

NOTICE OF A SPECIAL AND REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD MONDAY, APRIL 1, 2019, BEGINNING AT 6 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

JOINT PUBLIC HEARING (6pm in the Council Chambers)

1. Call to order
2. Receive comments from the public, both oral and written, regarding:
 - a. Proposed amendments to [Appendix C Zoning Ordinance “Section 15. Amendments” and the City of Friendswood Code of Ordinances Chapter 70 “Vacation of street, drainage, utility or other public easement” to change from joint public hearings to separate public hearings and to amend ordinance wording to be consistent with state law.](#)
3. Adjournment

REGULAR MEETING (2nd floor conference room immediately following the JPH)

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. Consent agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes from March 21, 2019

B. Robertson Estate Final Plat

C. Paintball Zone Final Plat

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding amendments to [Appendix C Zoning Ordinance “Section 15. Amendments” and the City of Friendswood Code of Ordinances Chapter 70 “Vacation of street, drainage, utility or other public easement” to change from joint public hearings to separate public hearings and to amend ordinance wording to be consistent with state law](#)

5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Thursday, April 18, 2019

6. Communications

- a. Commissioners

Suggestions for future agenda items and general comments

Updates from liaison assignments

- b. Ordinance Subcommittee Update

- c. Planning Subcommittee Update

- d. Downtown District Subcommittee Update

- e. Staff

7. Adjournment

Aubrey Harbin, LEED AP
Director of Community Development/City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, Melinda Welsh, City Secretary of the City of Friendswood, do certify that the ABOVE NOTICE OF MEETING of the Friendswood Planning and Zoning Commission was posted in a place convenient to the general public in compliance with Chapter 551, Texas Government Code on the 28th day of March, 2019, at _____.

Melinda Welsh, City Secretary

<i>All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.</i>



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Subject: Proposed amendments to Code of Ordinances Appendix C, Zoning Ordinance “Section 15. Amendments” and Chapter 70 “Vacation of street, drainage, utility or other public easement” to change from joint public hearings to separate public hearings and to amend ordinance wording to be consistent with state law

Proceeding: Joint Public Hearing
Recommendation

SUMMARY / ORIGINATING CAUSE

There has been discussion over the past couple of years regarding the possibility of changing from the current Joint Public Hearing process to separate Public Hearings by the Planning and Zoning Commission and City Council.

A few changes have occurred since the decision to implement the current process.

- Up until 2012, City Council met twice a month, similar to Planning and Zoning, which allowed ordinances to move through the process more quickly; City Council now meets once a month.
- Prior to 2015, the City contracted legal services and multiple attorneys were able to attend both City Council and Planning and Zoning meetings when both were held on the same night. Now that we have a City Attorney on staff, she can only attend one meeting resulting in the Commission having legal representative to attend their meetings upstairs.
- Often times, the Commissioners feel rushed to forward a recommendation back down to City Council so that consideration of an applicant’s ordinance can take place that same night. If a recommendation is not forwarded that night, it delays an applicant until the next Council meeting (30 days).
- There have also been multiple instances of having to relocate a large number of residents from the Council Chambers to the second floor conference room. Disruption of the Council meeting and space constraints in the conference room upstairs are concerns.

The Planning and Zoning Commission is also in favor of changing their regular meeting days from the 1st and 3rd Thursdays to the 2nd and 4th Thursdays to reduce the dead time between P&Z’s public hearing date and Council’s public hearing date. A resolution for this change will be included on the May agenda if/when the second reading of this ordinance takes place. The flow chart and the schedule in the attachments have been revised to reflect the change in meeting days.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Pros:

- Allows the presence of legal counsel.
- All meetings would be recorded and televised.
- Council Chambers provides a formal setting and accommodates more attendees.
- A regular scheduled meeting date is less confusing for applicants.
- A regular scheduled meeting date helps Commissioners and Staff with scheduling.
- Allows P&Z to present their recommendation to City Council, if needed.

Cons:

- Increased time frame for applicants by an average of 18 days.
- Requires staff and applicants to return on another meeting day.

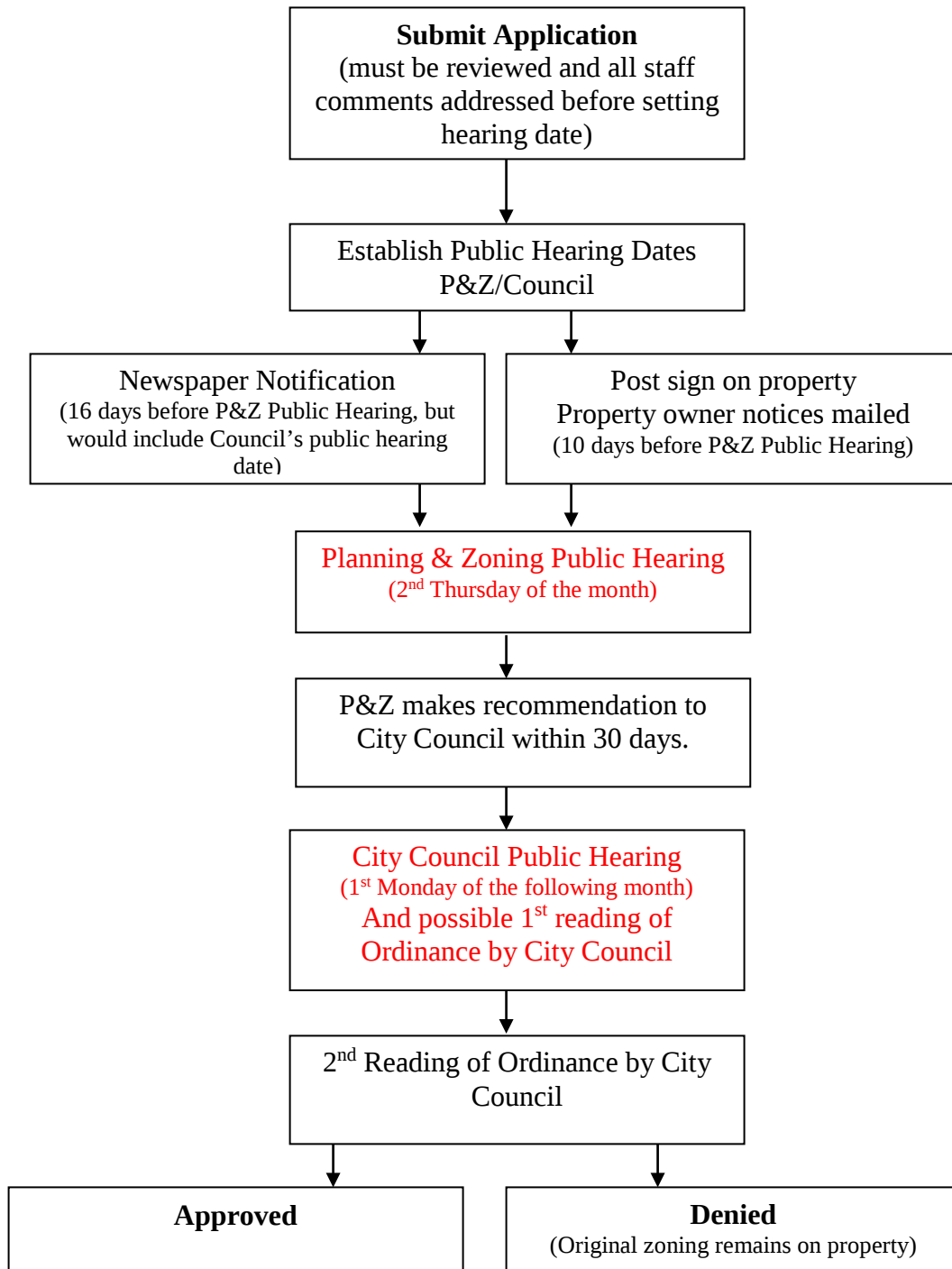
RECOMMENDATIONS

The Planning and Zoning Commission will make a recommendation following the Joint Public Hearing.

ATTACHMENTS

[Separate Public Hearing Flow Chart](#)
[JPH vs PH Schedule Revised](#)

Zone Changes and Ordinance Changes
Separate Public Hearings & P&Z Changing Meeting
Days to 2nd and 4th Thursdays



CURRENT SCHEDULE WITH JOINT PUBLIC HEARINGS

Submittal Deadline (Monday typically)	City Council Meeting Date (JPH and 1st Reading)	City Council Meeting Date (2nd reading)
December 3, 2018	January 14, 2019	February 4, 2019
December 31, 2018	February 4, 2019	March 4, 2019
January 28, 2019	March 4, 2019	April 1, 2019
February 25, 2019	April 1, 2019	May 6, 2019
April 1, 2019	May 6, 2019	June 3, 2019
April 29, 2019	June 3, 2019	July 1, 2019
May 24, 2019	July 1, 2019	August 5, 2019
July 1, 2019	August 5, 2019	September 9, 2019
August 5, 2019	September 9, 2019	October 7, 2019
August 30, 2019	October 7, 2019	November 4, 2019
September 30, 2019	November 4, 2019	December 2, 2019
October 28, 2019	December 2, 2019	January 6, 2020

Total Days

61

64

63

71

62

62

71

68

62

64

62

68

Average

65

PROPOSED SCHEDULE WITH SEPARATE PUBLIC HEARINGS

Submittal Deadline (Thursday typically)	P & Z Meeting Date (Public Hearing) 2nd Thursday	City Council Meeting Date (Public Hearing & 1st Reading)	City Council Meeting Date (2nd Reading)
November 8, 2018	December 13, 2018	January 14, 2019	February 4, 2019
December 13, 2018	January 10, 2019	February 4, 2019	March 4, 2019
January 10, 2019	February 14, 2019	March 4, 2019	April 1, 2019
February 14, 2019	March 14, 2019	April 1, 2019	May 6, 2019
March 14, 2019	April 11, 2019	May 6, 2019	June 3, 2019
April 11, 2019	May 9, 2019	June 3, 2019	July 1, 2019
May 9, 2019	June 13, 2019	July 1, 2019	August 5, 2019
June 13, 2019	July 11, 2019	August 5, 2019	September 9, 2019
July 11, 2019	August 8, 2019	September 9, 2019	October 7, 2019
August 8, 2019	September 12, 2019	October 7, 2019	November 4, 2019
September 12, 2019	October 10, 2019	November 4, 2019	December 2, 2019
October 10, 2019	November 14, 2019	December 2, 2019	January 6, 2020

Total Days

86

81

81

82

79

80

86

86

86

86

80

86

Average

83



PLANNING & ZONING COMMISSION

**MINUTES OF A
REGULAR MEETING
HELD THURSDAY, MARCH 21, 2019
AT 7:00 PM**

**CITY HALL
COUNCIL CHAMBERS
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Regular Meeting

1. The regular meeting was called to order at 7:01pm with the following people in attendance:

Chairman Joe Matranga (arrived at 7:13)
Commissioner Brett Banfield
Commissioner Eric Guenther
Commissioner Dick Clark
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

Commissioner Richard Sasson
Commissioner Lisa Lundquist
Commissioner Marc Perry
Mary Kay Fischer, City Attorney

2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)

None.

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

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

A. Minutes from March 4, 2019

Motion to approve: Banfield

Second: Lundquist
Vote: 6 to 0 Unanimous

Motion Passed

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding a **one-time, six-month extension for the following plats: Georgetown Section 1, Georgetown Section 2, and Georgetown Boulevard Street Dedication Phase 2**

Motion to approve: Clark
Second: Guenther
Vote: 6 to 0 Unanimous

Motion Passed

Harbin said the preliminary plats were approved in October and the developer was working through some funding issues.

5. Consideration and possible action regarding a **zone classification change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, “Avalon at Friendswood” being 115.998 acres located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, consisting of the following tracts: 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract “A” as conveyed to Yellowstone Hill Country Ranching, LLC, Galveston County, Friendswood, Texas**

Motion to remove from table: Banfield
Second: Lundquist
Vote: 6 to 0 Unanimous

Motion Passed

Motion to approve: Banfield
Second: Clark
Vote: 4 to 3 (Sasson, Matranga, Guenther opposed)

Motion Passed

Harbin said no new information had been submitted while the item was tabled. She explained the developer was proposing 206 residential lots that would be contingent upon the construction of Friendswood Lakes Blvd.

Kathryn Parker/Meta Planning showed an updated presentation with photographs of other Avalon communities to demonstrate the final product.

Banfield said he planned to support the Planned Unit Development (PUD) for two reasons: the density was kept down and the market demanded smaller than 90-foot lots. He said baby boomers and millennials did not shop for large lot products.

Clark stated he was in support of the project. He mentioned the builder had a strong track record.

Guenther asked if all residents would have access to the lakes. Parker showed the public access points on the PUD land plan. She said the lake front owners would have prime views. Guenther asked if the community would provide any other amenities. Parker said the neighborhood would have open space areas.

Perry said the project fit the General Description section in the City's Zoning Ordinance.

Lundquist asked what the price range would be for homes. Parker explained she was not involved in the sales aspect of the project but the homes should be comparable to the other Avalon communities. Banfield said the subdivision at Cinco Ranch began in the \$400,000 range.

Matranga stated he was struggling with the lack of amenities. He said the lake access was not even to all residents, there are no trails provided, and felt they could do better.

Sasson said Avalon did not compare favorably against the two other PUDs in Friendswood, West Ranch and Friendswood Trails. He said Friendswood Trails includes trails, fifteen (15) pocket parks, as well as lakes. Parker said the reason the project does not include pocket parks is due to the overall size of the development.

Banfield asked Parker how many 90-foot lots could be built if the lake amenities were removed. Parker said roughly 230 lots to which Banfield explained that forcing 90-foot lots creates more density with less amenities.

6. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance "Section 8. N. 1. Geographic limits" regarding proposed amendments to the established boundary of the Downtown District**

Motion to discuss: Matranga

Second: Guenther

Motion to amend the DD Boundary: Matranga

Second: Guenther

Vote: 2 to 5 (Guenther, Matranga for)

Motion Failed

Harbin stated this was a continuation of previous discussions and that staff needed direction as to how to proceed. She said the Downtown District subcommittee discussed amending the DD boundary, it was later taken to the full commission, then workshopped with City Council. Harbin said staff sent courtesy notices to property owners within 200-feet of the proposed boundary change and received one email response opposed.

Banfield said he is not opposed to expanding the DD boundary but did not feel this was the appropriate route. He said the Planned Unit Development (PUD) process is available if the property owners had a viable plan to develop.

Matranga agreed there were other options to rezone as commercial without amending the boundary.

7. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8. F. Off-street parking and loading regulations” to relocate DD related language to “Section 8.N.3. Parking” and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections**

Motion to approve: Banfield

Second: Matranga

Vote: 7 to 0 Unanimous

Motion Passed

Harbin said the subcommittee suggested reducing the head in parking distance from FM 518 from 400-feet to 75-feet.

8. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 7.I.” and “Section 8.N.4.” to allow cement fiber board installed as lap siding in the Downtown District (DD); “Section 8.N.4.” to change the fenestration requirements in the Downtown District (DD), and “Section 8.N.4.” to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections**

Motion to approve: Lundquist

Second: Perry

Vote: 7 to 0 Unanimous

Motion Passed

Lundquist said this item was nothing new from the previous discussions and she was in favor of the change. Matranga said the agenda items were a culmination of a lot of work.

9. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8.N.8. Adjacent property, buffer maintenance and installation” duplicating requirements for buffering from “Section I.2. Perimeter landscaping and screening;” and amendments to “Section 8.N.3. Parking” duplicating requirements for parking from “Section I.2.c. Off-street parking landscaping;” and relocating language PUD modification from “Section 8.H. Modification of standards proposed within a PUD” to “Section 7.J. PUD, planned unit development, general purpose and description,” including minor grammatical corrections**

Motion to approve: Banfield

Second: Matranga

Vote: 7 to 0 Unanimous

Motion Passed

Harbin said staff proposed clean up items with no substantive changes.

10. Consideration and possible action regarding proposed amendments to **Appendix A Sign Ordinance “Section 9 Prohibited Signs” to prohibit LED storefront lights**

Motion to approve: Matranga

Second: Perry

Vote: 6 to 1 Lundquist

Motion Passed

Harbin said the subcommittee suggested prohibiting LED store front lighting in the Downtown District. She explained the ordinance would also require any existing lighting to be removed within 90 days.

Fischer said the City could mail letters to the affected business owners with a time frame to remove the lighting.

Lundquist suggested grandfathering the existing ones because they invested money into the lighting.

Matranga said the lighting under discussion takes away from the look and feel of the Downtown District. Banfield and Clark both supported the prohibition.

Sasson said he would generally agree with Lundquist about protecting the existing ones but in this case, the financial cost was minor.

11. Discussion regarding the **annual review of the Permitted Use Table and consideration of adding NAICS use #6239 Other Residential Care Facilities to the table**

Harbin said the Zoning Ordinance requires an annual review of the Permitted Use Table (PUT). She explained that since the last review, it was discovered NAICS #6239 was missing. She explained staff did not have a recommendation at this time as to which zoning districts the use should be allowed in but that staff would research and come back with an action item.

Sasson thanked Harbin for the heads up.

12. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Harbin said a Joint Public Hearing would be held on Monday, April 1st at 6:00pm.

Motion to move regular meeting to April 1: Matranga

Second: Sasson

Vote: 7 to 0 Unanimous

Motion Passed

13. Communications from the Commission

a. Commissioners – Matranga thanked Sasson for running the meeting until he could arrive.

b. Ordinance Subcommittee Update – Sasson said he would discuss with Harbin about reconvening the subcommittee.

c. Planning Subcommittee Update – Banfield said the subcommittee was still on hiatus.

d. Downtown District Subcommittee Update – Matranga said the Downtown subcommittee was done for now and also on hiatus.

e. Council Liaison – Branson said tonight’s agenda represented a lot of work and she appreciated it. Branson was also happy the Joint Public Hearings could be coming to an end.

f. Staff – Harbin said the February DRC report had been sent out. She also stated the Commissioners could have city sponsored email addresses, if they would like.

10. The regular meeting adjourned at 8:08 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary

Robertson Estate Final Plat

1. [Compliance Memo](#)
2. [Final Plat](#)

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: March 27, 2019
Re: Robertson Estate Final Plat

Project Description: The preliminary plat was approved on January 3, 2019 for a single lot subdivision. The property has access to water directly along Wilderness Trail and the owner, along with adjacent owners, are working with Public Works to clean up some utility easements from several decades ago.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, Parks and Police Department. The proposed project appears to be in compliance with current City codes.

- 1) Update City Engineer to Morad Kabiri, PE
- 2) Add 25-foot front build line
- 3) Rear water line easement to include fire hydrant
- 4) Amend the lot acreage after right-of-way dedication

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

Paintball Zone Final Plat

1. [Compliance Memo](#)
2. [Final Plat](#)

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: March 25, 2019
Re: Paintball Zone Final Plat

Project Description: Short form final plat for Paintball Zone to be located on Beamer Road. The Commission will see again for Commercial Site Plan approval.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current City codes.

- 1) Update staff names - Becky Summers, Development Coordinator
- Morad Kabiri, PE, City Engineer

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAMER SELF STORAGE LLC, ACTING BY AND THROUGH STEPHEN DUPLANTIS, A REPRESENTATIVE, HEREAFTER REFERRED TO AS OWNERS OF THE 17.398 ACRE TRACT DESCRIBED IN THE ABOVE ABD FOREGOING MAP OF PAINTBALL ZONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATION, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, BEAMER ROAD SELF STORAGE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHEN DUPLANTIS, A REPRESENTATIVE, THEREUNTO AUTHORIZED, THIS
____ DAY OF _____, 20____

BEAMER SELF STORAGE, LLC

BY: _____
STEPHEN DUPLANTIS, REPRESENTATIVE

STATE OF TEXAS
COUNTY OF

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN DUPLANTIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PAINTBALL ZONE IN CONFORMANCE WITH ALL THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 20____

JOE MATRANGA, CHAIRMAN _____ BECK SUMMERS, DEVELOPMENT COORDINATOR _____

I, PATRICK DONART, P.E. - CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS OF THE CITY OF FRIENDSWOOD, TEXAS DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL THE ORDINANCES AS ADOPTED BY THE CITY COUNCIL.

PATRICK DONART, P.E., CITY ENGINEER / DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS
COUNTY OF HARRIS

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON ____ 20____ AT ____ O'CLOCK ____ M, AND DULY RECORDED ON ____ 20____ AT ____ O'CLOCK ____ M, IN FILM CODE NO. ____ MAP RECORDS OF HARRIS COUNTY TEXAS.

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

DIANE TRAUMAN, CLERK OF THE COUNTY COURT, HARRIS COUNTY, TEXAS

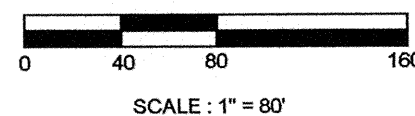
DEPUTY

THIS IS TO CERTIFY THAT I, JOSHUA A. MCGINN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION # 6467, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDEATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SIGNED: _____ PRELIMINARY ONLY

JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

DATED



LEGEND	
●	FOUND MONUMENT (AS NOTED)
I.R.	IRON ROD
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
—	EXISTING PIPELINE
O.R.R.P.H.C.T.	OFFICIAL RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
H.C.C.F.#	HARRIS COUNTY CLERKS FILE NUMBER

OWNER
STEPHEN DUPLANTIS
3307 Bammel Lane
HOUSTON, TEXAS 77098
PHONE #: 713-703-8038
EMAIL: STEVEDUPLANTIS@GMAIL.COM



SOUTH POINT SURVEYING, PLLC
7717 JENKINS ROAD, PEARLAND, TEXAS 77664
OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM
T.B.P.L.S. FIRM NO. 10194401

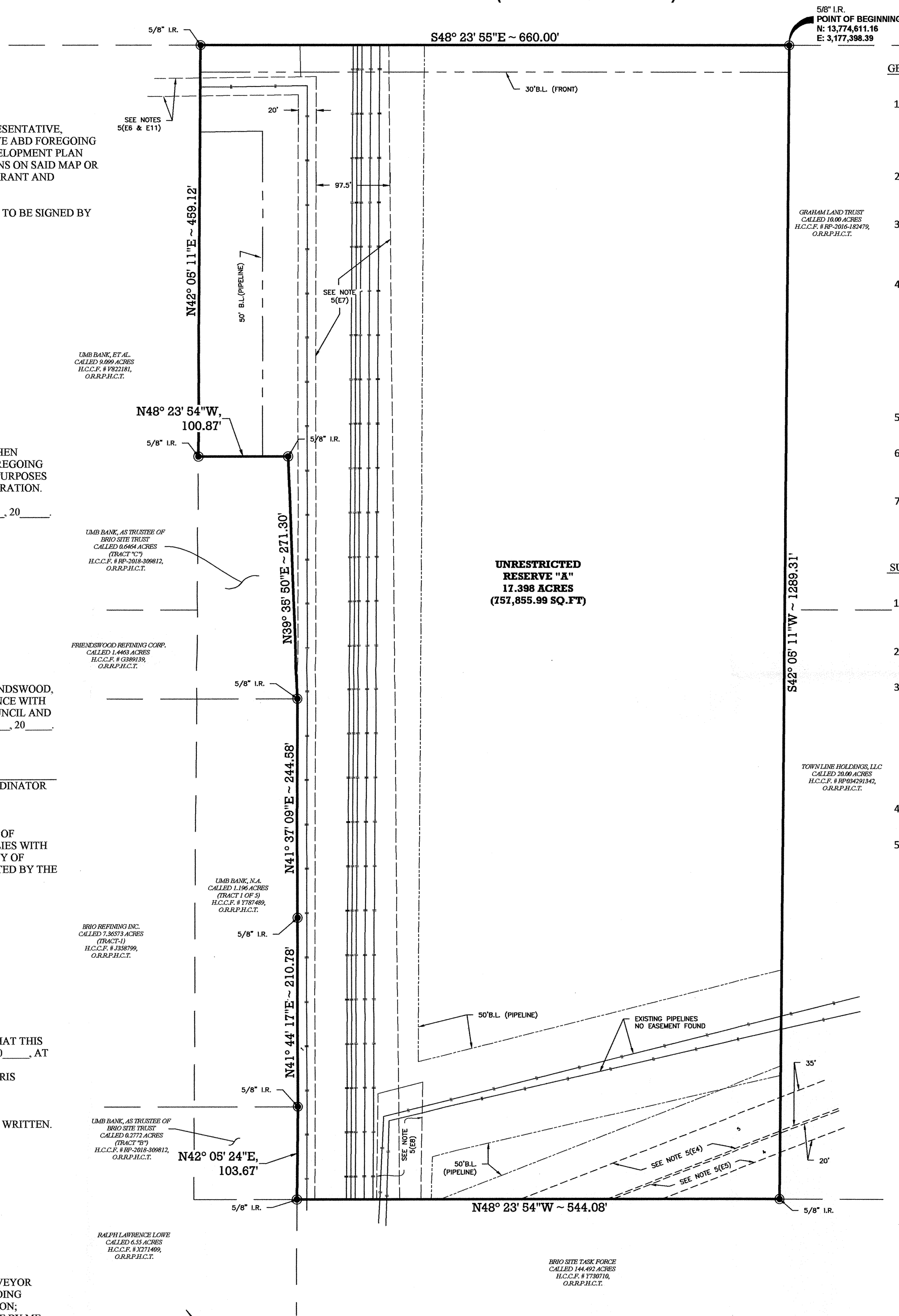
SCALE	1" = 80'	REVISION NO.	REVISION DESCRIPTION	DRAWN BY	JM
DATE	MARCH 06, 2019 (03-06-2019)			CHECKED BY:	AH
PROJECT NO.	19010			DRAWING NO.	1 OF 1

PAINTBALL ZONE FINAL PLAT

OF A 17.398 ACRE SUBDIVISION
OF 1-BLOCK, 0-LOTS, AND 1-RESERVE
OUT OF A CALLED 18.80 ACRE TRACT
AS RECORDED IN
H.C.C.F.# RP-2017-20541, O.R.R.P.H.C.T.

SITUATED IN THE
PERRY & AUSTIN LEAGUE, ABSTRACT-55,
HARRIS COUNTY, TEXAS
CITY OF FRIENDSWOOD

BEAMER ROAD (60-FOOT R.O.W. WIDTH)

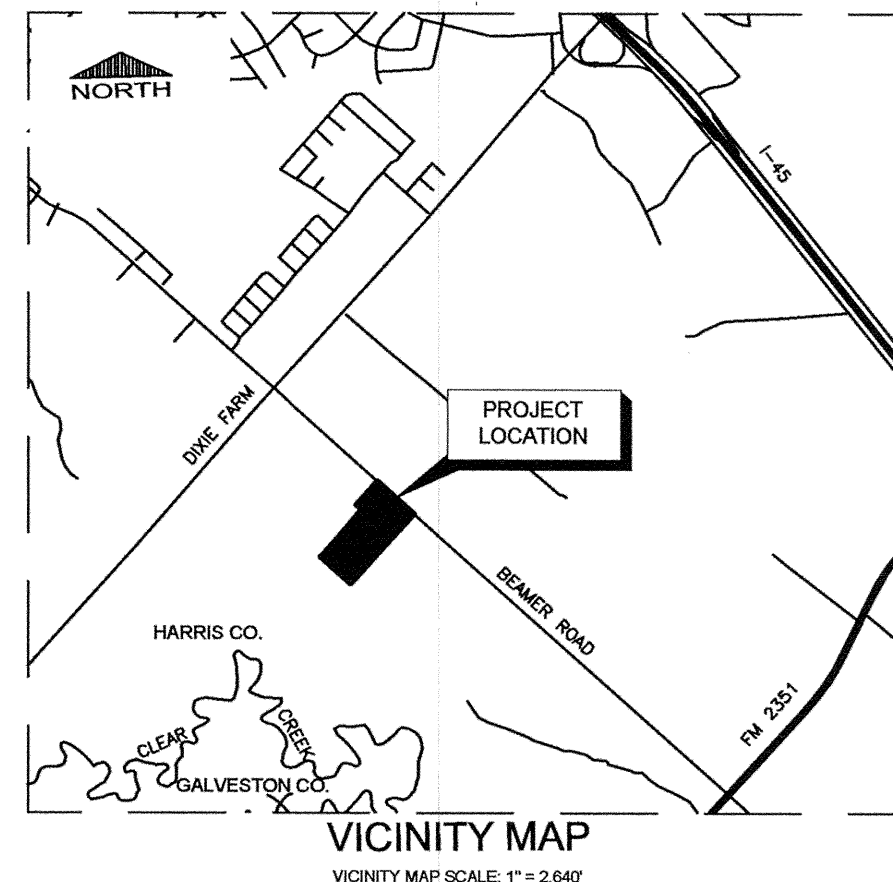


GENERAL NOTES:

- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THEN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- 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 THEN 50 FEET TO ANY PIPELINE, OTHER THAN THE STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- 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 THE PRIVATE EASEMENTS. BEAMER ROAD SELF STORAGE 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 THE PUBLIC AND OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF CENTERPOINT ENERGY.
- 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.
- THE FINISH 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.
- ANY AND ALL RIGHT-OF-WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IT NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY BEAMER ROAD SELF STORAGE LLC.

SURVEYOR'S NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREIN ARE BASED ON THE TEXAS PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET, SURFACE VALUE HAVING A COMBINED SCALE FACTOR OF (1.00013).
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM SOUTH-LAND TITLE, CERTIFICATE NO. TP1964993, WITH AN EFFECTIVE DATE OF MARCH 03, 2019.
- A PORTION OF THE PROPERTY SURVEYED LIES WITHIN ZONE "X" (SHADED) DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND THE REMAINDER OF THE PROPERTY LIES IN THE ZONE "AE" BASE FLOOD DETERMINED DESCRIBED AS AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C1055L, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1990, AND A REVISION DATE OF JUNE 18, 2007.
- BASED ON ABOVE GROUND EVIDENCE AT THE TIME THIS SURVEY WAS PERFORMED, ALL PIPELINE AND PIPELINE EASEMENTS ARE SHOWN HEREON.
- PIPELINE EASEMENT RECORDING INFORMATION:
 - HUMBLE PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.D.R. VOLUME 606, PAGE 523, MAY AFFECT THIS PLAT, NOT SHOWN HEREON, NOT ABLE TO PLOT.
 - HUMBLE PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.D.R. VOLUME 1302, PAGE 223, MAY AFFECT THIS PLAT, NOT SHOWN HEREON, NOT ABLE TO PLOT.
 - HUMBLE OIL AND REFINING COMPANY PIPELINE EASEMENT AS PER THE H.C.D.R. VOLUME 1061, PAGE 687, MAY AFFECT THIS PLAT, NOT SHOWN HEREON, NOT ABLE TO PLOT.
 - SOUTH TEXAS PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# F-699132, DOES AFFECT THIS PLAT AS SHOWN HEREON.
 - CONTINENTAL OIL COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# F-830035, DOES AFFECT THIS PLAT AS SHOWN HEREON.
 - SOUTH TEXAS PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# G-191920, DOES AFFECT THIS PLAT AS PRELIMINARY ONLY PLEASE SEE NOTE 5(E11) FOR AMENDED RECORDING.
 - PHILLIPS PETROLEUM COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# M-619651, DOES AFFECT THIS PLAT AS SHOWN HEREON.
 - EXXON PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# N-547994 & R-522339, DOES AFFECT THIS PLAT AS SHOWN HEREON.
 - ACCESS EASEMENT AS PER THE H.C.D.R. VOLUME 424, PAGE 80, DOES NOT AFFECT THIS PLAT, NOT SHOWN HEREON.
 - ACCESS EASEMENT AS PER THE H.C.C.F.# Y-730709 & Y-730711 DOES NOT AFFECT THIS PROPERTY, NOT SHOWN HEREON.
 - SOUTH TEXAS PIPELINE COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# G-348709, DOES AFFECT THIS PLAT AS SHOWN HEREON.
 - VALERO TRANSMISSION COMPANY PIPELINE EASEMENT AS PER THE H.C.C.F.# J-647259, MAY AFFECT THIS PLAT, NOT SHOWN HEREON, NOT ABLE TO PLOT.



FIELD NOTE DESCRIPTION:

BEING A 17.398 ACRE TRACT OF LAND SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT-55, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 18.80 ACRE TRACT AS DESCRIBED AND RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER (H.C.C.F.#) RP-2017-20541, IN THE OFFICIAL RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.R.R.P.H.C.T.), SAID 17.398 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEAMER ROAD MARKING THE EAST CORNER OF SAID 18.80 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 42° 05' 11" W ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 18.80 ACRE TRACT, A DISTANCE OF 1,289.31 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 18.80 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N 48° 23' 54" W ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID 18.80 ACRE TRACT, A DISTANCE OF 544.08 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.2772 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER H.C.C.F.# RP-2018-309812, O.R.R.P.H.C.T. AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 42° 05' 24" E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 0.2772 ACRE TRACT, A DISTANCE OF 103.67 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 1.196 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER H.C.C.F.# Y787489, O.R.R.P.H.C.T., AND AN ANGLE POINT IN THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 41° 44' 17" E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 1.196 ACRE TRACT, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 41° 37' 09" E CONTINUING ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 1.196 ACRE TRACT, A DISTANCE OF 244.58 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.6464 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER H.C.C.F.# RP-2018-309812, O.R.R.P.H.C.T., AND AN ANGLE POINT IN THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE N 39° 35' 50" E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 0.6464 ACRE TRACT, A DISTANCE OF 271.30 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.6464 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 48° 23' 54" W ALONG THE NORTHEAST BOUNDARY LINE OF SAID 0.6464 ACRE TRACT, A DISTANCE OF 100.87 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHWEST BOUNDARY LINE OF SAID 18.80 ACRE TRACT MARKING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 42° 05' 11" E ALONG THE NORTHWEST BOUNDARY LINE OF SAID 18.80 ACRE TRACT, A DISTANCE OF 459.12 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEAMER ROAD MARKING THE NORTH CORNER OF SAID 18.80 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 48° 23' 55" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEAMER ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 17.398 ACRES (OR 757,855.99 SQUARE FEET) OF LAND.