

Major Thoroughfare Plan

1. [Current MTP – 2004](#)
2. [Proposed Updates](#)
3. [Summary of proposed updates and actions](#)

2017 Planning and Zoning Commission To Do List

Item	Action	Target Date	Committee	Complete	Date
Permitted Use Table/NAICS Codes (annually)	Annual Review	January	n/a	X	Jan. 2017
Ordinance: Fences, Walls and Hedges change as directed by City Council	Work session JPH Recommendation	April	Ordinance	X	Aug. 17
Design Criteria Manual Review/update the Site development section and Parking Group Table; DD Amenities updated 2015	Review Recommendation	April	Ordinance	X	17-Jun
Official Zoning Map Review/update; last adoption Jan. 2015	Work session JPH Recommendation	May	Ordinance	in process; on hold	
Future Land Use Map Review/update; last update 2008	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	June	Planning	in process	
Major Thoroughfare Plan last adoption 2004; reviewed in 2010 by Council and 2011 by P&Z	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	September	Planning		

2017 Planning and Zoning Commission To Do List

Zoning Ordinance Reorganize, bring in line with adopted building code, remove LNC zoning which was started several years ago, etc.	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	October	Ordinance		
Subdivision Ordinance Review/update; bring in line with a few state laws, Life safety code, and general changes	Review/update Town Hall Meetings for Public Input Work Session JPH Recommendation	January	Ordinance		

Presentations by Others

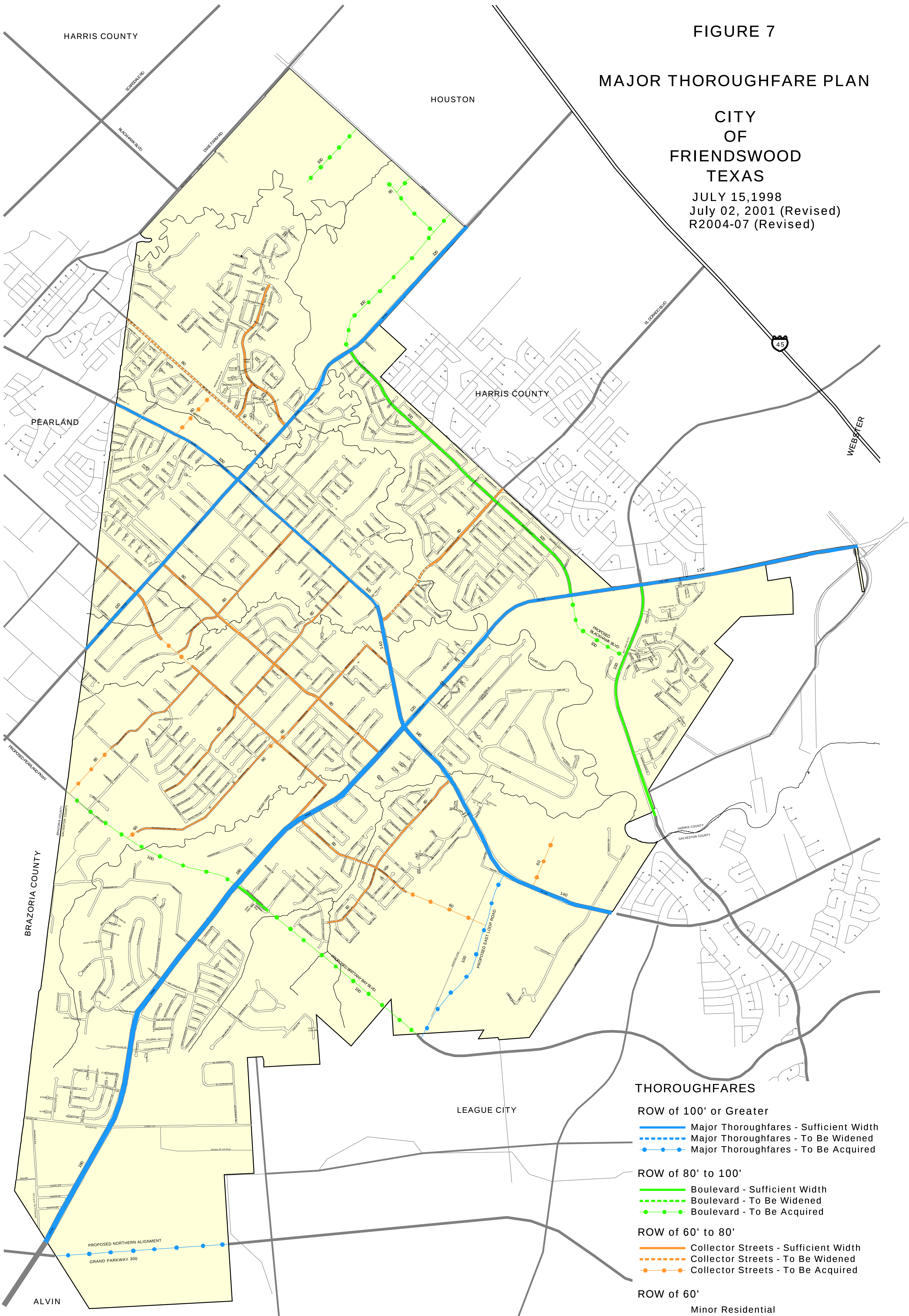
Parks Master Plan by James Toney			n/a		
Capital Improvements Program by Patrick Donart		March	n/a		
Design Criteria Manual by Patrick Donart		April	n/a		
Utility Master Plan by Patrick or Rene			n/a		

FIGURE 7

MAJOR THOROUGHFARE PLAN

CITY
OF
FRIENDSWOOD
TEXAS

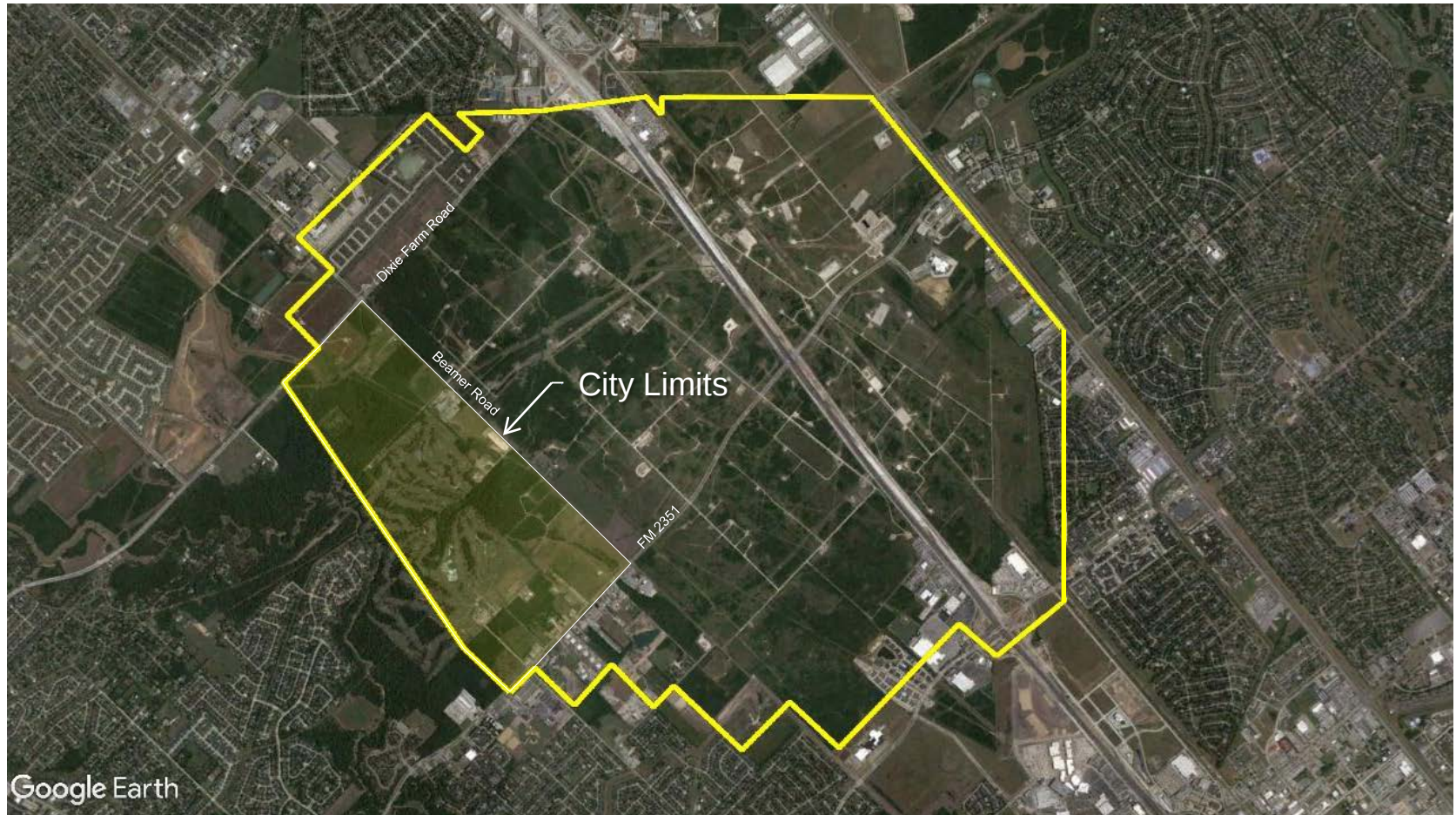
JULY 15,1998
July 02, 2001 (Revised)
R2004-07 (Revised)



Overview & Perspectives

Friendswood Panhandle Region

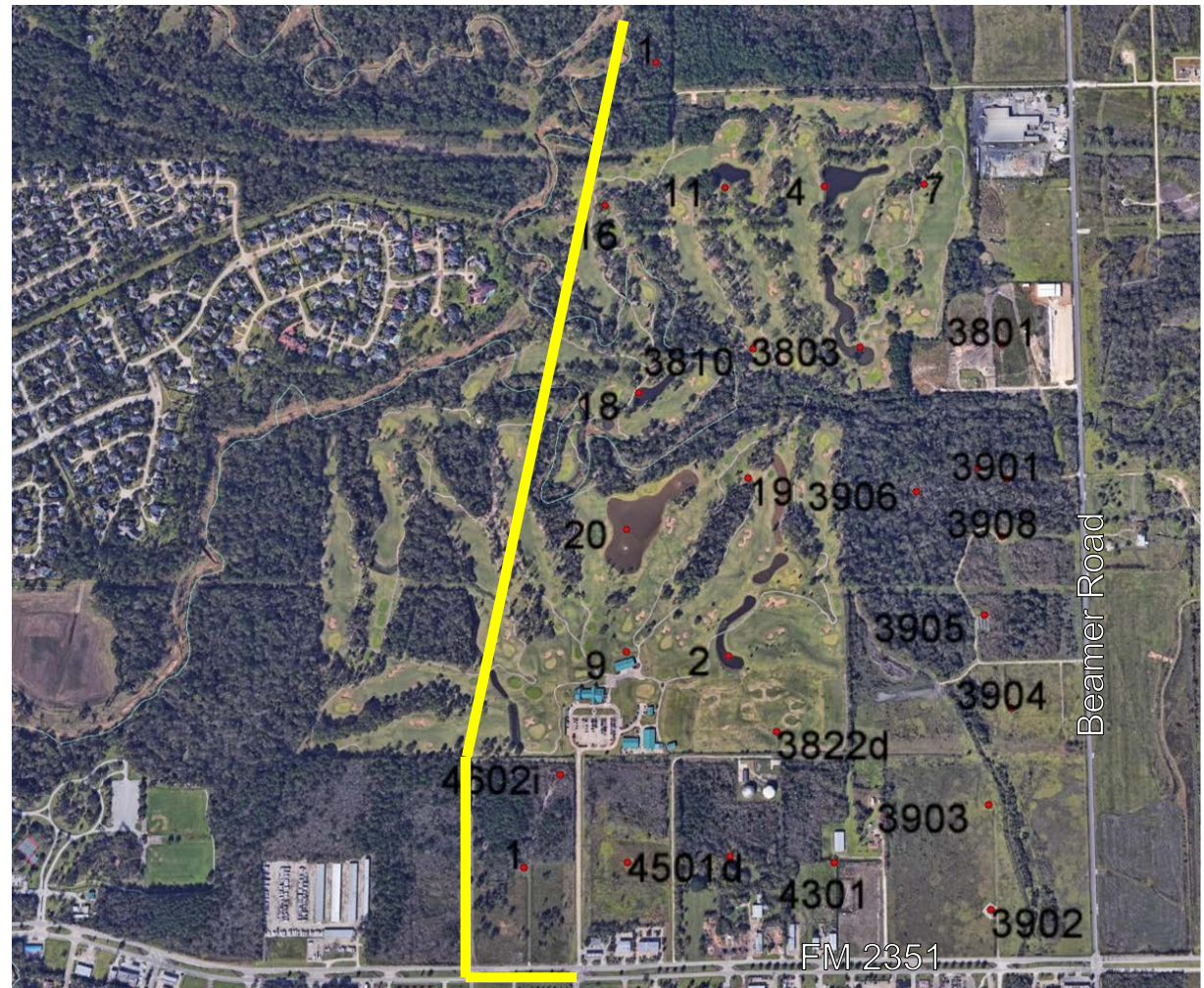
Land Use & Ownership – Webster Unit



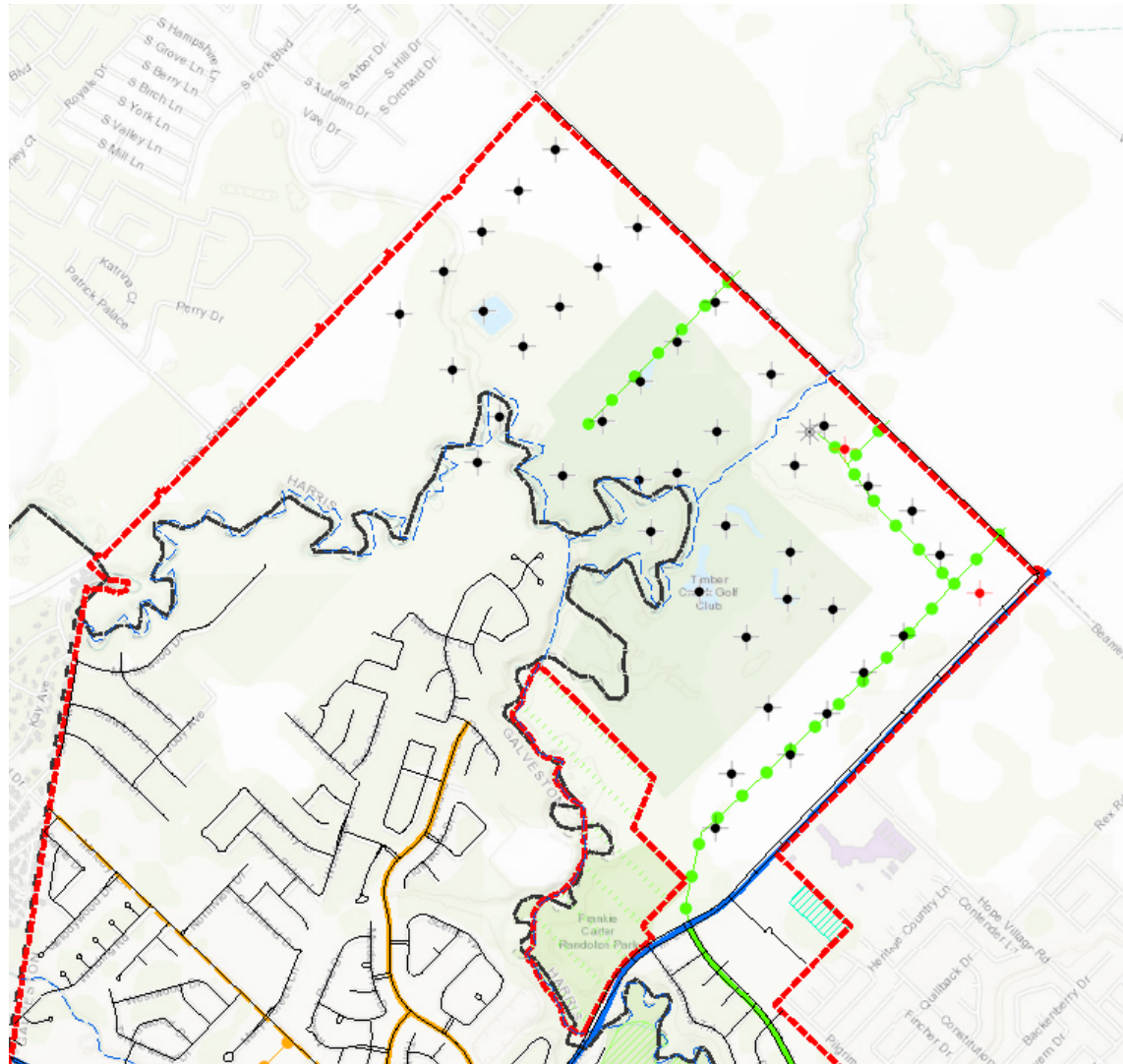
$\pm 4,420$ Acres

Land Use & Ownership - Panhandle

- When Timber Creek Golf Club was built, the oilfield was thought to be at the end of it's life and there were over 50 undivided interest owners in this picture.
- **Now** with improved technological advances, this oilfield is planned for ongoing production over the next 20+ years



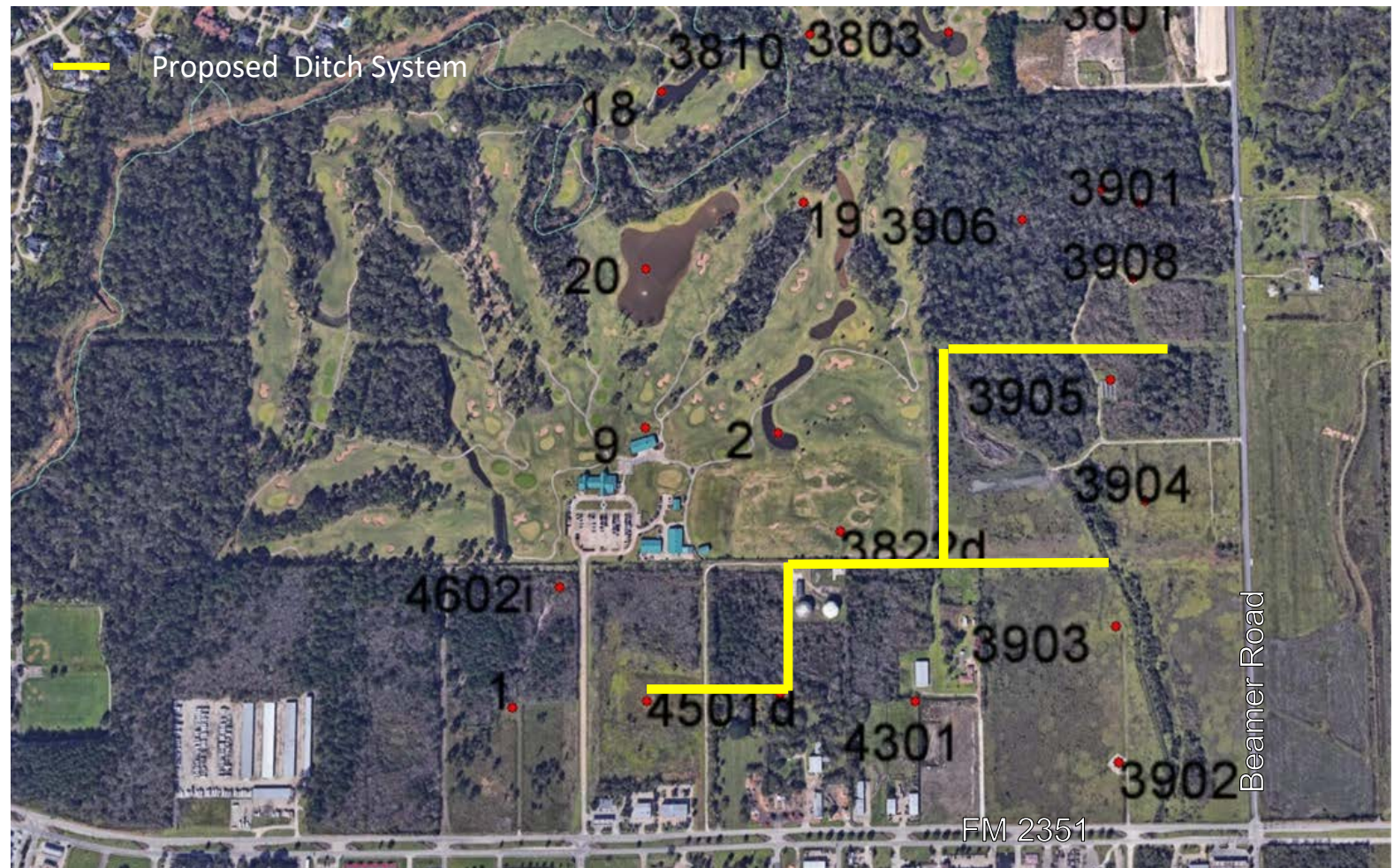
Land Use & Ownership – Panhandle Well Locations



Northern Panhandle Utility Access – South of Turkey Creek



Northern Panhandle – Existing & Proposed Drainage South of Turkey Creek



Hotel Feasibility Study



**MARKET
STUDY**

**Hotel Feasibility Study (Phase I) for
Friendswood, TX**

Prepared by:
University of Houston Project Team

Date of the Report:
April 28, 2017



UNIVERSITY of HOUSTON | CONRAD N. HILTON COLLEGE

Dennis Reynolds

Dean, Barron Hilton Distinguished Chair

Education

BS in Hotel, Restaurant and Institutional Management,
Golden Gate University; MPS, Ph.D. in Hotel Administration,
Cornell University.

Expertise & Research Interests

- Organizational Behavior / Human Resources
- Managerial Productivity
- Operational Productivity Analysis and Enhancement



Email: der@uh.edu
Phone: 713.743.2607
Room: 219-B

Ki-Joon Back

Associate Dean for Research & Graduate
Studies, Eric Hilton Distinguished Chair

Education

BS, MS in Hotel Administration, University of Nevada, Las
Vegas; PhD in Hotel, Restaurant and Institution Management,
The Pennsylvania State University.

Expertise & Research Interests

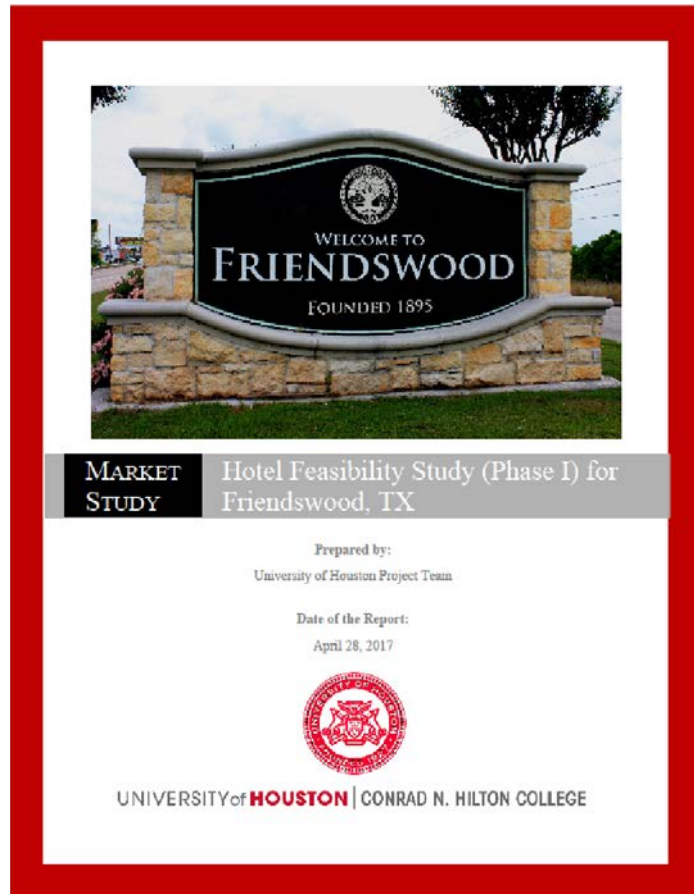
- Brand Image of Hotel, Restaurant, Convention and
Casino Industry
- Customer Satisfaction
- Gambling Impact and Attitude Studies



Email: kback@uh.edu
Phone: 713.743.2530
Room: 235-C

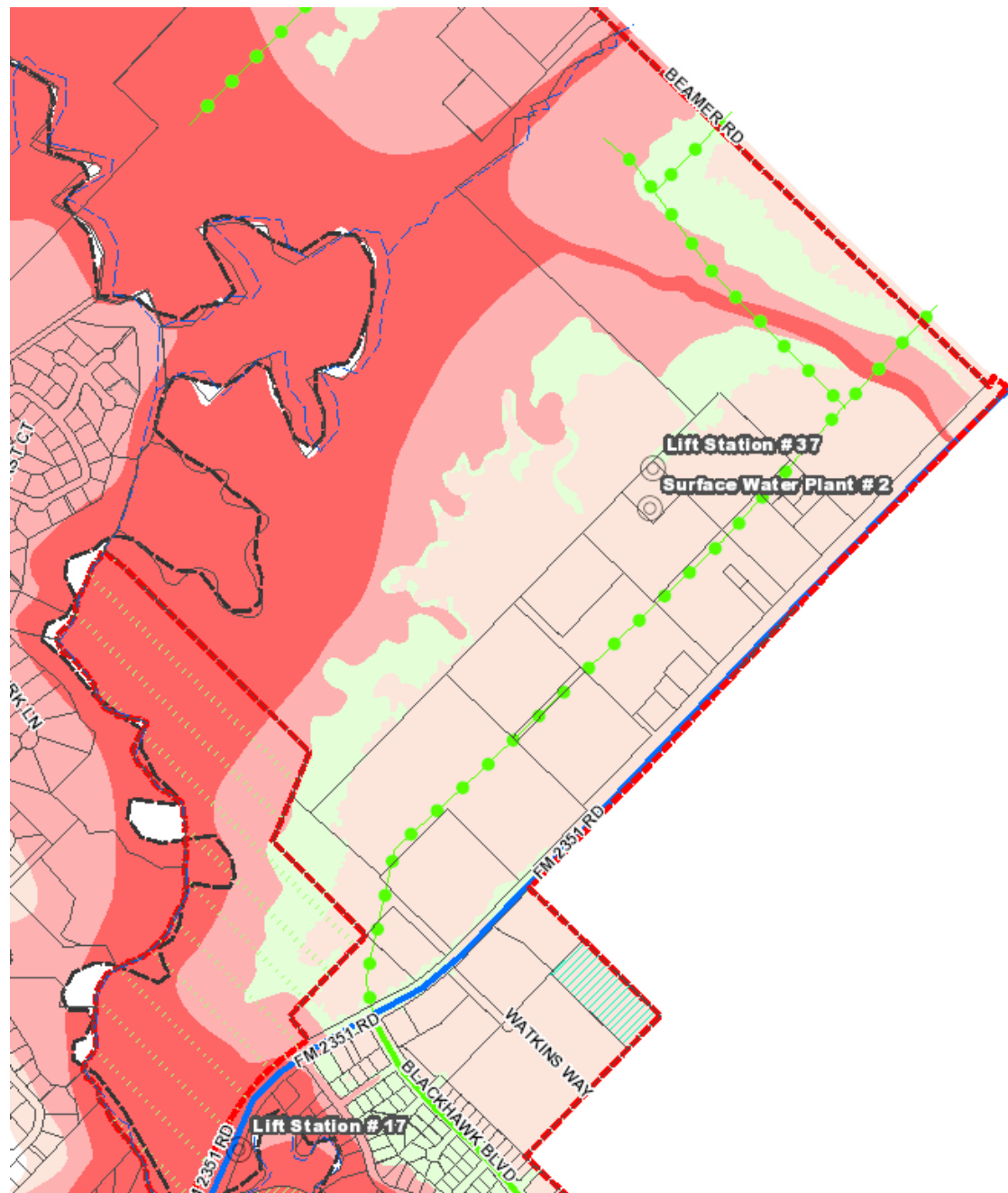
*Friendswood Hotel Feasibility Study
April 2017*

Hotel Feasibility Study

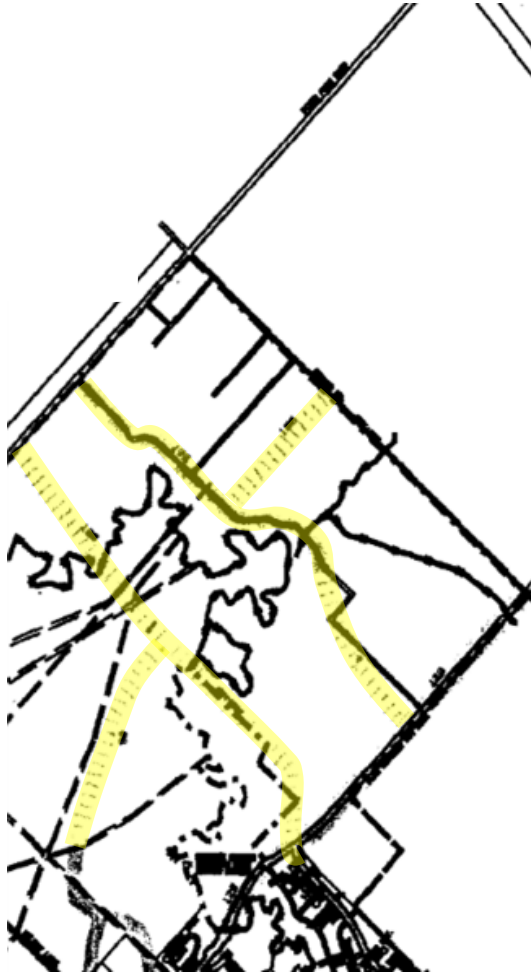


...“however, in the market analysis of Friendswood, the UH project team was not able to identify sufficient evidence to justify the development of proposed hotel and conference center—since it accompanies risk that is ‘too high’ with the high total development costs—in Friendswood, TX at this point of time.”

*Friendswood Hotel Feasibility Study
April 2017*



Historical Changes to the Major Thoroughfare Plan



1998

The Forest Sec 1-3



2001

The Forest Sec 12 & TCGC



2004

Area Transportation Planning

- After their abandonment of Blackhawk Blvd, Harris County Precinct No. 1 Road and Bridge Department had not been contacted or included in the planning for any extension of Blackhawk, including where it would connect to Beamer Road
- Now** Harris County is in the final planning of the improvements for the next phase of Beamer Road at FM 2351 (see schematic)
- Harris County has no plans to incorporate Future Blackhawk Blvd into any Beamer Road project(s)

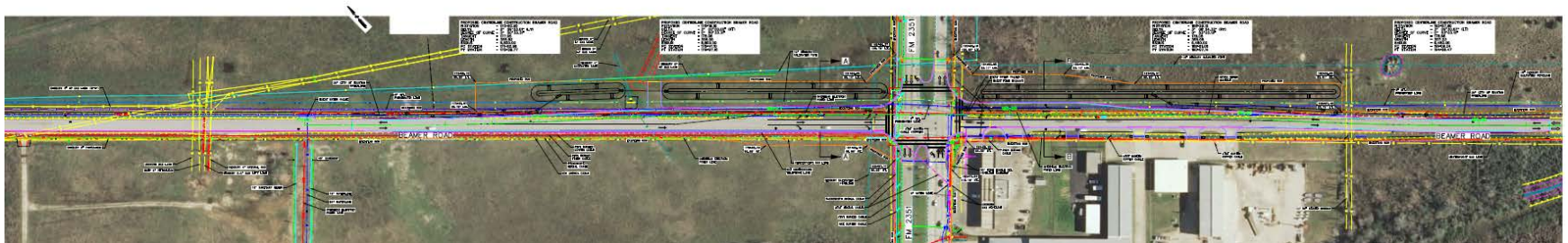
Harris County Precinct One Commissioner Rodney Ellis

Selected Language | ▼

Information Parks Trails Park Reservations Programs Contact Precinct News

Capital Improvement Projects

Project	Type	Address	Address Line 2	Description	Status	Est Completion Date
Alexander "Deussen" Park	Parks	12303 Sonnier		Car/Truck Wash Facility	Construction	Summer, 2017
Blue Ridge Park	Parks	Blue Ridge Road at West Orem Road		Playground, Pavilion and Jogging Trail Installed	Construction	Complete
Dixie Farm	Parks	2900 Dixie Farm Road		New Parking Lot	Construction	Summer, 2017
El Franco Lee Park	Parks	9500 Hall Road		Building with separate restroom and concession areas for football and soccer activities	Construction to begin May, 2016	October, 2017
El Franco Lee Park Community Center	Parks	9500 Hall Road		Expand entrance lobby area, renovate arts and crafts room, break room, offices, and window additions	Construction	March, 2017
Hutcheson	Parks	5400 Lockwood Drive at Loop 610		New Modular Restroom	Design	Summer, 2017
South MacGregor Way: Fitness Court	Parks	Between Scott St. and Oakcrest St.		Physical Fitness Court	Design	May, 2017
Aldine Mail Route	Road & Bridge	Airline Drive to Lillja road		Construction of a 4-lane concrete divided roadway; with traffic signal upgrades.	Construction	April, 2017
Antoine Drive	Road & Bridge	W. Gulf Bank to W. Mount Houston		Replacement of existing 4-lane concrete pavement, curbs, sidewalks	Design	April, 2017
Beamer Road (Phase II)	Road & Bridge	FM 2351 (Intersection Only)		Construction of right and left turning lanes	Design	December, 2017



Proposed Abandonment Extension of Blackhawk Blvd.

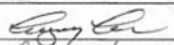
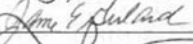
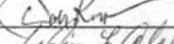
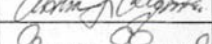
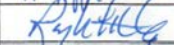
- Amended (April 2004) abruptly without any feasibility study
- Inhibits Current & Planned Land Uses
- Drainage, Utilities & Access Already Exist
- No City or County Funds Available
- Owners' Petition for Abandonment

Owners' Petition for Abandonment

PETITION

TO: City of Friendswood P&Z and Council

The undersigned business and property owners herein join in the request for the abandonment of the proposed extension of Blackhawk as amended by Resolution No. R2004-07 dated April 19, 2004 and attached herein.

Name (printed)	Address (printed)	Signature
Gregory Crinion	106 E. W. Howick	
JAMES E. GERLAND	1012 ARDENWOOD	
Don Rucker	4558 FM 2351 Friendswood	
CEDRIC L. ALGOOD	4426 FM 2351	
GEORGE BOOTH	4426 FM 2351	
Nicholas N. Deutsch	4650 FM 2351	
HUGERT BUFFALO	4424 FM 2351	
Ray A. Whitley	4424 B FM 2351	

RESOLUTION NO. R2004-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE CITY'S MAJOR THOROUGHFARE PLAN TO PROVIDE FOR THE EXTENSION OF BLACKHAWK BOULEVARD FROM BEAMER ROAD TO BAY AREA BOULEVARD.

* * * * *

WHEREAS, the City Council of the City of Friendswood has previously adopted a Major Thoroughfare Plan and a Comprehensive Land Plan; and

WHEREAS, the Major Thoroughfare Plan, which was last updated July 2, 2001, was reviewed by the Planning and Zoning Commission at its regular meeting of April 1, 2004; and

WHEREAS, the Planning and Zoning Commission has recommended that City Council amend such Major Thoroughfare Plan to provide for the extension of Blackhawk Boulevard from Beamer Road to Bay Area Boulevard, and that the width of the right-of-way of such extension be one hundred feet (100'); and

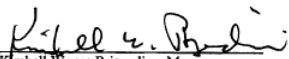
WHEREAS, the City Council hereby finds and determines that the extension of Blackhawk Boulevard, as recommended by the Planning and Zoning Commission, furthers the City's policy of establishing and maintaining an efficient street system for regional and local mobility; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

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

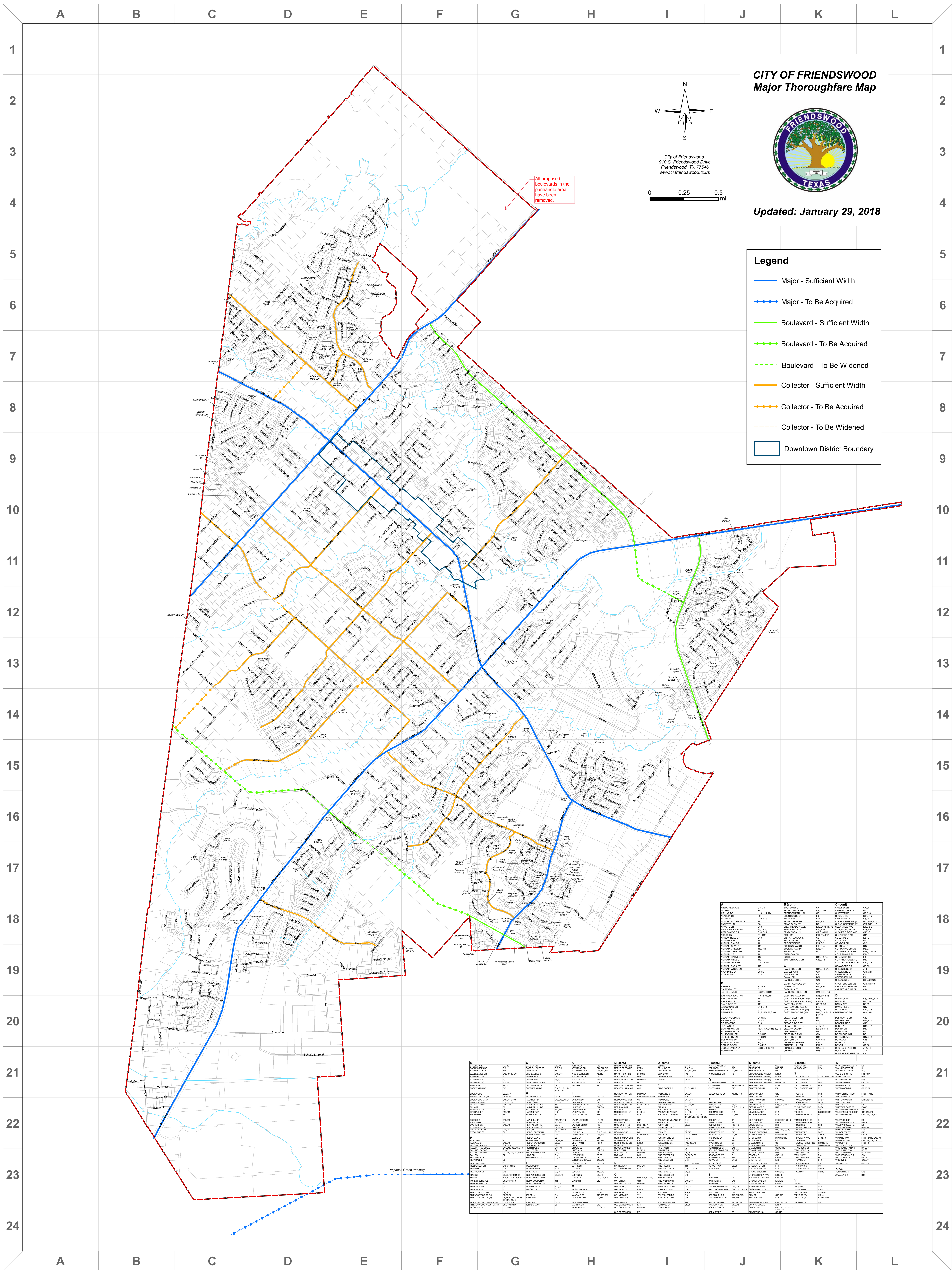
Section 2. The City of Friendswood Major Thoroughfare Plan is hereby amended to provide for the extension of Blackhawk Boulevard, with a right-of-way of one hundred feet (100') in width, from Beamer Road to Bay Area Boulevard, as more particularly depicted on Exhibit "A" attached hereto and for all things made a part hereof.

PASSED, APPROVED, AND RESOLVED THE 19TH DAY OF APRIL, 2004.


Kimball Wayne Brizendine, Mayor
City of Friendswood

ATTEST:


Deloris McKenzie, TRMC
City Secretary



CITY OF FRIENDSWOOD
Major Thoroughfare Map



Updated: January 29, 2018

Legend

- Major - Sufficient Width
- Major - To Be Acquired
- Boulevard - Sufficient Width
- Boulevard - To Be Acquired
- Boulevard - To Be Widened
- Collector - Sufficient Width
- Collector - To Be Acquired
- Collector - To Be Widened
- Downtown District Boundary

A A

Summary of Major Thoroughfare Plan Updates

January 29, 2018

Planning Subcommittee Members: Brett Banfield, Eric Guenther, Walter Lawson, Aubrey Harbin (City Planner)

History/Summary:

The Major Thoroughfare Plan is a long range planning document that serves as a guide for the designation of streets within a street system which serve as primary arteries for vehicular traffic. The plan is vital to the City in identifying potential road projects that could qualify for various funding when available. It also serves as a guide for staff and others when development occurs.

The current map was adopted in 2004. It was last reviewed by City Council in 2010 and by the Planning & Zoning Commission in 2011, but no changes were recommended.

Since that time, several proposed roads have been constructed, specifically with the development of West Ranch. The following updates are being recommended to bring the map into a more current status:

Roads that have been built to sufficient width:

- West Blvd. - boulevard
- Falcon Ridge Blvd. - collector
- West Ranch Dr. – not a collector, removed
- Friendswood Lakes Blvd (sections) - boulevard
- San Joaquin Pkwy – collector
- Lake Mist Ln/Pleasant Hill Dr. – collector
- Friendswood Trails roads – boulevard under construction

Right-of-Way acquired, but road still needs to be built (widened):

- Blackhawk Blvd (adjacent to Galloway School)
- Friendswood Lakes Blvd (section)

Roads that have been widened to sufficient width:

- Melody Lane
- Friendswood Link Rd.

Update Proposed Route (not a city road):

- Grand Parkway Route

Additionally, a landowner has approached City Council, the Planning and Zoning Commission and CEDC to request that the Blackhawk Blvd. extension from FM 2351 to Beamer Rd. be removed from the map. He cited difficulty in building the road due to existing oil well drill sites. The property owners do not own the drill sites and cannot dedicate the property to the City as right-of-way. The City does not have funding to build the road and ultimately, it would be a

boulevard road that the city would have to maintain and would run parallel to a state-maintained roadway just 600 feet away.

Remove:

Blackhawk Blvd. extension from FM 2351 to Beamer Rd.

Three other proposed boulevard extensions in panhandle area

Actions:

- Dan Rucker presented to CEDC in September 2017, to P&Z on October 19, 2017, and to City Council on January 8, 2018. Council requested that he go back to P&Z for a recommendation.
- Notice was mailed to 25 property owners inviting them to attend the Planning and Zoning Commission regular meeting on Thursday, February 1, 2018, to discuss the removal of the Blackhawk Blvd. extension from the map.
- Joint Work Session with P&Z and City Council scheduled for Monday, February 5, 2018

Major Thoroughfare Plan

The ~~Major~~aster Thoroughfare Plan serves as a guide for the designation of those streets within the street system, which are to serve as the primary arteries for vehicular traffic. The system of major thoroughfares also has other uses or relationships in the urban area, which include:

- Develops the structure or framework around which the community is developed. In land use planning, the system is commonly referred to as the structural framework on which the land use pattern is woven.
- The system provides traffic linkages between major areas in the community and linkages between the community and adjacent areas.
- Because the system is designed to carry high volumes of vehicular traffic, it is subject to attracting, along the corridors or at intersections between thoroughfares, business activities related to serving local and adjacent needs.
- The system generally identifies homogeneous areas of land use, which are often referred to as neighborhood areas.

Because of the importance of the above factors, and others, which can be developed to address the system's relationship to the community, it is imperative that the community plan provides for a sound and reliable thoroughfare system.

Adopted Plan

The relationship and importance of the three highways – Edgewood Drive (FM 2351), Friendswood Drive (FM 518) and Parkwood Avenue (FM 528) – has been discussed in the Baseline ~~Studies Analysis~~ (Section 3 of the Comprehensive Plan). Early on, these highways provided a framework around which the City's initial urban development occurred. The spacing between these facilities has allowed logical and homogeneous areas of land use to develop within the framework.

The City of Friendswood adopted a Thoroughfare Plan in 1990. This Plan was built around the above highway system with each of the facilities functioning as a major street in the thoroughfare system. The Plan was modified in 1998, 2001 and 2004.

Plan Elements

There are ~~three~~ primary elements in the Thoroughfare Plan: the major thoroughfare, boulevards and collector streets, ~~and the minor thoroughfare~~. The function of the major thoroughfares and boulevards is to move large volumes of traffic, while the ~~minor functions as a collector~~ streets move of traffic from local streets and ~~moves it~~ along a continuous route to the major thoroughfares and boulevards.

In Friendswood, the more extensive collector street system is ~~west~~south of Friendswood Drive between Edgewood Drive and Parkwood Avenue. These streets are designed to have wider ~~the~~ right-of-way and pavement width than a local street but less than the major thoroughfares. The design of a good residential area provides for the collector street system.

Often, there are several types of cross sections for rights-of-way and pavement width in a Thoroughfare Plan, which designates the thoroughfares. Each section reflects the thoroughfare's importance in the overall system. Usually, the thoroughfare's ability to handle traffic is indicated by the number of traffic lanes. The cross sectional standards used for the thoroughfares improved in the City: ~~(Friendswood Drive, Edgewood Drive, and Parkwood Avenue)~~ have been set by the ~~State~~Texas Department of Transportation. Blackhawk ~~was~~ already built as a thoroughfare when it was annexed into the City.

Thoroughfare Plan

The adopted Major Thoroughfare Plan, with modifications, is shown by Figures 7, ~~and 7a~~. ~~Major and collector streets~~ Street classifications are determined by their line width shown on the plan. Alignments which are existing and open for use are shown as a solid line while future facilities are shown by a dashed line. In developing areas, the general locations of the major

thoroughfares or minor thoroughfaresecondary areis to be guided by this Plan with the final location being set by the development's street pattern.

The following are features shown on Figure 7:

- Thoroughfare Designation – The geographical area shown on the Plan extends beyond the corporate limits. Currently, the adopted plan graphics do not cross these boundaries. It is important for the City to establish on-going coordination with adjacent communities to develop continuity of the facilities between the local systems.

- ~~Thoroughfare Routes – There are two~~four~~ routes to be determined as vacant land is placed into urban use: (1) extension of Blackhawk north of F.M. 2351, (2) extension of West Bay Area Boulevard with alignment to be coordinated with League City, (3) Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM 528 ~~the east~~ to the west city limits including with coordination with Pearland for linkage to ~~their~~ Pearland Parkway (2) Friendswood Lakes Boulevard (also known as Brittany Bay Boulevard) from FM528 to the east city limits including, ~~similar~~ coordination with League City for linkage to League City Parkway. through the West property, and (4) establish the routing of the thoroughfare extending south of F.M. 518 crossing Britany Bay and linking to a route proposed by League City.~~

- ~~All League City thoroughfare proposals which are dashed are shown in their Transportation Plan. Although at this time, probably not critical to League City's development of the vacant land adjacent to Friendswood, it is critical that Friendswood begin to establish alignments and be certain there is coordination, and communications are prevalent between the two cities in this manner.~~

- A future major highway facility shown on the adopted Major Thoroughfare Plan is the Grand Parkway in the southern section of the City. The ultimate construction of this type of highway would be significant to the growth and development within the City. of either side of F.M. 528.

Formatted: List Paragraph, Bulleted + Level: 1 +
Aligned at: 0.25" + Indent at: 0.5"

The following are features shown on Figure 7a:

Amendment of Greenbriar Extension—The City of Friendswood Planning and Zoning Commission has voted to amend the portion of the Major Thoroughfare Plan that calls for the extension of Greenbriar to FM 528. The proposed extension would have required an additional traffic at Greenbriar and FM 528. Thus resulting in two lighted intersections within a quarter mile of each other. This would have resulted in more traffic congestion and more importantly create additional safety concerns for the residents of Fox Meadow's Subdivision and those traveling that particular stretch of FM 528.

Designation of Briarcreek as a Collector Street—The City of Friendswood Planning and Zoning Commission has voted to amend the Major Thoroughfare Plan by designating Briarcreek as a collector street to replace the extension of Greenbriar. The designation of Briarcreek as a collector street in the Plan will follow a more natural alignment with Falcon Ridge Boulevard.

Thoroughfare Standards

Street design shall conform to the Subdivision Ordinance and all applicable planning tools, as well as specifications outlined in the Design Criteria Manual. Other considerations for design shall include street function, street capacity, service levels, traffic safety, pedestrian safety and utility locations.

The City of Friendswood has three new major thoroughfare to be developed in the future: (1) extension of Blackhawk north of Dixie Farm Road, (2) Brittany Bay, and (3) north/south thoroughfare in the vicinity of the Wesley West Cattle Company Property.

Sections—For each route, since they all have regional characteristics, the type of standard or thoroughfare section will likely be determined by agencies other than the City. However, two features which need to be worked into each of the section for local purposes is an adequate right-of-way width for the parkway and median area. This width should be sufficient to accommodate

Formatted: Indent: First line: 0"

landscape planning for the purpose of aesthetics, sound attenuation and problems associated with pollutants.

The Subdivision ordinance 85-19 provides for the following rights of way to be established:

Major Thoroughfare	120 feet
Collector	80 feet
Commercial	80 feet
Boulevard	80 feet
Minor	60 feet

To provide more flexibility for planning purposes, a range of right-of-way widths has been developed using the established widths from the ordinance. These ranges are shown on Figures 7 and 7a.

- Industrial and Commercial Streets – The separate street section for streets in commercial and industrial districts is to accommodate trucks and other commercial vehicles. A minimum right-of-way of eighty feet provides adequate space for turning and maneuvering movement within the public right-of-way.

Formatted: Font: Not Bold

- Bicycle Lanes and Trails – Space should be provided both on the major thoroughfares, boulevards, and secondary or collector streets for the bicyclist. The street sections for those streets indicated to function as links in the trail system shown on Figure 16 should be considered when thoroughfare rights of way are under construction during review of construction plans subdivision plats. The alternatives for location of a trail within the right-of-way are shown on Figure 15.

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: List Paragraph, Bulleted + Level: 1 +
Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font: (Default) Times New Roman, 12 pt,
Not Bold

Formatted: Normal, No bullets or numbering

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt