

From: Suchmor Thomas
To: [Becky Summers](#); [Karen Capps](#)
Cc: [Aubrey Harbin](#); [Gary Bucek](#); [Selwyn Thint](#)
Subject: [EXTERNAL]ALF and MC - SUP permit
Date: Wednesday, February 28, 2018 7:55:04 AM

February 28, 2018

To:
Mrs Karen Capps
Mrs Becky Summers

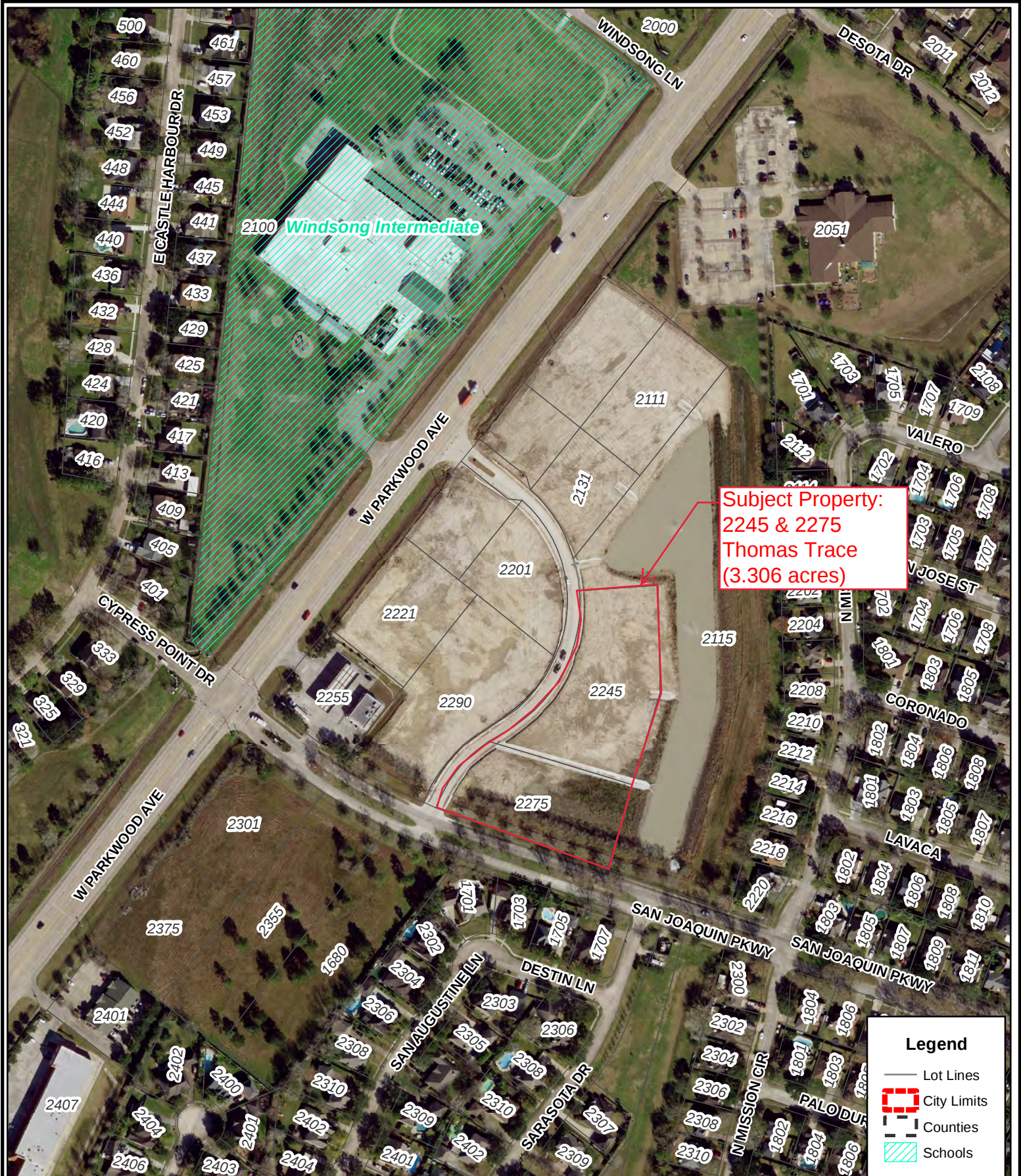
This email serves to address concerns on whether the owner/developer would operate this assisted living and memory care facility as a non-profit organization. This notice provides commitment that the assisted living and memory care facility will be managed and operated by an entity for profit.

We have pursued restaurants, retail, office use and day-care facility for the subject tract for over 4 years. Due to lack of interests for this particular pad, I have decided to proceed with a business that is associated with my expertise and add distinct value to the community.

This facility will require a \$15M investment. I intend to operate the facility in a profitable manner to support and provide a return on this investment made.

Thanking you,

Dr. Suchmor Thomas



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 263'

Republic EMS Ltd.
33300 Egypt Lane Ste. D300
Magnolia, TX 77354
Tel 281-857-6457
Fax 1-888-515-9270
admin@republicems.com



February 26, 2018

City Council Members
City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546

RE: Transportation of Assisted Living Facility and Memory Care Residents

To Whom This May Concern:

This is to certify that Republic EMS, Ltd. will transport all of the Assisted Living Facility and Memory Care residents for the Friendswood Fountains Property, for regular transports and in case of natural disaster. We are equipped with an ambulance that can traverse high water in case the need arises.

Please do not hesitate to contact us if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Daniel Osborne". The signature is written in a cursive, flowing style.

Daniel Osborne
CEO/President



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☒ Specific Use Permit Option 2

☐ Planned Unit Development Option 2

SUP for Use(s) #: ASSISTED LIVING
+ MEMORY CARE

PROPERTY IDENTIFICATION:

Address: 2245 + 2275 THOMAS TRACE, FRIENDSWOOD, TX 77546

Platted Land – Plat Name: FOUNTAINS @ FRIENDSWOOD Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

RESERVES F + G

OWNER NAME: THOMAS DEVELOPERS, LLC Phone: 281-703-1425

Owner's Mailing Address: 5126 CANDLEWOOD DRIVE

City: LEAGUE CITY State: TX Zip: 77573 Fax: _____

Owner's Email Address: SUCKMORC@YAHOO.COM

AGENT'S NAME: SEL THINT/EVERETT DESIGN GROUP Phone: 281-993-3770

Agent's Mailing Address: 907 S. FRIENDSWOOD DR. STE 200

City: FRIENDSWOOD State: TX Zip: 77546 Fax: _____

Agent's Email Address: ST@EDGTEXAS.COM

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: [Signature] Date: 1-26-18

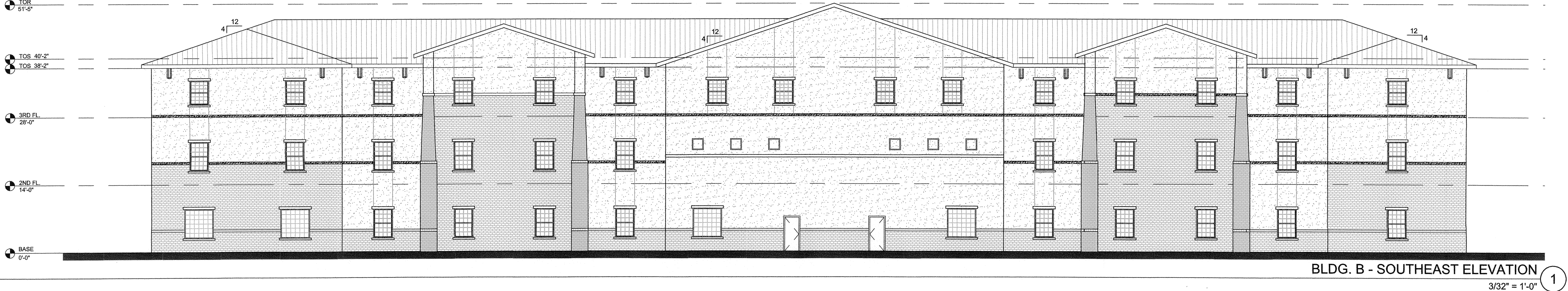
Agent's Signature: [Signature] Date: 1-26-18

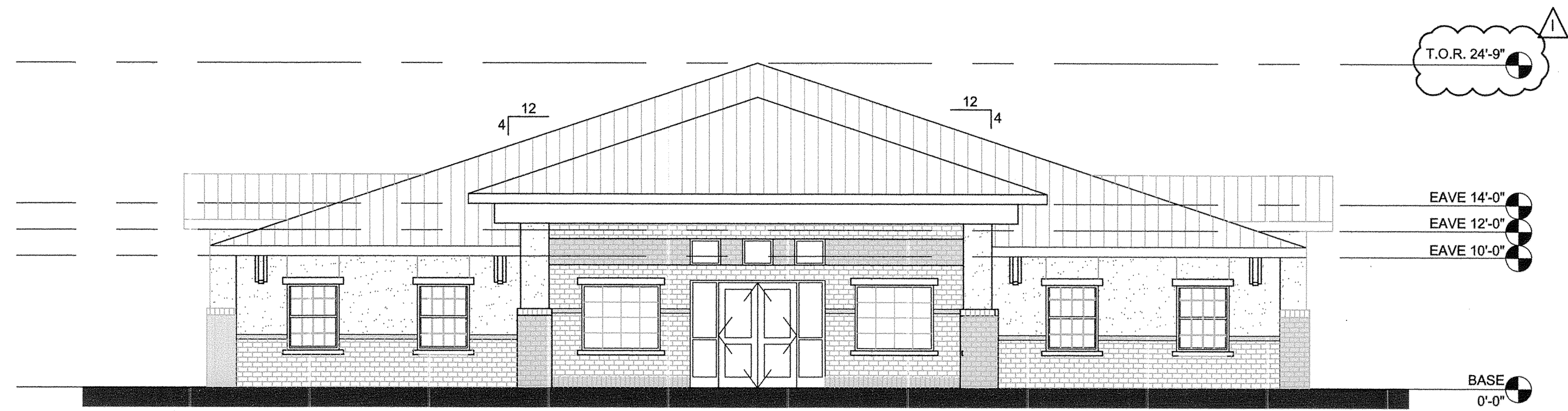
Received By: <u>BSummers</u>	Application Number: <u>PLAD-2018-0004</u>
Date of Public Hearing: <u>3-5-18</u>	Received Date: <u>1-29-18</u>
Property Owner Notices: <u>2-23-18</u>	Newspaper Notice: <u>2-12-18</u>
	Sign on Property: <u>2-23-18</u>

MATERIAL LEGEND			
	RUNNING BOND COURSE BRICK TYPE I		STUCCO
	RUNNING BOND COURSE BRICK TYPE II		EIFS ACCENT BAND
	METAL PANEL ROOF		

FINISH SCHEDULE	
CAST STONE	COLOR: TBD
BRICK TYPE I	COLOR: TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR: TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR: TBD
HM DOOR	COLOR: TBD
EXTERIOR LIGHTS	COLOR: TBD
EIFS ACCENT	COLOR: TBD
METAL PANEL ROOF	COLOR: TBD

LEGENDS AND SCHEDULES 11





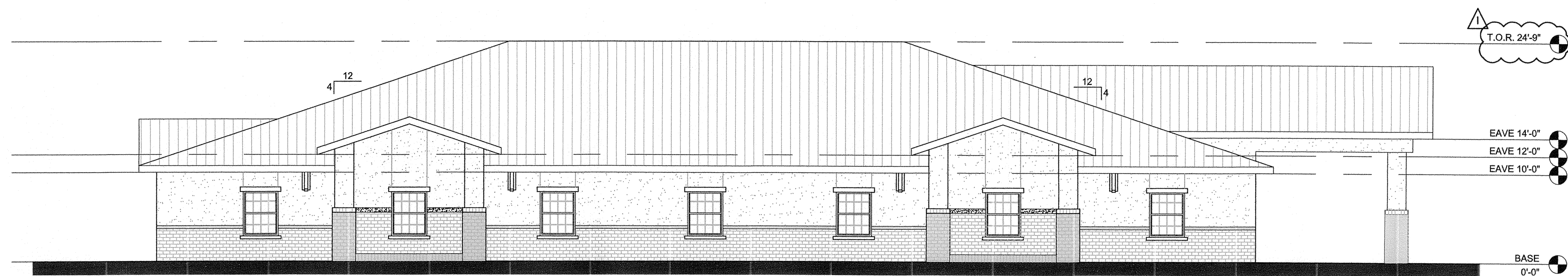
BLDG. A & C - NORTHEAST ELEVATION
1/8" = 1'-0" 4



BLDG. A & C - SOUTHWEST ELEVATION
1/8" = 1'-0" 3



BLDG. A & C - NORTHWEST ELEVATION
1/8" = 1'-0" 2



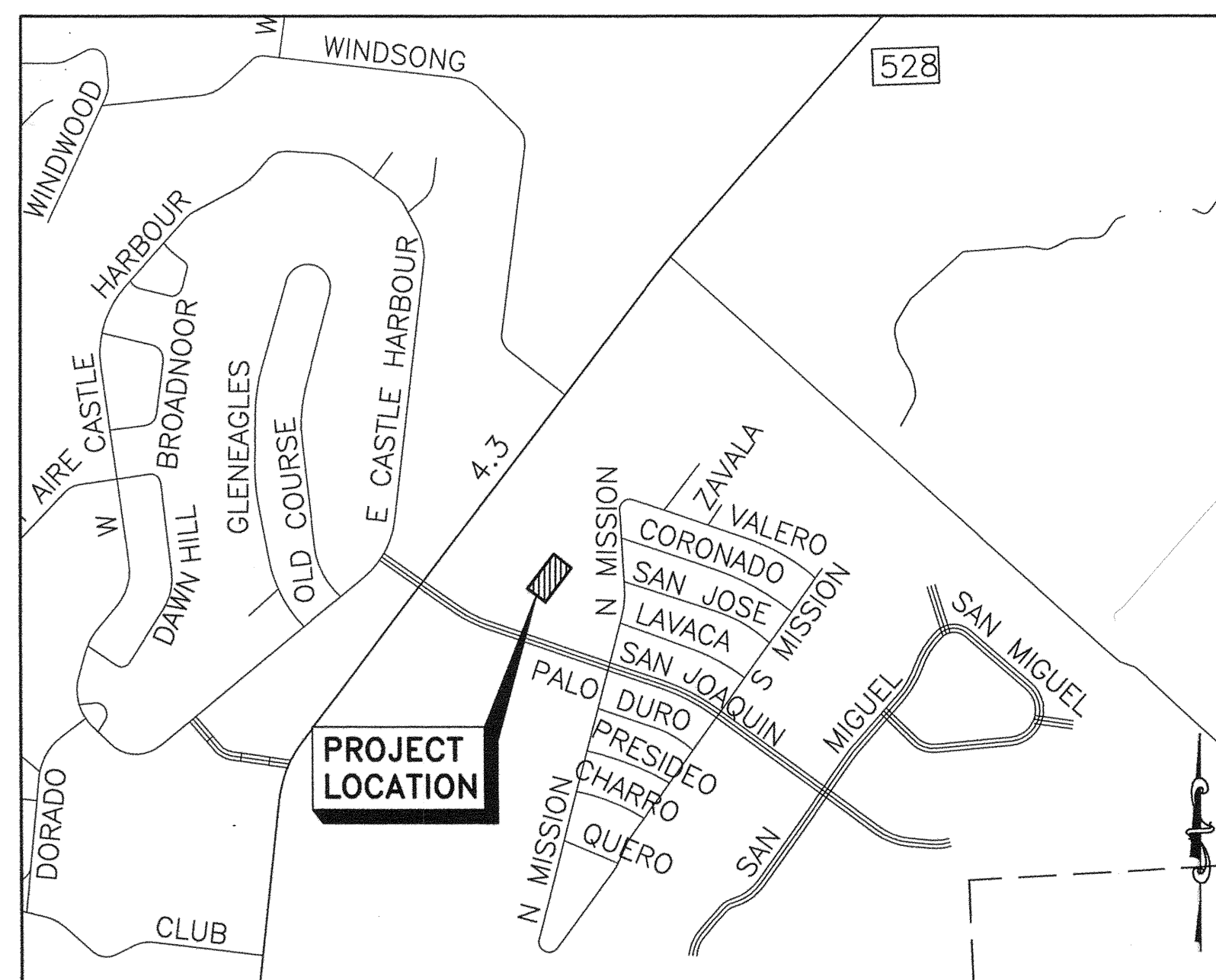
BLDG. A & C - SOUTHEAST ELEVATION
1/8" = 1'-0" 1

MATERIAL LEGEND		
	RUNNING BOND COURSE BRICK TYPE I	
	RUNNING BOND COURSE BRICK TYPE II	
	METAL PANEL ROOF	

FINISH SCHEDULE		
CAST STONE	COLOR:	TBD
BRICK TYPE I	COLOR:	TBD - RUNNING BOND COURSE
BRICK TYPE II	COLOR:	TBD - RUNNING BOND COURSE
GUTTER, DOWNSPOUT, TRIM	COLOR:	TBD
HM DOOR	COLOR:	TBD
EXTERIOR LIGHTS	COLOR:	TBD
EIFS ACCENT	COLOR:	TBD
METAL PANEL ROOF	COLOR:	TBD

LEGENDS AND SCHEDULES

13



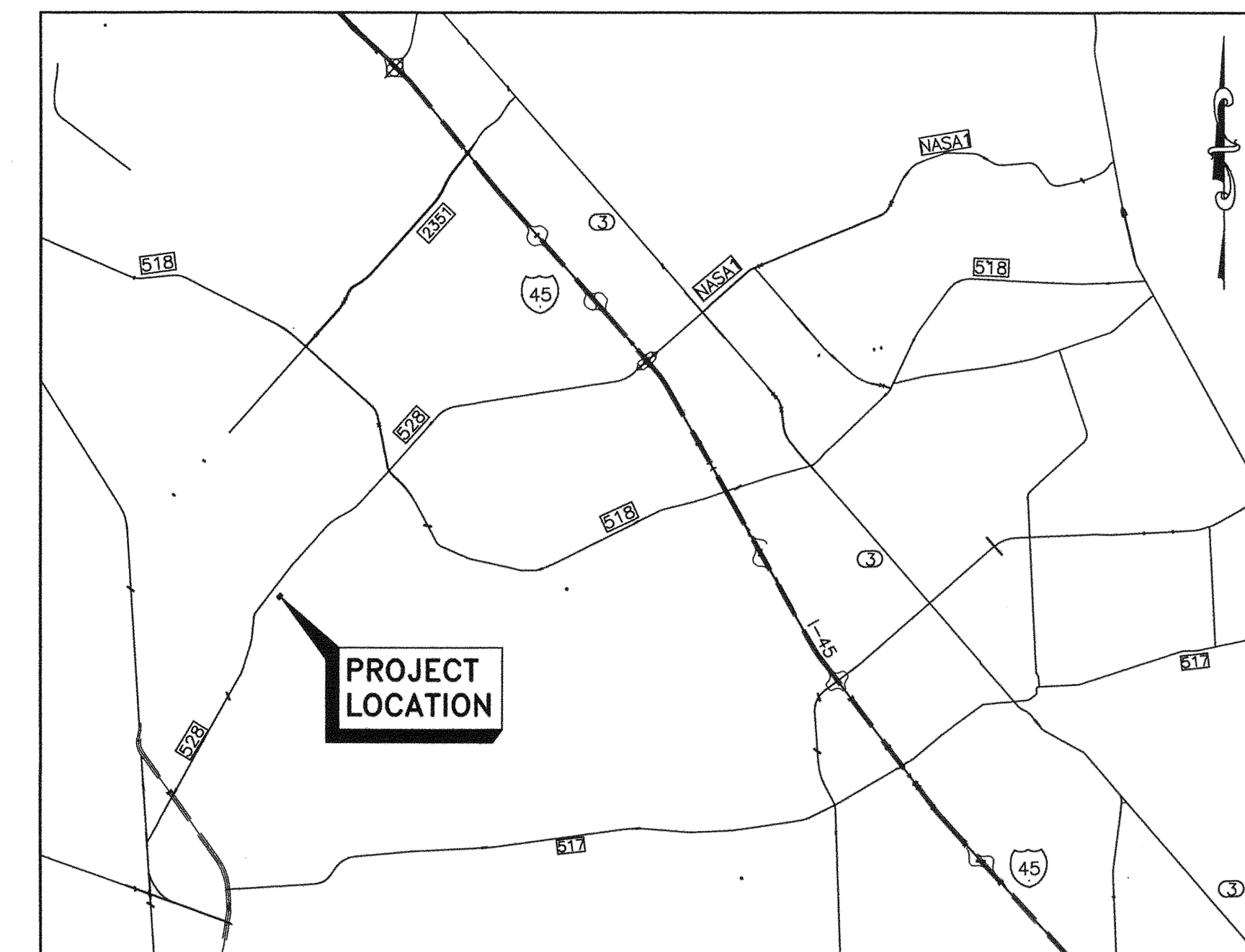
LOCATION MAP
SCALE : 1"=1000'
KEY MAP 656-Q,U

GALVESTON COUNTY CITY OF FRIENDSWOOD, TEXAS

SPECIAL USE PERMIT FOR

RESERVE F AND G AT FOUNTAINS OF FRIENDSWOOD

2245 THOMAS TRACE
FRIENDSWOOD, TEXAS 77546



VICINITY MAP
SCALE : 1"=10000'
KEY MAP 656-Q,U

COUNCIL MEMBER

MAYOR	KEVIN M. HOLLAND
MAYOR PRO-TEM	STEVE ROCKEY
COUNCIL POSITION 2	SALLY H. BRANSON
COUNCIL POSITION 3	JIM HILL
COUNCIL POSITION 4	MIKE FOREMAN
COUNCIL POSITION 5	JOHN H. SCOTT
COUNCIL POSITION 6	CARL W. GUSTAFSON
CITY MANAGER	ROGER C. ROECKER

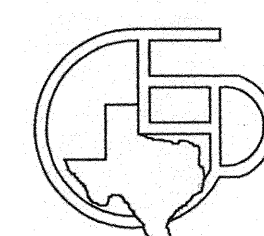


FEBRUARY 12, 2018

SHEET INDEX

G1.0	COVER SHEET
A1.0	SITE LAYOUT PLAN
A1.1	PHOTOMETRIC PLAN
A3.0	ELEVATION PLAN & NOTES
A3.1	ELEVATION PLAN & NOTES
L1	LANDSCAPE PLAN

THOMAS DEVELOPERS, LLC
MANAGER: SUCHMOR THOMAS
ADDRESS: 5126 CANDLEWOOD DR
LEAGUE CITY, TX 77573
PHONE: 281-703-1425



Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM # F-9440
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			

EMPLOYEES AND RESIDENTS PER BUILDING

Phase 1 – First Memory Care

16 Resident per memory care

15- Full Time employees

5 Part time

These are the Employee Positions for Memory Care

1 ED/Nurse

4 medication aides

1 Activity/Cook

Remainder will be caregivers/CNA's

Phase 2 – Assisted Living Facility

60 Residents in the Assisted Living

Approximately 30 Full Time Employees

10 part time

These are the Employee positions for Assisted Living.

1 ED/Nurse (full time)

1 Nurse supervisor (full time)

4 medication aides (full time)

1 maintenance (full time)

1 Chef (full time)

1 cook (full time)

1 housekeeper (full time)

1 community liaison (full time)

Approximately 20-25 caregivers

1 cook (part time)

1 dishwasher (part time)

1 housekeeper (part time)

1 maintenance (part time)

Phase 3 – Second Memory Care

16 Resident per memory care

15- Full Time employees

5 Part time

These are the Employee Positions for Memory Care

1 ED/Nurse

4 medication aides

1 Activity/Cook

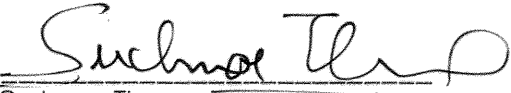
Remainder will be caregivers/CNA's

STATE OF TEXAS
COUNTY OF GALVESTON

I, Suchmor Thomas, the owner of the tract described in the above and foregoing Plat of **FOUNTAINS @ FRIENDSWOOD**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

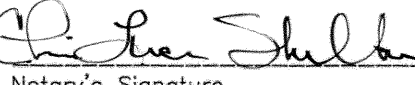
WITNESS my hand in the City of Friendswood, Texas, this 23rd day of March, 2016

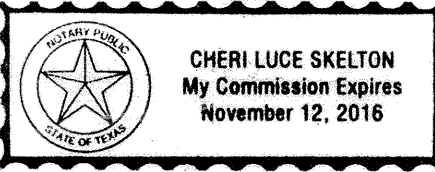

Suchmor Thomas
Thomas Developers, LLC

STATE OF TEXAS
COUNTY OF GALVESTON

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 acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this 23rd day of March, 2016.


Notary's Signature
My Commission Expires 11-2-16



LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

I, Logan Laviolette, officer of Texan Bank, holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication and do hereby in all things as to the date of the execution subordinate to said subdivision the lien against said land owned and held by us.

WITNESS our hand in the City of Friendswood, Texas, this 23rd day of March, 2016.

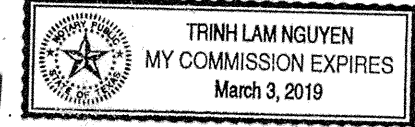
Logan Laviolette
Senior Vice President
Texan Bank

STATE OF TEXAS
COUNTY OF GALVESTON

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 acknowledge to me that he executed the same for the purposes and consideration therein set forth and in the capacity therein stated.

GIVEN UNDER MY HAND, SEAL OF OFFICE, this 23rd day of March, 2016.

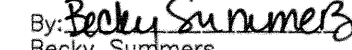

Notary's Signature
My Commission Expires 03-03-19



CERTIFICATE FOR PLANNING AND ZONING COMMISSION:

This is to certify that the City Planning and Zoning Commission of Friendswood, Texas has approved this plat and subdivision of **FOUNTAINS @ FRIENDSWOOD**.

In testimony whereof, **WITNESS** the official signature of the Chairman and Development Coordinator of the City Planning and Zoning Commission of the City of Friendswood, Texas, this 4th day of April, 2016.

By: 
Becky Summers
Development Coordinator

By: 
David O'Farrell
Chairman, Planning and Zoning Commission

CITY ENGINEER CERTIFICATE

I, Patrick G. Donart, P.E., CFM, 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.


Patrick G. Donart, P.E., CFM
City Engineer/Public Works Director

STATE OF TEXAS
COUNTY OF GALVESTON

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 2016, at 3 O'Clock PM, in Plat Map Number , Galveston County Records.

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas.

GENERAL NOTES:

1. "U.E." - indicates "UTILITY EASEMENT"
2. "B.L." - indicates "BUILDING LINE"
3. "W.L.E." - indicates "WATER LINE EASEMENT"
4. "S.S.E." - indicates "SANITARY SEWER EASEMENT"
5. "A.E." - indicates "AERIAL EASEMENT"
6. "D.E." - indicates "DRAINAGE EASEMENT"
7. "G.C.C.F." - indicates "GALVESTON COUNTY CLERK'S FILE"
8. "G.C.M.R." - indicates "GALVESTON COUNTY MAP RECORDS"
9. "G.C.D.R." - indicates "GALVESTON COUNTY DEED RECORDS"
10. "S.T.M.S.E." - indicates "STORM SEWER EASEMENT"
11. "L.E." - indicates "LANDSCAPE EASEMENT"
12. All of the pipeline easements are shown hereon.

13. 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 p 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.

14. 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.

15. 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.

16. 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; Thomas Developers, LLC 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.

17. 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.

18. 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.

19. 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 Thomas Developers, LLC.

20. There are no pre-existing trees within this plat that fit the description found in the section 8.1.1. (3) of the Zoning Ordinance of the City of Friendswood.

21. This boundary survey shall close to within 1:10,000

22. Pipeline right-of-way easement in favor of Phillips Petroleum Company, as set forth in instrument recorded in Volume 983, Page 121, of the Deed Records of Galveston County, Texas, is located within the 50 feet wide Phillips Petroleum Company Pipeline Easement.

23. Pipeline right-of-way easement in favor of Southlix Pipeline Holding Company, as set forth in instrument filed for record under Galveston County Clerk's File Number 9941926, is located within the 50 feet wide Phillips Petroleum Company Pipeline Easement.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

1. Buildings, fences or other structures shall not be erected in **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT** (the **DISTRICT**) right-of-ways or drainage easements.

2. The detention facility is to be maintained by the property owner.

3. No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT**.

4. Additional drainage easements may be required at the time a drainage plan is submitted to the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT** for approval.

5. Plantings, flower beds, or other landscaping is not permitted inside lot drainage or detention easements.

6. No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the **DISTRICT**.

7. 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 without the approval of the **DISTRICT**.

Approved by the **GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT**.


Director


Director

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) days. Please note this does not necessarily mean that all of the information provided in this plat has been completely checked and verified. The plat submitted has been prepared, signed, and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys the Engineer's responsibility and accountability to that Surveyor.

SURVEYOR'S CERTIFICATE:

I, Michael D. Morton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on 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 of 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 inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest platted subdivision corner; and that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies.

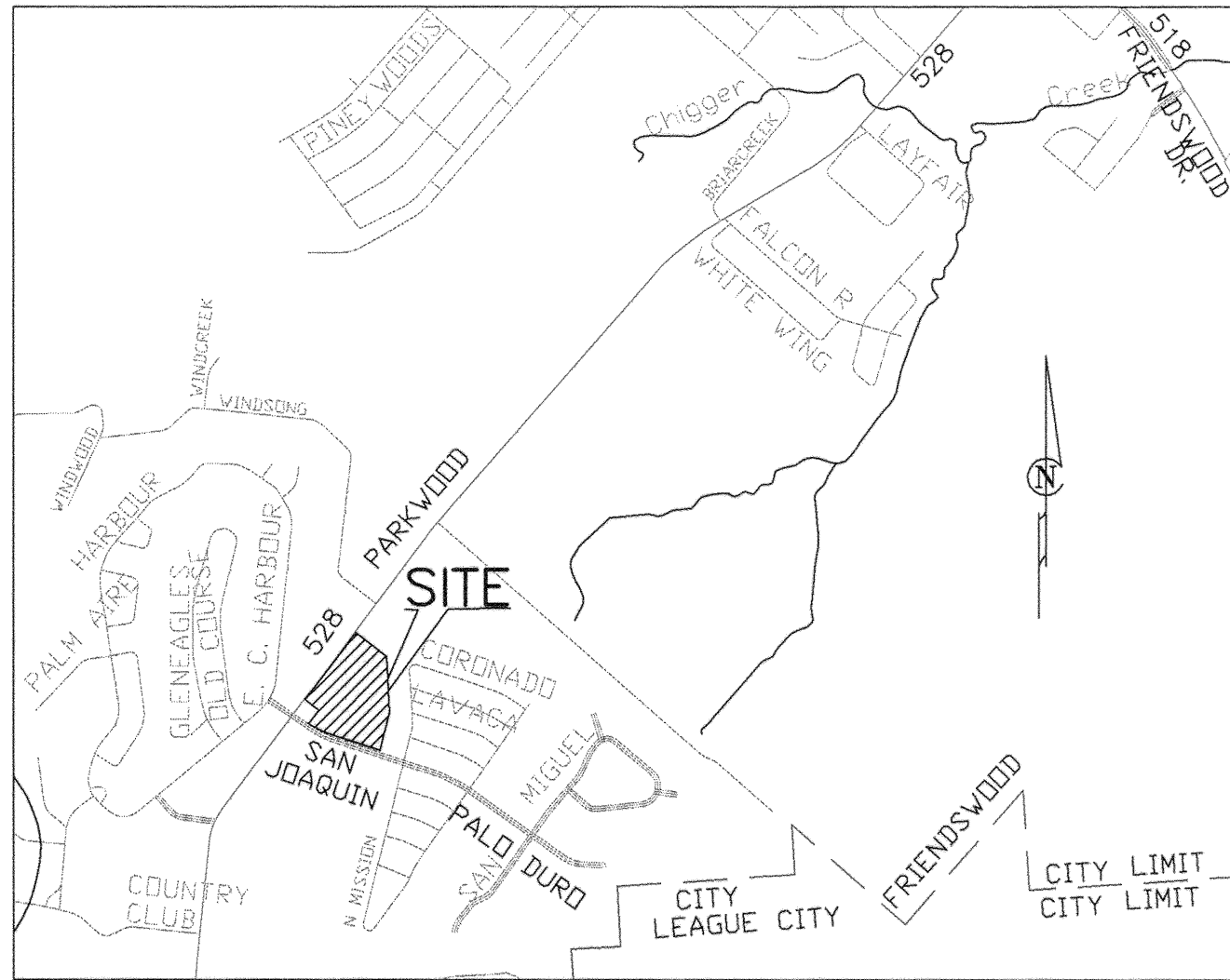

Michael D. Morton
Registered Professional Land Surveyor No.3686



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.69'	N29°49'48"E
L2	13.67'	N29°49'48"E
L3	13.62'	N29°49'48"E
L4	26.04'	N82°30'08"E
L5	26.04'	N82°30'08"E
L6	28.50'	N81°32'08"W
L7	28.14'	N14°18'52"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	186.34'	1199.00'	74.36°
C2	23.00'	1199.00'	14.09°
C3	58.67'	1199.00'	29.29°
C4	188.40'	200.00'	97.97°
C5	581.10'	200.00'	436.36°

CITY OF FRIENDSWOOD REGULATION MATRIX									
ZONING DISTRICT	LOT AREA MINIMUM SQUARE FEET	LOT WIDTH MINIMUM FEET	LOT DEPTH MINIMUM FEET	YARDS MINIMUM FEET				HEIGHT MAXIMUM FEET	LANDSCAPE REQUIREMENT
				FRONT	REAR	INTERIOR	EXTERIOR		
						WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT	WHEN ABUTTING PROPERTY IN A NON-RESIDENTIAL 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	40	YES



VICINITY MAP
SCALE : 1"=2000'
KEY MAP 656-Q,U

FLOODPLAIN STATEMENT

According to the Federal Emergency Management Agency Flood Insurance Rate Map for the city of Friendswood, Goveston and Harris Counties Panel No. 485468--0005--E map revised September 22, 1999, the subject property lies within Zone "X".

BENCHMARK: ELEVATION: 32.39'
CITY OF FRIENDSWOOD U.S.G.S. DISK, 1929 DATUM--1978 RELEVELING
PROJECT BENCHMARK: TOP F/H ON WORD "FIRE". ELEVATION: 30.91'

RESERVE	PURPOSE	ACRES	SQ. FT.
A	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.132	49,297
B	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.875	81,688
C1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	0.680	29,614
C2	UNRESTRICTED RESERVE (COMMERCIAL USE)	0.905	39,436
D1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	0.520	22,673
D2	UNRESTRICTED RESERVE (COMMERCIAL USE)	0.680	29,672
E1	RESTRICTED RESERVE (LANDSCAPING & PARKING LOT USE)	1.007	43,881
E2	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.075	46,823
F	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.428	62,218
G	UNRESTRICTED RESERVE (COMMERCIAL USE)	1.878	81,798
H	RESTRICTED RESERVE (DETENTION POND)	6.814	296,851
ESMT.	PURPOSE	ACRES	SQ. FT.
ROADWAY	VEHICULAR INGRESS--EGRESS ESMT. (PRIVATE)	.706	30,752
TOTAL	SITE AREA	18.703	814,703

FINAL PLAT
FOUNTAINS @ FRIENDSWOOD

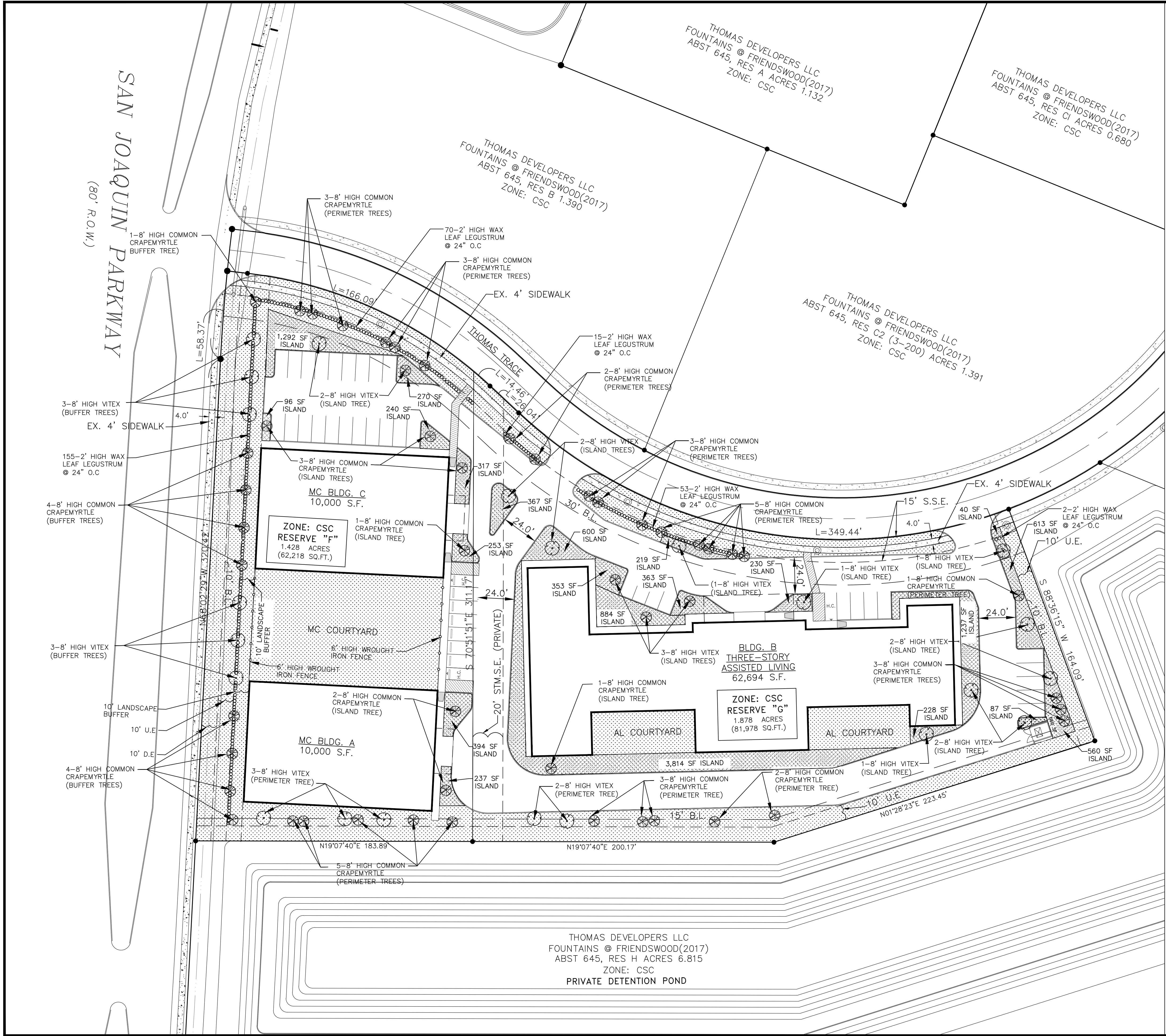
A SUBDIVISION OF 18.703 ACRES OF LAND, BEING A PORTION OF LOT 1, BEREAN BAPTIST SUBDIVISION, VOLUME 18, PAGE 202, G.C.M.R. AND OUT OF LOTS 10--12 OF BURGESS SUBDIVISION, BOOK 119 PAGE 14, G.C.D.R. AND LOCATED IN THE GEORGE W. PATTERSON SURVEY NO. 6, ABSTRACT NO. 645, CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

LOT: 0 RESERVES: 11 BLOCKS: 0

SCALE: 1"=100' DATE: January 30, 2016

OWNER: THOMAS DEVELOPERS, LLC
MANAGER: SUCHMOR THOMAS
ADDRESS: 5126 CANDLEWOOD DR.
LEAGUE CITY, TX 77573
PHONE NO: 281-703-1425

MICHAEL D. MORTON, R.P.L.S.
2110 O'DAY ROAD
PEARLAND, TEXAS 77581
Phone: (281) 412-2284 Fax: (281) 412-2314



LANDSCAPING TABLE

TOTAL AREA OF PARKING AND DRIVES = 38,617 SQ FT
38,617 SQ FT X 15% = 5,793 SQ FT. REQUIRED
IF OVER 20 SPACES THEN USE LANDSCAPING
REQUIRED (5,793 SQ. FT.) X .50 = 2,897 SQ FT REQUIRED
IN LANDSCAPE ISLAND REQUIRED.

TOTAL LANDSCAPING AREA PROVIDED = 42,905 SQ. FT.
TOTAL LANDSCAPE IN ISLAND PROVIDED = 13,867 SQ. FT.

PERIMETER TREES REQUIRED:
164.09/40 = 4 TREES REQUIRED ON NORTH SIDE

349.44 LF+166.09+ LF+14.46 LF+ 26.04LF+
166.09 LF-2(24LF DRIVES)-2(10' LANDSCAPE BUFFER) = 654.12 LF
654.12 LF/40 = 16 TREES REQUIRED ON WEST SIDE

183.09 LF+200.17+ 223.45 = 606.71 LF
606.71 LF/40 = 15 TREES REQUIRED ON EAST SIDE

TOTAL PERIMETER TREES REQUIRED: 35
TOTAL PERIMETER TREES PROVIDED: 35

BUFFER TREES REQUIRED:
320.42 LF+ 58.37 LF = 378.79 LF
378.79/25 = 15 BUFFER TREES REQUIRED ON SOUTH SIDE
TOTAL BUFFER TREES PROVIDED: 15

ISLAND TREES REQUIRED: 1 TREE PER ISLAND
TOTAL ISLAND PROVIDED: 22
TOTAL ISLAND TREES PROVIDED: 22

LEGEND

SOD AREA ISLAND AREA WITH SODDING

PLANT LIST

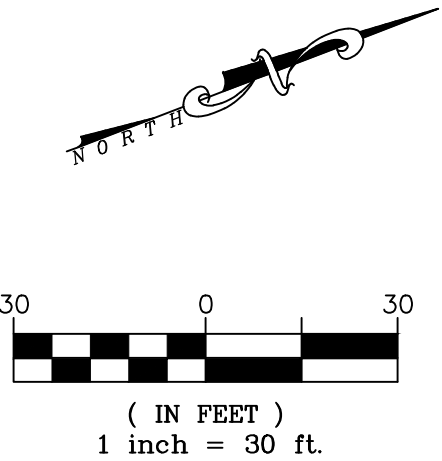
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	50	CRAPEMYRTLE	LAGESTROEMIA INDICA	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	22	VITEX	VITEX AGNUS-CASTUS	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	295	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONIUM	PLANT 24" O.C 24" HIGH

TREE SURVEY NOTE:

CURRENTLY THERE ARE NO
EXISTING TREES ON PROPERTY

NOTES:

- ALL TREES SHALL HAVE A
CALIPER NO LESS THAN 2 INCHES
MEASURED 18 INCHES ABOVE THE
GROUND.
- ALL TREES SHALL BE 8 FEET
TALL AT PLANTING.



NO.

DATE

REVISIONS

APP.

Everest Design Group, LLC

Planning, Engineering, Construction Management

907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

RESERVE F AND G

2245 THOMAS TRACE
FRIENDSWOOD, TX 77546

LANDSCAPE PLAN

DRAWN BY: BP

PROJECT NO. 2018-810

SHEET NO.

DESIGNED BY: BP

DATE: FEBRUARY 12, 2018

L1

APPROVED BY: ST

SCALE: AS SHOWN

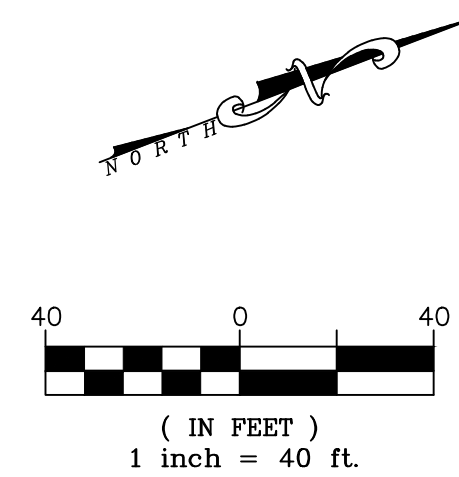
A photograph of a pond with a line of trees and a house in the background under a clear blue sky. The pond is in the foreground, reflecting the sky. A line of trees, including some evergreens and deciduous trees, runs across the middle ground. Behind the trees, a house is partially visible on the left side. The sky is clear and blue.

NO.	DATE	REVISIONS	APP.

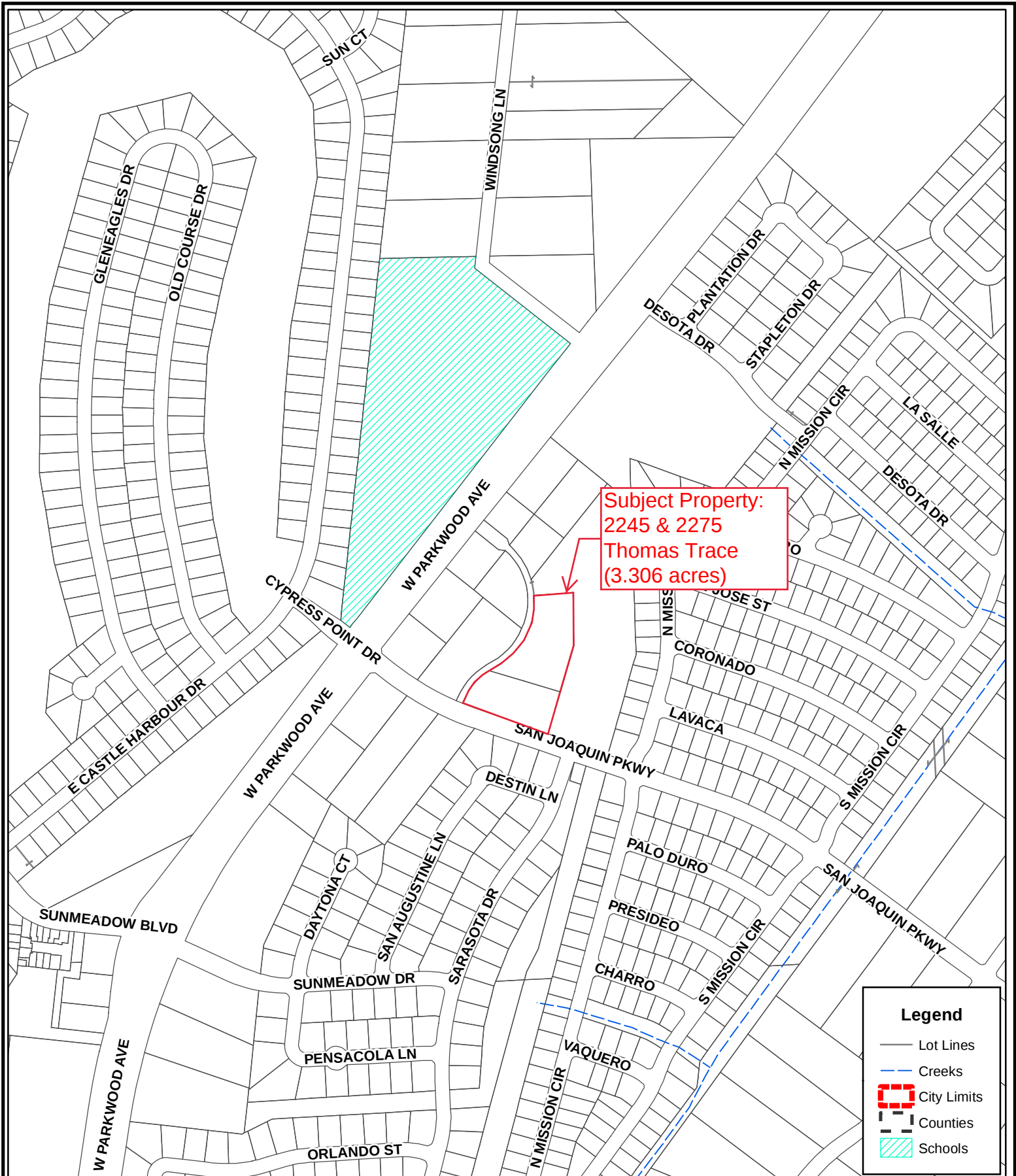
 **Everest Design Group, Inc.**
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

RESERVE F AND G
2245 THOMAS TRACE
FRIENDSWOOD, TX 77546

LINE OF SIGHT PLAN



DRAWN BY: BP	PROJECT NO. 2018-810	SHEET NO. A1.0
DESIGNED BY: BP	DATE: FEBRUARY 12, 2018	
APPROVED BY: ST	SCALE: AS SHOWN	



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
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Friendswood GIS Mapping



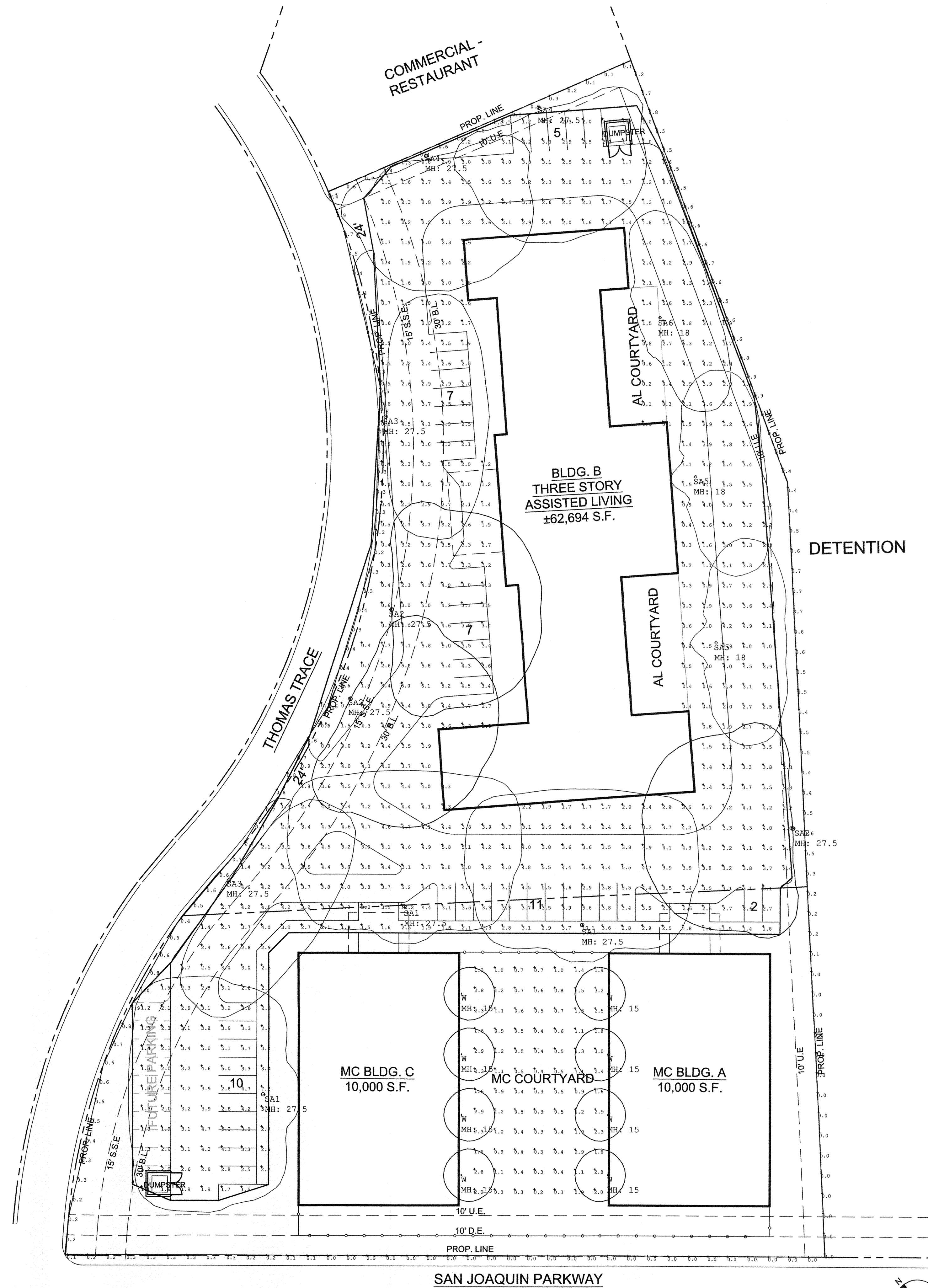
1" = 527'

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	3	SA1	SINGLE	N.A.	0.900	UR28-96L-315-4K7-4W
⊙	3	SA2	SINGLE	N.A.	0.900	UR28-96L-255-4K7-4-BC
⊙	2	SA3	SINGLE	N.A.	0.900	UR28-96L-255-4K7-3-BC
⊙	2	SA4	SINGLE	N.A.	0.900	UR18-96L-155-4K7-4-BC
⊙	2	SA5	SINGLE	N.A.	0.900	UR20-56L-110-4K7-3-PT
⊙	1	SA6	SINGLE	N.A.	0.900	UR20-56L-110-3K7-2-PT
⊙	8	W	SINGLE	N.A.	0.900	CY1-25-4K7-1-4D-R

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	1.16	3.2	0.2	5.80	16.00
Property Line	Illuminance	Fc	0.36	1.0	0.0	N.A.	N.A.
Restaurant Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Planar 1	Illuminance	Fc	2.92	10.2	0.1	29.20	102.00

LEGEND

9



PHOTOMETRIC SITE PLAN

1" = 30'-0"

Property Tax Solutions

Tammy Allison
Real Estate
281-482-6300 • Fax 281-482-6303
tammyallisonpts@gmail.com

2437 Bay Area Blvd. #151
Houston, Texas 77058

Debbie Liggio
Business Personal Property
281-337-0898 • Fax 281-337-2766
dliggio@msn.com

March 14, 2018

Thomas Developers LLC
314 Willow Point Dr.
League City, Tx. 77573

Re: Estimated property tax calculation for proposed Memory Care and Assisted Living facilities at Fountains@ Friendswood

Dear Dr. Thomas,

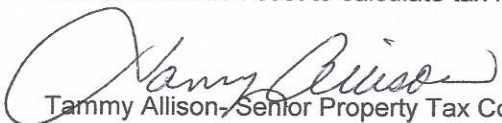
I have reviewed your survey with your proposal for a Memory Care and Assisted Living facility at Fountains@ Friendswood. I have calculated below your estimated tax liability for both of these parcels based on the following assumptions:

1. The 2017 assessed value of the land per GCAD
2. I have used the 2017 tax rates from all pertinent jurisdictions
3. I have used your estimate of construction costs of \$15,000,000

*Based on these three assumptions, the estimated tax liability would be as follows:

Reserve F 1.428 acres GCAD 612543	\$228,290
Reserve G 1.878 acres GCAD 612544	\$300,230
Improvements:	\$15,000,000
 Total Cost of Project:	 \$15,528,520
 Galveston County levy:	 \$84,824.07
Galveston County Road and Flood levy:	\$893.36
City of Friendswood levy:	\$84,785.72
Friendswood ISD levy:	\$212,274.87
Galveston County Drainage levy:	\$17,391.94
 Estimated Total Tax levy:	 \$400,169.96

* Estimates for tax liability are only based on these three assumptions. When the property is actually assessed by GCAD, they may use a different methodology other than construction cost to calculate tax liability.


Tammy Allison, Senior Property Tax Consultant
TDLR # 00001714

Rezoning Report

February 2018; revised March 2018 to include CEDC recommendation

Project: Senior Care Facility – Assisted Living and Memory Care

Address: 2245 and 2275 Thomas Trace

Legal: 3.306 acres also known as Reserves F (1.428 acres) & G (1.878 acres), Final Plat of Fountains @ Friendswood, City of Friendswood, Galveston County, Texas

Request: Zone classification change from Community Shopping Center (CSC) to Community Shopping Center with a Specific Use Permit (CSC/SUP) for the following NAICS Uses:
#6231 - Nursing Care Facilities, Skilled Nursing Facilities
#623311 - Continuing Care Retirement Communities (with on-site nursing)
#623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care)

The proposed development will consist of a total of 103 units – 75 units for assisted living and 28 units for memory care. The 75 assisted living units will be located in a three-story building with a proposed building height of 51.5 feet. The 28 memory care units will be housed in two, one-story buildings with a courtyard in between.

The project will be developed in phases. The first phase will consist of the memory care facility, and once the operations of that facility are stabilized, the assisted living units would be developed as the second phase.

As part of the request, the applicant is requesting a maximum building height of 51.5 feet for Building B – the assisted living building. The current maximum building height for the CSC zoning district is 40 feet, unless approved with a SUP.

Applicable Zoning Ordinance Excerpts

Section 9.G. 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.
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 insure 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.

Section 7.Q.3. Area and height exceptions

b. A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

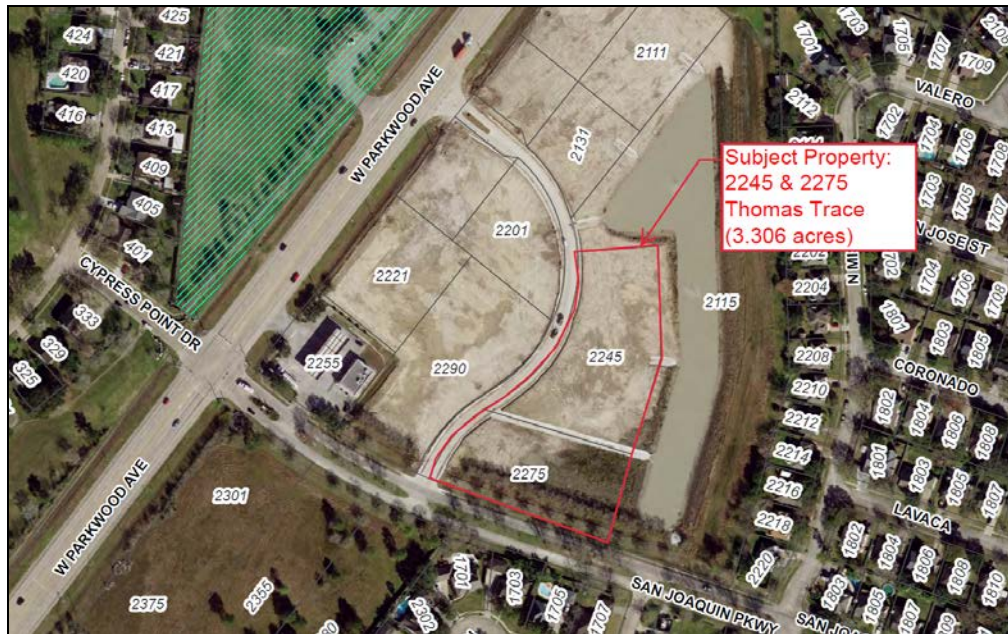
1. Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a. The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b. Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

Existing Use/Site Attributes:

The two tracts are part of the Fountains at Friendswood development. From the rear of the tracts to the residential lots, the distance is approximately 260 feet and includes the area where the detention pond is located as well as several pipeline easements.



City of Friendswood GIS Aerial Map

Zoning History:

The current zoning of the property is Community Shopping Center (CSC).

Adjacent Zoning/Land Use:

The two tracts front Thomas Trace, a private road, and San Joaquin Parkway. The detention pond reserve for the Fountains at Friendswood development surrounds the tracts on the other sides. At the rear of the detention pond reserve, there are also several pipeline easements.



City of Friendswood Zoning Map

Platting Analysis:

The subject property is part of the Fountains at Friendswood Final Plat. The developer platted the land as 10 reserves for commercial development and built a private road for access, as well as the detention pond to serve all of the tracts. Five of the tracts currently have buildings or parking constructed on them or in progress.

Planning Analysis:

The tracts are subject to the Community Shopping Center (CSC) zoning district requirements. Since the subject tracts are more than 300 feet from W. Parkwood Ave/FM 528, they are *not* required to meet the requirements of the Community Overlay District (COD).

Comprehensive Planning Analysis:

The Future Land Use Map identifies this property developing as Retail.

Infrastructure/Service Delivery Impacts**Storm Water Management and Floodplain Issues:**

Detention capacity for the tracts has been provided in the existing detention pond.

Utilities:

City water and sewer services are available to the site. Impact fees and meter fees will be charged for each connection.

Access:

The project has direct access to Thomas Trace (60-foot private road), which in turn connects to FM 528 and San Joaquin Parkway.

Park/Open Space:

The applicant will be required to pay \$600 per unit for each dwelling unit.

Community & Economic Development Committee (CEDC) Recommendation:

All members of the CEDC stated that they are opposed to more assisted living facilities.



*The Cottages
at Chapel Creek*
8111 Wade Boulevard
Frisco, Texas 75034
Facility ID TBD

Temporary Mailing Address
Prior to Opening:
4514 Travis Street, #211
Dallas, Texas 75205

March 13, 2018

Re: Safe Haven

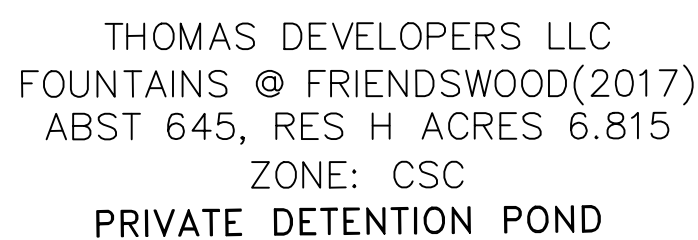
To whom it may concern

The Cottages @ Clear Lake in League City Texas and The Cottages @ Chandler Creek located in Round Rock Texas will provide safe haven for residents of the proposed community located in Friendswood Texas at 2245 and 2275 Tomas Trace Drive in case of a natural disaster that the county or city deems necessary for evacuation. Should you have any questions, please feel free to contact me at 281-757-2208

Respectfully,

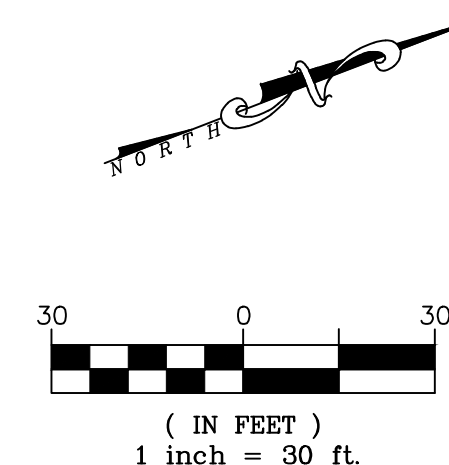
Lynda Canas
Lynda Canas, LVN
Vice President of Operations
281-757-2208 (Cell)

(80' R.O.W.)



PARKING SUMMARY	
<u>PROPOSED PARKING</u>	
MEMORY CARE BUILDING A & B :	
STANDARD PARKING (9'x18')	26
HANDICAP PARKING PROVIDED (2 VAN ACCESSIBLE)	2
ASSISTED LIVING FACILITY:	
STANDARD PARKING (9'x18')	17
HANDICAP PARKING PROVIDED (1 VAN ACCESSIBLE)	1
TOTAL PARKING PROVIDED =	46
<u>REQUIRED PARKING</u>	
ASSISTED LIVING: .35 SPACES PER UNIT	
75 UNITS * .35 =	27
MEMORY CARE BUILDING A : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
MEMORY CARE BUILDING B : .35 SPACES PER UNIT	
14 UNITS * .35 =	5
TOTAL PARKING REQUIRED =	37

MONUMENT SIGN
NOT TO SCALE

[illegible]



Everest Design Group

PLANNING, ENGINEERING, CONSTRUCTION MANAGEMENT

February 12, 2018

Ms. Becky Summers
Development Coordinator
City of Friendswood
910 S. Friendswood Dr.
Friendswood, TX 77546

Re: Application for Special Use Permit for a Senior Care Facility
Reserves G & F
Fountains @ Friendswood
Friendswood, Texas 77546

Dear Ms. Summers:

Attached for your review is the Special Use Application package for the above referenced properties. The properties are currently zoned CSC. A request is being made for a Special Use Permit to allow overall master planning of a Senior Care Facility on Reserves G & F at the Fountains @ Friendswood Commercial Subdivision.

The proposed development will consist of approximately 103 units which comprised of 75 units for assisted living and 28 units for memory care. The facility will have 3 separate buildings. One building will be for assisted living and the other two buildings for memory care.

The assisted living building will be three (3) stories. The proposed building height is 51'-5". Hence, a height limit variance is hereby requested to allow the building height to exceed 50 ft.

The project will be developed in multiple phases. The first Phase will consist of Memory Care Facility. Once the Memory Care Facility's operations are stabilized, the Assisted Living Units will be developed.

Should you have any questions, please contact me at 281-993-3770.

Sincerely,

Sel Thint, P.E.

Date: March 15, 2018

Action: Recommendation to City Council

Address: 2245 and 2275 Thomas Trace

Request: Community Shopping Center with a Specific Use Permit (CSC/SUP) for the following NAICS Uses: #6231 - Nursing Care Facilities, Skilled Nursing Facilities; #623311 - Continuing Care Retirement Communities (with on-site nursing); and #623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care)

Summary:

The applicant is proposing a memory care and assisted living facility, which requires a Specific Use Permit (SUP) in the Community Shopping Center (CSC) zoning district. The proposed development will consist of a total of 103 units – 75 units for assisted living and 28 units for memory care. The 75 assisted living units will be located in a three-story building with a proposed building height of 51.5 feet. The 28 memory care units will be housed in two, one-story buildings with a courtyard in between.

The project will be developed in phases. The first phase will consist of the memory care facility, and once the operations of that facility are stabilized, the assisted living units would be developed as the second phase.

As part of the request, the applicant is requesting a maximum building height of 51.5 feet for Building B – the assisted living building. The current maximum building height for the CSC zoning district is 40 feet, unless approved with a SUP.

Back Up Documents:

[Application](#)

[Fountains at Friendswood Final Plat](#)

[Aerial Map](#)

[Location Map](#)

[Zoning Map](#)

[SUP Letter](#)

[Cover sheet](#)

[Site plan](#)

[Landscape Plan](#)

[Building elevations – 3 story Assisted Living Building](#)

[Building elevations – 1 story Memory Care Buildings](#)

[Photometric Plan](#)

[Rezoning Report revised 3-12-18](#)

[Email from Suchmor regarding for-profit status](#)

[Ambulance Agreement with Republic EMS](#)

Additional Documents Provided March 13, 2018:

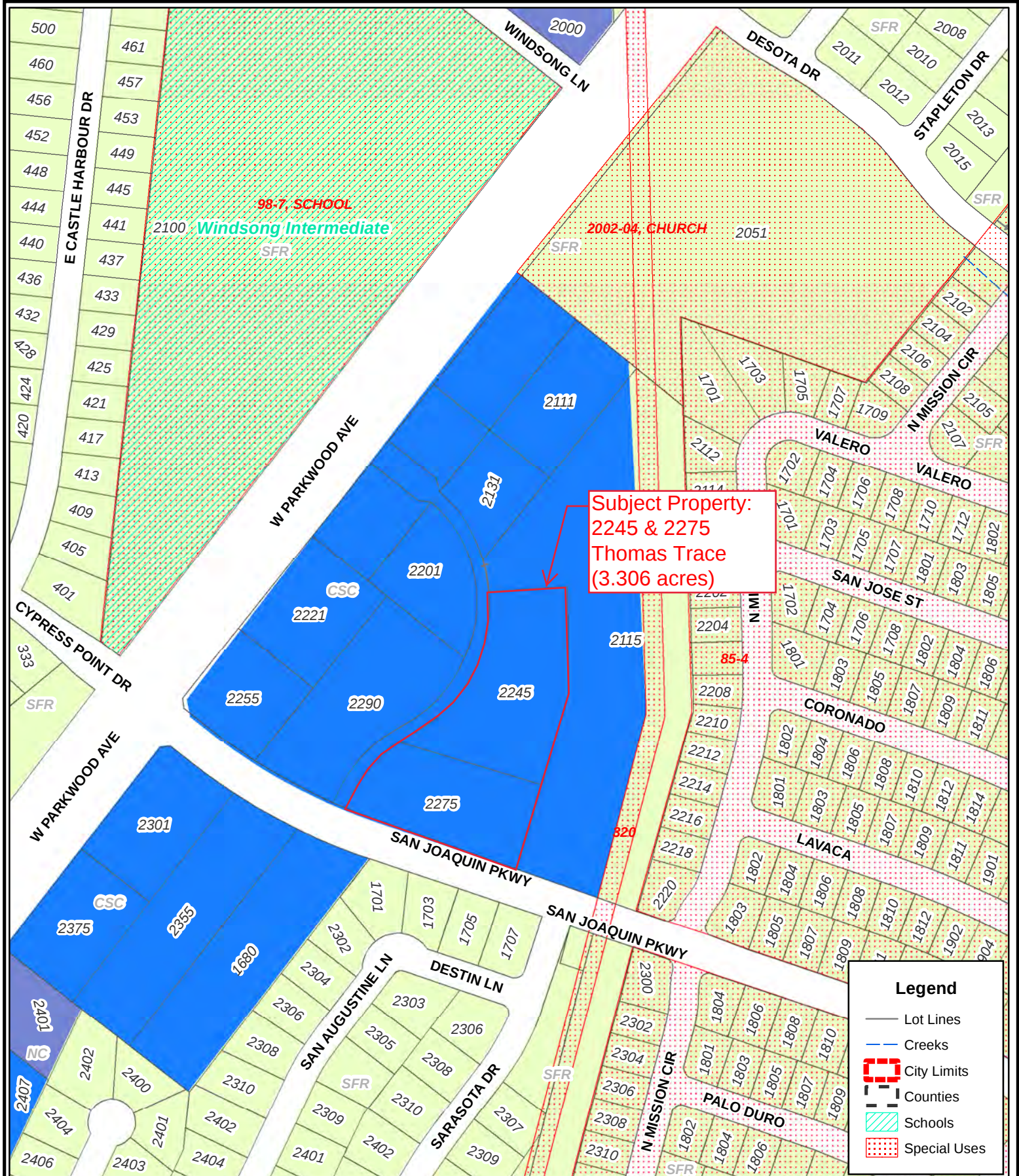
[Safe Haven Agreement](#)

[Breakdown of Employees and Residents Per Building](#)

Additional Documents Provided March 15, 2018

[Line of Sight Exhibit](#)

[Property Tax Estimate](#)



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 263'

Summary of NAICS Changes from 2012 to 2017 Edition

2017 NAICS codes in **bold** indicate pieces of the 2017 industry came from more than one 2012 NAICS industry.

2012 NAICS codes in *italics* indicate the 2012 industry split to two or more 2017 NAICS industries.

2017 NAICS codes in **red** indicate a new code, but unchanged industry title and description.

2017 NAICS	2012 NAICS	Permitted Use Table	Change required Y/N
211120 Crude Petroleum Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
211130 Natural Gas Extraction	<i>211111 Crude Petroleum and Natural Gas Extraction – crude petroleum extraction</i>	211 Oil and Gas Extraction	No
212230 Copper, Nickel, Lead and Zinc Mining	212231 Lead Ore and Zinc Ore Mining 212234 Copper Ore and Nickel Ore Mining	212 Mining, Except Oil	No
333914 Measuring, Dispensing, and Other Pumping Equipment Manufacturing	333911 Pump and Pumping Equipment Manufacturing 333913 Measuring and Dispensing Pump Manufacturing	333 Machinery Manufacturing	No
335220 Major Household Appliance Manufacturing	335221 Household Cooking Appliance Manufacturing 335222 Household Refrigerator and Home Freezer Manufacturing 335224 Household Laundry Equipment Manufacturing	335 Electrical, Equipment, Appliance and Component Manufacturing	No

	335228 Other Major Household Appliance Manufacturing		
452210 Department Stores	452112 Department Store (except Discount Dept. Stores) 452112 Discount Dept. Stores – significant perishable grocery sales	452 General Merchandise Stores	No
452331 Warehouse Clubs and Supercenters	452112 Discount Dept. Stores – significant perishable grocery sales 452910 Warehouse Clubs and Supercenters	452 General Merchandise Stores	No
452319 All Other General Merchandise Stores	452990 All Other General Merchandise Stores	452 General Merchandise Stores	No
517311 Wired Telecommunications Carriers	517110 Wire Telecommunications Carriers	517 Telecommunications	No
517312 Wireless Telecommunications Carriers (except Satellite)	517210 Wireless Telecommunications Carriers (except Satellite)	517 Telecommunications	No
532281 Formal Wear and Costume Rental	532220 Formal Wear and Costume Rental	532 Rental and Leasing Services	No
532282 Video Tape and Disc Rental	532230 Video Tape and Disc Rental	532 Rental and Leasing Services	No
532283 Home Health Equipment Rental	532291 Home Health Equipment Rental	532 Rental and Leasing Services	No
532284 Recreational Goods Rental	532292 Recreational Goods Rental	532 Rental and Leasing Services	No
532289 All Other Consumer Goods Rental	532299 All Other Consumer Goods Rental	532 Rental and Leasing Services	No
541713 Research and Development in Nanotechnology	541711 Research and Development in Biotechnology – nanobiotechnologies	541 Professional, Scientific and Technical Services	No

	research and experimental development laboratories 541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories		
541714 Research and Development in Biotechnology (except Nanobiotechnology)	541711 Research and Development in Biotechnology – except nanobiotechnologies research and experimental development laboratories	541 Professional, Scientific and Technical Services	No
541715 Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)	541712 Research and Development in the Physical, Engineering and Life Sciences (except Biotechnology) – except nanotechnology research and experimental development laboratories	541 Professional, Scientific and Technical Services	No



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Update to 2017 Edition of North American Industry Classification System (NAICS)

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

5. *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the (1997) NAICS Codes prepared by 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.

SUMMARY / ORIGINATING CAUSE

The North American Industry Classification System (NAICS) is a reference book that the City of Friendswood uses to determine business uses. Since 1997, Canada, Mexico and the United States have collaborated in producing five-year revisions to NAICS in order to keep the classification system current with changes in economic activities. The most recent update was in 2017.

Staff has reviewed the changes from the 2012 to 2017 edition and none of the changes affect the reference numbers used in the Permitted Use Table, therefore no changes are required at this time.

Section 7.P.5. of the Zoning Ordinance still references the 1997 edition of the NAICS reference book which needs to be updated.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

Staff recommends changing the language in Zoning Ordinance Section 7.P.5. to reference the "current" version of the NAICS reference book rather than the actual year.

ATTACHMENTS

[Summary of NAICS changes from 2012 to 2017](#)

6. PERMITTED USE TABLE

	Industry Descriptions	SFR and SFR -E	MFR - GHD	MFR -L	MFR -M	MFR -H	MH R	CS C	N C	LN C	OP D	D D	A -1	L 1	I	B P
	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							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															
211	Oil and Gas Extraction										O	O	S	S	S	
212	Mining, Except Oil										O	O	S	S	S	

[illegible]

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
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						O			O	O		O	P	O

	Manufacturing																
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		

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
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 Stores							P	S		O	O		P	P	P
442	Furniture and Home Furnishing Stores							P	P		O	P		S	S	P
443	Electronics and Appliance Stores							P	P		O	P		S	S	P
444	Building Material and Garden Equipment and Supplies Dealers							P	P		O	P		P	P	P
444190	Other Building Material Dealers							S	S		O	O		S	S	S

445	Food and Beverage Stores						P	P		O	P		S	S
446	Health and Personal Care Stores						P	P		O	P		P	P
447	Gasoline Stations						P	P		O	P S		P	P
448	Clothing and Clothing Accessory Stores						P	P		O	P			P
451	Sporting Good, Hobby, Book and Music Stores						P	P		O	P			P
452	General Merchandise Stores						P	P		O	P		P	P
453	Miscellaneous Store Retailers						P	P		O	P		P	P
4533	Used Merchandise Stores						P	P			P		P	P
45393	Manufactured (mobile) Home Dealers									O	O			S
45399	All Other Miscellaneous Store Retailers						P	P			P		P	P
454	Nonstore Retailers						S	S		O	S		S	S
48-49	Transportation and Warehousing													
481	Air Transportation									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
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														
511	Publishing Industries									O	S		P	P	P
512	Motion Picture and Sound Recording							S		O	S		S	S	S

	Industries																
515	Broadcasting (except internet)							S	S		O	O		P	P	P	
517	Telecommunication s							S	S		O	S		P	P	P	
51791 1	Telecommunication Resellers							P	P		O	P		P	P	P	
518	Data Processing, Hosting and Related Services							S	S		O	S		S	P	P	
519	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	
522	Credit Intermediation and Related Activities							P	P		P	P		P		P	
52229 8	All Other Nondepository Credit Intermediation(i.e., pawn shops)							S			O	S		S	P	P	
523	Securities, Commodity Contracts, and Other Financial Investments and							P	P		P	P		P		P	

52 Finance and Insurance

521	Monetary Authorities - Central Bank						P	P		P	P		P	P
522	Credit Intermediation and Related Activities						P	P		P	P		P	P
522298	All Other Nondepository Credit Intermediation(i.e., pawn shops)						S			O	S		S	P P
523	Securities, Commodity Contracts, and Other Financial Investments and						P	P		P	P		P	P

55	Management of Companies and Enterprises													
551	Management of Companies and Enterprises						P	P		P	P		P	P
56	Administration/Support Waste Management/Remediation Services													
561	Administrative and Support Services						P	P		O	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		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						S			O	S	S	S	S S

6244	Child Day Care Services (Child Care Centers)							P	P		O	P				
6244	Child Day Care Services (Registered and/or Licensed Child Care Home)	P	P													
71	Arts, Entertainment and Recreation															
7111	Performing Arts							P			O	P				P
7112	Spectator Sports							S			O	O				P
7113	Promoters of Performing Arts, Sports and Similar Events							P			O	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		P
7132	Gambling Industries															
7139	Other Amusement and Recreation Industries											S		S		P
713940	Fitness and Recreational Sports Centers							P	S			S		P		P

72	Accommodation and Food Services												
7211	Traveler Accommodation						S		O	S		S	S
7212	RV (recreational vehicle) Parks and Recreational Camps								O			S	S
7213	Rooming and Boarding Houses						S		O	S		S	S
7223	Special Food Services						P	P	O	P		P	P
7224	Drinking Places (more than 75% sales of alcoholic beverages)						S			S		S	S
7225	Restaurants and Other Eating Places						P	P	O	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
8113	Commercial and Industrial Machinery and						S		O	O		S	P

	Equipment (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		
8122	Death Care Services							S	S		O	S		S		S		
8123	Dry cleaning and Laundry Services							P	P		P	P		P		P		
8129	Other Personal Services							P	P		P	P		P		P		
8131	Religious Organizations	S	S	S	S	S	S	S	S		O	S	S					
8132	Grantmaking and Giving Services							O	O		O	O		O		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		O		
814	Private Households	P	P	P	P	P	P					P	P					

										(a)				
92	Public Administration													
921	Executive, Legislative, and Other General Government Support						P			O	P		P	P
922	Justice, Public Order and Safety Activities						P			O	P		P	P
92214	Correctional Institutions												S	
923	Administration of Human Resource Programs						P			O	P		P	P
924	Administration of Environment Quality Programs						P			O	P		P	P
925	Administration of Housing Programs, Urban Planning, and Community Development						P			O	P		P	P
926	Administration of Economic Programs						P			O	P		P	P
927	Space Research and Technology						P			O	P		P	P
928	National Security and International						P			O	P		P	P

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 subparagraph 5 below.
 - 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 ordinance, 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 shall for multifamily developments, subdivisions, or homeowners' associations 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.
 - 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 subsection 8.B. of this ordinance.
 - 5. Repaired vehicles, or those waiting to be repaired, can not 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 of Friendswood 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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Review of the Permitted Use Table

Current Ordinance/Requirement:

Appendix C - Zoning Ordinance

Section 7. Schedule of District Regulations

P. Permitted Uses

6. Permitted Use Table (attached)

SUMMARY / ORIGINATING CAUSE

Review of the Permitted Use Table and NAICS code is required by ordinance when staff determines that the NAICS codes have been updated, typically every five years, but it has been the practice of staff and the Commission to review the PUT annually.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Recognizing the 2017 codes will keep the Zoning Ordinance and the uses identified in the Permitted Use Table updated.

RECOMMENDATIONS

Staff recommends that the Commission consider the following change:

- NAICS Use 425 Wholesale Electronic Markets and Agents and Brokers is missing from the table – needs to be added and defined
- NAICS Use 447 Gasoline Stations includes Truck Stops and allows them in the following districts – CSC, NC, OPD, LI and I and requires a SUP in DD. Staff recommends expanding the 447 use to 447190 Other Gasoline Stations (gas stations without convenience stores, truck stops and marine service stations) and reviewing the zoning districts in which that use should be allowed.

ATTACHMENTS

[Permitted Use Table](#)



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Stairs encroaching the front building line

Current Ordinance/Requirement:

Zoning Ordinance

Section 7.Q.2. Residential Regulation Matrix (attached)

Section 20. Definitions

D. Building. Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels or property of any kind.

E. Building area. The surface of the lot covered or occupied by all structures placed thereon, excluding only driveways, walkways and uncovered patios.

F. Building line. A line parallel or approximately parallel to the street line and beyond which buildings may not be erected.

X. Structure. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.

CC. Yard. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward except for fences and walls.

DD. Yard, front. 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.

SUMMARY / ORIGINATING CAUSE

As a result of homeowners elevating their homes due to flooding, we have had a new issue arise. Two applications have been submitted for the Zoning Board of Adjustment regarding stairs encroaching the front building line. In both cases, the owners are rebuilding their homes on the foundation/footprint of the homes that were there before. With the home elevated, it requires stairs to access the structure.

Staff is proposing to change the ordinance to exempt uncovered stairs from having to be behind the front building line, similar to sidewalk or flatwork leading to a front door, in these situations.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

This action would provide relief for some owners elevating and/or rebuilding their homes as a result of Harvey and not require them to go through the variance process with ZBOA.

RECOMMENDATIONS

Staff has discussed the proposal and is in favor of the change provided the change only allows for uncovered stairs without columns or posts. Additionally, there may need to be a maximum encroachment and stair width, and if an application exceeds that standard, then they would be required to apply for a variance.

ATTACHMENTS

[Residential Regulation Matrix](#)

REGULATION MATRIX - RESIDENTIAL DISTRICTS

Circled letters (letters in parentheses) refer to paragraphs in section 7-Q.3

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet					Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage
				Front	Rear (a)	Side						
						Interior (d)	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	K	No	35%
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%
SFR - E Single Family Residential Estate	0.5	87,120	150 A	75	25	25	35	35	40	K	No	20
MFR - L Multi Family - Low	6 G	7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	40	K	No	50

MFR - M Multi Family - Medium	9	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MFR - H Multi Family - High	12	—	—	<u>25</u> B	0	10 E, I	<u>25</u> B	<u>20</u> C	40	K	No	<u>50</u>
MHR Mobile Home	10	—	—	<u>25</u> B	<u>25</u>	10 I	<u>30</u>	<u>25</u> B	<u>20</u>	K	No	<u>50</u>
A I	—	—	—	<u>25</u> B	<u>25</u>	10 I	<u>25</u> B	<u>20</u> C	40	K	No	10%
MFR-GHD Garden Home District	6	6,000	60	<u>20</u> B, H	<u>20</u>	0 D, J	5 B, H	4 C, H	40	K	Yes D	<u>50</u>

A.Lots of 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.

D.Zero set-back on side only, minimum five-foot separation between buildings.

E.Ten foot minimum separation between buildings.

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 set back for additions 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.

H.Front yard and exterior side yard setbacks shall be measured from the edge of the street ROW or the edge of the Drainage Utility/Access easement (if streets are private) whichever is greater.

I.Twenty-five feet when abutting land zoned single-family residential (SFR) district.

J.Ten feet when abutting land zoned anything other than MFR - GHD (Garden Home District).

K.Parking is required in accordance with the Parking Group Table in the Design Criteria Manual.

3.

Area and height exceptions.

a.

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.

b.

A building structure may not exceed 40 feet in height measured from the minimum habitable floor elevation; provided, however, that:

1.

Buildings or structures in Community Shopping Center (CSC), Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) districts may exceed 40 feet in height when:

a.

The building setback from the nearest property line is equal to the building height. Further, the building or structure shall fit under an imaginary line that is not greater than 45.0 degrees at the property line from a horizontal line established at the minimum habitable floor elevation. Provided, however, no building or structure on property adjacent to a residential zone shall have a height that exceeds 50 feet unless a specific use permit shall have been granted therefore in accordance with subsection 9.G. of this appendix.

b.

Buildings or structures of 40 feet or less in height shall meet the setback requirements as defined in this appendix.

2.

Exceptions: Structures located within a General PUD or PUD-Mixed Use shall be exempt from the height limitations contained herein. Height limitations for buildings or structures located within a General PUD or PUD-Mixed Use application will be as established in the Ordinance authorizing and approving the Planned Unit Development.

3.

The maximum height allowed for structures within the Downtown District (DD) is 70 feet as measured in accordance with the method prescribed in [Section 20](#), Definitions, subsection OO, Height.

c.

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.

d.

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.

e.

The height regulations of this section shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, flagpoles, monuments, ornamental towers or spires, cranes, construction equipment, smokestacks, stage towers and scenery lofts, tanks, water towers, ham radio and television antennas, microwave relay, radio and television transmission towers and items similar to those listed herein. The total combined maximum height for these items and the structure is 50 feet overall height, measured from the first finished floor to the highest point, unless otherwise approved by the planning and zoning commission.

f.

Minimum front yard setbacks for lots with predominant frontage on the curved radius of a cul-de-sac shall be 15 feet.