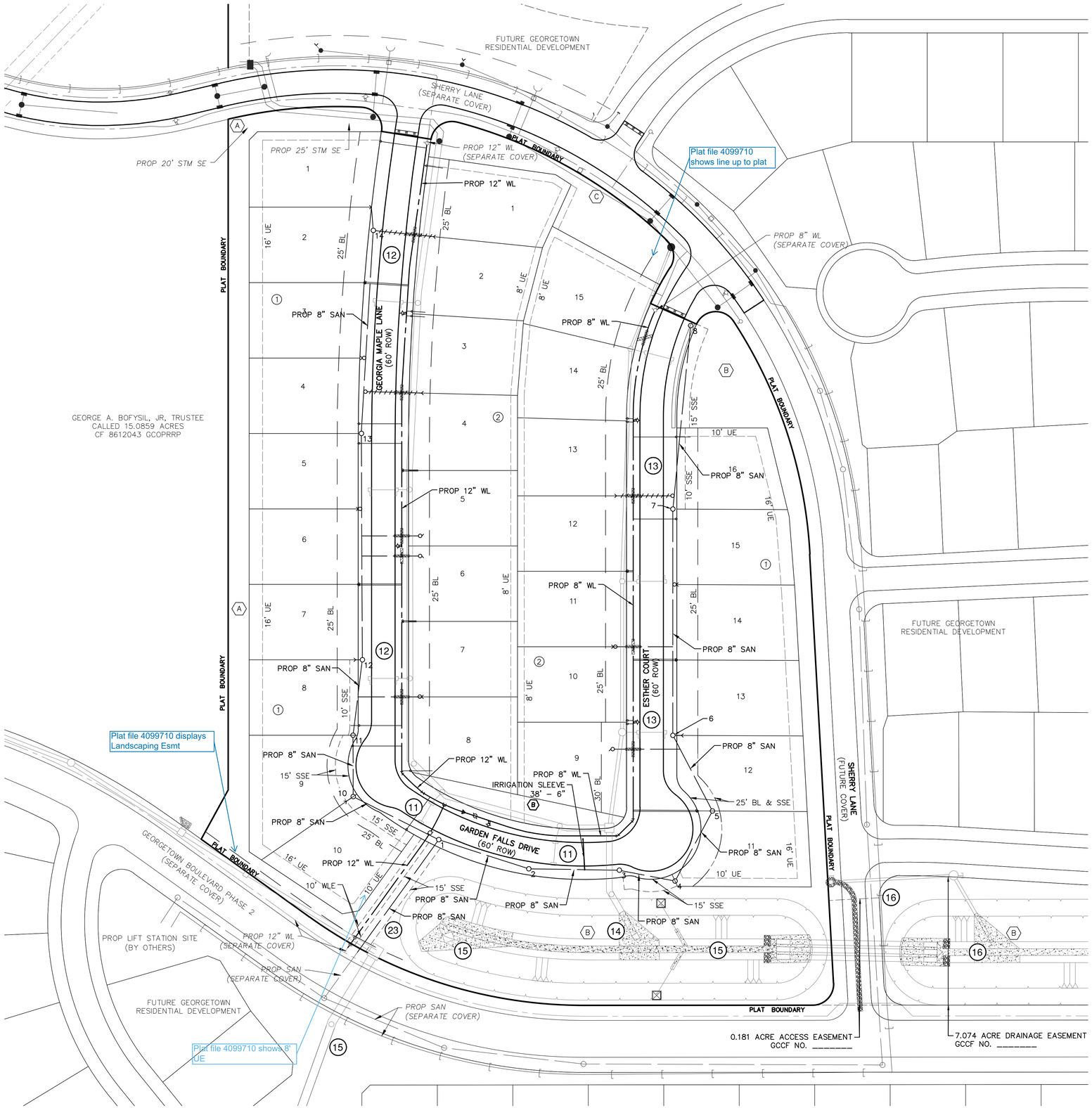
FUTURE GEORGETOWN RESIDENTIAL DEVELOPMENT
SHERRY LANE (SEPARATE COVER)
PLAT BOUNDARY
PROP 20" STM SE
PROP 25" STM SE
PROP 12" WL (SEPARATE COVER)
PROP 12" WL
PROP 8" WL (SEPARATE COVER)
Plat file 4099710 shows line up to plat
PROP 8" SAN
GEORGIA MAPLE LANE (60' ROW)
PROP 8" WL
PROP 12" WL
PROP 8" WL
PROP 8" SAN
ESTHER COURT (60' ROW)
PROP 8" SAN
PROP 12" WL
PROP 8" WL
IRRIGATION SLEEVE 38' - 6"
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 12" WL
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN
PROP 8" SAN

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: GEORGETOWN SECTION 3 (44 LOTS, 3 RESERVES, 3 BLOCKS)**
Consider approving the Preliminary Plat of Georgetown Section 3, a subdivision of 18.084 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains 44 residential lots, 3 restricted reserves and 3 blocks. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation.

There are 9 outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Additionally, this section cannot be approved without the approval of the road plats to access the section. Staff recommends "Disapprove with Reasons."

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. Georgetown Master Plan Approved February 2024
2. Georgetown Zoning Map
3. Georgetown Sec 3 Prelim Plat - Corrections Report 03-31-2026

META PLANNING + DESIGN
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PHASE	TYP. 90'x130'
PHASE 1	31 LOTS
PHASE 2	44 LOTS
PHASE 3	72 LOTS
PHASE 4	94 LOTS
PHASE 5	71 LOTS
TOTAL	312 LOTS

Plat Names (outside city)

Plat Names (inside city)

Street Dedication Plats (inside city)

N

Floodplain

Friendswood City Limits

Alvin City Limits

Galveston County

Brazoria County

Friendswood ISD

Alvin ISD

MANDALE RD.

FOX MEADOW DR.

FM 528

HERMANN DR.

Sherry Lane Phase 1 Street Dedication

Georgetown Blvd Phase 2 Street Dedication

Georgetown Blvd. Phase 1 Street Dedication - in Alvin

APPROVED BY CITY OF ALVIN

Georgetown Section 2 - in Alvin

Georgetown Section 1

PHASE 1

Georgetown Section 3

PHASE 2

Sherry Lane Phase 2 Street Dedication

Georgetown Section 5

PHASE 4

Georgetown Blvd Phase 3 Street Dedication

Included in Section 5

PHASE 1

PHASE 2

80' COLLECTOR

PHASE 5

Georgetown Section 4

PHASE 3

Georgetown Section 6

PHASE 5

PHASE 4 RESERVE ±21.2 Ac.

Georgetown Detention Basin Phase 2

PHASE 1 RESERVE ±32.7 Ac.

Georgetown Detention Basin Phase 1

Bofysil George A Est

League City Limits

Clear Creek ISD

Living Stones Church Inc.

Friendswood ISD

Santa Fe ISD

League City Limits

PROPOSED GRAND PKWY.

a phasing exhibit for

GEORGETOWN TRACT

±268.6 ACRES OF LAND

prepared for

D·R·HORTON® DHI Listed NYSE America's Builder

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 0 150 300 600

HOU-21006
FEBRUARY 29, 2024

*ALL ROW WIDTHS SHALL BE 60' UNLESS OTHERWISE NOTED

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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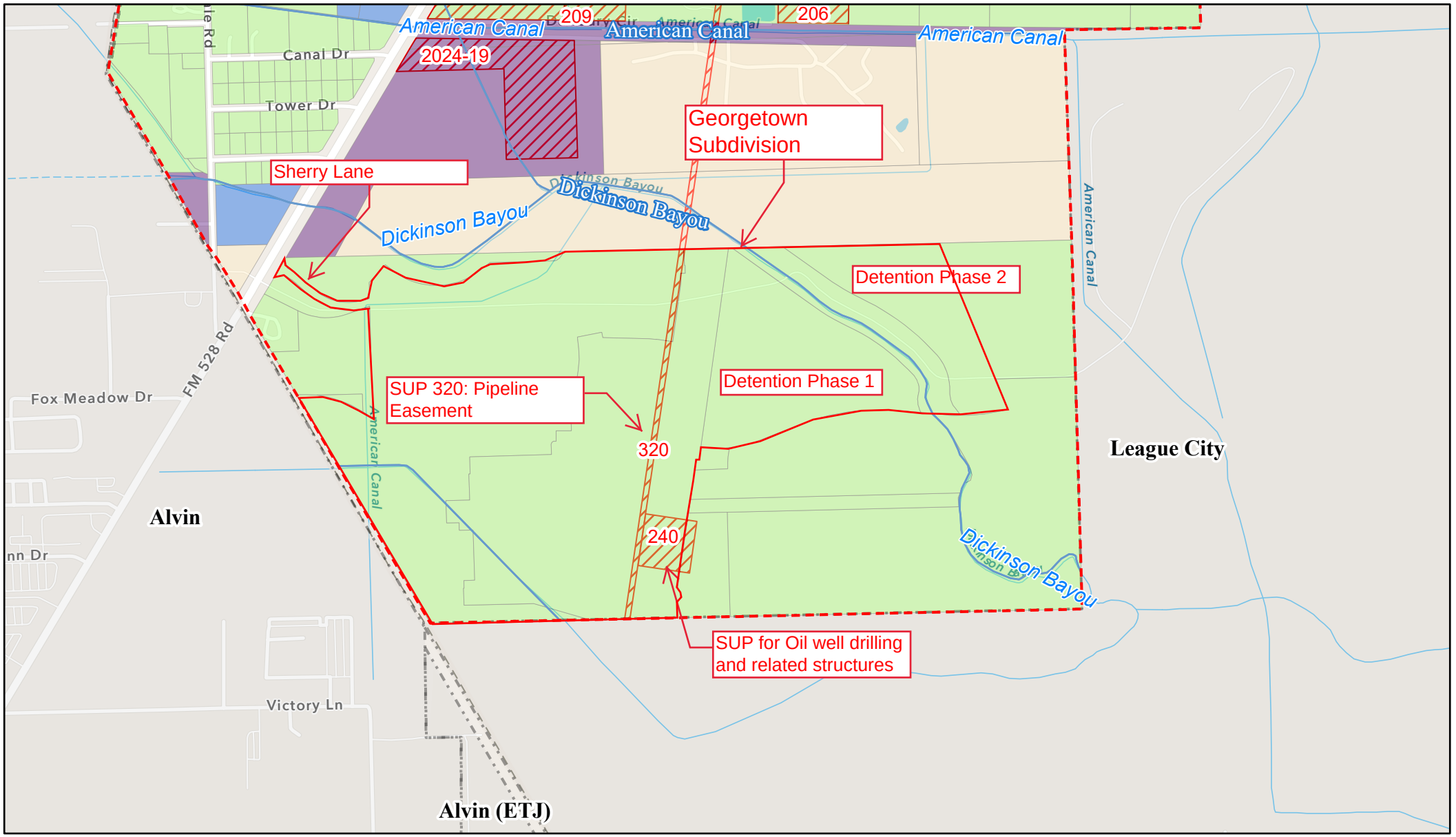
City of Friendswood



3/31/2026, 12:01:38 PM

City Limit
Creeks/Water
Surrounding Cities
Water Lines

Zoning by Parcel
NO ZONING
A1
BP
CSC
DD
GHD
I
LI
LNC
MFR-H
MFR-L
MFR-M
MHR
NC
OPD
PUD-COMM
PUD-MIXED
PUD-RES
SFR
SFR-E
Specific Use Permit

1:14,046

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

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

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 03-31-2026 17:26:54
Application No. PLT2026-1077
Address : GEORGETOWN

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
31	PLAT1	Becky Bennett : Planning	IV.2.b.(18) Notes 3 and 14 conflict.	
18	PLAT2	Becky Bennett : Planning	IV.3.c.(7) Remove side build line when against a reserve instead of right-of-way.	
20	PLAT2	Becky Bennett : Planning	IV.3.c.(7) Remove side BL inside reserve.	
27	PLAT2	Becky Bennett : Planning	VI.D.2. Draw 1' reserve. Hatch the area.	
30	PLAT2	Aubrey Harbin : Planning	Proposed street names shall be submitted to and approved by the planning and zoning commission. Proposed streets, which are in alignment with others existing and named, shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision. (Subdivsion Ord Section VI. D. F.)	
32	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Label utility easement	
33	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Does UE need to connect through Res C?	
34	PLAT2	Becky Bennett : Planning	IV.2.b.(14)Label 10' UE	
24	PLAT3	Becky Bennett : Planning	II.B.4. Exhibit should show the parcel boundaries that are being partially platted. This is a master plan exhibit, not a partial plat exhibit.	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Aubrey Harbin	aharbin@friendswood.com	281-996-3280
Becky Bennett	bbennett@friendswood.com	281-996-3290

Submission Documents:

Document Name	Document ID
Georgetown Sec 3_2026-03-30.pdf	92020

STATE OF TEXAS
COUNTY OF GALVESTON

WE, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS, OF THE 18.084 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF GEORGETOWN SECTION 3, 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.

IN TESTIMONY WHEREOF, THE D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 20__.

D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT, OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____
_____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, KYLE B. DUCKETT, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

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

_____
KYLE B. DUCKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6340

CITY OF FRIENDSWOOD

PARTIAL PLAT APPROVAL STATEMENT

(IN ACCORDANCE WITH THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCE APPENDIX B SECTION II. B. 4.)

I, D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A 18.956 ACRE TRACT THAT IS CURRENTLY BEING SUBDIVIDED AS GEORGETOWN SECTION 3, CONFIRM THAT THE DEVELOPMENT OF THE PORTION OF THE TRACT NOT INCLUDED WITHIN THE PLAT BOUNDARIES WOULD BE CONTINGENT UPON A SUBDIVISION PLAT BEING FILED AND APPROVED BY THE CITY, IF SUCH PLAT IS REQUIRED, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY GOVERNING PLATS AND THE SUBDIVISION OF THE LAND IN EFFECT AT THE TIME THE APPLICATION FOR PLAT APPROVAL FOR SUCH PORTION IS SOUGHT.

_____ _____
ERNEST S. LOEB, VICE PRESIDENT DATE

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE PRESIDENT OF D.R. HORTON–TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____
____, 20__.

_____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GEORGETOWN SECTION 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 20____,

BY: _____
TOM HINCKLEY
CHAIRMAN

ATTEST: _____
BECKY BENNETT
ASSISTANT PLANNER

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

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

FIELD NOTES FOR 18.084 ACRES

BEING A TRACT CONTAINING 18.084 ACRES OF LAND LOCATED IN THE I.&G.N.R.R. CO. SURVEY, SEC 23, A–624, IN GALVESTON COUNTY, TEXAS. SAID 18.084 ACRES BEING A PORTION OF A CALL 132.008 ACRE TRACT OF LAND (STYLED "PARCEL 1") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2021029966. SAID 18.084 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS):

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN A CALL 74.240 ACRE TRACT OF LAND (STYLED "TRACT 1") RECORDED IN THE NAME OF 94 GEORGETOWN INVESTMENTS, LTD. UNDER G.C.C.F. NO. 2023022688 AND A CALL 32.662 ACRE TRACT OF LAND (STYLED "PARCEL 2") RECORDED IN THE NAME OF D.R. HORTON – TEXAS, LTD. UNDER G.C.C.F. NO. 2021029966, BEING ON THE SOUTH LINE OF A CALL 106.089 ACRE TRACT OF LAND RECORDED IN THE NAME OF GEORGE A. BOFYSIL, JR., TRUSTEE UNDER G.C.C.F. NO. 9612253, AND FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE SOUTHWEST CORNER OF SAID 32.662 ACRES BEARS SOUTH 06 DEGREES 14 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,546.78 FEET;

THENCE, WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID 74.240 ACRES AND AFORESAID 132.008 ACRES, SOUTH 87 DEGREES 03 MINUTES 17 SECONDS WEST, AT 347.66 FEET PASS A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT THE COMMON NORTH CORNER BETWEEN SAID 74.240 ACRES AND SAID 132.008 ACRES, AND CONTINUING FOR A TOTAL DISTANCE OF 1,264.93 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALL 10.6202 ACRE TRACT OF LAND RECORDED IN THE NAME OF GEORGE A. BOFYSIL, JR., TRUSTEE UNDER G.C.C.F. NO. 8612041, FROM WHICH A 1 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.6202 ACRES BEARS SOUTH 87 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 2,148.17 FEET;

THENCE, WITH THE COMMON LINE BETWEEN SAID 10.6202 ACRES AND SAID 132.008 ACRES, THE FOLLOWING THREE (3) COURSES:

1.) SOUTH 33 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 54.69 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE TO THE RIGHT;

2.) 70.45 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 76.80 FEET, A CENTRAL ANGLE OF 52 DEGREES 33 MINUTES 34 SECONDS AND A CHORD WHICH BEARS SOUTH 60 DEGREES 03 MINUTES 51 SECONDS WEST, 68.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;

3.) SOUTH 87 DEGREES 02 MINUTES 19 SECONDS WEST, A DISTANCE OF 6.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE POINT OF BEGINNING;

THENCE, THROUGH AND ACROSS SAID 132.008 ACRES, THE FOLLOWING TWENTY TWO (22) COURSES:

1.) SOUTH 08 DEGREES 47 MINUTES 26 SECONDS EAST, A DISTANCE OF 195.81 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

2.) 24.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 20 SECONDS AND A CHORD WHICH BEARS SOUTH 81 DEGREES 39 MINUTES 44 SECONDS WEST, 24.18 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

3.) SOUTH 03 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 99.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

4.) SOUTH 01 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 89.12 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

5.) SOUTH 04 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 89.12 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

6.) SOUTH 07 DEGREES 50 MINUTES 08 SECONDS WEST, A DISTANCE OF 89.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

7.) SOUTH 09 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 121.56 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

8.) SOUTH 08 DEGREES 43 MINUTES 25 SECONDS WEST, A DISTANCE OF 93.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

9.) SOUTH 06 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 254.24 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

10.) NORTH 89 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 134.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

11.) SOUTH 87 DEGREES 07 MINUTES 34 SECONDS WEST, A DISTANCE OF 273.36 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

12.) SOUTH 83 DEGREES 34 MINUTES 32 SECONDS WEST, A DISTANCE OF 112.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

13.) NORTH 06 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 108.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

14.) 39.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 35 MINUTES 44 SECONDS AND A CHORD WHICH BEARS NORTH 38 DEGREES 52 MINUTES 24 SECONDS EAST, 35.54 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

15.) NORTH 05 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

16.) SOUTH 84 DEGREES 10 MINUTES 16 SECONDS WEST, A DISTANCE OF 1.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF CURVATURE TO THE RIGHT;

17.) 38.20 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 32 MINUTES 36 SECONDS AND A CHORD WHICH BEARS NORTH 52 DEGREES 03 MINUTES 26 SECONDS WEST, 34.59 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

18.) 510.79 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 49 MINUTES 33 SECONDS AND A CHORD WHICH BEARS NORTH 31 DEGREES 41 MINUTES 55 SECONDS WEST, 496.69 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

19.) 37.15 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85 DEGREES 08 MINUTES 46 SECONDS AND A CHORD WHICH BEARS NORTH 12 DEGREES 32 MINUTES 19 SECONDS WEST, 33.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET;

20.) NORTH 59 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT;

21.) 37.15 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85 DEGREES 08 MINUTES 46 SECONDS AND A CHORD WHICH BEARS SOUTH 72 DEGREES 36 MINUTES 27 SECONDS WEST, 33.83 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "GBI PARTNERS" SET AT A POINT OF REVERSE CURVATURE;

22.) 440.49 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 40 DEGREES 22 MINUTES 53 SECONDS AND A CHORD WHICH BEARS NORTH 85 DEGREES 00 MINUTES 37 SECONDS WEST, 431.43 FEET TO THE SOUTHEAST CORNER OF AFORESAID 10.6202 ACRES AND A RE–ENTRANT CORNER ON THE NORTHERLY LINE OF SAID 132.008 ACRES, FROM WHICH A 3/4 INCH IRON ROD (BENT) BEARS NORTH 81 DEGREES 51 MINUTES EAST, 0.42 FEET;

THENCE, WITH THE COMMON LINES BETWEEN SAID 132.008 ACRES AND SAID 10.6202 ACRES, THE FOLLOWING SIX (6) COURSES:

1.) NORTH 03 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 121.05 FEET TO A 5/8 INCH IRON ROD FOUND;

2.) NORTH 40 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 186.90 FEET TO A 5/8 INCH IRON ROD FOUND;

3.) SOUTH 53 DEGREES 19 MINUTES 47 SECONDS EAST, A DISTANCE OF 65.07 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE TO THE LEFT;

4.) 713.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 74 DEGREES 19 MINUTES 07 SECONDS AND A CHORD WHICH BEARS NORTH 89 DEGREES 25 MINUTES 45 SECONDS EAST, 664.44 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND AT A POINT OF TANGENCY;

5.) NORTH 52 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 112.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "PAPE DAWSON" FOUND;

6.) NORTH 87 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 476.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.084 ACRES OF LAND.

GENERAL NOTES:

1. PRIMARY BENCHMARK: HGCSD 54 (NGS PID: AW5596)–PUNCH MARK IN TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1–INCH PVC SLEEVE, ENCASED IN A 5–INCH PVC PIPE WITH LOGO STAMPED "HGCSD 54 1986", AND BEING LOCATED 1.1 MILE SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION APPROXIMATELY 85.3 FEET SOUTHEAST OF THE FM 528 CENTERLINE AND 2 FEET SOUTHWEST OF A CURB FOR THE PARKING AREA OF PARKWOOD ANIMAL HOSPITAL & BOARDING.

   PUBLISHED ELEVATION = 29.52' NAVD88 (GEOID18)

   GBI T.B.M.: BOX WITH "X" SCRIBED ON TOP OF CONCRETE HEADWALL OF A DRAINAGE DITCH RUNNING EAST/WEST, LOCATED 4.55 MILES SOUTHWEST OF THE FM 518 AND FM 528 INTERSECTION, BEING ON THE SOUTHEAST SIDE OF FM 528 ACROSS THE HIGHWAY FROM DAVIDSON ELECTRIC CO. (4051 M 528, ALVIN, TX 77511).

   ELEVATION = 36.11' NAVD88 (GEOID18)

2. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986892935

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C0012G, EFFECTIVE AUGUST 15, 2019, THIS PROPERTY LIES PARTIALLY WITHIN ZONES "X" (UNSHADED), "X" (SHADED), "AE" AND FLOODWAY AREAS OF ZONE AE. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD. ZONE "AE" IS DEFINED AS AREAS WITH BFE OR DEPTH

4. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

5. FIVE–EIGHTS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT–OF–WAYS HAVE NOT BEEN MONUMENTED.

6. ONE–FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT–OF–WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

7. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70–64. 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.

8. 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.

9. 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.

10. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT–OF–WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF PUBLIC STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE ELECTRIC PROVIDER.

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

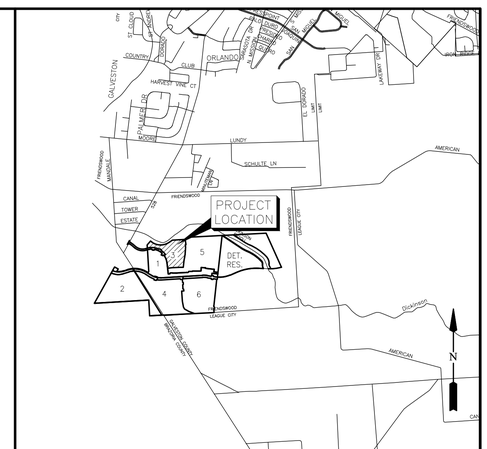
12. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.

13. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

14. THIS PLAT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. IV.2.b.(18) Notes 3 and

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

16. PLAT SUBJECT TO DEED RESTRICTIONS AS DEFINED UNDER DOC. NO.'S 2021029961, 2022038504, 2024003457, 2024005521, 2024005523, AND 2024005527 ALL OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 656P/T

STATE OF TEXAS
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____.M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____.M., IN DOCUMENT NUMBER _____, GALVESTON COUNTY OFFICIAL PUBLIC 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

GEORGETOWN SECTION 3

A SUBDIVISION OF 18.084 ACRES OF LAND SITUATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

44 LOTS 3 RESERVES (0.653 ACRES) 3 BLOCKS

MARCH 19, 2026 JOB NO. 1931–3123C

OWNERS:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP
ERNEST S. LOEB, VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100 – RICHMOND, TEXAS 77407
PH: 281.566.2100

SURVEYOR:

GBI PARTNERS
4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539
TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

ENGINEER:

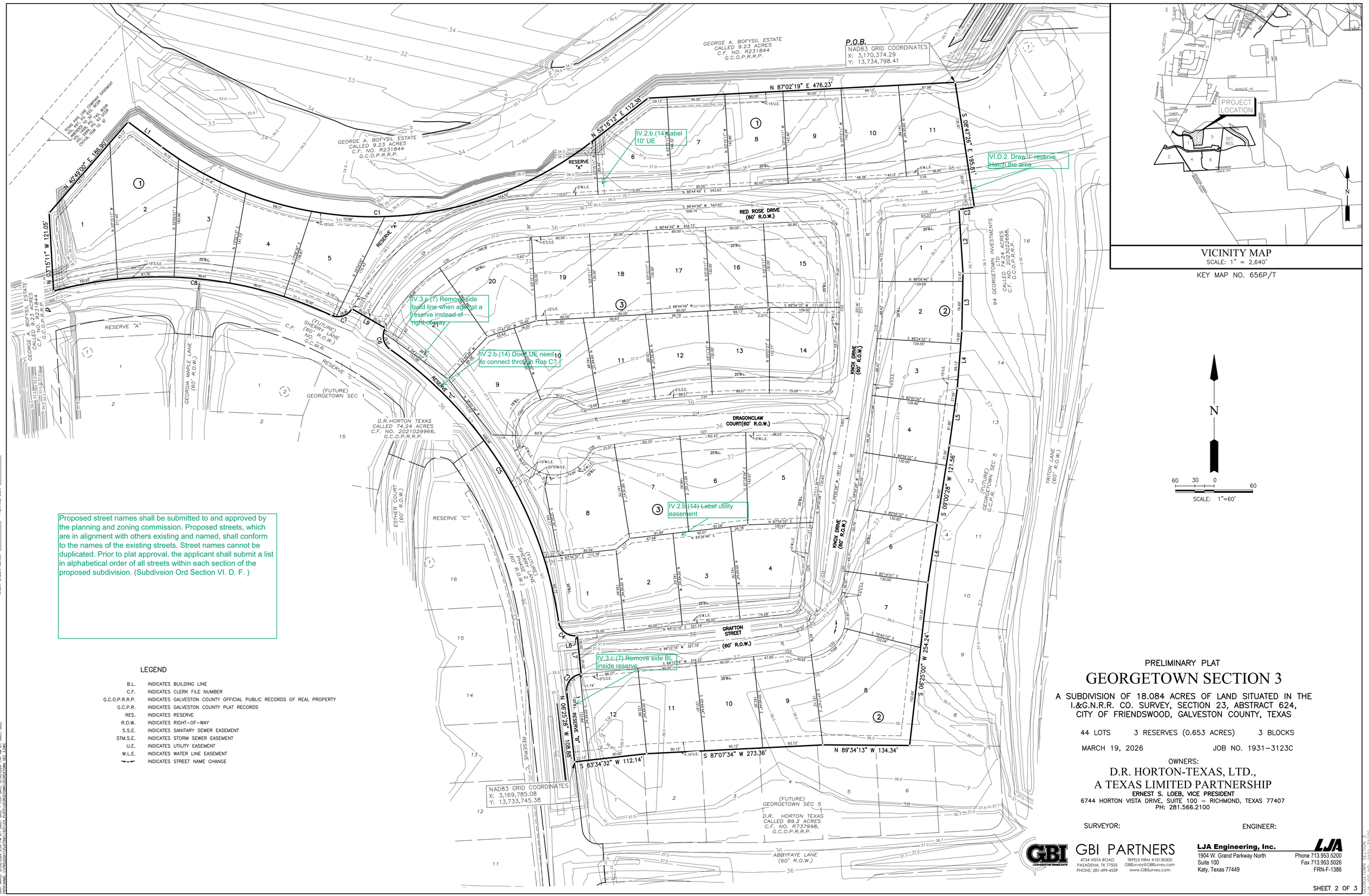
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 3

PLATTING MGR. _____ MYLAR CHECK: SURVEY _____

LAST SAVED: 3/26/2026 2:36 PM BY: LACEY BELL – PLOT DATE: 3/30/2026 7:47 AM BY: LACEY BELL
PATH/NAME: L:\PROJDESK\PLATTING\1931\03_PLATS\GEORGETOWN\GEORGETOWN_SEC_3.DWG

GEORGETOWN SECTION 3
LJA JOB NO. 1931–3123C



VICINITY MAP
SCALE: 1" = 2,640'

KEY MAP NO. 656P/T

Proposed street names shall be submitted to and approved by the planning and zoning commission. Proposed streets, which are in alignment with others existing and named, shall conform to the names of the existing streets. Street names cannot be duplicated. Prior to plat approval, the applicant shall submit a list in alphabetical order of all streets within each section of the proposed subdivision. (Subdivsion Ord Section VI. D. F.)

LEGEND

B.L.	INDICATES BUILDING LINE
C.F.	INDICATES CLERK FILE NUMBER
G.C.O.P.R.R.P.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.P.R.	INDICATES GALVESTON COUNTY PLAT RECORDS
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
	INDICATES STREET NAME CHANGE

PRELIMINARY PLAT

GEORGETOWN SECTION 3

A SUBDIVISION OF 18.084 ACRES OF LAND SITUATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

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Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 2 OF 3

LAST SAVED: 3/26/2026 2:34 PM BY: LACEY BELL – PLOT DATE: 3/26/2026 1:47 PM BY: LACEY BELL
PATH/NAME: L:\PROJECTS\LJA ACTIVE\1931-03\03_PLATS\GEORGETOWN SEC 3.DWG
MYLAR CHECK: SURVEY _____ PLATTING MGR. _____
GEORGETOWN SECTION 3
LJA JOB NO. 1931-3123C

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.329	14,349	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	0.067	2,922	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.256	11,167	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.653	28,438	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53°19'47" E	65.07'
L2	S 03°33'25" E	99.34'
L3	S 01°09'28" W	89.12'
L4	S 04°31'04" W	89.12'
L5	S 07°50'08" W	89.34'
L6	S 08°43'25" W	93.68'
L7	N 05°49'44" W	60.00'
L8	S 84°10'16" W	1.49'
L9	N 59°57'56" W	60.00'
L10	N 44°55'03" W	9.91'
L11	S 30°02'04" W	7.59'
L12	S 30°02'04" W	7.59'
L13	N 30°02'04" E	7.59'
L14	N 88°45'58" W	36.34'
L15	S 10°25'17" W	20.00'
L16	S 55°16'19" E	7.04'
L17	N 50°45'25" E	26.98'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	550.00'	74°19'07"	713.41'	N 89°25'45" E	664.44'
C2	1,530.00'	0°54'20"	24.18'	S 81°39'44" W	24.18'
C3	25.00'	90°35'44"	39.53'	N 38°52'24" E	35.54'
C4	25.00'	87°32'36"	38.20'	N 52°03'26" W	34.59'
C5	625.00'	46°49'33"	510.79'	N 31°41'55" W	496.69'
C6	25.00'	85°08'46"	37.15'	N 12°32'19" W	33.83'
C7	25.00'	85°08'46"	37.15'	S 72°36'27" W	33.83'
C8	625.00'	40°22'53"	440.49'	N 85°00'37" W	431.43'
C9	300.00'	56°42'45"	296.95'	S 58°23'27" W	284.97'
C10	1,500.00'	5°32'15"	144.97'	S 83°58'41" W	144.92'
C11	1,360.00'	14°26'56"	342.96'	S 01°47'00" W	342.06'
C12	2,140.00'	2°38'29"	98.66'	S 07°41'13" W	98.65'
C13	55.00'	77°48'17"	74.69'	S 45°16'07" W	69.08'
C14	1,500.00'	17°34'36"	460.16'	S 86°04'46" W	458.36'
C15	330.00'	56°42'45"	326.64'	N 58°23'27" E	313.47'
C16	1,470.00'	5°32'15"	142.07'	N 83°58'41" E	142.02'
C17	1,530.00'	4°46'16"	127.40'	S 83°35'42" W	127.37'
C18	25.00'	89°06'52"	38.88'	S 41°25'23" W	35.08'

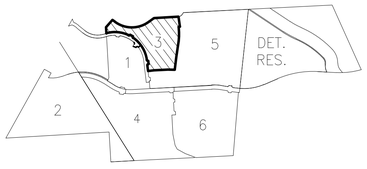
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C19	1,390.00'	12°08'31"	294.56'	S 02°56'12" W	294.01'
C20	2,110.00'	2°18'34"	85.05'	S 07°51'10" W	85.05'
C21	25.00'	28°37'02"	12.49'	S 07°36'38" E	12.36'
C22	60.00'	134°09'46"	140.49'	S 45°09'44" W	110.53'
C23	25.00'	28°04'21"	12.25'	N 81°47'34" W	12.13'
C24	25.00'	77°48'17"	33.95'	N 45°16'07" E	31.40'
C25	2,170.00'	2°38'29"	100.04'	N 07°41'13" E	100.03'
C26	25.00'	96°29'16"	42.10'	N 39°14'10" W	37.30'
C27	1,470.00'	12°42'23"	326.00'	S 86°10'00" W	325.33'
C28	25.00'	50°57'10"	22.23'	S 54°20'14" W	21.51'
C29	60.00'	279°20'13"	292.52'	N 11°28'15" W	77.67'
C30	25.00'	48°28'30"	21.15'	S 76°02'23" E	20.53'
C31	1,530.00'	13°12'48"	352.85'	N 86°19'46" E	352.06'
C32	25.00'	86°23'18"	37.69'	N 49°44'31" E	34.22'
C33	1,330.00'	9°39'56"	224.37'	N 01°42'53" E	224.10'
C34	25.00'	90°08'06"	39.33'	N 48°11'08" W	35.40'
C35	270.00'	56°42'45"	267.25'	S 58°23'27" W	256.47'

LOT AREA TABLE BLOCK 1	
LOT NO.	SQ.FT.
1	16,491
2	21,085
3	15,529
4	13,204
5	14,850
6	14,079
7	12,968
8	12,927
9	12,885
10	13,021
11	12,866

LOT AREA TABLE BLOCK 2	
LOT NO.	SQ.FT.
1	13,339
2	11,991
3	11,990
4	11,848
5	11,700
6	12,376
7	11,964
8	24,738
9	12,933
10	12,594
11	12,176
12	12,009

LOT AREA TABLE BLOCK 3	
LOT NO.	SQ.FT.
1	13,009
2	12,620
3	12,887
4	15,590
5	15,875
6	14,275
7	14,462
8	16,099
9	13,919
10	12,549
11	12,615
12	12,087
13	12,097
14	13,946
15	15,103
16	11,700
17	11,700
18	11,700
19	11,700
20	15,442
21	14,598

II.B.4. Exhibit should show the parcel boundaries that are being partially platted. This is a master plan exhibit, not a partial plat exhibit.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

PRELIMINARY PLAT

GEORGETOWN SECTION 3

A SUBDIVISION OF 18.084 ACRES OF LAND SITUATED IN THE I.&G.N.R.R. CO. SURVEY, SECTION 23, ABSTRACT 624, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

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FRN-F-1386

SHEET 3 OF 3

GEORGETOWN SECTION 3
LJA JOB NO. 1931-3123C

MYLAR CHECK: SURVEY _____ PLATTING MGR. _____

LAST SAVED: 3/20/2026 2:34 PM BY: HAZY BELL – PLOT DATE: 3/20/2026 7:48 AM BY: LACEY BELL
PATH/NAME: J:\PROJECTS\PLATTING\1931\03_PLATS\GEORGETOWN\GEORGETOWN SEC 3.DWG

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **PRELIMINARY PLAT: GEORGETOWN DETENTION BASIN PHASE 2**
Consider approving the Preliminary Plat of Georgetown Detention Basin Phase II, a subdivision of 18.925 acres situated in the I&GN RR CO Survey, Block 1, Section 23, Abstract No. 624, in the City of Friendswood, Galveston County, Texas

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Single Family Residential (SFR)
Location: FM 528/W Parkwood Ave (south near Alvin)

The master plan for the Georgetown Subdivision was approved by the Planning and Zoning Commission in February 2024. The approved master plan is attached and also includes labels of the plat names for reference. A zoning map is attached as well.

This preliminary plat contains a restricted reserve for detention purposes. The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. A Corrections Report was provided to the applicant, but the applicant did not respond or resubmit the plat with corrections.

A Corrections Report was provided to the applicant, but the applicant did not respond or resubmit the plat with corrections. There are numerous outstanding conditions or reasons on the attached Corrections Report that would require reconsideration by the Commission. Staff recommends to "Disapprove with Reasons."

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. Georgetown Detention Basin Ph 2 Prelim Plat - Corrections Report 04-01-2026

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546

Corrections Required - 04-01-2026 15:54:18
Application No. PLT2026-1071
Address : 749336

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

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
17	PLAT2	Jil Arias : Engineering	Additional note: Phase 1 Detention Final Plat shows the drainage easement was dedicated to GCCDD - should be reflected on this plat.	
20	PLAT2	Jil Arias : Engineering	Need evidence that this "temporary" workspace is no longer an encumbrance. If this has not been released, it will need to be released so as to not hinder future detention work within Reserve A.	
10	3	Becky Bennett : Planning	IV.2.a.(3) This pipeline easement appears to affect Sherry Lane Phase I, not the pond. Please verify and either update title report or draw on plat.	
11	4	Becky Bennett : Planning	IV.2.a.(3) Amended agreement to be referenced on plat.	
13	4	Becky Bennett : Planning	IV.2.a.(3) Is this a blanket access easement? If affecting the subject tract, add a plat note. If not, remove from title report.	
14	4	Becky Bennett : Planning	IV.2.a.(3) Where is this drainage easement related to the subject tract?	
5	PLAT1	Becky Bennett : Planning	IV.B.3.c.Update title from Development Coordinator to Assistant Planner	
8	PLAT1	Becky Bennett : Planning	IV.2.a.(8) Add note to reference tract is subject to deed restrictions #2024003457	
22	PLAT1	Becky Bennett : Planning	IV.2.b.(21) Please use current version of standard plat notes available online at Link	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
25	PLAT1	Becky Bennett : Planning	IV.3.c.(8) DR Horton is vested owner per #2025059965	
27	PLAT1	Becky Bennett : Planning	IV.B.3.c. Replace By with Attested By:	
28	PLAT1	Becky Bennett : Planning	IV.2.a.(3) Remove.	
1	PLAT2	Becky Bennett : Planning	IV.2.b.(17) Add contours at one half foot intervals.	
2	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(a) Name as Preliminary Plat of	
3	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(d)Owner: DR Horton	
7	PLAT2	Becky Bennett : Planning	IV.2.b.(14) Access easement was amended per #2023022687	
15	PLAT2	Becky Bennett : Planning	IV.2.d.(19) Pending plat for Georgetown Detention Basin Recording # _____	
16	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Labels are overlapping showing ownership by DR Horton and no deed. The one-line calls it a 250' ROW. Need to clarify ownership lines; plat the gap between the detention ponds; show storm sewer easement(s) crossing the creek.	
21	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(c) 0 Blocks	
24	PLAT2	Becky Bennett : Planning	IV.2.b.(19) Draw property line for adjacent tracts	
26	PLAT2	Becky Bennett : Planning	IV.2.b.(1)(d) Add an officer name for each entity.	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Bennett	bbennett@friendswood.com	281-996-3290
Jil Arias	jarias@friendswood.com	281-996-3312

Submission Documents:

Document Name	Document ID
PL40997-26 PRELIM.pdf	91139

Document Name	Document ID
155-255800135_Georgetown_18.925 ac_CPL_PD 2026.02.23.pdf	91041

Northwesterly, along a tangent curve to the right, having a radius of 200.00 feet, a central angle of 39°29'58", a chord bearing and distance of N 19°15'16" W, 135.16 feet, for an arc length of 137.88 feet to a 5/8 inch iron rod with a cap marked “Pape-Dawson” found for a point of reverse curvature,

Northwesterly, along a tangent curve to the left, having a radius of 385.00 feet, a central angle of 44°00'53", a chord bearing and distance of N 21°30'43" W, 288.54 feet, for an arc length of 295.76 feet to a 5/8 inch iron rod with a cap marked “Pape-Dawson” found for a point of compound curvature,

Northwesterly, along a tangent curve to the left, having a radius of 1835.00 feet, a central angle of 23°09'06", a chord bearing and distance of N 55°05'43" W, 736.44 feet, for an arc length of 741.47 feet to a 5/8 inch iron rod with a cap marked “Pape-Dawson” found for a point of reverse curvature,

Northwesterly, along a tangent curve to the right, having a radius of 1365.00 feet, a central angle of 10°19'03", a chord bearing and distance of N 61°30'45" W, 245.47 feet, for an arc length of 245.80 feet to a 5/8 inch iron rod with a cap marked “Pape-Dawson” found for a point of tangency, and

N 56°21'13" W, a distance of 471.19 feet to the **POINT OF BEGINNING,** and containing 18.925 acres, more or less, in Galveston County, Texas.

Tract 2:

Easement Estate for pedestrian and vehicular access, ingress and egress purposes, described in that certain Reciprocal Access Easement Agreement, recorded in Document No. 2021029971 of the Official Public Records of Galveston County, Texas, consisting of a 60-foot wide, called 1.138 acre access easement, situated in the I. & G.N.R.R. Co. Survey, Section 23, Block 1, Abstract No. 624, in Galveston County Texas, and an 80-foot wide, called 12.860 acre access easement, situated in the Hooper and Wade Survey, Section 22, Abstract No. 491 and the I. & G.N.R.R. Co. Survey, Section 23, Block 1, Abstract No. 624, in Brazoria and Galveston Counties, Texas.

1. **Deed Restrictions:**

Those recorded in Document Nos. 2024003457, 2024005521, and 2024005523, Official Public Records of Galveston County, Texas.

2. **Easements and other encumbrances (Oil, Gas and other Minerals excluded):**

Easement recorded in document recorded in Volume 597, Page 622 of the Deed Records of Galveston County, Texas. Amended in instruments recorded in Volume 1408, Page 745 of the Deed Records of Brazoria County, Texas, and Volume 2999, Page 63 of the Deed Records of Galveston County, Texas.

IV.2.a.(3) This pipeline easement appears to affect Sherry Lane Phase I, not the pond. Please verify and either update title report or draw on plat.

Terms and conditions of that certain Permanent Easement Agreement, conveyed to Baymark Pipeline LLC, together with all rights granted therein, as described in document recorded in Document No. 2020005242 of the Official Public Records of Galveston County, Texas.

Terms and conditions of that certain Permanent Easement Agreement, conveyed to South Texas NGL Pipelines, LLC, together with all rights granted therein, as described in document recorded in Document No. 2020005243 of the Official Public Records of Galveston County, Texas.

Access to the Property is insured only according to the terms and conditions of that certain Reciprocal Access Easement Agreement, recorded in Document No. 2021029971, Official Public Records of Galveston County, Texas. As amended in Document No. 2023022687, Official Public Records of Galveston County, Texas, and in Document No. 2023022075, Official Public Records of Brazoria County, Texas. IV.2.a.(3) Amended agreement to be referenced

Terms and conditions of that certain General Assignment, recorded in Document No. 2023022692, Official Public Records of Galveston County, Texas, and in Document No. 2023022080, Official Public Records of Brazoria County, Texas.

Easement and right of way, together with all rights granted therein, conveyed to 94 Georgetown Investments, LTD., as described in document recorded in Instrument No. 2023022694, Official Public Records of Galveston County, Texas, and in Document No. 2023022082, Official Public Records of Brazoria County, Texas. IV.2.a.(3) Is this a blanket access easement? If affecting the subject tract, add a plat note. If not, remove from title report.

Easement and right of way, together with all rights granted therein, conveyed to D.R. Horton as described in document recorded in Document No. 2024009702, Official Public Records of Galveston County, Texas. IV.2.a.(3) Where is this drainage easement related to the

The rights of Galveston County Consolidated Drainage District to levy taxes and issue bonds.

3. Lien Holders:

None found.

No examination has been made as to oil, gas or other minerals, or documents affecting the title thereto, abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by

IV.3.c.(8) DR Horton is vested owner per #2025059965

STATE OF TEXAS

COUNTY OF **GALVESTON**

WE, 94 GEORGETOWN INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH _____ BEING OFFICERS OF 94 GEORGETOWN INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE **18.925 ACRE** TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **GEORGETOWN DETENTION BASIN PHASE II**, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE 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

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, THE _____ HAS CAUSED THESE PRESENTS TO BE SIGNED

BY _____, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), (NAME OF SECRETARY OR AUTHORIZED TRUST OFFICER), AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____ **2026**.

BY:_____
NAME OF SIGNEE
TITLE

ATTEST:_____
NAME OF SIGNEE
TITLE

STATE OF

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED _____GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ **2026**.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

_____

MY COMMISSION EXPIRES:_____

I, **JONATHAN FRANZ**, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER; AND THAT THE BOUNDARY CLOSES WITHIN 1 IN 10,000.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF **FRIENDSWOOD** , TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF **GEORGETOWN DETENTION BASIN PHASE II** 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 _____ 2026.

IV.B.3.c. Replace By with Attested By:

BY: _____ BY: _____
BECKY BENNETT, DEVELOPMENT COORDINATOR TOM HINCKLEY, CHAIRMAN

IV.B.3.c.Update title from Development Coordinator to Assistant

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

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

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____ **2026,** AT _____ O'CLOCK, ___M, AND DULY RECORDED ON _____ **2026,** 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

METES AND BOUNDS DESCRIPTION
FOR

A 18.925 ACRE, OR 824,380 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF A 18.925 ACRE TRACT OF LAND CONVEYED TO 94 GEORGETOWN INVESTMENTS, LTD., AND DESCRIBED AS "TRACT 2" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2023022688, SITUATED IN BLOCK 1, SECTION 23 OF THE I&GN RR CO. SURVEY, ABSTRACT NO. 624, GALVESTON COUNTY, TEXAS. SAID 18.925 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, ESTABLISHED FOR THE SOUTH CENTRAL ZONE, FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011), EPOCH 2010.00:

COMMENCING: AT A FOUND COPPERWELD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528, A 180-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A CALLED 106.089 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 9612253 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS, THE NORTHWEST CORNER OF A PORTION OF A CALLED 10.6202 ACRE TRACT OF LAND, CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED A DEED RECORDED IN CLERK'S FILE NO. 8612041 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS;

THENCE: N 87°03'17" E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG AND WITH THE SOUTH LINE OF SAID 106.089 ACRE TRACT, THE NORTH LINE OF SAID 10.6202 ACRE TRACT, AT A DISTANCE OF 2148.17 FEET PASSING A FOUND 5/8 INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID 10.6202 ACRE TRACT, A NORTHWEST CORNER OF A 132.008 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON – TEXAS, LTD., AND DESCRIBED AS "PARCEL 1" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 AND SAME SAID DEED CO-FILED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288, NOW ALONG AND WITH THE NORTH LINE OF SAID 132.008 ACRE TRACT, AT A DISTANCE OF 3065.44 FEET PASSING A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHEAST CORNER OF SAID 132.008 ACRE TRACT, AND CONTINUING AND NOW ALONG AND WITH THE NORTH LINE OF SAID 177.58 ACRE TRACT, AT A DISTANCE OF 3413.10 FEET PASSING A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHWEST CORNER SAID 32.662 ACRE TRACT, OF LAND CONVEYED TO D.R. HORTON – TEXAS, LTD., AND DESCRIBED AS "PARCEL 2" IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2021029966 AND SAME SAID DEED CO-FILED IN BRAZORIA COUNTY CLERK'S FILE NO. 2021027288, AT A DISTANCE OF 3437.13 FEET PASSING ANOTHER 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHEAST CORNER OF SAID 32.662 ACRE TRACT, AND THE NORTHWEST CORNER OF A 10.785 ACRE TRACT OF LAND CONVEYED D.R. HORTON – TEXAS, LTD., AND DESCRIBED IN A DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2022071284, AND CONTINUING ALONG AND WITH THE NORTH LINE OF SAID 10.785 ACRE TRACT AN ADDITIONAL 394.22 FEET, FOR A TOTAL DISTANCE OF 3831.35 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHEAST CORNER OF SAID 10.785 ACRE TRACT AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 18.925 ACRE TRACT OF LAND;

THENCE: N 87°03'17" E, DEPARTING THE EAST LINE OF SAID 10.785 ACRE TRACT, ALONG AND WITH THE COMMON LINE BETWEEN SAID 106.089 ACRE TRACT AND SAID 18.925 ACRE TRACT, A DISTANCE OF 1207.12 FEET TO A FOUND 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON"; FROM WHICH A FOUND CAR AXLE AT THE SOUTHEAST CORNER OF SAID 106.089 ACRE TRACT, FOR AN INTERIOR CORNER OF A CALLED 573.4733 ACRE TRACT OF LAND CONVEYED TO GEORGE A. BOFYSIL, JR., TRUSTEE AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 8612043, BEARS N 87°03'17" E, A DISTANCE OF 1220.84 FEET;

THENCE: DEPARTING THE SOUTH LINE OF SAID 106.089 ACRE TRACT, ALONG AND WITH SAID 18.925 ACRE TRACT THE FOLLOWING COURSES:

S 24°18'30" E, A DISTANCE OF 1378.11 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N 16°14'02" W, A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 14°32'54", A CHORD BEARING AND DISTANCE OF S 81°02'25" W, 369.72 FEET, FOR AN ARC LENGTH OF 370.72 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR THE SOUTHEAST CORNER OF SAID 10.785 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 18.925 ACRE TRACT;

THENCE: ALONG AND WITH THE COMMON LINE BETWEEN SAID 10.785 ACRE TRACT AND SAID 18.925 ACRE TRACT, THE FOLLOWING COURSES:

N 39°00'15" W, A DISTANCE OF 71.93 FEET, TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 39°29'58", A CHORD BEARING AND DISTANCE OF N 19°15'16" W, 135.16 FEET, FOR AN ARC LENGTH OF 137.88 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF REVERSE CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 44°00'53", A CHORD BEARING AND DISTANCE OF N 21°30'43" W, 288.54 FEET, FOR AN ARC LENGTH OF 295.76 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF COMPOUND CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1835.00 FEET, A CENTRAL ANGLE OF 23°09'06", A CHORD BEARING AND DISTANCE OF N 55°05'43" W, 736.44 FEET, FOR AN ARC LENGTH OF 741.47 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF REVERSE CURVATURE,

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1365.00 FEET, A CENTRAL ANGLE OF 10°19'03", A CHORD BEARING AND DISTANCE OF N 61°30'45" W, 245.47 FEET, FOR AN ARC LENGTH OF 245.80 FEET TO A 5/8 INCH IRON ROD WITH A CAP MARKED "PAPE-DAWSON" FOUND FOR A POINT OF TANGENCY, AND

N 56°21'13" W, A DISTANCE OF 471.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.925 ACRES IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 49187-20 AND 40997-26 BY PAPE-DAWSON ENGINEERS, INC.

NOTES:

IV.2.b.(21) Please use current version of standard plat notes available online at https://www.ci.friendswood.tx.us/325/Subdivision-of-Property

1. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSED AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
4. **THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY** DIVIDING THE COMBINED SCALE FACTOR OF 0.99986150.
5. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
6. INDICATES STREET NAME CHANGE SYMBOL
7. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE 12/13/2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. 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.
9. 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.
10. 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.
11. 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 HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY.
12. 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.
13. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE 500-YEAR FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
14. 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 HOA.

13. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS, AS NOTED ON THE TITLE COMMITMENT, THROUGH THE SUBDIVISION HAVE BEEN SHOWN.

IV.2.a.(8) Add note to reference tract is subject to deed restrictions

IV.2.a.(3) Remove.

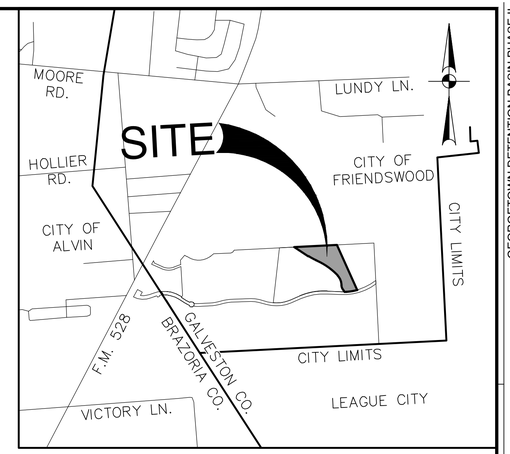
CLERK'S CERTIFICATE

BENCHMARK:

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PREVIOUSLY PUBLISHED ELEVATION FOR THE FOLLOWNG NGS MONUMENT:
AW0997 = 37.50' NAVD88, JUNE 1991 ADJ.
BEING A DISK STAMPED "Q 1144 1959" IN THE WEST LEG OF KUTV TRANSMISSION TOWER, 2.2 MILES NE ALONG FM 528 FROM THE JUNCTION OF SH 35 IN ALVIN.

TBM 110 = 37.03'
BEING A MAGNAIL WITH WASHER STAMPED "PAPE-DAWSON" IN ASPHALT DRIVE IN THE EAST ROW OF FM 528, APPROXIMATELY 20' WESTERLY OF 132.008 ACRE TRACT SW CORNER.

TBM 111 = 36.93'
BEING A 5/8" IRON ROD WITH RED CAP MARKED "PAPE-DAWSON TRAVERSE" APPROXIMATELY 12' OFF THE EDGE OF PAVEMENT IN THE EAST ROW OF FM 528, AND ABOUT 450' NE OF EAST OF THE 132.008 ACRE TRACT NW CORNER AT THE BOX CULVERT CROSSING.



LOCATION MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B

LEGEND

GCDR	GALVESTON COUNTY DEED RECORDS	GCMR	GALVESTON COUNTY MAP RECORDS
GCOPRRP	GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY	OPRRPGC	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS
GCCF	GALVESTON COUNTY CLERK'S FILE NUMBER	GCFCD	GALVESTON COUNTY FLOOD CONTROL DISTRICT
FC NO.	FILM CODE NUMBER	VOL/PG	VOLUME/PAGE(S)
CF	CLERK'S FILE	AC	ACRE(S)
AE	AERIAL EASEMENT	ROW	RIGHT-OF-WAY
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	○	SET 5/8" IRON ROD (PD)
BL	BUILDING LINE	○	SET 5/8" IRON ROD (PD)-ROW
IR	IRON ROD	DE	DRAINAGE EASEMENT
PAE	PRIVATE ACCESS EASEMENT	FND	FOUND
R	RADIUS	ME	MAINTENANCE EASEMENT
EE	ELECTRIC EASEMENT	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	UVE	UNOBSTRUCTED VISIBILITY EASEMENT
STM SE	STORM SEWER EASEMENT	SF	SQUARE FEET
WLE	WATER LINE EASEMENT	SSE	SANITARY SEWER EASEMENT
COS	COMPENSATING OPEN SPACE	UE	UTILITY EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION	IN/EG	INGRESS/EGRESS
			STREET NAME CHANGE
		A	RESERVE LETTER
		1	BLOCK NUMBER

GEORGETOWN DETENTION BASIN PHASE II

A SUBDIVISION OF 18.925 ACRES SITUATED IN THE I&GN RR CO SURVEY, BLOCK 1, SECTION 23, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

0 RESIDENTIAL LOTS 1 RESERVES 1 BLOCKS

DATE OF PREPARATION: MARCH 16, 2026

OWNER:
94 GEORGETOWN INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231

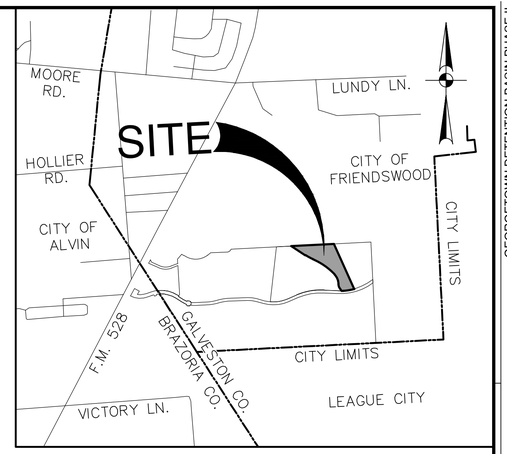
PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 1 OF 2

GEORGETOWN DETENTION BASIN PHASE II
Civil Job No. 40997-26
Date: Mar 16, 2026, 10:06am User ID: NVidovic
File: C:\Users\JDCAL...=1\Temp\AcPublish_8524\PLAT40997-26 FINAL.dwg

IV.2.b.(17) Add contours at one half foot intervals.

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



LOCATION MAP
SCALE 1"=2000'
MAP REF: KEY MAP #696 B

GEORGE A. BOFYSIL JR., TRUSTEE PORTION OF CALLED 106.089 ACRES CF 9612253 GCOPRRP

DENBURY GREEN PIPELINE-TEXAS, LLC PIPELINE RIGHT-OF-WAY AND EASEMENT CF NO. 2009058439, GCOPRRP

HSC PIPELINE PARTNERSHIP, LLC PERMANENT RIGHT-OF-WAY AND EASEMENT CF NO. 2012023293, GCOPRRP

CENTERLINE OF CALLED 30' WIDE PIPELINE EASEMENT BAYMARK PIPELINE LLC, & SOUTH TEXAS NGL PIPELINE LLC EXHIBIT "B" CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

200' WIDE HL&P TRANSMISSION EASEMENT VOLUME 1985, PAGE 112, GCDR, 834/311 GCOPRRP

TEMPORARY WORKSPACE NO. 1 CALLED 60' WIDE EXHIBIT "B" CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

N: 13735148.29
E: 3172193.09

S87°03'17"W 1207.12'

N: 13735210.31
E: 3173398.47

ADDITIONAL TEMPORARY WORKSPACE NO. 9 CALLED 10' x 250' CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

ADDITIONAL TEMPORARY WORKSPACE NO. 10 CALLED 10' x 250' CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

TEMPORARY WORKSPACE NO. 2 CALLED 10' WIDE EXHIBIT "B" CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

TEMPORARY WORKSPACE NO. 9 CALLED 10' X 250' CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

TEMPORARY WORKSPACE NO. 8 CALLED 10' X 250' CF NO. 2020005242, GCOPRRP CF NO. 2020005243, GCOPRRP

S56°21'13"E 471.19'

Need evidence that this "temporary" workspace is no longer an encumbrance. If this has not been released, it will need to be released so as to not hinder future detention work within Reserve A.

RESTRICTED RESERVE "A"
(RESTRICTED TO DETENTION USE ONLY)

18.925 AC 824,380 SQ FT

N24°18'30"W 1378.11'

GEORGE A. BOFYSIL, JR., TRUSTEE PORTION OF CALLED 573.4733 ACRES CF 8612043 GCOPRRP

IV.2.d.(19) Pending plat for Georgetown Detention Basin
Recording # _____

D.R. HORTON – TEXAS, LTD. "PARCEL 2" 32.662 ACRES G.C.C.F. NO. 2021029966 B.C.C.F. NO. 2021027288

D.R. HORTON – TEXAS, LTD. G.C.C.F. NO. 2020071284

DICKINSON BAYOU
(No ROW or easement of record found or provided)

IV.2.b.(19) Draw property line for adjacent tracts

IV.2.b.(1)(a) Name as Preliminary Plat of

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S39°00'15"E	71.93'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1460.00'	14°32'54"	N81°02'25"E	369.72'	370.72'
C2	200.00'	39°29'58"	S19°15'16"E	135.16'	137.88'
C3	385.00'	44°00'53"	N21°30'43"W	288.54'	295.76'
C4	1835.00'	23°09'06"	N55°05'43"W	736.44'	741.47'
C5	1365.00'	10°19'03"	S61°30'45"E	245.47'	245.80'

IV.2.b.(19) Labels are overlapping showing ownership by DR Horton and no deed. The one-line calls it a 250' ROW. Need to clarify ownership lines; plat the gap between the detention ponds; show storm sewer easement(s) crossing the creek.

Additional note: Phase 1 Detention Final Plat shows the drainage easement was dedicated to GCCDD - should be reflected on this plat.

N: 13733954.53
E: 3173965.70

N: 13733896.95
E: 3173600.53

80' ACCESS SELLER EASEMENT CF2021029971 GCOPRRP

IV.2.b.(14) Access easement was amended per #2023022687

PORTION OF CALLED 177.58 ACRES "TRACT C" CF 9523753 GCOPRRP OF 95-020415 BCOPR 50% DR. CHRISTOPHER ANGELO, TRUSTEE 50% GAB, INC.

GAB INC. INTEREST SUBSEQUENTLY CONVEYED TO ESTATE OF GEORGE A BOFYSIL, JR. DECEASED IN SPECIAL WARRANTY EXCHANGE DEED CF 2012042830 GCOPRRP

GEORGE A. BOFYSIL, JR., INDIVIDUALLY PORTION OF CALLED 251.85 ACRES CF 9863937 GCOPRRP SAVE AND EXCEPT RESERVE D&H FRIENDSWOOD WEST, SECTION 1 VOL. 596, PG-687 BCOR

LEGEND

GCDR	GALVESTON COUNTY DEED RECORDS	GCMR	GALVESTON COUNTY MAP RECORDS
GCOPRRP	GALVESTON COUNTY PUBLIC RECORDS OF REAL PROPERTY	OPRRPGC	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS
GCCF	GALVESTON COUNTY CLERK'S FILE NUMBER	GCFCD	GALVESTON COUNTY FLOOD CONTROL DISTRICT
FC NO.	FILM CODE NUMBER	VOL/PG	VOLUME/PAGE(S)
CF	CLERK'S FILE	AC	ACRE(S)
AE	AERIAL EASEMENT	ROW	RIGHT-OF-WAY
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	○	SET 5/8" IRON ROD (PD)
BL	BUILDING LINE	○	SET 5/8" IRON ROD (PD)-ROW
IR	IRON ROD	DE	DRAINAGE EASEMENT
PAE	PRIVATE ACCESS EASEMENT	FND	FOUND
R	RADIUS	ME	MAINTENANCE EASEMENT
EE	ELECTRIC EASEMENT	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	UVE	UNOBSTRUCTED VISIBILITY EASEMENT
STM SE	STORM SEWER EASEMENT	SF	SQUARE FEET
WLE	WATER LINE EASEMENT	SSE	SANITARY SEWER EASEMENT
COS	COMPENSATING OPEN SPACE	UE	UTILITY EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION	IN/EG	INGRESS/EGRESS
			STREET NAME CHANGE
		A	RESERVE LETTER
		1	BLOCK NUMBER

GEORGETOWN DETENTION BASIN PHASE II

A SUBDIVISION OF 18.925 ACRES SITUATED IN THE I&GN RR CO SURVEY, BLOCK 1, SECTION 23, ABSTRACT NO. 624, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

0 RESIDENTIAL LOTS 1 RESERVES 1 BLOCKS

IV.2.b.(1)(c) 0 Blocks

IV.2.b.(1)(d)Owner: DR Horton

DATE OF PREPARATION: MARCH 16, 2026

IV.2.b.(1)(d) Add an officer name for each entity

OWNER:
94 GEORGETOWN INVESTMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
10003 NW MILITARY HIGHWAY, SUITE 2201
SAN ANTONIO, TEXAS 78231

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 2 OF 2

GEORGETOWN DETENTION BASIN PHASE II
Civil Job No. 40997-26
Date: Mar 16, 2026, 10:06am User ID: NVidovic
File: C:\Users\LOCAL_~1\Temp\AcPublish_8524\PL40997-26 FINAL.dwg

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: **EXTENSION REQUESTS: 30-DAY EXTENSION FOR PRELIMINARY PLAT APPLICATIONS**
Consider approving a request from the applicant for a 30-day extension for preliminary plat applications for the following subdivision plats, in accordance with Local Government Code 212.009(b-2):
(i)Georgetown Boulevard Phase 3 Street Dedication Preliminary Plat,
(ii) Georgetown Section 4 Preliminary Plat,
(iii) Georgetown Section 5 Preliminary Plat, and
(iv) Georgetown Section 6 Preliminary Plat

Action:

SUMMARY / ORIGINATING CAUSE

Applicant submitted preliminary plats and did not submit corrections in the allotted time. In accordance with Local Government Code Section 212.009 (b-2), a 30-day extension shall be granted if the applicant requests an extension in writing and the Commission approves the extension. The applicant's written request is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. RE_ Georgetown Blvd Ph 3, Georgetown Sec 4, 5, 6,

From: Lacey Bell
To: Becky Bennett
Cc: Kylie Fruge
Subject: RE: Georgetown Blvd Ph 3, Georgetown Sec 4, 5, 6,
Date: Monday, March 30, 2026 8:17:04 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Becky,

Please do a 30 day extension on these plats.

Regards,

Lacey Bell | *Platting Manager*

O: 713.380.4420 I D: 713.657.6010 | C: 832.875.6767
1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

From: Becky Bennett <bbennett@friendswood.com>
Sent: Monday, March 30, 2026 8:09 AM
To: Lacey Bell <lbell@lja.com>
Cc: Kylie Fruge <kfruge@lja.com>
Subject: RE: Georgetown Blvd Ph 3, Georgetown Sec 4, 5, 6,

[EXTERNAL EMAIL]

Good morning,
To comply with Texas Local Government Code Chapter 212, you have the following options:

1. **Request a 30-day extension** from the Commission at the April 9th meeting. The resubmittals would then be due by April 13th for consideration at the May 14th meeting. No fees.
2. **Proceed to the Commission with the plats as-is.** The Commission may either approve the plats with conditions or disapprove them. Either way, corrections would need to be brought back to the Commission for reconsideration at a future meeting. There is no deadline for resubmittal. $200 per plat.
3. **Withdraw the plat from consideration.** You may resubmit within six months of the original application date for no additional fee.

Please let me know if you have any questions.

Becky Bennett
Assistant Planner
bbennett@friendswood.com
Dept: 281-996-3201
Direct:281-996-3290
City of Friendswood
910 S. Friendswood Dr. Friendswood, Texas 77546
www.friendswood.com

From: Lacey Bell <lbell@lja.com>
Sent: Monday, March 30, 2026 7:50 AM
To: Becky Bennett <bbennett@friendswood.com>
Cc: Kylie Fruge <kfruge@lja.com>
Subject: Georgetown Blvd Ph 3, Georgetown Sec 4, 5, 6,

Good morning, Becky,

Would we be able to defer these submittals or request conditional approval?

Regards,

Lacey Bell | *Platting Manager*
O: 713.380.4420 I D: 713.657.6010 | C: 832.875.6767
1904 W. Grand Parkway North, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

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

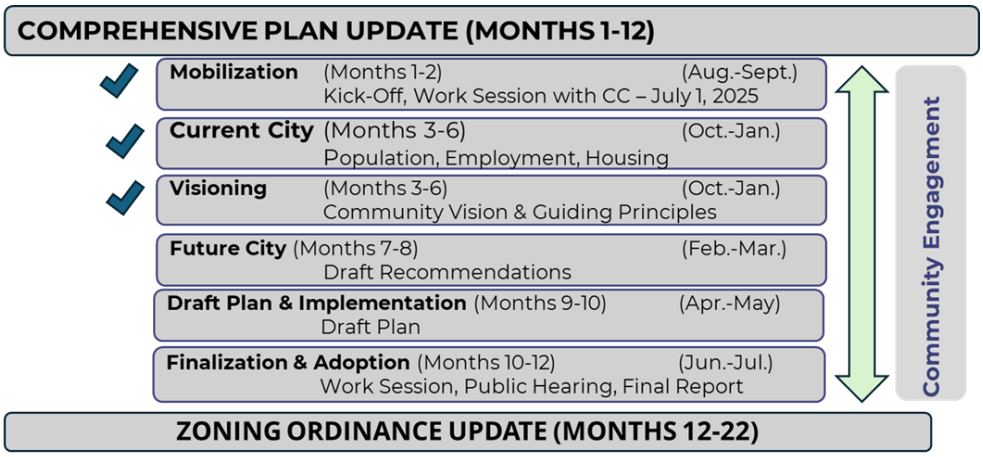
Action:

SUMMARY / ORIGINATING CAUSE

Upcoming Actions:
April 30 from 5-7pm in the Council Chambers at City Hall - CPAC Meeting #3
Planning Subcommittee Meeting - TBD

Comprehensive Plan Project Page

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



Completed Actions:
9-16-2025 - City Staff focus group meeting (summary on project page)

10/6/2025 - City Council focus group meeting (summary on project page)

11/13/2025 - Planning and Zoning Commission focus group meeting (summary on project page)

10/26-2025 - Public Event: Halloween in the Park (summary on project page)

12/16/2025 - CPAC Meeting 1 - The Comprehensive Plan Advisory Committee (CPAC) met at the Friendswood Public Library. It was well attended and the consultant received good feedback. Tram Kim was elected to be the chair of the committee and Travis Mann was elected to be the vice chair. Recurring themes seem to be Downtown improvements and traffic improvements. Also people love the small town charm and community events in Friendswood.

12/18/2025 - The consultants from Ardurra also met with consultants of The Goodman Group and Houston Galveston Area Council (HGAC) to share information about the HGAC Active Transportation study that is currently underway. The Goodman Group hosted public meeting #2 on Thursday, December 18 and presented 14 projects and asked the public to rank the projects.

2/23/2026 - CPAC Bus Tour

1/16/2025 - Friday Folders - Flyers distributed at elementary and intermediate schools with the survey information

February 19 - Stakeholder meeting with high school students via Teen Leadership Program being sponsored by Parks & Recreation

March 17 - Stakeholder meetings with FDEDC, property owners in the panhandle area, and EOC Staff.

March 5 - State of the City Address; Ardurra representatives attended

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: April 9, 2026

Subject: Receive the March 2026 DRC Report, March 2026 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

Reports are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood Monthly Business Report Mar 2026
2. March 2026 DRC Report

CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - MARCH 2026

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
Zaman Café	405 W Parkwood Ave	ALTER	CSC
Friendswood Grocery	607 S Friendswood Drive Suite 1	ALTER	DD
Social Boutique + Casa Matcha	1616 S Friendswood Drive	ALTER	CSC
Snowbox Liquors	1608 S Friendswood Drive	ALTER	CSC
Lolas	405 Laurel	TO	DD
Olive and Ash Counseling PLLC	306 S Friendswood Drive Suite 200	TO	DD
Chef Ben	3141 FM 528 Rd Suite 332	TO	CSC
Thomas Family Clinic	357 E Parkwood Ave	TO	NC
Henderson Williams PLLC	311 S Friendswood Drive Suite 201	TO	DD

New commercial permits issued:

None

New multi-family permits issued:

None

Commercial Add/Alter/Demo permits issued:

Nawa Coffee Shop	2300 Old Road Suite 106	Interior build out
Play Date Café	116 Hunters Lane Suite 100	Interior build out
City Pool Stevenson Park	900 Cedarwood Dr	Replace shade structure
JGI Outdoor Advertising	3698 FM 528 Rd	Demo existing billboard
JGI Outdoor Advertising	4006 FM 528 Rd	Replace billboard

Zone Changes:

None

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
- Planning for Small Business Week 2026 which will be April 27 to May 1 (the week before National SBW)

- **Save the Date!! April 27th from 11am to 6pm; RSVP online**

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

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

- Considering options on removing overhead communication lines on northeastern side of S Friendswood Dr. by AT&T and Comcast
- The remainder of the DD street signs have been installed; additional wayfinding signs have been installed in the medians. Purchased Downtown banners for the light poles.
- Considering options for additional banners and holiday decorations including the 4th of July for America's 250th celebration!
- FDEDC Projects – a new story map highlighting the projects that FDEDC has completed! A link will be added to the City's web site 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 (participant)

- Comprehensive Plan Update – survey is still open; next CPAC meeting will be April 30 from 5 to 7pm in the Council Chambers

- Friendswood is hosting an **HGAC Regional Roundtable on Wednesday, April 29th at 9am in the Council Chambers at City Hall**

- 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.

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
MARCH 2026

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
FM 2351 Vacant Lot adjacent to 5131 FM 2351 Owner purchased existing retail center at 5131 FM 2351 and is in the process of remodeling and is also considering building an additional building – 4500 to 4800 square feet.	NC	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required - replat ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (150 ft) ☐ Downtown District ☒ Water service available ☒ Sewer service available ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned active oil wells ☒ TxDOT Permits required for any improvements on FM 2351 Misc Notes: Fire Marshal recommends a fire sprinkler and fire alarm system.	