

NOTICE OF A SPECIAL AND REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD MONDAY, MAY 6, 2019, BEGINNING AT 7 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

JOINT PUBLIC HEARING (7pm 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 8. N. 1. Geographic limits” regarding proposed amendments to the established boundary of the Downtown District](#)
 - b. 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](#)
 - c. 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](#)
 - d. Proposed amendments [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](#)
 - e. Proposed amendments to [Appendix A Sign Ordinance “Section 9 Prohibited Signs” to prohibit LED storefront lights in the Downtown District boundary](#)
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 April 18, 2019

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 proposed amendments to [Appendix C Zoning Ordinance “Section 8. N. 1. Geographic limits” regarding proposed amendments to the established boundary of the Downtown District](#)
5. 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](#)
6. 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](#)
7. 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](#)
8. Consideration and possible action regarding proposed amendments to [Appendix A Sign Ordinance “Section 9 Prohibited Signs” to prohibit LED storefront lights in the Downtown District boundary](#)

9. Consideration and possible action regarding [site plan approval for an addition to the Salem Square Apartments building located at 107 Clearview Ave.](#)
10. Consideration and possible action regarding [site plan approval for an addition to the building located at 407 S. Friendswood Drive.](#)
11. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Thursday, May 16, 2019

12. Communications

a. Commissioners

Suggestions for future agenda items and general comments

Updates from liaison assignments

b. Ordinance Subcommittee Update

c. Planning Subcommittee Update

e. Staff

13. 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 2nd day of May, 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

Meeting Date: Monday, May 6, 2019

Subject: Proposed amendments to Appendix C Zoning Ordinance "Section 8. N. 1. Geographic limits" regarding proposed amendments to the established boundary of the Downtown District

Action: Joint Public Hearing; Recommendation

SUMMARY / ORIGINATING CAUSE

Due to various requests from owners and developers regarding current zoning requirements of the Downtown District, the Planning and Zoning Commission was tasked with reviewing various requirements of the Downtown District to determine any proposed amendments. A Downtown District Subcommittee studied these items and provided detailed information to the remainder of the Commission. For reference, the original "Downtown District Review and Recommendations Linked Document" is provided in the back up materials. Some of the recommendations may have changed.

Review Item: Amending the boundary to include the property located at 110 Whispering Pines.

The original DD boundary was established in 2007 when the Downtown District (DD) zoning was created (Ord. 2007-18). The boundary was amended shortly thereafter in 2008 to expand the Downtown District to the creek (Ord. 2008-30).

Other regulations using the DD map include Resolution 2008-103, which established the Neighborhood Empowerment Zone (NEZ) for the amended Downtown District and waives fees for development in certain situations. Additionally, the Sales Tax election is limited to the current Downtown District map (adopted in 2008); sales tax dollars collected and contributed to the 4B fund managed by the Friendswood Downtown Economic Development Corporation (FDECD) can only be spent on properties within this boundary.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The intent of the review of the DD zoning regulations was to alleviate any recurring development hurdles and to look at the District as a whole to determine if any other changes were necessary. It is the intent of the Downtown District to create a thriving, pedestrian friendly area and attract a variety of retail and restaurant uses for the community to enjoy, while maintaining consistency with the values of the community.

RECOMMENDATIONS

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

ATTACHMENTS

[Proposed Amendment to Downtown District Map Redline](#)

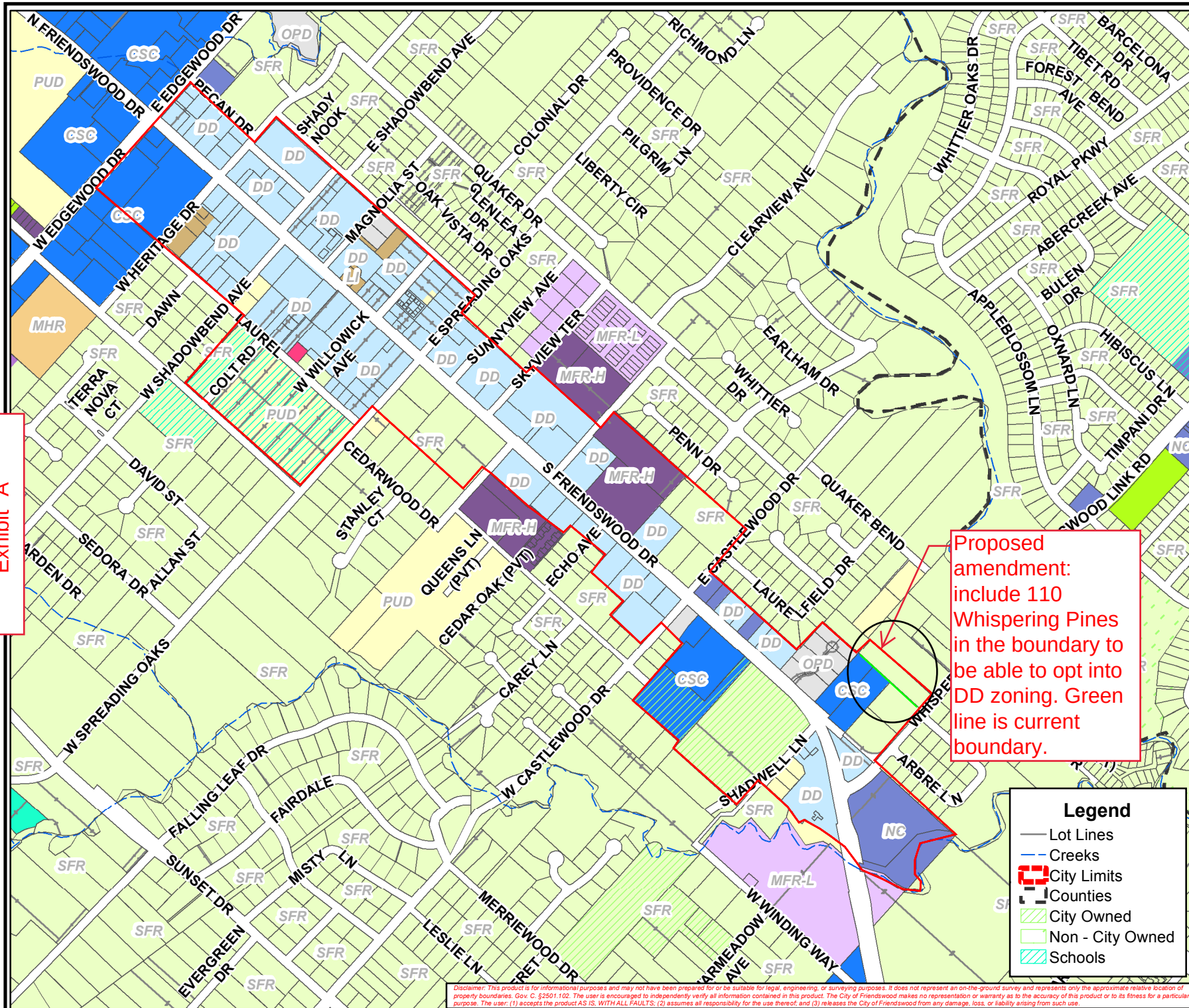
[Proposed Downtown District Map Figure 1 2019](#)

[Ordinance 2007-18 Original creation of DD Map](#)

[Ordinance 2008-30 Amendment to DD Map](#)

[Downtown District Review and Recommendations Linked Document](#)

Exhibit "A"



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



1" = 936'

Downtown District Map

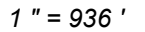
Figure 1

Amended 2019

Legend

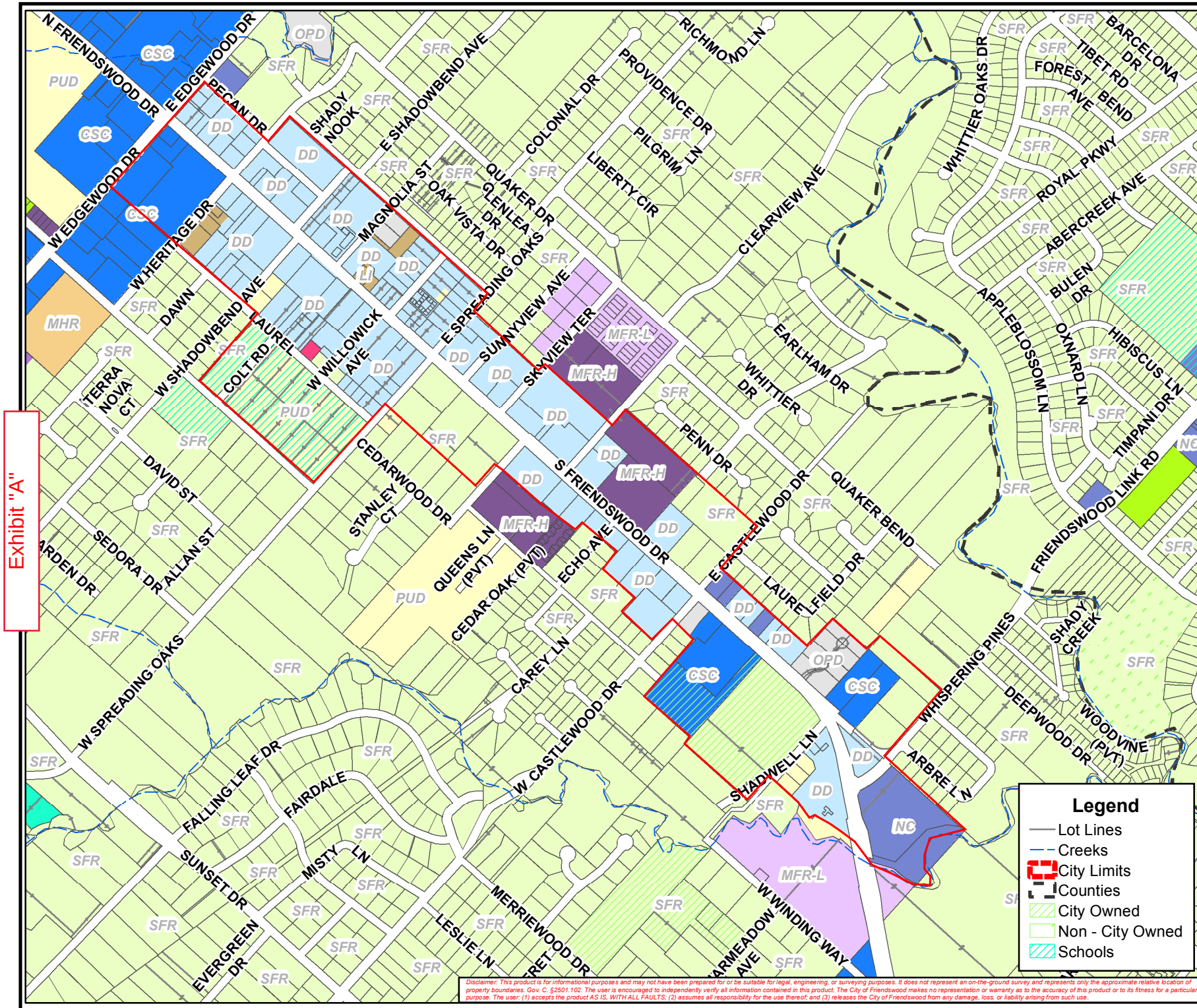
- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned
- Non - City Owned
- Schools

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.



Downtown District Map

Figure 1



(Title: An ordinance amending the zoning ordinance of the City by abolishing the Original Business District zoning classification and creating a new Downtown Zoning District; and providing other matters relating to the subject.)

ORDINANCE NO. 2007-18

AN ORDINANCE AMENDING APPENDIX C OF THE FRIENDSWOOD CITY CODE, SAID APPENDIX C BEING CITY OF FRIENDSWOOD, TEXAS, ORDINANCE NO. 84-15, AS AMENDED, ORIGINALLY ADOPTED THE 19TH DAY OF NOVEMBER, 1984, AND BEING THE ZONING ORDINANCE OF THE CITY, BY ABOLISHING THE ORIGINAL BUSINESS DISTRICT ZONING CLASSIFICATION AND PROVIDING FOR THE CREATION OF A DOWNTOWN ZONING DISTRICT; PROVIDING RULES AND REGULATIONS GOVERNING THE USE OF LAND WITHIN THE DOWNTOWN ZONING DISTRICT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

Section 1. City of Friendswood, Texas, Ordinance No. 84-15, as amended, originally adopted the 19th day of November, 1984, same being Appendix C of the Friendswood City Code, and also being the zoning ordinance of the City, is hereby amended as set forth below. Words being deleted are enclosed by brackets with strikethroughs, as follows: “[~~deleted~~].” Words being added are indicated by underline, as follows: “underline.”

A. Subsection I of Section 2 is hereby amended as follows:

- I. [~~OBD~~ — ~~Original Business District~~]
- I. DD Downtown District

B. Subsection I of Section 7 is hereby amended as follows:

- ~~I. — OBD, original business district, general purpose and description. The original business district is intended to accommodate Friendswood's original business area. This district is shown on the zoning map. The district is for commercial office, service industry, and public activities. Development of an original~~

~~business district requires approval of a development site plan by the planning and zoning commission.~~

- ~~1. Area and height regulations. Area and height regulations in an OBD, original business district, are set forth in section 7 Q.2, Regulation Matrix.~~
- ~~2. See section 8 for supplementary district regulations.~~
- ~~3. See section 9 for temporary certificate of zoning compliance that may be granted by the administrative official and specific use permits that may be recommended by the planning and zoning commission within the OBD district under certain circumstances and conditions.~~
- ~~4. Permitted uses. Uses permitted in an OBD, original business district, are set forth in section 7 P, Permitted Use Table}~~

I. *Downtown District (DD), general purpose and description* – This district is designed to accommodate and promote Friendswood’s original business and downtown areas area. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the Planning and Zoning Commission.

1. Area and height regulations. Structures within the DD are intended to be between 1 to 4 stories. The maximum height allowed is 70 feet measured from the minimum habitable floor elevation. Additional regulations are set forth under Section 7, Q. 2 – Regulation Matrix.
 - a. No residential use shall be allowed on the first floor
2. See Section 8 for Supplementary District regulations
3. Permitted uses. Uses permitted in the DD, Downtown District, are set forth in section 7-P, Permitted Use Table

C. Paragraph 2 of Subsection P of Section 7 is hereby amended as follows:

2. ***Permitted use table.*** The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9-G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the ~~[OPD-]~~ zoning **district column** means that the permitted use is for office functions only. Parking requirements are in section 8-F. The letters "NP" in the PUD-Mixed Use zoning district column means those uses so specified are not permitted under any circumstance.

D. The "Permitted Use Table" following Paragraph 5 of Subsection P of Section 7 is hereby amended as follows:

(THE "PERMITTED USE TABLE" IS ATTACHED TO THIS ORDINANCE AS EXHIBIT "A," AND IS MADE A PART HEREOF FOR ALL PURPOSES)

E. The "Regulation "Matrix for Commercial Districts" following Paragraph 2 of Subsection Q of Section 7 is hereby amended as follows:

(THE "REGULATION MATRIX -- COMMERCIAL DISTRICTS" IS ATTACHED TO THIS ORDINANCE AS EXHIBIT "B," AND IS MADE A PART HEREOF FOR ALL PURPOSES)

F. Paragraph 3 b (1) of Subsection Q of Section 7 is hereby amended as follows:

- (1) Buildings or structures in Community Shopping Center (CSC), ~~[Original Business District—(OBD),]~~ Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) and Planned Unit Development (PUD)

districts may exceed thirty-five (35) feet in height when:

...

- (b) The minimum setback for any building or structure in Community Shopping Center (CSC), [~~Original Business District~~ (OBD)], Neighborhood Commercial (NC), Office Park (OPD), Light Industrial (LI), Industrial (I), Business Park (BP) and Planned Unit Development (PUD) which is greater than thirty-five (35) feet in height, shall be one-hundred (100) feet plus the building or structure height from the nearest property line of residentially zoned land.

...

G. Paragraph 3 b (3) of Subsection Q of Section 7 is hereby amended by adding a subparagraph (3) to provide as follows:

(3) The maximum height allowed for structures within the Downtown District (DD) is 70 feet measured from the minimum habitable floor elevation.

H. Subsection 1 of Section 7.5 is hereby amended as follows:

1. ***General purpose and description.*** The Community Overlay District ("COD") is intended to preserve and enhance the physical characteristics of the City of Friendswood along its entryways and in the downtown area by promoting the safety, welfare, convenience, and enjoyment of travel along these roads; providing for unified and orderly development; and promoting and aiding economic growth. The establishment of a COD does not repeal the underlying zoning classification of property to which the COD applies. The requirements of the COD are in addition to the requirements of the underlying zoning district, **with the exception of the Downtown District. The COD does not apply to the DD. The DD is subject to Supplementary Regulations and the DD geographic limitations as [outlined under Section 8 of this Ordinance]** shown on the Official Zoning map. The COD

includes the following thoroughfares: FM 2351 from Friendswood City Limit to Friendswood City Limit, FM 518 from the Friendswood City Limit to the Friendswood City Limit ~~[except for that portion which is located within the Downtown District]~~, FM 528 from Friendswood City Limit to Friendswood City Limit, Friendswood Lakes Blvd. (also known as Brittany Bay) from Friendswood City Limit to Friendswood City Limit, Bay Area Blvd. from Friendswood City Limit to FM 528.

I. Subsection E of Section 8 is hereby amended as follows:

E. ***Structures to have access.*** Every building hereafter erected shall be on a lot adjacent to a public street, ~~[or]~~ an approved private street, or provide written documentation for shared access agreements, and all structures shall be so located on lots as to provide safe and convenient access for servicing, ~~[and]~~ fire protection, shared parking and or ~~[required]~~ off-street parking.

J. Subsection F of Section 8 is hereby amended as follows:

F. ***Off-street parking and loading regulations.***

1. ***Off-street parking regulations; Purpose.*** It is the intent of this section to assure that adequate ~~[shared or]~~ off-street parking is provided with the construction, alteration, remodeling or change of use of any building or change in the use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria.

a. Approval by the Commission shall be required of ~~[the]~~ parking area layouts and design of all ~~[shared and]~~ off-street parking ~~[areas]~~, including shared parking areas, ~~[shall be approved by the Commission]~~ with the recommendation of by the city engineer. The city engineer shall ~~[determine]~~ render to the Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of ~~[that spaces provided are usable, and that the]~~ vehicular circulation patterns ~~[of the area is adequate]~~.

...

- c. ~~Downtown District parking. [To encourage shared parking, shared access and promote pedestrian friendly environments, on-street parking is allowed within the DD except along FM 518. Approval for on-street parking must be made by the Commission with the recommendation of the city engineer. Parking spaces and parking lot geometries shall comply with the requirements of the current Design Criteria.]~~ To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the Commission, upon recommendation of the city engineer, in areas at least 400' from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518. Parking spaces and parking lot geometries shall comply with the requirements of the current Design Criteria.

K. The first paragraph of Paragraph 2 a of Subsection I of Section 8 is hereby amended as follows:

2. *Perimeter landscaping and screening.*

- a. When a commercial (CSC, LNC, NC, OPD DD, ~~[OBD,]~~ PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple family dwelling, commercial or industrial property between it and the adjacent protected property.

L. Subparagraph 2 f (3) (1) (a) (i) of Subsection I of Section 8 is hereby amended as follows:

- (i) All proposed development on land located in districts zoned as Neighborhood Commercial (NC), Community Shopping Center (CSC), ~~[Original Business District (OBD)]~~ **Downtown District (DD)**, Local Neighborhood Commercial (LNC), Office Park District (OPD), Light Industrial (LI), Industrial (I), Agricultural (A-1), Business Park (BP), Planned Unit Development – Mixed Use (PUD – Mixed Use), or Multi-Family Residential, low density (MFR – L), Multi-Family Residential, medium density (MFR – M), and Multi-Family Residential, high density (MFR – H); and

M. Section 8 is hereby amended by adding a new Subsection N to provide as follows:

N. Downtown District Supplemental requirements

- 1. **The geographic limits of the Downtown District are as shown on the Downtown District map. All properties within these geographic limits may rezone to Downtown Zone. Those properties outside the geographic limits may not rezone to the Downtown Zone.**

Figure 1

- 2. **General purpose and description. The Downtown District (DD) is intended to create a mixed-use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.**
- 3. **Parking.**
 - a. **Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than**

three-hundred linear feet (300') and no more than twelve-hundred linear feet (1200').

- b. Shared parking areas shall be allowed.
- c. Shared access agreements shall be required between adjacent developments.
- d. On-street parking shall be in accordance with section F,1,C shown previously in this ordinance.
- e. Development plans shall indicate how freight and goods will be delivered.
- f. Development plans shall show the design and layoff for all parking. Documentation shall be provided to verify authority for all shared or off site parking, and
- g. All such required documentation shall be presented before a development plan is approved.

4. Architectural standards.

- a. The portion of each structure that will be visible to the general public shall be of a masonry material, glass and/or cement based wood substitutes. Other architectural materials of similar or higher quality may be substituted upon approval of the Planning and Zoning Commission. The Planning and Zoning Commission may request a recommendation of the City Engineer for non-standard materials.
- b. Fenestration (i.e., openings such as doors and windows) along front or other facades visible to the public, shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e. no blank walls allowed).
 - (2) Not less than 40 % fenestration shall be provided for all ground floor primary

facades (front or side) that face a public right-of-way.

(3) Not less than 25% fenestration shall be provided for any façade (upper floors and those not facing a public right-of-way with the exception noted in item 4 below).

(4) No window or door, except emergency access, shall be allowed on any wall that is adjacent to an interior side or rear lot line with a zero set back.

c. Awnings and canopies are allowed upon approval of the Planning and Zoning Commission.

d. Fenestration Calculations:

(1) Area of primary wall (front or side) facing ROW x 40% = minimum fenestration;

(2) Area of upper floor or floor not facing ROW x 25% = minimum fenestration

5. Screening. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, and other non-public service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. "View at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

6. Sidewalks. Each development shall provide a 15-foot wide paved sidewalk along each adjacent roadway right-of-way. Sidewalks and sidewalk easements shall be required where head-in parking does not leave enough area for amenities and sidewalks in the right-of-way.

a. An area four feet (4') in depth, and running parallel and adjacent to each adjacent roadway right of way, measured from the back of curb,

shall be reserved for amenities such as street furniture, lighting or landscaping. This area may be grass, brick pavers, stamped concrete, or other decorative material. A 4'X 4' (minimum) landscape and tree well shall be provided every 25 linear feet. Each well shall contain a minimum of one (1) tree from the approved tree list and other landscaping material (bushes and/ground cover). The tree and landscaping material shall be maintained in living condition). One-half of the trees shall have a minimum caliper of four (4) inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this ordinance. (Clustering of trees shall be permitted; provided however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

N. Paragraph 2 a of Subsection H of Section 9 is hereby amended as follows:

- a. All proposed development on land zoned Neighborhood Commercial (NC), Community Shopping Center (CSC), ~~[Original—Business District (OBD)]~~ **Downtown District (DD)**, Local Neighborhood Commercial (LNC), Office Park District (OPD), Light Industrial (LI), Industrial (I), Agricultural (A-1), Business Park (BP), or multi-family residential, low density (MFR-L), multi-family residential, medium density, (MFR-M), and multi-family residential, high density (MFR-H); and

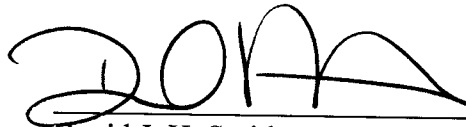
Section 2. Any person who shall knowingly, willingly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance

shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

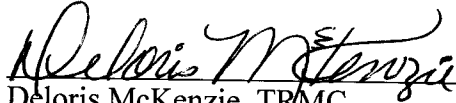
PASSED and APPROVED on first reading this 1st day of October 2007.

PASSED, APPROVED, and ADOPTED on second and final reading this the 15th day of October 2007.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
	Adult Entertainment Business							S								S	S	
111	Crop Production							O	O		O	O	S	P	P			
111	Greenhouse, Nursery & Floriculture Production										O	O	S	P	P	P	P	P
112	Animal Production							O	O		O	O	S	P	P			
113	Forestry and Logging										O	O	S	P	P	S	P	
113	Logging										O	O	S	P	S		S	
114	Fishing, Hunting and Trapping										O	O			P			
115	Support Activities for Agriculture and Forestry							O	O		O	O	S	P	P		P	
115	Support Activities for Crop Production							O	O		O	O	S	P	O			
211	Oil and gas extraction										O	O			S	S	S	
212	Mining, except oil and gas										O	O					S	
213	Mining support activities										O	O			S	S	S	

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD-Mixed Use	A-1	L1	I	BP
22	Utilities – All Subcategories										O	O	S	P		P	P	S
233	Building, developing and general contracting							O	O		O	O	S	P		P	P	P
234	Heavy construction							O	O		O	O	S	P		P	P	S
235	Special Trade Contractors							O	O		O	O	S	P		P	P	P
311	Food Mfg										O	O	S	P		S	S	S
312	Beverage and Tobacco product mfg										O	O	S	P		S	S	S
313	Textile mills										O	O				S	S	S
314	Textile product mills										O	O	S	P		S	S	S
315	Apparel Manufacturing										O	O	S	P		S	S	S
316	Leather and allied product mfg										O	O	S			S	P	S
316	Leather and Hide tanning and Finishing										O	O	S				S	
321	Wood product mfg										O	O	S			S	P	S
322	Paper mfg										O	O	S				S	

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
323	Printing and related support activities							P			O	P	S	P		P	P	P
323	Commercial Lithographic Printing							S			O	S	S	P		P	P	P
324	Petroleum and coal products mfg										O	O	S			S	S	
325	Chemical mfg										O	O	S			S	S	
325	Pharmaceutical Preparation Manufacturing										O	O	S			P	P	P
326	Plastics and rubber products mfg										O	O	S			S	P	
326	Rubber Product Manufacturing										O	O	S				P	
327	Nonmetallic mineral product mfg										O	O	S			-	P	
331	Primary metal mfg										O	O	S			-	S	
332	Fabricated metal product mfg										O	O	S			S	P	
333	Machinery mfg										O	O	S			S	P	S
334	Computer & Electronic Product Manufacturing							-	-		O	S	S	P		P	P	P
335	Electrical Equip, appliance and component mfg										O	O	S	P		P	P	P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
335	Battery Manufacturing										O	O	S					-
336	Transportation equipment mfg										O	O	S			S	P	
337	Furniture and related products mfg										O	O	S	P		S	P	
339	Misc. mfg										O	O	S			P	P	S
339	Medical Equipment & Supplies Manufacturing							S	S		P	S	S	P		P	P	P
42	Wholesale Trade – all subcategories										O	O	S	P		P	P	P
441	Motor Vehicle and Parts Dealers										O	O	S	P		P	P	
441	New Car Dealers							S			O	O	S	P		P	P	
441	Used Car Dealers							S			O	O	S			P	P	
441	Boat Dealers							S			O	O	S	P		P	P	
441	Recreational Vehicle Dealers							S			O	O	S	P		P	P	
441	Motorcycle Dealers							S			O	O	S	P		P	P	
441	Automotive Parts, Accessories and Tire Stores							P	S		O	O	S	P		P	P	P
442	Furniture and home furnishing stores							P	P		O	P	S	P				P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
443	Electronics and appliance stores							P	P		O	P	S	P				P
444	Bldg Material & Garden equip & supp dealers							P	P		O	P	S	P		P	P	P
445	Food & Beverage stores							P	P	P	O	P	S	P		S		S
446	Health & personal care stores							P	P	P	O	P	S	P		P		P
447	Gasoline stations							P	P	P	O	P	S	P		P	P	
448	Clothing and clothing accessory stores							P	P	P	O	P	S	P				P
451	Sporting good, hobby, book & music stores							P	P		O	P	S	P				P
452	General merchandise stores							P	P	P	O	P	S	P		P		P
453	Misc. store retailers							P	P		O	P	S	P		P		P
453	Used Merchandise Stores							P				P	S	P		P	P	P
453	Manufactured (Mobile) Home Dealers										O	O						
453	All other Misc. Store Retailers							P	P			P	S	P		P	P	P
453	Tobacco Stores							P	P			P	S	P				
454	Non-store retailers							S	S		O	P	S	P			P	P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
454	Electronic Shopping & Mail-Order Houses											P	S	P		P		P
454	Vending Machine Operators											O	S	P		P		P
454	Other Direct Selling Establishments											O	S	P		P		P
454	Fuel Dealers										O	O	S	P			S	O
481	Air Transportation										O	O	S	P				
482	Rail Transportation										O	O	S	P		S	P	S
483	Water Transportation										O	O	S	P			S	
484	Truck Transportation										O	O	S	P		P	P	P
485	Transit & Ground Passenger Transportation							S	S		O	P	S	P		S	S	S
486	Pipeline Transportation	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S
487	Scenic & sightseeing Transportation							S			O	P	S	P				P
488	Transportation Support services							S	S		O	O				P	P	P
488	Motor vehicle towing							-	S		O	O	S	P		P	P	O
491	Postal Service							P	P		O	P	S	P		P	P	P
492	Couriers & Messengers							P	P		O	P	S	P		P		P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR-GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD-Mixed Use	A-1	L1	I	BP
493	Warehousing & Storage										O	S	S	P		P	P	P
511	Publishing Industries										O	P	S	P		P	P	P
512	Motion Picture & Sound Recording industries							S			O	S	S	P		P	P	P
513	Broadcasting & Telecommunications							S	S		O	O	S	P		P	P	P
513	Telecommunication Resellers							P	P		O	P	S	P		P	P	P
514	Information & Data processing services							P	P		O	P	S	P		P		P
52	Finance & Insurance – all subcategories except 522							P	P		P	P	S	P		P		P
522	All Other Nondepository Credit Intermediation (Pawn shops)							S			O	P	S	P		P	P	P
531	Real estate (Miniwarehouse Storage)							P	P		P	P	S	P		P	P	P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
531	Lessors of Miniwarehouse or self storage units							P	P				S	P		P	P	P
532	Rental & leasing services							P	S		O	P	S	P		P	P	P
533	Lessors of other nonfinancial intangible asset							P	P		P	P	S	P		P		P
54	Professional, Scientific & Technical Services- all subcategories except 541							P	P		P	P	S	P		P		P
541	Research, development & testing services							S			O	S	S	P		P	P	P
55	Management of Companies & Enterprises –all subcategories							P	P		P	P	S	P		P		P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
56	Admin/Support Waste Mgmt/Remediation Services – all subcategories except 561 and 562							P	P		O	P	S	P		P		P
561	Services to dwellings and other buildings							S			O	O	S	P		P	P	P
562	Waste Management & remediation services										O	O	S	P		S	P	S
611	Educational Services							P			P	P	S	P	S	P	P	P
611	Elementary & Secondary schools	S		S	S	S	S	S	S	S	O	P	S	P	S	S	S	S
611	Junior Colleges							S			O	P	S	P	S	S	S	P
611	Colleges, Universities & Professional schools							S			O	P	S	P	S	S	S	P
611	Computer, Business & Secretarial Schools							S			O	P	S	P	S	S	S	S
611	Other School and Instruction							P			P	S	S	P	S	P	P	P
621	Ambulatory Health care services							P	P		P	P	S	P				P

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
622	Hospitals							P			O	S	S	P		P		P
623	Nursing & residential care facilities							S	S		O	S	S	P				
623	Community Care Facilities	P										S	S	P				
624	Social Assistance							P			O	P	S	P				P
624	Child Day Care Services			S	S	S	S	P	S	P	O	P	S	P				
71	Arts, Entertainment and Recreation all subcategories except 711,712, 713							P			O	P	S	P				P
711	Sports Teams, clubs, racetracks, other spectator sports							S			O	O	S	P				P
712	Museums, historical sites & like institutions	S	S	S	S	S	S	P	S		O	P	S	P	S	S	S	S
713	All Other Amusement and Recreation Industries											S				S	S	

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
721	Accommodation							P			O	P	S	P		P		P
722	Food services & Drinking places							P	P		O	P	S	P		P		P
722	Drinking places (Alcoholic Beverages)								P			P		P		P		P
811	Automotive Repair Shops							P	S		O	S	S	P		P	P	
811	Welding Shops							S			O	O	S	P		P	P	P
812	Personal Care Services							P	P	P	P	P	S	P		P		P
812	Death Care Services							S	S		O	S	S	P		P		S
812	Other Personal Services							P	P		P	P	S	P		P	-	P
813	Religious/Grantmaking/ Prof/ Similar organizations							P	P		O	P	S	P				
813	Religious Organizations	S	S	S	S	S	S	P	P	P	O	P	S	P	S			

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
813	Civic, social and fraternal associations	S	S	S	S	S	S	P	P	S	O	P	S	P		P		P
814	Private households	P	P	P	P	P	P					P (a)		P	P			
92	Public Administration all subcategories except 922							P			O	P	S	P		P		P
922	Correctional Institutions																S	
	Residential Uses																	
	Cluster Housing			P	P	P							P	P				
	Mobile Home Parks						P											
	Model dwelling unit	P	P	P	P	P	P						S	P				
	Multi-family dwellings			P	P	P	P						S	P				
	Single family dwellings	P	P	S	S	S	S						S	P	P	S	S	
	Townhouses			P	P	P	P							P				
	Two family dwellings			P									S	P				
	Accessory Residential Uses																	
	Accessory Building Structure or use	P	P	P	P	P	P											
	Cable Television transmission line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Electrical Substation								S	S	S	S						
	Electrical Transmission Line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Garage Apartment																	
	Home Occupation	P	P	P	P	P	P					P	P	P				
	Private Recreation Facility	P	P	P	P	P	P					P	S	P				

PERMITTED USE TABLE #2001-22

	1997 NAICS	SFR & SFR-E	MFR- GHD	MFR-L	MFR-M	MFR-H	MHR	CSC	NC	LNC	OPD	DD	PUD	PUD- Mixed Use	A-1	L1	I	BP
	Servants or caretaker quarters	P	P	P	P	P	P				P	P	S	P		P	P	P
	Swimming Pool	P	P	P	P	P	P					P	P	P				
	Telephone exchange, switching relay or transmitting station	S	S	P	P	P	P	P	P	S	P	S	S	P	P	P	P	P
	Utility Business Office							P	P		P	P	S	P		P	P	P
	Utility service or storage yard or buildings											S	S	P		P	P	S

(a) 2nd floor and above

(b) Legend

- 1. P – Permitted**
- 2. S – Special Use Permit Required**
- 3. O – Office Use only**
- 4. _ - Not Permitted**

PERMITTED USE TABLE #2001-22

NOTE: TBD - Number of parking spaces to be agreed on by applicant and City

(Ord. No. 2002-1, § 1, 1-21-02)

(Ord. No. 2004-12 § 2, 8-2-04)

(Ord. No. 2004-11 § 1-3, 8-2-04)

(Ord. 2004-21, § 1-3, 12-06-04)

and height regulations.

parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables labeled 7-Q.2, Regulation Matrix.

Regulation Matrix)

TRIX - RESIDENTIAL DISTRICTS

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

			Yards - Minimum Feet								
			Front	Rear (a)	Side						
					Interior (d)	Exterior (Corner Lot)					
						Backing Up to an Abutting Side Yard					Backing Up to an Abutting Rear Yard
Lot Area Minimum Square Feet	Lot Width	Front	Rear (a)	Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard	Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage	
11,600	90 A	25 B	25	10 F	25 A	20 C	35	2	No	35 %	
15,600	120 A	25 B	25	10	25 B	20 C	40	2	No	35 %	
87,120	150 A	75	25	25	35	35	40	5	No	20 %	
7,260 G	45 G	25 B	25	10 E, I	25 B	20 C	35	2	No	50 %	
- -	- -	25 B	0	10 E, I	25 B	20 C	35	2	No	50 %	
- -	- -	25 B	0	10 E, I	25 B	20 C	35	2	No	50 %	
- -	- -	25 B	25	10 I	30	25 B	20	2.5	No	50 %	

TRIX - RESIDENTIAL DISTRICTS - cont'd/

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

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
Lot Area Minimum Square Feet	Lot Width	Front	Rear (a)	Interior (d)	Backing Up to an Abutting Side Yard	Backing Up to an Abutting Rear Yard	Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines Y or N	Maximum Lot Coverage				
- -	- -	25 B	25	10 I	25 B	20 C	35	2	No	10 %				
6,000	60	5 B , H	10	0 D , J	5 B , H	4 C , H	35	2	Yes D	50 %				
6,000	40	20 B	15	5 I	20 B	20 C	35	2	No	40 % .				
6,000	40	20 B	15	5 I	20 B	20 C	35	2	No	45 %				
6,000	40	20 B	15	5 I	20 B	20 C	35	2	No	50 %				

on 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.

on thoroughfares.

et on thoroughfares.

n side only, minimum five-foot separation between buildings.

um separation between buildings.

n existence with less than 90 feet of width that have structures already built upon them may continue with the
et back for additions provided they are not less than a minimum of five feet.

t elect either units per acre or lot area. Two family residential units on two lots are required when lot area is

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

et when abutting land zoned single-family residential (SFR) district.

abutting land zoned anything other than MFR - GHD (Garden Home District).

TRIX - COMMERCIAL DISTRICTS

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

		Yards - Minimum Feet									
		Front	Rear (a)	Side				Height Maximum Feet (b and e)	Landscape Require- ments	Excep- tion Notes	Maxi- mum Lot Coverage
				Interior		Exterior					
Lot Width Minimum Feet	Lot Depth Minimum Feet			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				
100	150	30	15	25	10	25	10	35	Yes	No	30%
100	120	30	20	25	10	25	10	35	Yes	D	30%
100	100	30	25	25	10	25	10	35	Yes	D	30%
0	0	0	0/15 (see note E)	15	0	0	0	70	Yes	E	60%
100	100	30	15	25	10	25	10	35	Yes		30%
100	100	30	25	25	10	25	10	35	Yes		40%
100	100	30	25	25	10	25	10	35	Yes	A , C	50%
100	100	30	25	40	10	25	10	35	Yes	B , C	60%

(, 12-18-00)

et is across the street from a residential district front yard shall be 40 feet from street R.O.W .

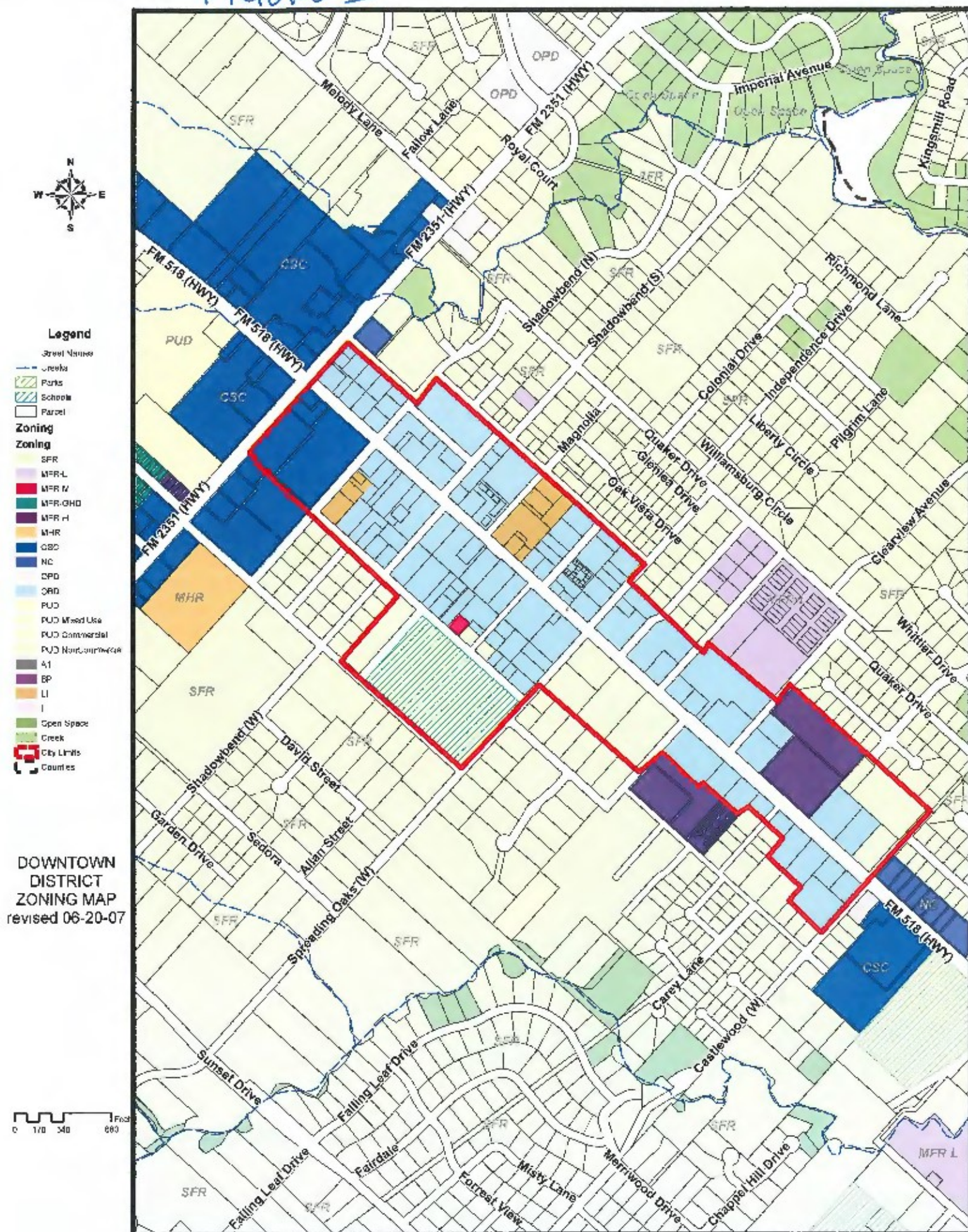
is across the street from a residential district front yard setback shall be 50 feet from street R.O.W .

l district abuts side and/or rear residential district setback shall be 89 feet.

yard setback shall be 15 feet when rear yard abuts a non-residential district.

wntown District (DD) in existence prior to the creation of the DD shall be deemed as law fully existing and shall
evelop under DD regulations. Further, tracts of any size in existence prior to the creation of the DD may be
larger tracts and developed, even if the aggregate size is less than 15,000 sq. ft. Further, no lot classified as
zone may be subdivided to less than the minimum size of 15,000 sq. ft. Rear yard setback shall be 15 feet when
a residential district (Residential District or Garden Home District) and 0 feet when rear yard abuts a non-
ict

FIGURE 1



(Title: An ordinance amending the zoning ordinance of the City by amending the boundaries of the Downtown District.)

ORDINANCE NO. 2008-30

AN ORDINANCE AMENDING APPENDIX C OF THE FRIENDSWOOD CITY CODE, SAID APPENDIX C BEING CITY OF FRIENDSWOOD, TEXAS ORDINANCE NO. 84-15, AS AMENDED, ORIGINALLY ADOPTED THE 19TH DAY OF NOVEMBER, 1984, AND BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING SECTION 8, SUBSECTION N (1) [FIGURE 1], TO EXPAND THE BOUNDARIES OF THE DOWNTOWN DISTRICT; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

SECTION 1. City of Friendswood, Texas, Ordinance No. 84-15, as amended, originally passed and approved the 19th day of November, 1984, and being the zoning ordinance of the city,, is hereby amended by amending Figure 1 of Subsection N (1) of Section 8 to read and provide as follows:

“N. Downtown District Supplemental requirements

....

1. *[Geographic limits.]* The geographic limits of the Downtown District are as shown on the Downtown District Map [Figure 1]. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

Figure 1 [amended September 2008]

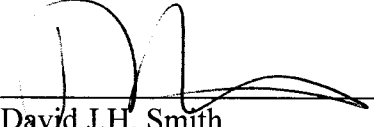
... ”

SECTION 2. Any person who shall knowingly, willingly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

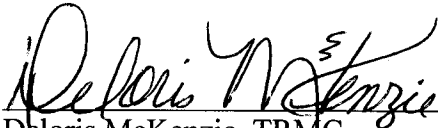
PASSED AND APPROVED on first reading this 20th day of October, 2008.

PASSED, APPROVED, and ADOPTED on second and final reading this 12th day of January 2009.



David J.H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



Memo

To: Mayor and City Council

From: Chairman of the Planning and Zoning Commission *KH (mam)*

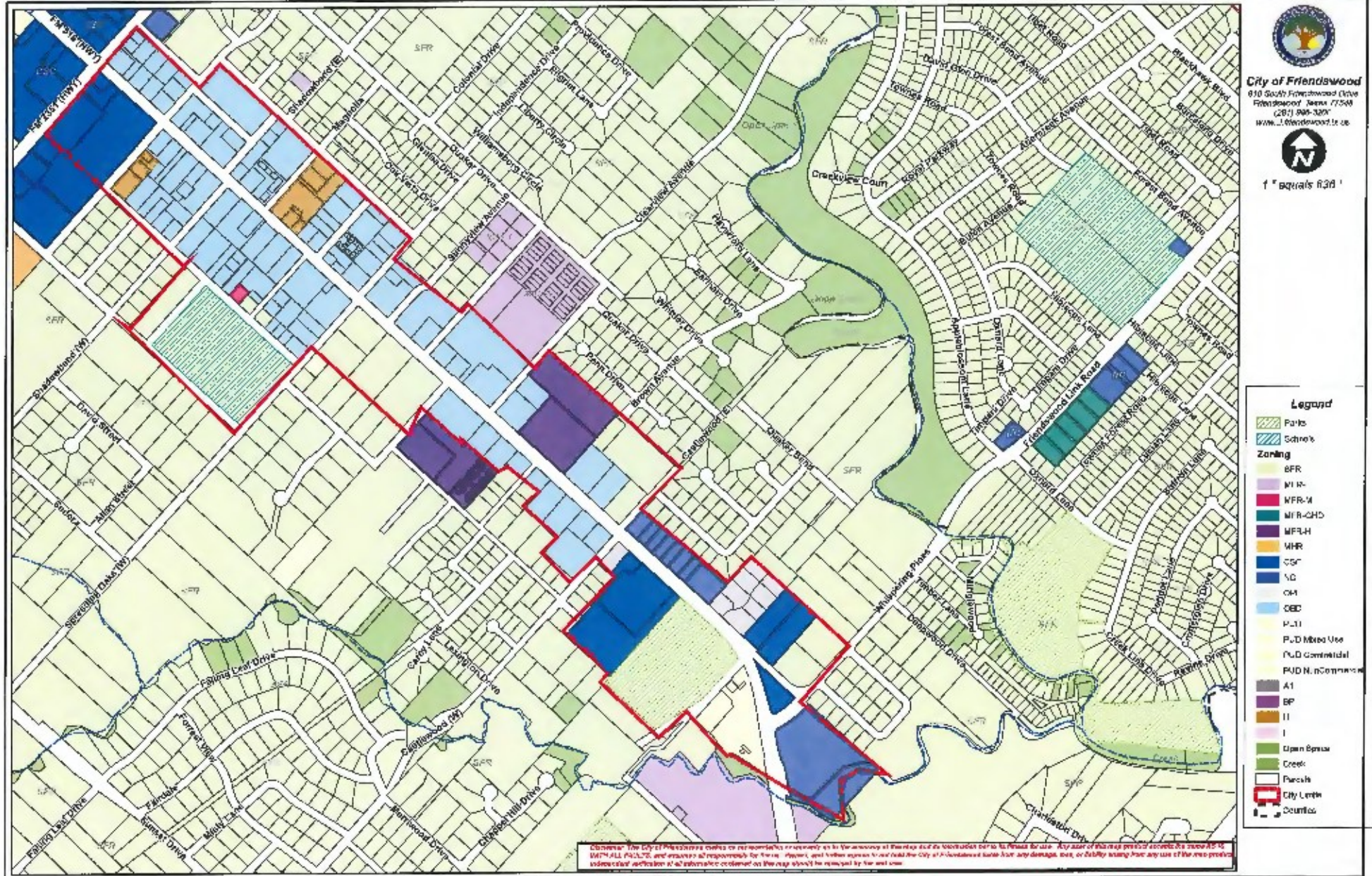
Date: October 21, 2008

Re: Proposed amendments to Appendix C, Zoning Ordinance of the Code of Ordinances, regarding the Downtown District boundaries

At a special meeting on October 20, 2008, immediately following the Joint Public Hearing, the City of Friendswood Planning and Zoning Commission voted unanimously (6 to 0, McLean was absent) to recommend to City Council the above mentioned amendment to the Zoning Ordinance.

This amendment extends the Downtown District boundaries to Coward's Creek per the attached map.

FIGURE 1



Downtown District (DD) Zoning Regulations Review and Proposed Amendments

Subject	Current Requirement	Request	Recommendation	Applicable Attachments	Changes
Downtown District Boundary Established in 2008: Ordinance 2007-18 Ordinance 2008-30	Properties outside the Downtown District Boundary cannot change to DD zoning. See yellow highlight in the attachment.	To incorporate 110 Whispering Pines into DD Boundary; also review other boundaries for potential changes.	Not recommended due to complexity that would be created by changing the boundary in regards to the expenditure of 4B sales tax and application of the Neighborhood Empowerment Zone (NEZ).	DD Boundary Map Zoning Ordinance Section 8.N. Resolution 2008-103: Neighborhood Empowerment Zone (NEZ) Amendment Resolution 2016-10: Canvass of Sales Tax Election	No
Buffer Requirements - copy to DD section	Gray highlight and Green Text	n/a	Copy language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.I. to Section 8.N.	Yes
Parking Requirements - move to DD section	Gray Highlight and Green Text	n/a	Relocated language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.F. to Section 8.N.	Yes
Head-In, on-street parking	Currently allowed 400ft from FM 518 or FM 2351	Allow head in parking closer to FM 518 or FM 2351.	Change to 75 feet - same as driveway spacing from a major thoroughfare requirement in Design Criteria Manual.	Zoning Ordinance Section 8.N.3.d	Yes
Façade materials	cement fiber board is prohibited	Allow cement fiber board installed as lap siding; not flat sheets.	Allow cement fiber board installed as lap siding.	Zoning Ordinance Section 7.I. Zoning Ordinance Section 8.N.4.	Yes
Fenestration	40% on ground floors facing ROW; 25% on upper floors and those not facing a ROW	Reduce requirement for facades facing interior of lots and adjacent to residential development.	Leave 40% requirement on first floor; eliminate 25% fenestration requirement on lower floors not facing a right-of-way.	Zoning Ordinance Section 8.N.4.	Yes

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

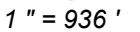
Community Overlay District (COD) vs. Downtown District (DD)	Aesthetic requirements are more stringent in the COD; review and determine which requirements, if any, should also be applicable to DD	Review requirements of the Community Overlay District (COD) and determine if those should also be incorporated into DD.	Add the following requirements: underground utilities bay doors not facing thoroughfares earth tone colors screening materials same as building add reference to dumpster screening requirements	Zoning Ordinance Section 8.N.4.	Yes
Permitted Uses	See Permitted Use Table	Review uses allowed in DD.	No changes recommended at this time.	Zoning Ordinance Section 7.P.6.	No
Pedestrian Lighting	Minimum 2 lights; Design Criteria Manual details type of light required	Review in relation to DD Improvement Plan by FDEDC.	No changes at this time; waiting on additional info from FDEDC.	Design Criteria Manual - Appendix E	No
PUD Modification (clean up - relocating existing language)		A portion of the PUD requirements was relocated in the Zoning Ordinance, but the modification section was not relocated.	Move to correct location in Zoning Ordinance.	Move from Section 8.H. to Section 7.J.	Yes
Signs LED lighting in storefront windows	No regulation	LED lighting in storefront windows detracts from the decorative, pedestrian lighting being installed in DD.	In DD only, prohibit neon signs and LED or similar lighting in windows; make effective 90 days from ordinance adoption; require existing businesses to remove; exception holiday lighting from Nov. 15 to Jan. 15.	Appendix A Sign Ordinance	Yes

Web Links to full Ordinances:

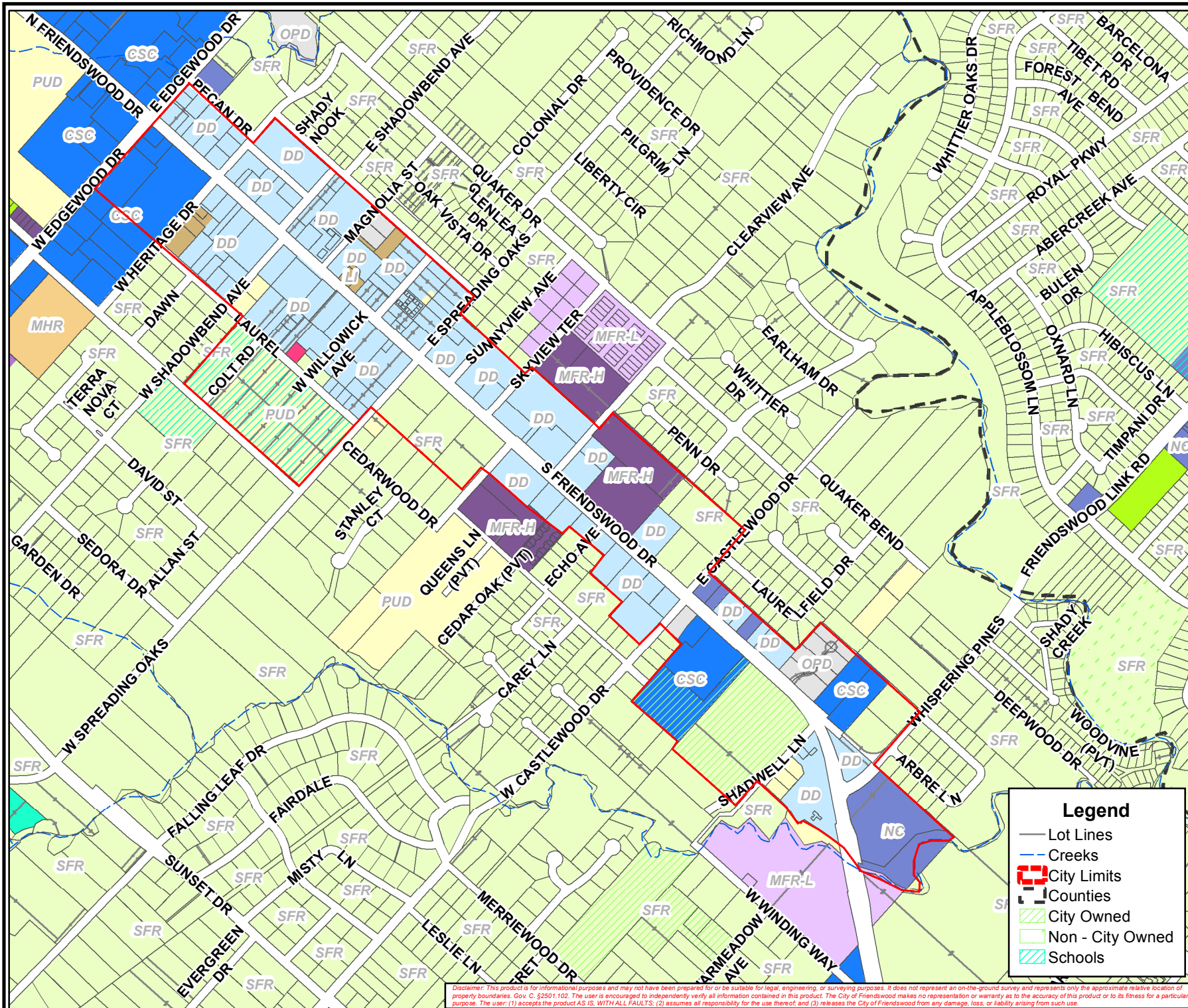
[Appendix C Zoning Ordinance](#)

[Appendix A Sign Ordinance](#)

[Design Criteria Manual](#)



Friendswood GIS Mapping



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.

RESOLUTION R2008-103

A RESOLUTION OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION R2008-54 CREATING NEIGHBORHOOD EMPOWERMENT ZONE #1 BY FURTHER DEFINING THE ZONE'S GEOGRAPHICAL BOUNDARIES AND THE IMPROVEMENTS THAT ARE ELIGIBLE FOR INCENTIVES.

* * * * *

WHEREAS, the City of Friendswood created Neighborhood Empowerment Zone #1 in accordance with state law on June 16, 2008, to provide certain economic development incentives for the downtown area with the purpose of encouraging private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Council of the City of Friendswood, Texas, desires to amend Resolution R2008-54 that created Neighborhood Empowerment Zone #1 to expand the zone's geographical boundaries and to make provisions for projects to be eligible for certain incentives;

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the City amends Section 1 of Resolution R2008-54, dated June 16, 2008, modifying the boundaries of Neighborhood Empowerment Zone #1 (NEZ), as described in Exhibit "A," Area "A" to expand and include the geographical area along Friendswood Drive from Castlewood to Cowards Creek as described in Exhibit "A," Area "B." NEZ#1 shall include any current and future properties that are zoned Downtown District within Exhibit "A."

Section 2. That the City Council hereby amends Section 4 of Resolution R2008-54, dated June 16, 2008, and declares that the City will waive one-hundred percent (100%) of all fees related to construction and development including zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits and one-hundred percent (100%) of water and waste water impact fees as follows:

Area "A" of NEZ#1 – the City of Friendswood will waive fees for businesses and developers that are "for profit" and that are zoned Downtown District.

Area "B" of NEZ#1 – The City will waive fees for businesses and developers that are "for profit," zoned Downtown District, and that incorporate sidewalk or façade improvements into their overall development plan according to the downtown district zoning guidelines.

Section 3. City Council or their designee will consider waiving fees on a case-by-case basis for other properties located within Exhibit "A" that are not zoned Downtown District, i.e. Planned Unit Development, Multi Family Residential, Single Family Residential, provided that downtown sidewalks or downtown façade improvements are incorporated into their overall development plan.

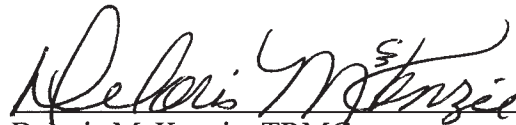
Section 4. That this resolution shall take effect from the date after its passage as the law in such case provides.

PASSED, APPROVED and ADOPTED by the City Council of Friendswood, Texas on this the 15th day of December, 2008.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



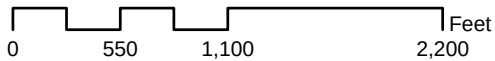
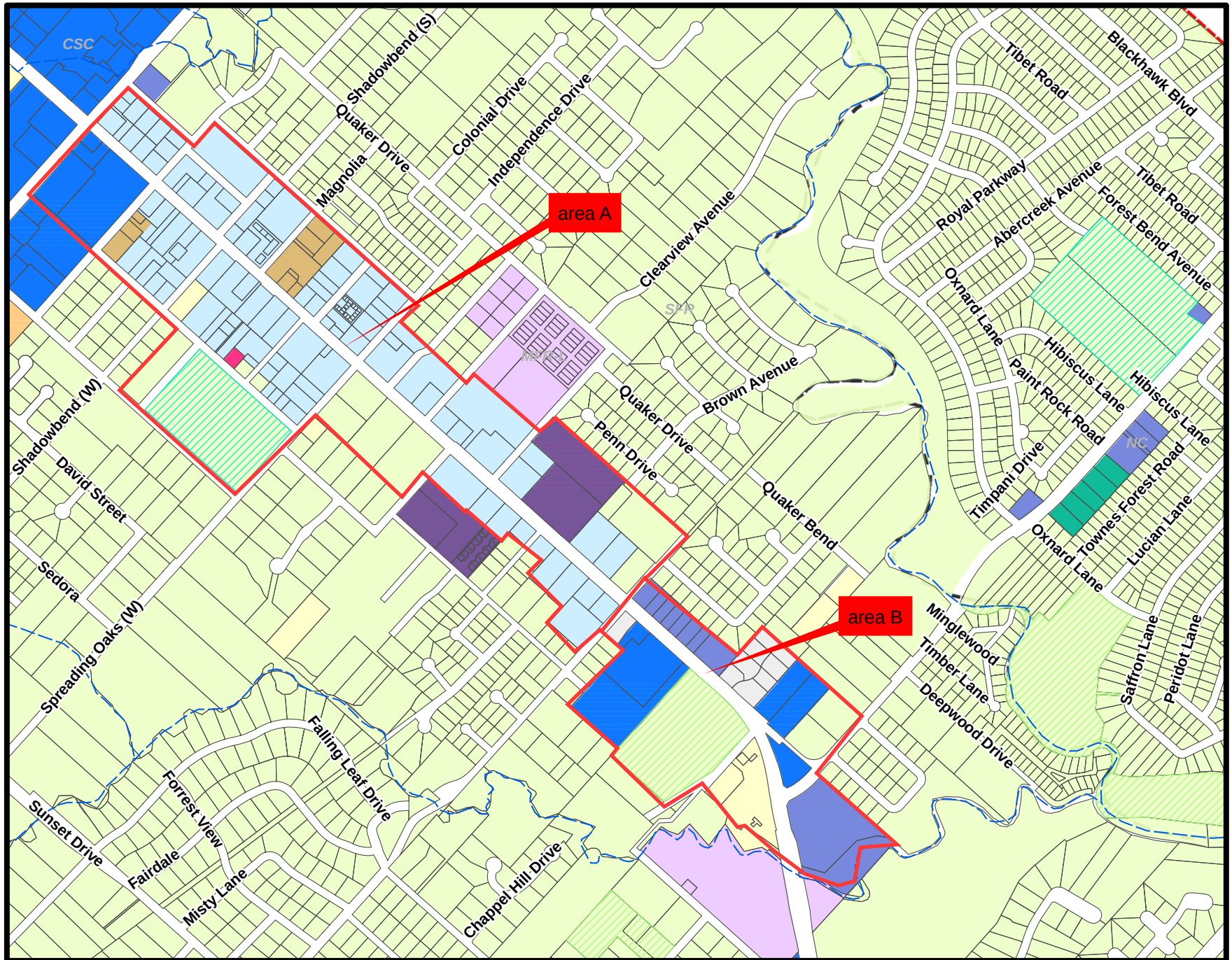
Exhibit A



Legend

Street Names

- Creeks
- ▨ Parks
- ▨ Schools
- ▨ Parcels
- Zoning**
- Zoning**
- SFR
- MFR-L
- MFR-M
- MFR-GHD
- MFR-H
- MHR
- CSC
- NC
- OPD
- DD
- PUD
- PUD Mixed Use
- PUD Commercial
- PUD NonCommercial
- A1
- BP
- LI
- I
- Open Space
- Creek
- City Limits
- Counties



RESOLUTION NO. R2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, CANVASSING THE RETURNS
AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD ON MAY 07, 2016, REGARDING TWO (2)
PROPOSITIONS RELATING TO STREET MAINTENANCE
SALES AND USE TAX AND DOWNTOWN
IMPROVEMENTS SALES AND USE TAX.**

* * * * *

WHEREAS, this City Council ordered an election to be held in said City on May 7, 2016, on the PROPOSITIONS hereinafter stated; and

WHEREAS, said City Council has investigated all matters pertaining to said election, including the ordering, giving notice, appointing election officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to said City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said election.

Section 2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

STREET MAINTENANCE SALES AND USE TAX

FOR	<u>1,485</u>	) THE ADOPTION OF A LOCAL SALES AND USE TAX IN
		) THE CITY OF FRIENDSWOOD, TEXAS AT THE RATE
		) OF THREE-EIGHTHS (3/8) OF ONE PERCENT (1%) TO
AGAINST	<u>925</u>	) PROVIDE REVENUE FOR MAINTENANCE AND REPAIR
		) OF MUNICIPAL STREETS.

DOWNTOWN IMPROVEMENTS SALES AND USE TAX

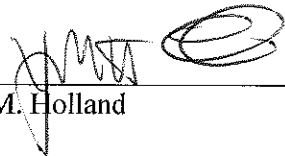
FOR	<u>1,274</u>	) THE ADOPTION OF A TYPE B LOCAL SALES AND USE
		) TAX IN THE CITY OF FRIENDSWOOD, TEXAS AT THE
AGAINST	<u>1,135</u>	) RATE OF ONE-EIGHTH (1/8) OF ONE PERCENT (1%) TO
		) UNDERTAKE PROJECTS AUTHORIZED UNDER
		) CHAPTER 505 OF THE LOCAL GOVERNMENT CODE,
		) TO PROMOTE NEW OR EXPANDED BUSINESS
		) ENTERPRISES IN THE DOWNTOWN AREA AS DEFINED
		) BY THE CITY OF FRIENDSWOOD DOWNTOWN
		) DISTRICT MAP, INCLUDING BUT NOT LIMITED TO
		) STREETS, TARGETED INFRASTRUCTURE, PAVED
		) SIDEWALKS, PEDESTRIAN AMENITIES INCLUDING
		) LIGHTING, BENCHES, SIGNAGE, AND OTHER
		) RELATED PUBLIC IMPROVEMENTS, AND THE
		) MAINTENANCE AND OPERATIONS EXPENSES FOR
		) ANY OF THE ABOVE-DESCRIBED PROJECTS.

Section 3. That the City Council finds and determines that the sales and use tax propositions carried at the election, and that the City Council is accordingly authorized to levy the sales and use tax in accordance with the authority granted in the propositions and with the law. The City Council shall subsequently adopt, by separate action, an ordinance adopting, imposing, and levying the approved sales and use taxes at the rates provided for in the propositions as approved by the voters.

Section 4. The City Secretary is authorized and directed to send to the Texas State Comptroller of Public Accounts by United States certified or registered mail, a certified copy of

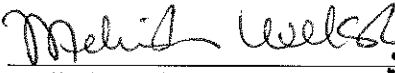
this Resolution, along with a map of the City, clearly showing the boundaries of the City and, upon its adoption, a certified copy of the Sales Tax Levy Ordinance, as required by Section 321.405 of the Texas Tax Code.

PASSED, APPROVED, AND RESOLVED this 16th day of May, 2016.

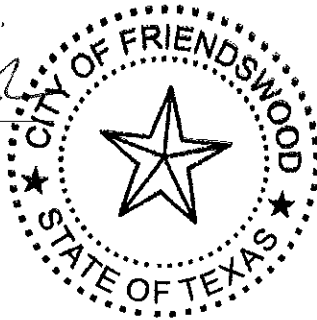


Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary



CERTIFICATE FOR RESOLUTION

**THE STATE OF TEXAS
COUNTIES OF GALVESTON AND HARRIS
CITY OF FRIENDSWOOD**

§
§
§

We, the undersigned officers of the City Council of said City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 16TH DAY OF MAY, 2016, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Kevin M. Holland, Mayor
Billy J. Enochs
Steve Rockey
Jim Hill, Mayor Pro-Tem
Patrick J. McGinnis, MD
John H. Scott
Carl W. Gustafson

Melinda Welsh, City Secretary
Roger Roecker, City Manager

and all of the persons were present, except the following absentees: None, except thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION CANVASSING A TAX ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: All members of said Council shown present above voted "Aye",
except as noted below:

NOES: 0

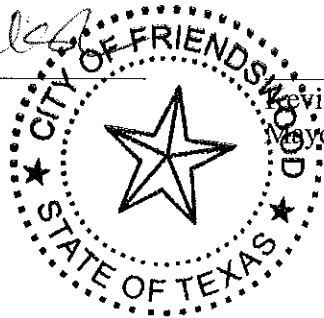
ABSTENTIONS: 0

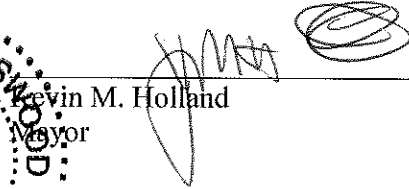
2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the

Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

SIGNED the 16th day of MAY, 2016


Melinda Welsh, TRMC
City Secretary




Kevin M. Holland
Mayor

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 7. - Schedule of district regulations.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

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

(b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~P~~Planning and ~~Z~~zoning ~~C~~commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~Planning and ~~Z~~zoning ~~C~~commission shall forward the plan with its recommendation to the city council for consideration. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;

- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) *Modification of standards proposed within a PUD.*

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~*Off-street loading regulations.* The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~b1.~~ The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
- ~~c2.~~ Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. Reserved.
- H. Reserved.

~~Modification of standards proposed within a PUD.~~

- ~~1. Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~
- ~~2. The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings,~~

~~increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. ~~Each such~~Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

...

- N. *Downtown district supplemental requirements.* These supplemental requirements shall apply only to new developments within the downtown district or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by section 6.D.

1. *Geographic limits.* The geographic limits of the downtown district are as shown on the downtown district map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

2. *General purpose and description.* The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

b. Shared parking areas shall be allowed.

c. Shared access agreements shall be required between adjacent developments.

d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
- j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- l. All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

- a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass,~~ or lap sided cement fiberboard. ~~Sheet Fiber~~ cement fiberboards/siding are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.
- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
- ~~c~~b. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades ~~(upper floors and those not facing a public right-of-way).~~
- ~~d~~e. Awnings and canopies are allowed upon approval of the ~~p~~lanning and ~~Z~~oning ~~e~~Commission.
- ~~e~~d. Fenestration calculations.
 - (1) Area of ground floor primary wall ~~(front or side)~~ facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.
- f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown

District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

- a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.
- b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.
- c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
- b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.
- (1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)
- (2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. Adjacent property, buffer maintenance and installation.

- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

9. Utilities.

All permanent utilities serving the property shall be located underground, at the owner's expense.

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

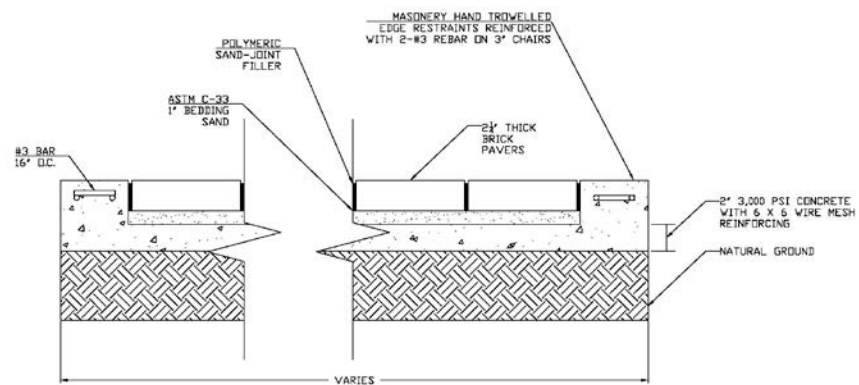
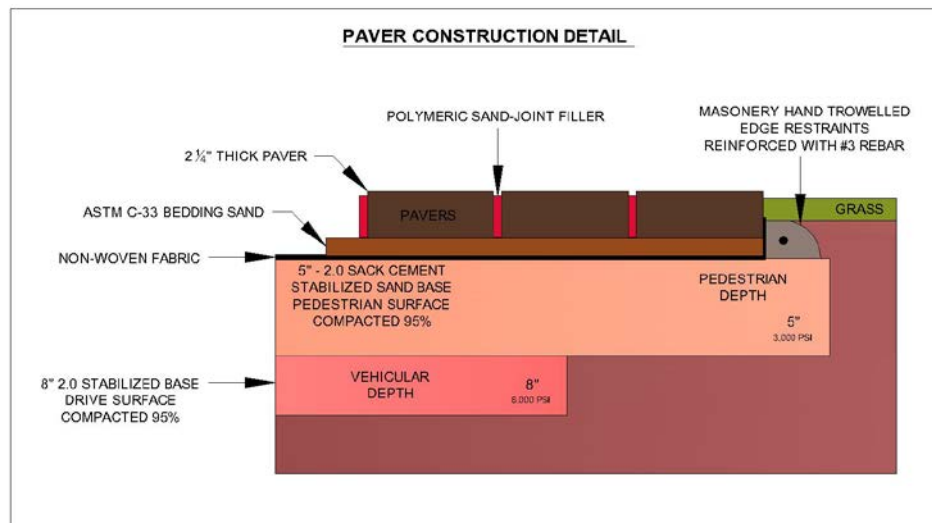
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 ¼" thick
	Color:	Red
	Pattern:	Stretcher Bond

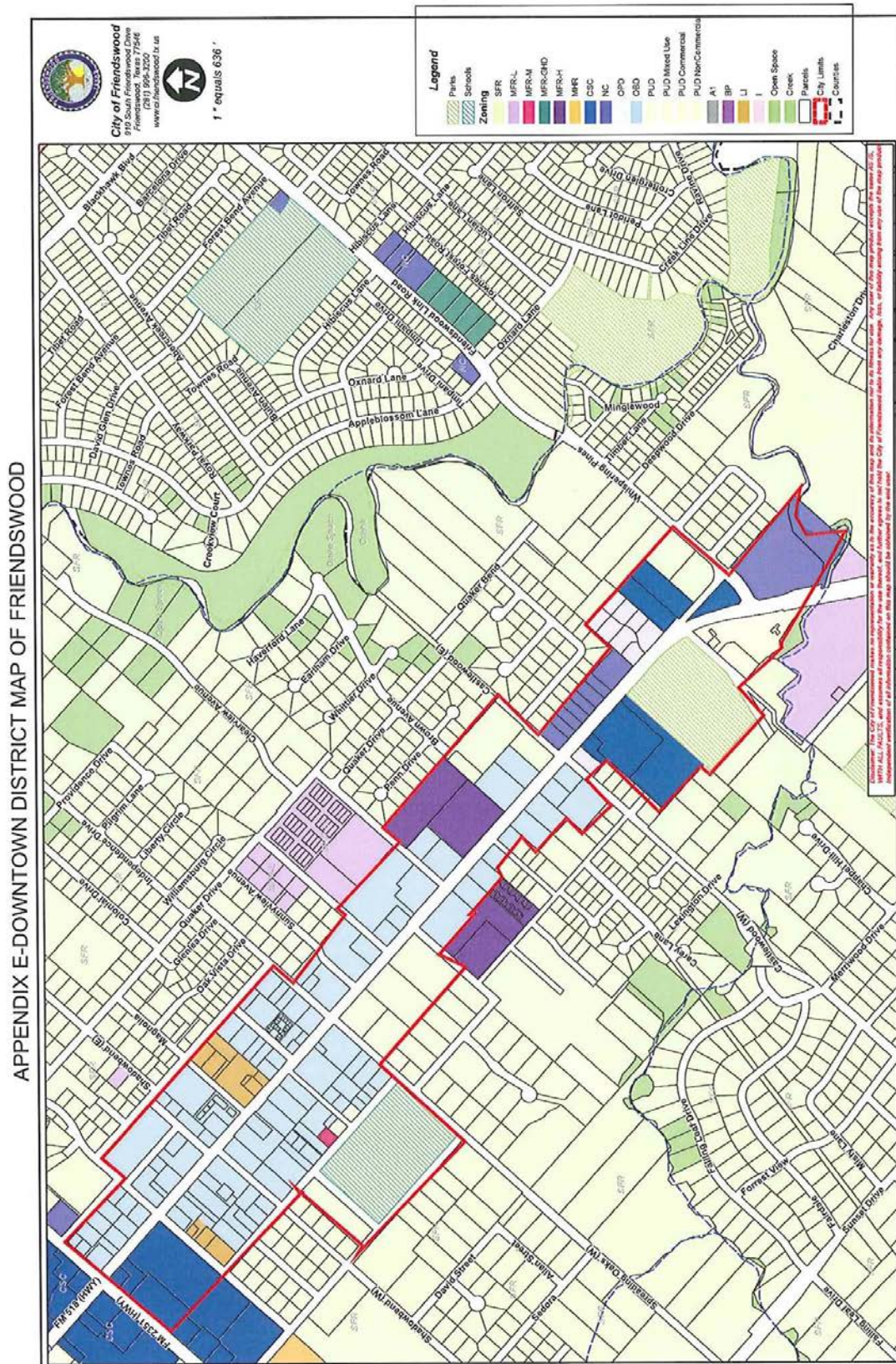
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 ¼" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.





1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
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	<i>Mining</i>														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22	<i>Utilities</i>														
221	Utilities									O	O		S	P	O
23	<i>Construction</i>														
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33	<i>Manufacturing</i>														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P				
312	Beverage and tobacco product manufacturing							O		O	O		S	S	S

313	Textile mills							O			O	O	S	S	S
314	Textile product mills							O			O	O	S	S	S
315	Apparel manufacturing							O			O	O	S	S	S
316	Leather and allied product manufacturing							O			O	O	S	P	S
3161	Leather and hide tanning and finishing							O			O	O	O	S	O
321	Wood product manufacturing							O			O	O	S	P	S
322	Paper manufacturing							O			O	O	O	S	O
323	Printing and related support activities							S			O	S	P	P	P
323113	Commercial screen printing							P	S		O	P	P	P	P
324	Petroleum and coal products manufacturing							O			O	O	S	S	S
325	Chemical manufacturing							O			O	O	S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O	P	P	P
326	Plastics and rubber products manufacturing							O			O	O	S	P	S
3262	Rubber product manufacturing							O			O	O	O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O	O	P	O
331	Primary metal manufacturing							O			O	O	O	S	O
332	Fabricated metal product							O			O	O	S	P	S

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	S		P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S

48—49	Transportation and Warehousing																
481	Air transportation											O	O		O	O	O
482	Rail transportation											O	O		S	P	S
483	Water transportation											O	O		O	S	O
484	Truck transportation											O	O		P	P	S
485	Transit and ground passenger transportation								S	S		O	S		S	S	S
486	Pipeline transportation	S	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 industries								S			O	S		S	S	S
515	Broadcasting (except internet)								S	S		O	O		P	P	P
517	Telecommunications								S	S		O	S		P	P	P

517911	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	<i>Finance and Insurance</i>															
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 related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible							P	P		P	P		P	P	P

[illegible]

6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
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	S	S	S	S	S	S	P	S		O	P	S	S	S	S

	maintenance										O				
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)						S				O	O		S	P P
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 (a)	P		
92	<i>Public Administration</i>														
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

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: Monday, May 6, 2019

Subject: 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

Action: Joint Public Hearing; recommendation

SUMMARY / ORIGINATING CAUSE

Due to various requests from owners and developers regarding current zoning requirements of the Downtown District, the Planning and Zoning Commission was tasked with reviewing various requirements of the Downtown District to determine any proposed amendments. A Downtown District Subcommittee studied these items and provided detailed information to the remainder of the Commission. For reference, the original “Downtown District Review and Recommendations Linked Document” is provided in the back up materials. Some of the recommendations may have changed.

Review Item: reduce distance requirement from FM 518 for on-street, head-in parking from 400 feet

The recommendation is to reduce the 400ft distance requirement to 75 feet, which is consistent with the spacing requirements for a driveway from a major thoroughfare per the standards in the Design Criteria Manual.

Additionally, staff drafted some changes in relocating language for clarity and duplicating parking requirements that pertain to the Downtown District to the section of the Zoning Ordinance that includes the supplemental requirements for the DD zoning district.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The intent of the review of the DD zoning regulations was to alleviate any recurring development hurdles and to look at the District as a whole to determine if any other changes were necessary. It is the intent of the Downtown District to create a thriving, pedestrian friendly area and attract a variety of retail and restaurant uses for the community to enjoy, while maintaining consistency with the values of the community.

RECOMMENDATIONS

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

ATTACHMENTS

[Redlines – DD Parking Amendments](#)

[Downtown District Review and Recommendations Linked Document](#)

Gray Highlight and strikethrough – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking ~~and loading is provided~~ with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current ~~D~~design ~~Criteria~~ Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~b1. The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.~~
- c2. Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. ~~Reserved. Off-street loading regulations. The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~1. The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.~~
- ~~2. Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.~~

Section 8. Supplementary district regulations.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current ~~D~~esign ~~C~~riteria Manual.

- a. ~~Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.~~
- b. ~~Shared parking areas shall be allowed.~~
- c. ~~Shared access agreements shall be required between adjacent developments.~~
- d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.
- e. ~~Development plans shall indicate how freight and goods will be delivered.~~
- f. ~~Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.~~
- g. All such required documentation shall be presented before a development plan is approved.

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

Subject	Current Requirement	Request	Recommendation	Applicable Attachments	Changes
Downtown District Boundary Established in 2008: Ordinance 2007-18 Ordinance 2008-30	Properties outside the Downtown District Boundary cannot change to DD zoning. See yellow highlight in the attachment.	To incorporate 110 Whispering Pines into DD Boundary; also review other boundaries for potential changes.	Not recommended due to complexity that would be created by changing the boundary in regards to the expenditure of 4B sales tax and application of the Neighborhood Empowerment Zone (NEZ).	DD Boundary Map Zoning Ordinance Section 8.N. Resolution 2008-103: Neighborhood Empowerment Zone (NEZ) Amendment Resolution 2016-10: Canvass of Sales Tax Election	No
Buffer Requirements - copy to DD section	Gray highlight and Green Text	n/a	Copy language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.I. to Section 8.N.	Yes
Parking Requirements - move to DD section	Gray Highlight and Green Text	n/a	Relocated language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.F. to Section 8.N.	Yes
Head-In, on-street parking	Currently allowed 400ft from FM 518 or FM 2351	Allow head in parking closer to FM 518 or FM 2351.	Change to 75 feet - same as driveway spacing from a major thoroughfare requirement in Design Criteria Manual.	Zoning Ordinance Section 8.N.3.d	Yes
Façade materials	cement fiber board is prohibited	Allow cement fiber board installed as lap siding; not flat sheets.	Allow cement fiber board installed as lap siding.	Zoning Ordinance Section 7.I. Zoning Ordinance Section 8.N.4.	Yes
Fenestration	40% on ground floors facing ROW; 25% on upper floors and those not facing a ROW	Reduce requirement for facades facing interior of lots and adjacent to residential development.	Leave 40% requirement on first floor; eliminate 25% fenestration requirement on lower floors not facing a right-of-way.	Zoning Ordinance Section 8.N.4.	Yes

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

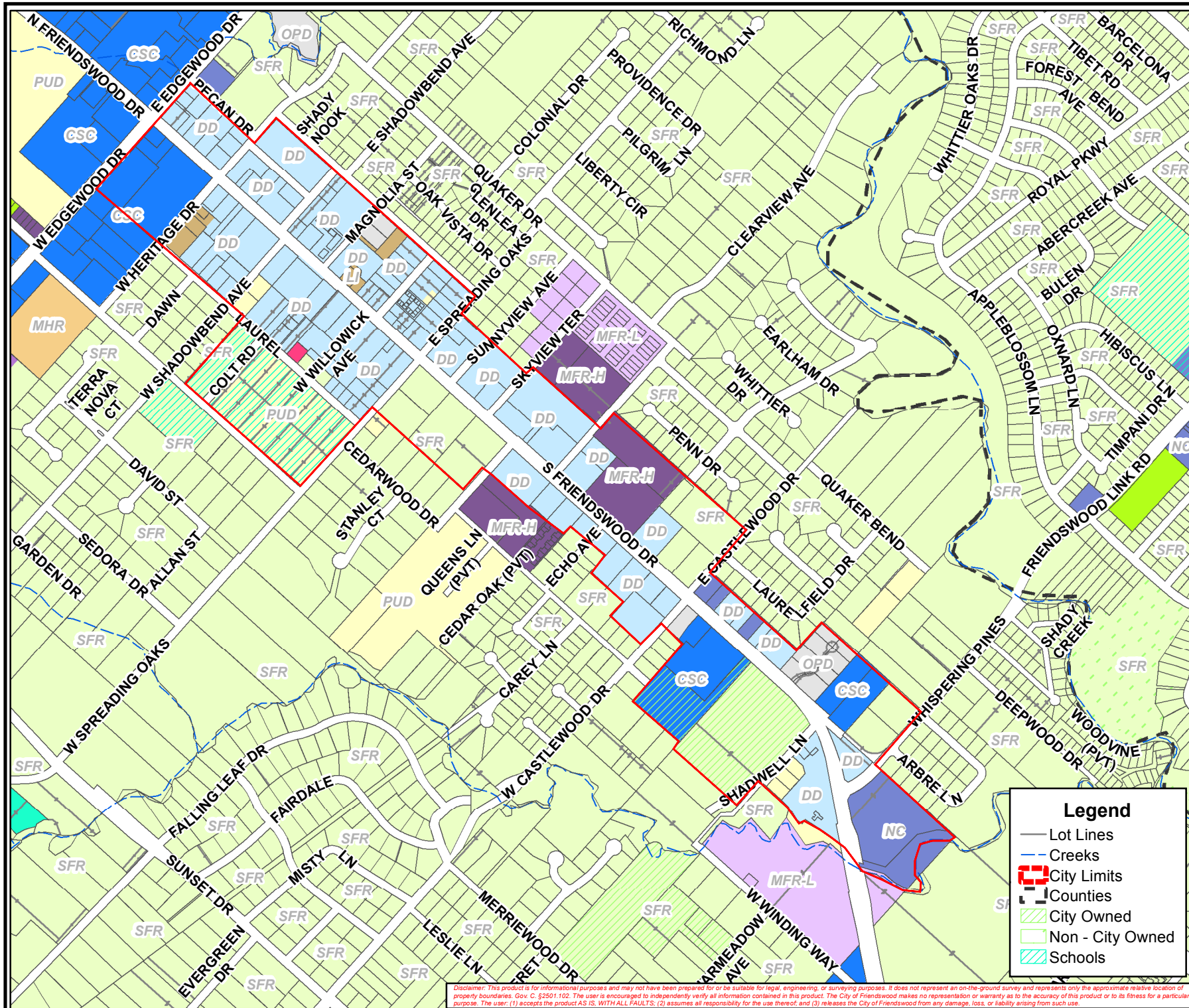
Community Overlay District (COD) vs. Downtown District (DD)	Aesthetic requirements are more stringent in the COD; review and determine which requirements, if any, should also be applicable to DD	Review requirements of the Community Overlay District (COD) and determine if those should also be incorporated into DD.	Add the following requirements: underground utilities bay doors not facing thoroughfares earth tone colors screening materials same as building add reference to dumpster screening requirements	Zoning Ordinance Section 8.N.4.	Yes
Permitted Uses	See Permitted Use Table	Review uses allowed in DD.	No changes recommended at this time.	Zoning Ordinance Section 7.P.6.	No
Pedestrian Lighting	Minimum 2 lights; Design Criteria Manual details type of light required	Review in relation to DD Improvement Plan by FDEDC.	No changes at this time; waiting on additional info from FDEDC.	Design Criteria Manual - Appendix E	No
PUD Modification (clean up - relocating existing language)		A portion of the PUD requirements was relocated in the Zoning Ordinance, but the modification section was not relocated.	Move to correct location in Zoning Ordinance.	Move from Section 8.H. to Section 7.J.	Yes
Signs LED lighting in storefront windows	No regulation	LED lighting in storefront windows detracts from the decorative, pedestrian lighting being installed in DD.	In DD only, prohibit neon signs and LED or similar lighting in windows; make effective 90 days from ordinance adoption; require existing businesses to remove; exception holiday lighting from Nov. 15 to Jan. 15.	Appendix A Sign Ordinance	Yes

Web Links to full Ordinances:

[Appendix C Zoning Ordinance](#)

[Appendix A Sign Ordinance](#)

[Design Criteria Manual](#)



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



1" = 936'

Friendswood GIS Mapping

Legend

- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned
- Non - City Owned
- Schools

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.

RESOLUTION R2008-103

A RESOLUTION OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION R2008-54 CREATING NEIGHBORHOOD EMPOWERMENT ZONE #1 BY FURTHER DEFINING THE ZONE'S GEOGRAPHICAL BOUNDARIES AND THE IMPROVEMENTS THAT ARE ELIGIBLE FOR INCENTIVES.

* * * * *

WHEREAS, the City of Friendswood created Neighborhood Empowerment Zone #1 in accordance with state law on June 16, 2008, to provide certain economic development incentives for the downtown area with the purpose of encouraging private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Council of the City of Friendswood, Texas, desires to amend Resolution R2008-54 that created Neighborhood Empowerment Zone #1 to expand the zone's geographical boundaries and to make provisions for projects to be eligible for certain incentives;

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the City amends Section 1 of Resolution R2008-54, dated June 16, 2008, modifying the boundaries of Neighborhood Empowerment Zone #1 (NEZ), as described in Exhibit "A," Area "A" to expand and include the geographical area along Friendswood Drive from Castlewood to Cowards Creek as described in Exhibit "A," Area "B." NEZ#1 shall include any current and future properties that are zoned Downtown District within Exhibit "A."

Section 2. That the City Council hereby amends Section 4 of Resolution R2008-54, dated June 16, 2008, and declares that the City will waive one-hundred percent (100%) of all fees related to construction and development including zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits and one-hundred percent (100%) of water and waste water impact fees as follows:

Area "A" of NEZ#1 – the City of Friendswood will waive fees for businesses and developers that are "for profit" and that are zoned Downtown District.

Area "B" of NEZ#1 – The City will waive fees for businesses and developers that are "for profit," zoned Downtown District, and that incorporate sidewalk or façade improvements into their overall development plan according to the downtown district zoning guidelines.

Section 3. City Council or their designee will consider waiving fees on a case-by-case basis for other properties located within Exhibit "A" that are not zoned Downtown District, i.e. Planned Unit Development, Multi Family Residential, Single Family Residential, provided that downtown sidewalks or downtown façade improvements are incorporated into their overall development plan.

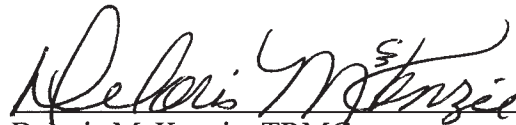
Section 4. That this resolution shall take effect from the date after its passage as the law in such case provides.

PASSED, APPROVED and ADOPTED by the City Council of Friendswood, Texas on this the 15th day of December, 2008.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



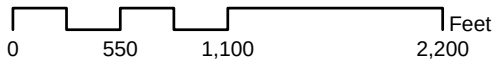
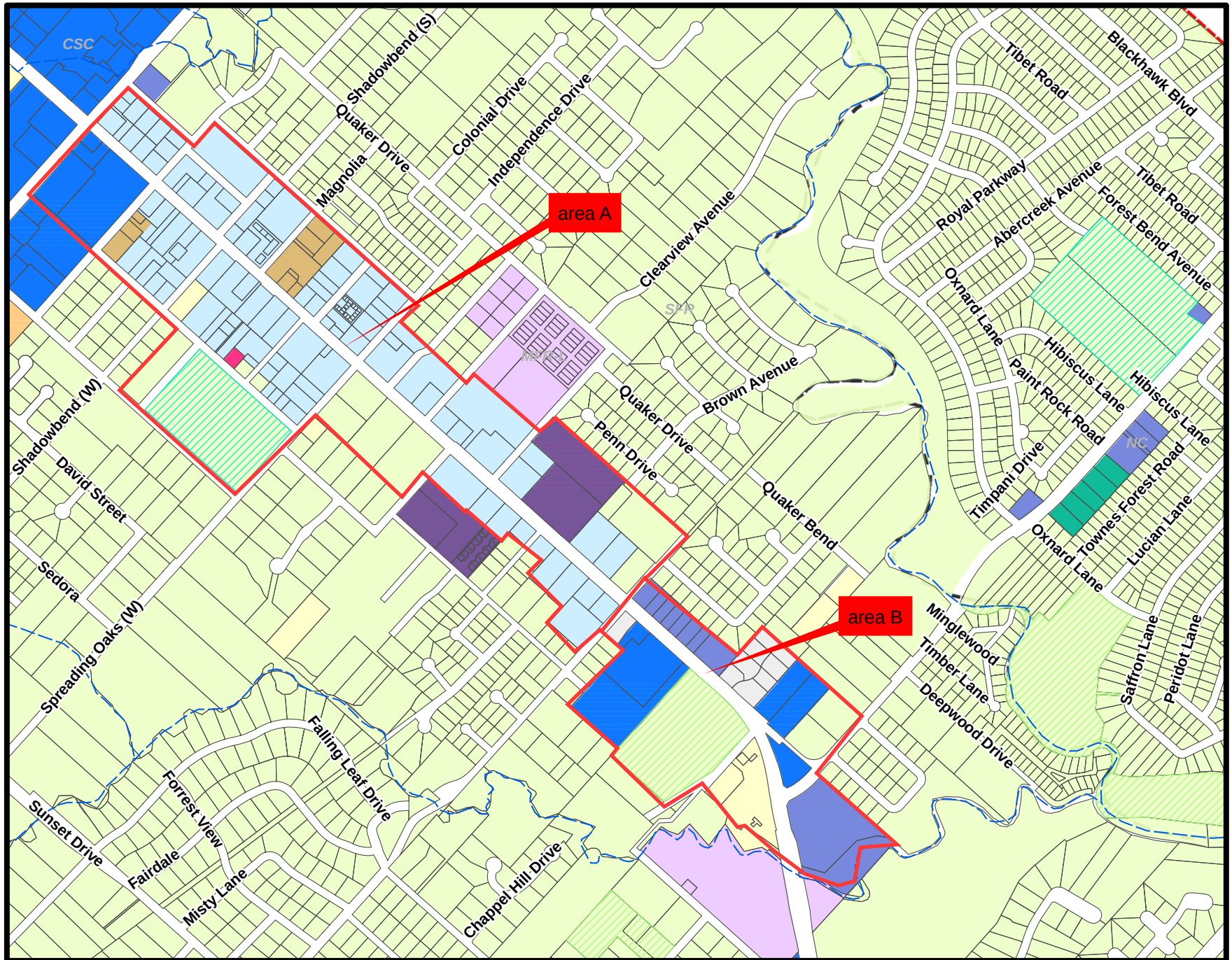
Exhibit A



Legend

Street Names

- Creeks
- ▨ Parks
- ▨ Schools
- ▨ Parcels
- Zoning**
- Zoning**
- SFR
- MFR-L
- MFR-M
- MFR-GHD
- MFR-H
- MHR
- CSC
- NC
- OPD
- DD
- PUD
- PUD Mixed Use
- PUD Commercial
- PUD NonCommercial
- A1
- BP
- LI
- I
- Open Space
- Creek
- City Limits
- Counties



RESOLUTION NO. R2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, CANVASSING THE RETURNS
AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD ON MAY 07, 2016, REGARDING TWO (2)
PROPOSITIONS RELATING TO STREET MAINTENANCE
SALES AND USE TAX AND DOWNTOWN
IMPROVEMENTS SALES AND USE TAX.**

* * * * *

WHEREAS, this City Council ordered an election to be held in said City on May 7, 2016, on the PROPOSITIONS hereinafter stated; and

WHEREAS, said City Council has investigated all matters pertaining to said election, including the ordering, giving notice, appointing election officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to said City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said election.

Section 2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

STREET MAINTENANCE SALES AND USE TAX

FOR	<u>1,485</u>	) THE ADOPTION OF A LOCAL SALES AND USE TAX IN
		) THE CITY OF FRIENDSWOOD, TEXAS AT THE RATE
		) OF THREE-EIGHTHS (3/8) OF ONE PERCENT (1%) TO
AGAINST	<u>925</u>	) PROVIDE REVENUE FOR MAINTENANCE AND REPAIR
		) OF MUNICIPAL STREETS.

DOWNTOWN IMPROVEMENTS SALES AND USE TAX

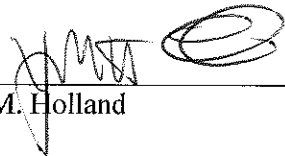
FOR	<u>1,274</u>	) THE ADOPTION OF A TYPE B LOCAL SALES AND USE
		) TAX IN THE CITY OF FRIENDSWOOD, TEXAS AT THE
AGAINST	<u>1,135</u>	) RATE OF ONE-EIGHTH (1/8) OF ONE PERCENT (1%) TO
		) UNDERTAKE PROJECTS AUTHORIZED UNDER
		) CHAPTER 505 OF THE LOCAL GOVERNMENT CODE,
		) TO PROMOTE NEW OR EXPANDED BUSINESS
		) ENTERPRISES IN THE DOWNTOWN AREA AS DEFINED
		) BY THE CITY OF FRIENDSWOOD DOWNTOWN
		) DISTRICT MAP, INCLUDING BUT NOT LIMITED TO
		) STREETS, TARGETED INFRASTRUCTURE, PAVED
		) SIDEWALKS, PEDESTRIAN AMENITIES INCLUDING
		) LIGHTING, BENCHES, SIGNAGE, AND OTHER
		) RELATED PUBLIC IMPROVEMENTS, AND THE
		) MAINTENANCE AND OPERATIONS EXPENSES FOR
		) ANY OF THE ABOVE-DESCRIBED PROJECTS.

Section 3. That the City Council finds and determines that the sales and use tax propositions carried at the election, and that the City Council is accordingly authorized to levy the sales and use tax in accordance with the authority granted in the propositions and with the law. The City Council shall subsequently adopt, by separate action, an ordinance adopting, imposing, and levying the approved sales and use taxes at the rates provided for in the propositions as approved by the voters.

Section 4. The City Secretary is authorized and directed to send to the Texas State Comptroller of Public Accounts by United States certified or registered mail, a certified copy of

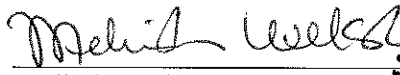
this Resolution, along with a map of the City, clearly showing the boundaries of the City and, upon its adoption, a certified copy of the Sales Tax Levy Ordinance, as required by Section 321.405 of the Texas Tax Code.

PASSED, APPROVED, AND RESOLVED this 16th day of May, 2016.

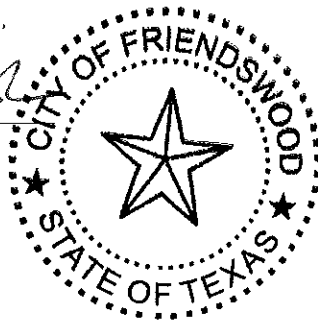


Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

COUNTIES OF GALVESTON AND HARRIS

CITY OF FRIENDSWOOD

§
§
§

We, the undersigned officers of the City Council of said City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 16TH DAY OF MAY, 2016, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Kevin M. Holland, Mayor
Billy J. Enochs
Steve Rockey
Jim Hill, Mayor Pro-Tem
Patrick J. McGinnis, MD
John H. Scott
Carl W. Gustafson

Melinda Welsh, City Secretary
Roger Roecker, City Manager

and all of the persons were present, except the following absentees: None, except thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION CANVASSING A TAX ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: All members of said Council shown present above voted "Aye",
except as noted below:

NOES: 0

ABSTENTIONS: 0

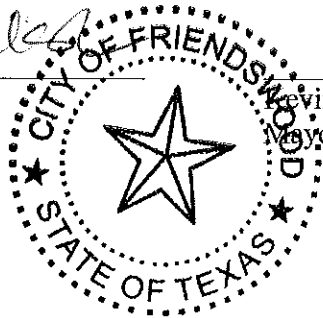
2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the

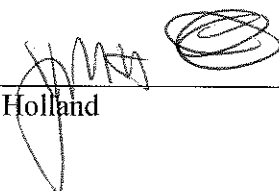
Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

SIGNED the 16th day of MAY, 2016



Melinda Welsh, TRMC
City Secretary




Kevin M. Holland
Mayor

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 7. - Schedule of district regulations.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

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

(b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~P~~Planning and ~~Z~~zoning ~~C~~commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~Planning and ~~Z~~zoning ~~C~~commission shall forward the plan with its recommendation to the city council for consideration. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;

- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) *Modification of standards proposed within a PUD.*

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~*Off-street loading regulations.* The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~b1.~~ The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
- ~~c2.~~ Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. Reserved.
- H. Reserved.

~~Modification of standards proposed within a PUD.~~

- ~~1. Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~
- ~~2. The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings,~~

~~increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. ~~Each such~~Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

...

- N. *Downtown district supplemental requirements.* These supplemental requirements shall apply only to new developments within the downtown district or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by section 6.D.

1. *Geographic limits.* The geographic limits of the downtown district are as shown on the downtown district map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

2. *General purpose and description.* The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

b. Shared parking areas shall be allowed.

c. Shared access agreements shall be required between adjacent developments.

d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
- j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- l. All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

- a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass,~~ or lap sided cement fiberboard. ~~Sheet Fiber~~ cement fiberboards/siding are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.
- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
- ~~c~~b. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades ~~(upper floors and those not facing a public right-of-way).~~
- ~~d~~e. Awnings and canopies are allowed upon approval of the ~~p~~lanning and ~~Z~~oning ~~e~~Commission.
- ~~e~~d. Fenestration calculations.
 - (1) Area of ground floor primary wall ~~(front or side)~~ facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.
- f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown

District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.

c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.

b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.

c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.

(1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. Adjacent property, buffer maintenance and installation.

- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

9. Utilities.

All permanent utilities serving the property shall be located underground, at the owner's expense.

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

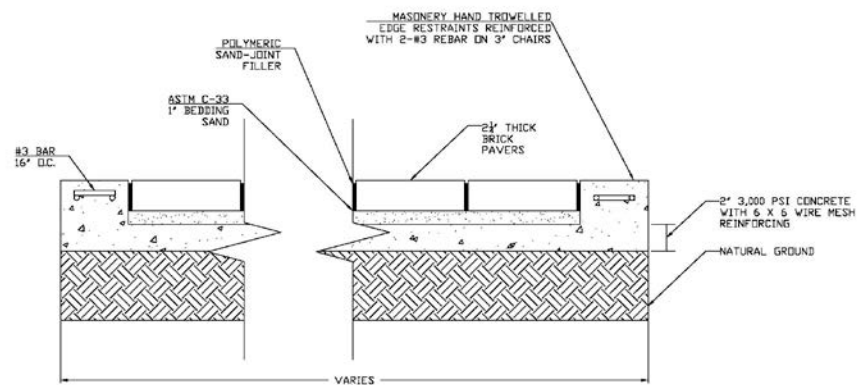
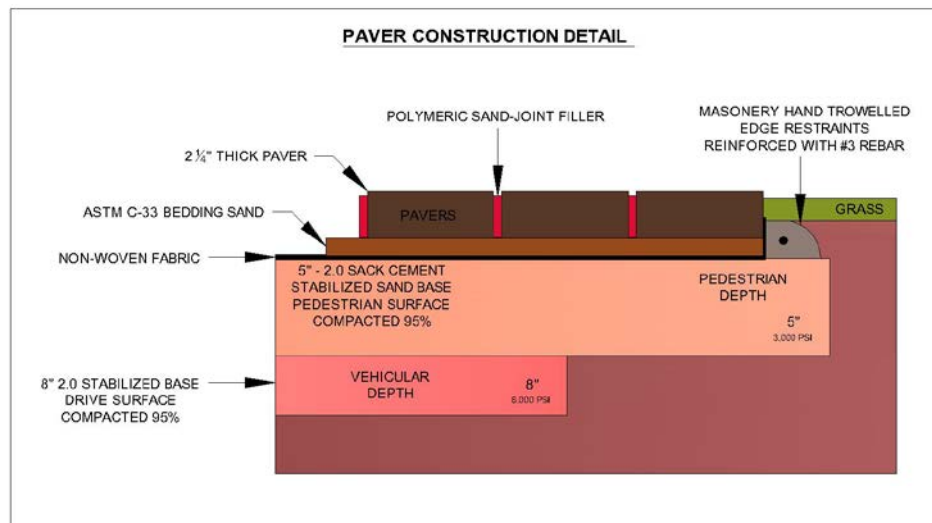
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 1/4" thick
	Color:	Red
	Pattern:	Stretcher Bond

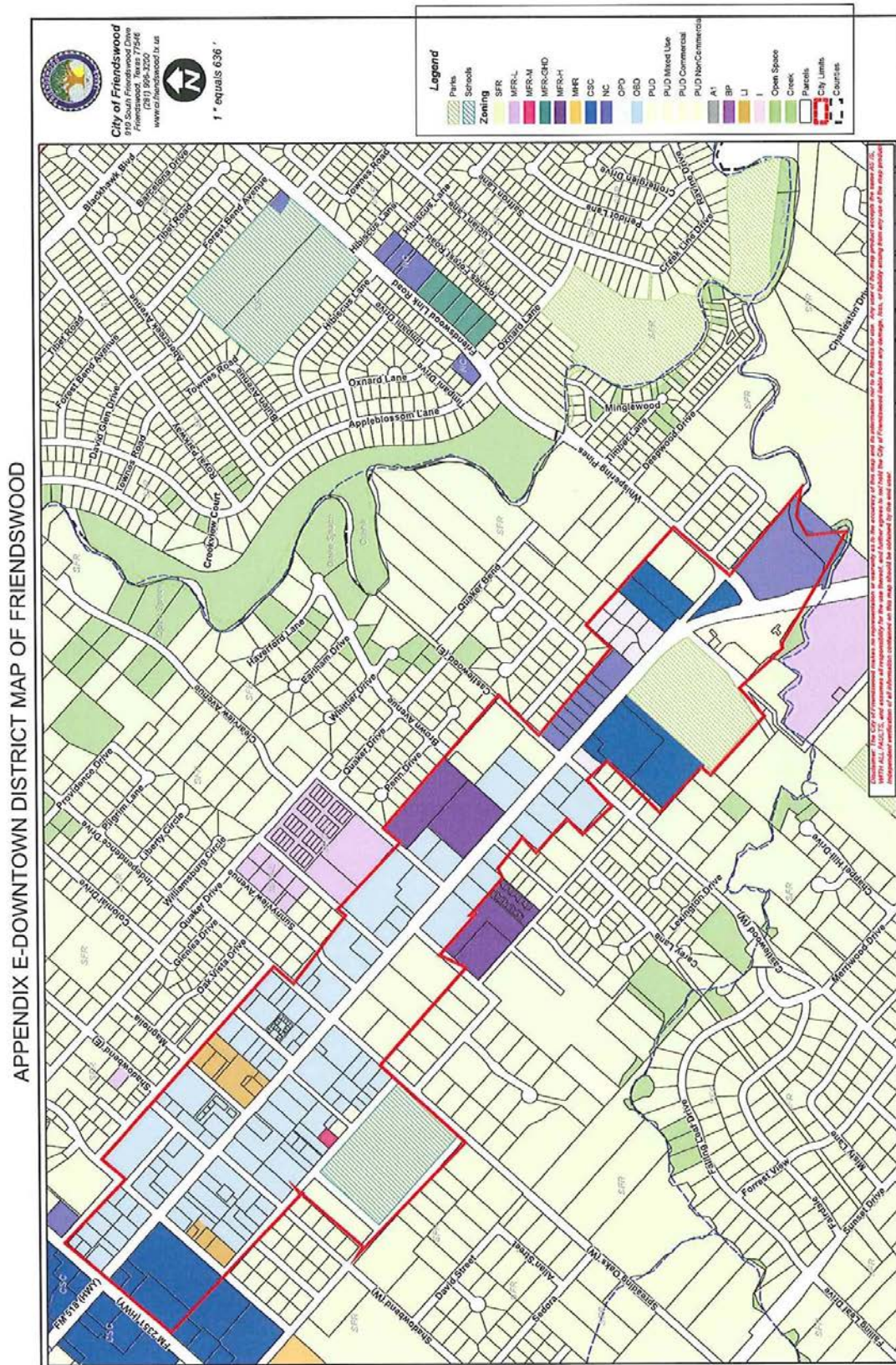
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 1/4" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.





1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
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	<i>Mining</i>														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22	<i>Utilities</i>														
221	Utilities									O	O		S	P	O
23	<i>Construction</i>														
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33	<i>Manufacturing</i>														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P				
312	Beverage and tobacco product manufacturing							O		O	O		S	S	S

313	Textile mills							O			O	O	S	S	S
314	Textile product mills							O			O	O	S	S	S
315	Apparel manufacturing							O			O	O	S	S	S
316	Leather and allied product manufacturing							O			O	O	S	P	S
3161	Leather and hide tanning and finishing							O			O	O	O	S	O
321	Wood product manufacturing							O			O	O	S	P	S
322	Paper manufacturing							O			O	O	O	S	O
323	Printing and related support activities							S			O	S	P	P	P
323113	Commercial screen printing							P	S		O	P	P	P	P
324	Petroleum and coal products manufacturing							O			O	O	S	S	S
325	Chemical manufacturing							O			O	O	S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O	P	P	P
326	Plastics and rubber products manufacturing							O			O	O	S	P	S
3262	Rubber product manufacturing							O			O	O	O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O	O	P	O
331	Primary metal manufacturing							O			O	O	O	S	O
332	Fabricated metal product							O			O	O	S	P	S

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	S		P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S

48—49	Transportation and Warehousing																
481	Air transportation											O	O		O	O	O
482	Rail transportation											O	O		S	P	S
483	Water transportation											O	O		O	S	O
484	Truck transportation											O	O		P	P	S
485	Transit and ground passenger transportation								S	S		O	S		S	S	S
486	Pipeline transportation	S	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 industries								S			O	S		S	S	S
515	Broadcasting (except internet)								S	S		O	O		P	P	P
517	Telecommunications								S	S		O	S		P	P	P

517911	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	<i>Finance and Insurance</i>															
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 related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible							P	P		P	P		P	P	P

[illegible]

6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
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	S	S	S	S	S	S	P	S		O	P	S	S	S	S

[illegible]

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: Monday, May 6, 2019

Subject: 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

Action: Joint Public Hearing; Recommendation

SUMMARY / ORIGINATING CAUSE

Due to various requests from owners and developers regarding current zoning requirements of the Downtown District, the Planning and Zoning Commission was tasked with reviewing various requirements of the Downtown District to determine any proposed amendments. A Downtown District Subcommittee studied these items and provided detailed information to the remainder of the Commission. For reference, the original "Downtown District Review and Recommendations Linked Document" is provided in the back up materials. Some of the recommendations may have changed.

Review Item: to allow cement fiberboard in DD, reduce the fenestration requirements, and institute some of the aesthetic criteria from the Community Overlay District into the Downtown District

The recommendation is to allow cement fiber board installed as lap siding only, reduce the fenestration requirement of the interior sides of the first floors, and add the following requirements to DD that already exist in the COD: require underground service laterals, require earth tone colors, prohibit garage bay doors from fronting FM 518 in certain situations, required screening materials to match the main structure and add a reference to the dumpster screening requirements.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The intent of the review of the DD zoning regulations was to alleviate any recurring development hurdles and to look at the District as a whole to determine if any other changes were necessary. It is the intent of the Downtown District to create a thriving, pedestrian friendly area and attract a variety of retail and restaurant uses for the community to enjoy, while maintaining consistency with the values of the community.

RECOMMENDATIONS

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

ATTACHMENTS

[Redlines – DD Architectural amendments](#)

[Downtown District Review and Recommendations Linked Document](#)

Allow cement fiber board, installed as lap siding, in Downtown District (DD)

Section 7. - Schedule of district regulations.

- I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.
 1. Area and height regulations. Structures within the DD ~~are intended to be between one to four stories.~~ The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.
 - a. ~~No~~ residential use shall be allowed on the first floor.
 2. See section 8 for supplementary district regulations.
 3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.
 4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

Allow cement fiber board, installed as lap siding, in Downtown District (DD), add requirment for earth tone colors, change fenestration requirements, prohibit garage bay doors from fronting FM 518 in certain situations, amend screening requirements

4. *Architectural standards.*
 - a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.
 - b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.

~~cb.~~ Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:

- (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
- (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
- (3) Not less than 25 percent fenestration shall be provided for all upper floor facades ~~(upper floors and those not facing a public right-of-way).~~

~~dc.~~ Awnings and canopies are allowed upon approval of the ~~p~~Planning and ~~Z~~oning ~~c~~Commission.

~~ed.~~ Fenestration calculations.

- (1) Area of ground floor primary wall ~~(front or side)~~ facing ROW x 40 percent = minimum fenestration.
- (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.

~~f.~~ Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. Screening.

~~a.~~ Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

~~b.~~ The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.

~~c.~~ See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
- b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

Subject	Current Requirement	Request	Recommendation	Applicable Attachments	Changes
Downtown District Boundary Established in 2008: Ordinance 2007-18 Ordinance 2008-30	Properties outside the Downtown District Boundary cannot change to DD zoning. See yellow highlight in the attachment.	To incorporate 110 Whispering Pines into DD Boundary; also review other boundaries for potential changes.	Not recommended due to complexity that would be created by changing the boundary in regards to the expenditure of 4B sales tax and application of the Neighborhood Empowerment Zone (NEZ).	DD Boundary Map Zoning Ordinance Section 8.N. Resolution 2008-103: Neighborhood Empowerment Zone (NEZ) Amendment Resolution 2016-10: Canvass of Sales Tax Election	No
Buffer Requirements - copy to DD section	Gray highlight and Green Text	n/a	Copy language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.I. to Section 8.N.	Yes
Parking Requirements - move to DD section	Gray Highlight and Green Text	n/a	Relocated language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.F. to Section 8.N.	Yes
Head-In, on-street parking	Currently allowed 400ft from FM 518 or FM 2351	Allow head in parking closer to FM 518 or FM 2351.	Change to 75 feet - same as driveway spacing from a major thoroughfare requirement in Design Criteria Manual.	Zoning Ordinance Section 8.N.3.d	Yes
Façade materials	cement fiber board is prohibited	Allow cement fiber board installed as lap siding; not flat sheets.	Allow cement fiber board installed as lap siding.	Zoning Ordinance Section 7.I. Zoning Ordinance Section 8.N.4.	Yes
Fenestration	40% on ground floors facing ROW; 25% on upper floors and those not facing a ROW	Reduce requirement for facades facing interior of lots and adjacent to residential development.	Leave 40% requirement on first floor; eliminate 25% fenestration requirement on lower floors not facing a right-of-way.	Zoning Ordinance Section 8.N.4.	Yes

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

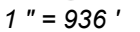
Community Overlay District (COD) vs. Downtown District (DD)	Aesthetic requirements are more stringent in the COD; review and determine which requirements, if any, should also be applicable to DD	Review requirements of the Community Overlay District (COD) and determine if those should also be incorporated into DD.	Add the following requirements: underground utilities bay doors not facing thoroughfares earth tone colors screening materials same as building add reference to dumpster screening requirements	Zoning Ordinance Section 8.N.4.	Yes
Permitted Uses	See Permitted Use Table	Review uses allowed in DD.	No changes recommended at this time.	Zoning Ordinance Section 7.P.6.	No
Pedestrian Lighting	Minimum 2 lights; Design Criteria Manual details type of light required	Review in relation to DD Improvement Plan by FDEDC.	No changes at this time; waiting on additional info from FDEDC.	Design Criteria Manual - Appendix E	No
PUD Modification (clean up - relocating existing language)		A portion of the PUD requirements was relocated in the Zoning Ordinance, but the modification section was not relocated.	Move to correct location in Zoning Ordinance.	Move from Section 8.H. to Section 7.J.	Yes
Signs LED lighting in storefront windows	No regulation	LED lighting in storefront windows detracts from the decorative, pedestrian lighting being installed in DD.	In DD only, prohibit neon signs and LED or similar lighting in windows; make effective 90 days from ordinance adoption; require existing businesses to remove; exception holiday lighting from Nov. 15 to Jan. 15.	Appendix A Sign Ordinance	Yes

Web Links to full Ordinances:

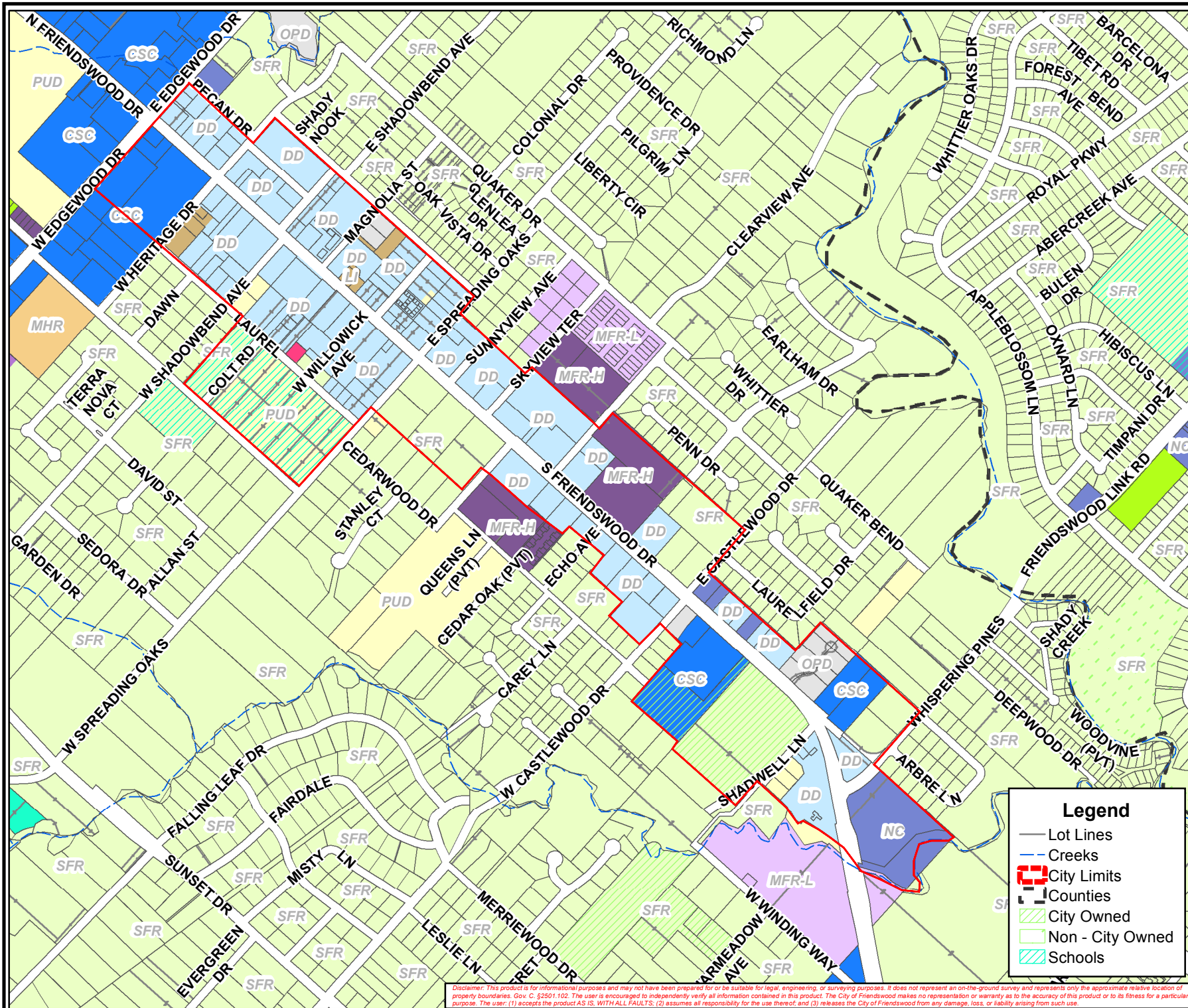
[Appendix C Zoning Ordinance](#)

[Appendix A Sign Ordinance](#)

[Design Criteria Manual](#)



Friendswood GIS Mapping



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.

RESOLUTION R2008-103

A RESOLUTION OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION R2008-54 CREATING NEIGHBORHOOD EMPOWERMENT ZONE #1 BY FURTHER DEFINING THE ZONE'S GEOGRAPHICAL BOUNDARIES AND THE IMPROVEMENTS THAT ARE ELIGIBLE FOR INCENTIVES.

* * * * *

WHEREAS, the City of Friendswood created Neighborhood Empowerment Zone #1 in accordance with state law on June 16, 2008, to provide certain economic development incentives for the downtown area with the purpose of encouraging private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Council of the City of Friendswood, Texas, desires to amend Resolution R2008-54 that created Neighborhood Empowerment Zone #1 to expand the zone's geographical boundaries and to make provisions for projects to be eligible for certain incentives;

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the City amends Section 1 of Resolution R2008-54, dated June 16, 2008, modifying the boundaries of Neighborhood Empowerment Zone #1 (NEZ), as described in Exhibit "A," Area "A" to expand and include the geographical area along Friendswood Drive from Castlewood to Cowards Creek as described in Exhibit "A," Area "B." NEZ#1 shall include any current and future properties that are zoned Downtown District within Exhibit "A."

Section 2. That the City Council hereby amends Section 4 of Resolution R2008-54, dated June 16, 2008, and declares that the City will waive one-hundred percent (100%) of all fees related to construction and development including zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits and one-hundred percent (100%) of water and waste water impact fees as follows:

Area "A" of NEZ#1 – the City of Friendswood will waive fees for businesses and developers that are "for profit" and that are zoned Downtown District.

Area "B" of NEZ#1 – The City will waive fees for businesses and developers that are "for profit," zoned Downtown District, and that incorporate sidewalk or façade improvements into their overall development plan according to the downtown district zoning guidelines.

Section 3. City Council or their designee will consider waiving fees on a case-by-case basis for other properties located within Exhibit "A" that are not zoned Downtown District, i.e. Planned Unit Development, Multi Family Residential, Single Family Residential, provided that downtown sidewalks or downtown façade improvements are incorporated into their overall development plan.

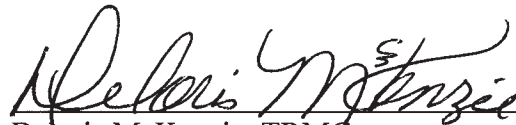
Section 4. That this resolution shall take effect from the date after its passage as the law in such case provides.

PASSED, APPROVED and ADOPTED by the City Council of Friendswood, Texas on this the 15th day of December, 2008.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



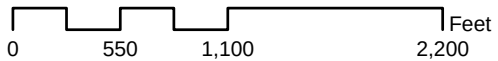
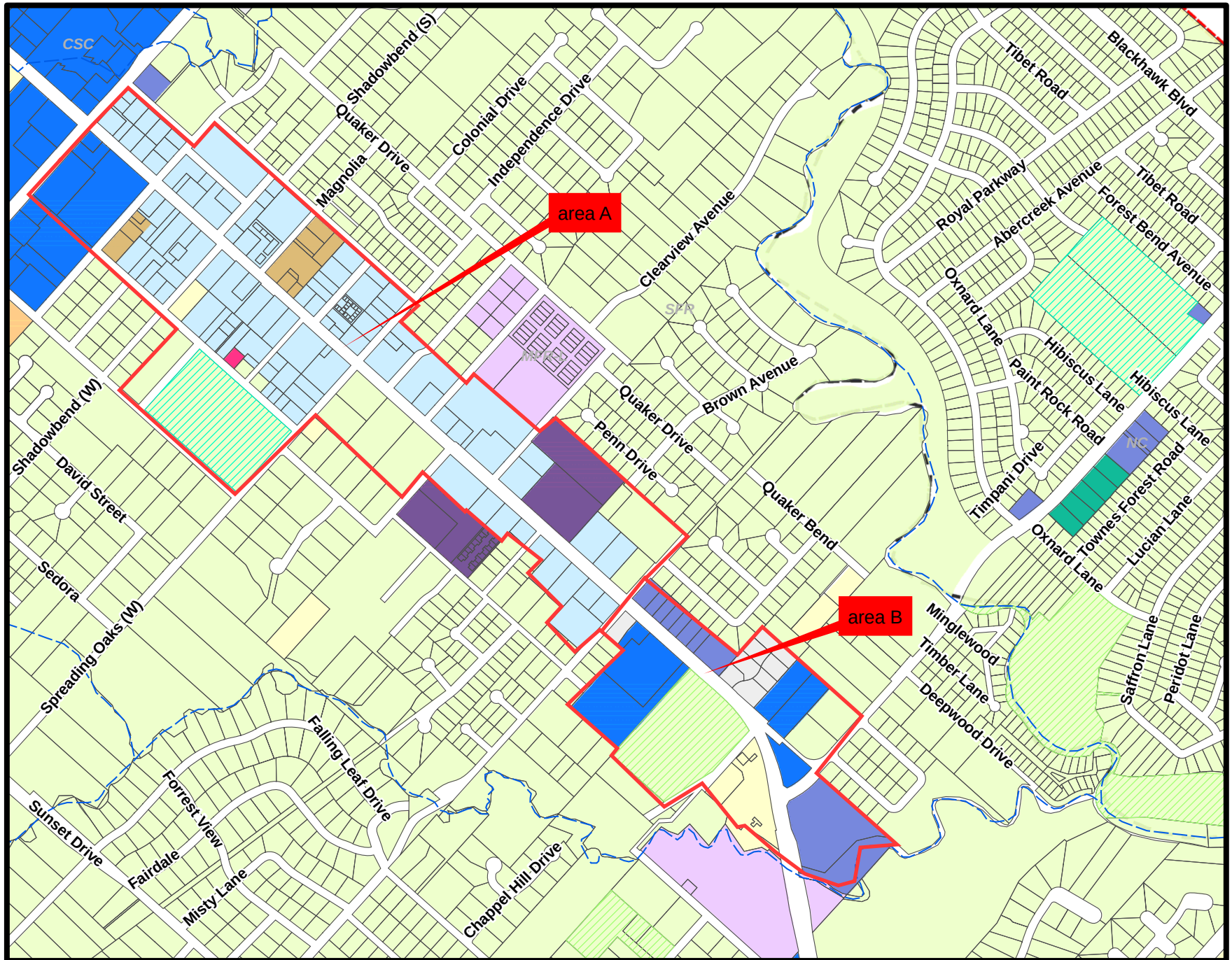
Exhibit A



Legend

Street Names

- Creeks
- ▨ Parks
- ▨ Schools
- ▨ Parcels
- Zoning**
- Zoning**
- SFR
- MFR-L
- MFR-M
- MFR-GHD
- MFR-H
- MHR
- CSC
- NC
- OPD
- DD
- PUD
- PUD Mixed Use
- PUD Commercial
- PUD NonCommercial
- A1
- BP
- LI
- I
- Open Space
- Creek
- City Limits
- Counties



RESOLUTION NO. R2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, CANVASSING THE RETURNS
AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD ON MAY 07, 2016, REGARDING TWO (2)
PROPOSITIONS RELATING TO STREET MAINTENANCE
SALES AND USE TAX AND DOWNTOWN
IMPROVEMENTS SALES AND USE TAX.**

* * * * *

WHEREAS, this City Council ordered an election to be held in said City on May 7, 2016, on the PROPOSITIONS hereinafter stated; and

WHEREAS, said City Council has investigated all matters pertaining to said election, including the ordering, giving notice, appointing election officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to said City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said election.

Section 2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

STREET MAINTENANCE SALES AND USE TAX

FOR	<u>1,485</u>	) THE ADOPTION OF A LOCAL SALES AND USE TAX IN
		) THE CITY OF FRIENDSWOOD, TEXAS AT THE RATE
		) OF THREE-EIGHTHS (3/8) OF ONE PERCENT (1%) TO
AGAINST	<u>925</u>	) PROVIDE REVENUE FOR MAINTENANCE AND REPAIR
		) OF MUNICIPAL STREETS.

DOWNTOWN IMPROVEMENTS SALES AND USE TAX

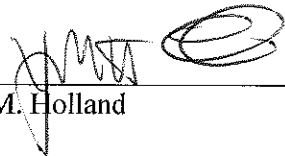
FOR	<u>1,274</u>	) THE ADOPTION OF A TYPE B LOCAL SALES AND USE
		) TAX IN THE CITY OF FRIENDSWOOD, TEXAS AT THE
AGAINST	<u>1,135</u>	) RATE OF ONE-EIGHTH (1/8) OF ONE PERCENT (1%) TO
		) UNDERTAKE PROJECTS AUTHORIZED UNDER
		) CHAPTER 505 OF THE LOCAL GOVERNMENT CODE,
		) TO PROMOTE NEW OR EXPANDED BUSINESS
		) ENTERPRISES IN THE DOWNTOWN AREA AS DEFINED
		) BY THE CITY OF FRIENDSWOOD DOWNTOWN
		) DISTRICT MAP, INCLUDING BUT NOT LIMITED TO
		) STREETS, TARGETED INFRASTRUCTURE, PAVED
		) SIDEWALKS, PEDESTRIAN AMENITIES INCLUDING
		) LIGHTING, BENCHES, SIGNAGE, AND OTHER
		) RELATED PUBLIC IMPROVEMENTS, AND THE
		) MAINTENANCE AND OPERATIONS EXPENSES FOR
		) ANY OF THE ABOVE-DESCRIBED PROJECTS.

Section 3. That the City Council finds and determines that the sales and use tax propositions carried at the election, and that the City Council is accordingly authorized to levy the sales and use tax in accordance with the authority granted in the propositions and with the law. The City Council shall subsequently adopt, by separate action, an ordinance adopting, imposing, and levying the approved sales and use taxes at the rates provided for in the propositions as approved by the voters.

Section 4. The City Secretary is authorized and directed to send to the Texas State Comptroller of Public Accounts by United States certified or registered mail, a certified copy of

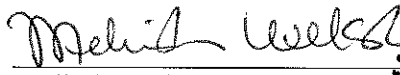
this Resolution, along with a map of the City, clearly showing the boundaries of the City and, upon its adoption, a certified copy of the Sales Tax Levy Ordinance, as required by Section 321.405 of the Texas Tax Code.

PASSED, APPROVED, AND RESOLVED this 16th day of May, 2016.

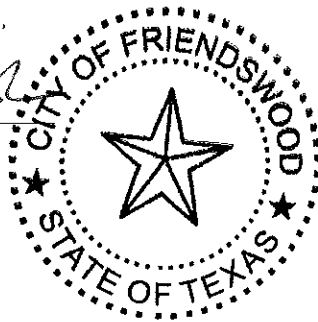


Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

COUNTIES OF GALVESTON AND HARRIS

CITY OF FRIENDSWOOD

§
§
§

We, the undersigned officers of the City Council of said City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 16TH DAY OF MAY, 2016, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Kevin M. Holland, Mayor
Billy J. Enochs
Steve Rockey
Jim Hill, Mayor Pro-Tem
Patrick J. McGinnis, MD
John H. Scott
Carl W. Gustafson

Melinda Welsh, City Secretary
Roger Roecker, City Manager

and all of the persons were present, except the following absentees: None, except thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION CANVASSING A TAX ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: All members of said Council shown present above voted "Aye",
except as noted below:

NOES: 0

ABSTENTIONS: 0

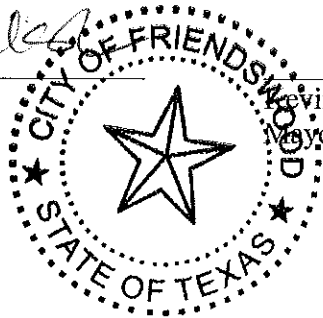
2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the

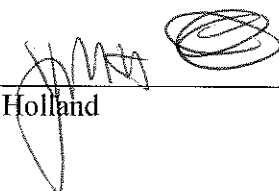
Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

SIGNED the 16th day of MAY, 2016



Melinda Welsh, TRMC
City Secretary




Kevin M. Holland
Mayor

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 7. - Schedule of district regulations.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

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

(b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~P~~Planning and ~~Z~~zoning ~~C~~commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~Planning and ~~Z~~zoning ~~C~~commission shall forward the plan with its recommendation to the city council for consideration. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;

- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) *Modification of standards proposed within a PUD.*

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~Off-street loading regulations. The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~b1.~~ The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
- ~~c2.~~ Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. Reserved.
- H. Reserved.

~~Modification of standards proposed within a PUD.~~

- ~~1. Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~
- ~~2. The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings,~~

~~increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. ~~Each such~~Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

...

- N. *Downtown district supplemental requirements.* These supplemental requirements shall apply only to new developments within the downtown district or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by section 6.D.

1. *Geographic limits.* The geographic limits of the downtown district are as shown on the downtown district map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

2. *General purpose and description.* The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

b. Shared parking areas shall be allowed.

c. Shared access agreements shall be required between adjacent developments.

d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
- j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- l. All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

- a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass,~~ or lap sided cement fiberboard. ~~Sheet Fiber~~ cement fiberboards/siding are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.
- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
- ~~c~~b. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades ~~(upper floors and those not facing a public right-of-way).~~
- ~~d~~e. Awnings and canopies are allowed upon approval of the ~~p~~lanning and ~~Z~~oning ~~e~~Commission.
- ~~e~~d. Fenestration calculations.
 - (1) Area of ground floor primary wall ~~(front or side)~~ facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.
- f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown

District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.

b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.

c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.

b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.

c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.

(1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. Adjacent property, buffer maintenance and installation.

- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

9. Utilities.

All permanent utilities serving the property shall be located underground, at the owner's expense.

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

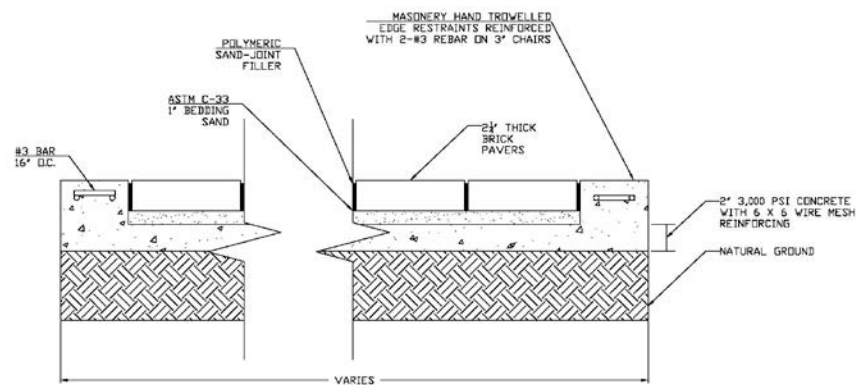
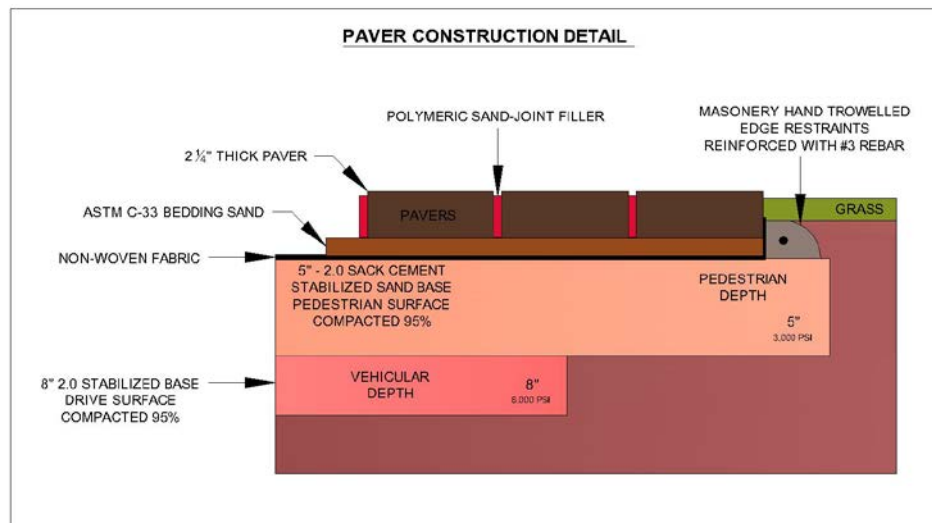
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 ¼" thick
	Color:	Red
	Pattern:	Stretcher Bond

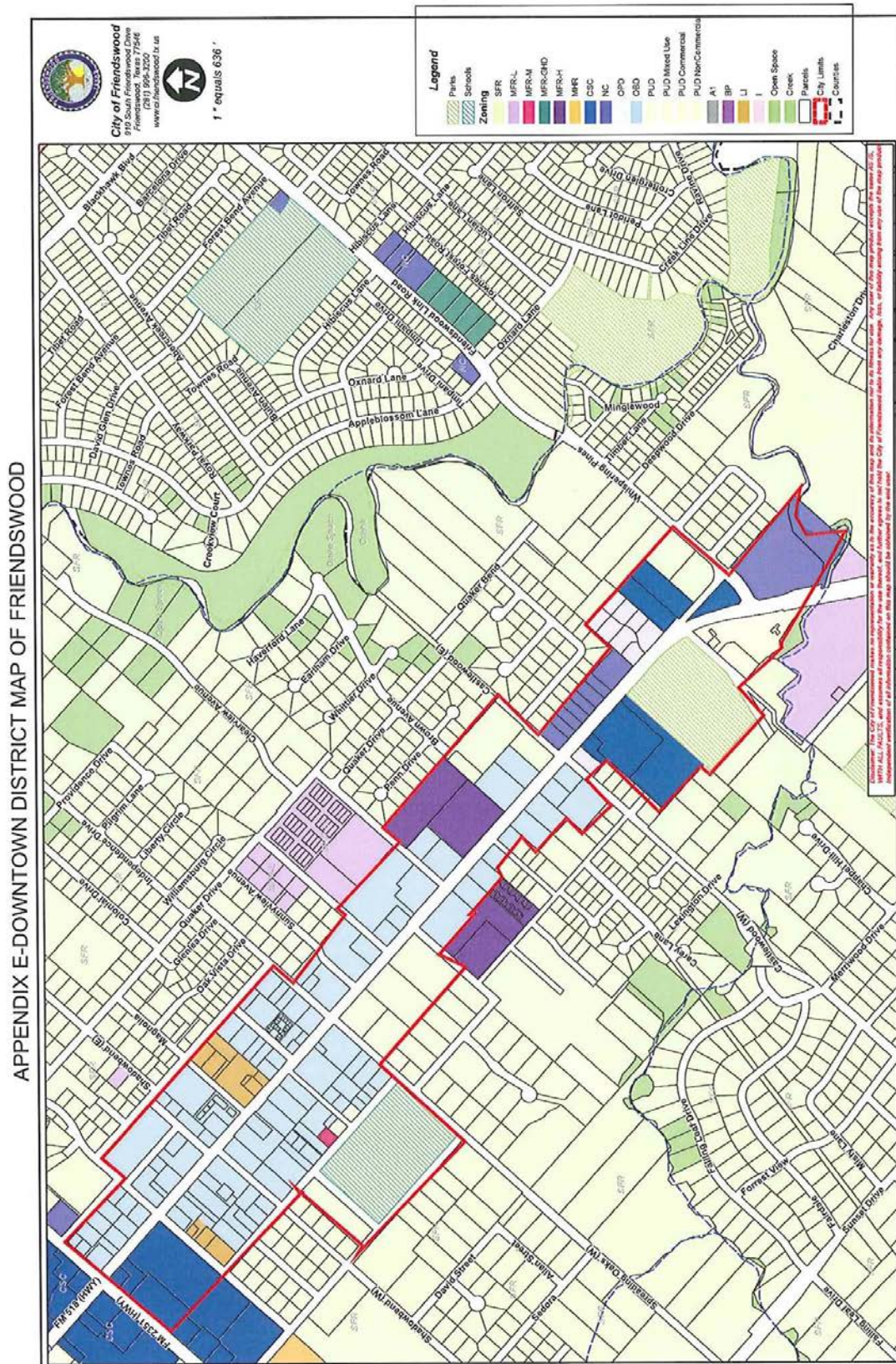
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 ¼" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.





1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
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	<i>Mining</i>														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22	<i>Utilities</i>														
221	Utilities									O	O		S	P	O
23	<i>Construction</i>														
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33	<i>Manufacturing</i>														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P				
312	Beverage and tobacco product manufacturing							O		O	O		S	S	S

313	Textile mills							O			O	O	S	S	S
314	Textile product mills							O			O	O	S	S	S
315	Apparel manufacturing							O			O	O	S	S	S
316	Leather and allied product manufacturing							O			O	O	S	P	S
3161	Leather and hide tanning and finishing							O			O	O	O	S	O
321	Wood product manufacturing							O			O	O	S	P	S
322	Paper manufacturing							O			O	O	O	S	O
323	Printing and related support activities							S			O	S	P	P	P
323113	Commercial screen printing							P	S		O	P	P	P	P
324	Petroleum and coal products manufacturing							O			O	O	S	S	S
325	Chemical manufacturing							O			O	O	S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O	P	P	P
326	Plastics and rubber products manufacturing							O			O	O	S	P	S
3262	Rubber product manufacturing							O			O	O	O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O	O	P	O
331	Primary metal manufacturing							O			O	O	O	S	O
332	Fabricated metal product							O			O	O	S	P	S

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	S		P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S

48—49	<i>Transportation and Warehousing</i>												
481	Air transportation									O	O	O	O
482	Rail transportation									O	O	S	P
483	Water transportation									O	O	O	S
484	Truck transportation									O	O	P	P
485	Transit and ground passenger transportation							S	S	O	S	S	S
486	Pipeline transportation	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
48841	Motor vehicle towing									O	O	S	P
491	Postal service							P	P	O	P	P	P
492	Couriers and messengers							P	P	O	P	P	P
493	Warehousing and storage									O	S	P	P
51	<i>Information</i>												
511	Publishing industries									O	S	P	P
512	Motion picture and sound recording industries							S		O	S	S	S
515	Broadcasting (except internet)							S	S	O	O	P	P
517	Telecommunications							S	S	O	S	P	P

517911	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	<i>Finance and Insurance</i>															
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 related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible							P	P		P	P		P	P	P

[illegible]

6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
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	S	S	S	S	S	S	P	S		O	P	S	S	S	S

	maintenance										O				
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)						S			O	O		S	P	P
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 (a)	P			
92	<i>Public Administration</i>														
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

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: Monday, May 6, 2019

Subject: 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

Action: Joint Public Hearing; recommendation

SUMMARY / ORIGINATING CAUSE

Due to various requests from owners and developers regarding current zoning requirements of the Downtown District, the Planning and Zoning Commission was tasked with reviewing various requirements of the Downtown District to determine any proposed amendments. A Downtown District Subcommittee studied these items and provided detailed information to the remainder of the Commission. For reference, the original "Downtown District Review and Recommendations Linked Document" is provided in the back up materials. Some of the recommendations may have changed.

Review Item: staff clean up items - duplicating existing landscape, buffer and parking requirements to the DD section of the Zoning Ordinance and relocating PUD modification requirements to the PUD section of the Zoning Ordinance.

The recommendation is mainly staff clean up/recommendations. Relocating the landscape, buffer and parking requirements that apply to the DD to the section of the ordinance that contains the majority of the DD development regulations will make the ordinance easier to read for developers.

Also, the PUD language was relocated in the Zoning Ordinance a few years ago, but the modification steps were not relocated.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The intent of the review of the DD zoning regulations was to alleviate any recurring development hurdles and to look at the District as a whole to determine if any other changes were necessary. It is the intent of the Downtown District to create a thriving, pedestrian friendly area and attract a variety of retail and restaurant uses for the community to enjoy, while maintaining consistency with the values of the community.

RECOMMENDATIONS

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

ATTACHMENTS

[Redlines – DD relocating language redlines](#)

[Downtown District Review and Recommendations Linked Document](#)

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Duplicate landscaping and screening requirements for DD to DD Section of Zoning Ordinance

Zoning Ordinance

Section 8. Supplementary District Regulations

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected

and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

Zoning Ordinance

Section 8. N. *Downtown district supplemental requirements*

...

7. *Parkways and landscaping.*

a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the ~~p~~**P**lanning and ~~Z~~**Z**oning ~~C~~**C**ommission.

(1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

(2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the ~~P~~**P**lanning and ~~Z~~**Z**oning ~~C~~**C**ommission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:

- (i) Equal or better pedestrian access to and along the development property;
- (ii) Equal or enhanced landscape beautification for the development; or
- (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. *Adjacent property, buffer maintenance and installation.*

a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.

- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

Move Modification Process for PUD to PUD section of Zoning Ordinance

H. Reserved.

Modification of standards proposed within a PUD.

~~1.— Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~

~~2.— The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

Section 7. - Schedule of district regulations.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

- (a) This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification, and shall be granted only when the ~~p~~Planning and Zoning Commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.
- (b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.
- (c) The general purposes of all PUD districts are several-fold:
 - 1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
 - 2. To accommodate innovation in development by modifying the city's land use and development regulations;
 - 3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;
 - 4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;

5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~p~~P~~l~~anning and ~~Z~~oning ~~C~~ommission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~~~p~~lanning and ~~Z~~oning ~~C~~ommission shall forward the plan with its recommendation to the city council for consideration. The ~~p~~P~~l~~anning and ~~Z~~oning ~~C~~ommission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;
 - (b) Identify proposed general uses, densities, major open spaces, circulation and access features;

- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) Modification of standards proposed within a PUD.

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

Subject	Current Requirement	Request	Recommendation	Applicable Attachments	Changes
Downtown District Boundary Established in 2008: Ordinance 2007-18 Ordinance 2008-30	Properties outside the Downtown District Boundary cannot change to DD zoning. See yellow highlight in the attachment.	To incorporate 110 Whispering Pines into DD Boundary; also review other boundaries for potential changes.	Not recommended due to complexity that would be created by changing the boundary in regards to the expenditure of 4B sales tax and application of the Neighborhood Empowerment Zone (NEZ).	DD Boundary Map Zoning Ordinance Section 8.N. Resolution 2008-103: Neighborhood Empowerment Zone (NEZ) Amendment Resolution 2016-10: Canvass of Sales Tax Election	No
Buffer Requirements - copy to DD section	Gray highlight and Green Text	n/a	Copy language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.I. to Section 8.N.	Yes
Parking Requirements - move to DD section	Gray Highlight and Green Text	n/a	Relocated language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.F. to Section 8.N.	Yes
Head-In, on-street parking	Currently allowed 400ft from FM 518 or FM 2351	Allow head in parking closer to FM 518 or FM 2351.	Change to 75 feet - same as driveway spacing from a major thoroughfare requirement in Design Criteria Manual.	Zoning Ordinance Section 8.N.3.d	Yes
Façade materials	cement fiber board is prohibited	Allow cement fiber board installed as lap siding; not flat sheets.	Allow cement fiber board installed as lap siding.	Zoning Ordinance Section 7.I. Zoning Ordinance Section 8.N.4.	Yes
Fenestration	40% on ground floors facing ROW; 25% on upper floors and those not facing a ROW	Reduce requirement for facades facing interior of lots and adjacent to residential development.	Leave 40% requirement on first floor; eliminate 25% fenestration requirement on lower floors not facing a right-of-way.	Zoning Ordinance Section 8.N.4.	Yes

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

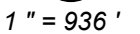
Community Overlay District (COD) vs. Downtown District (DD)	Aesthetic requirements are more stringent in the COD; review and determine which requirements, if any, should also be applicable to DD	Review requirements of the Community Overlay District (COD) and determine if those should also be incorporated into DD.	Add the following requirements: underground utilities bay doors not facing thoroughfares earth tone colors screening materials same as building add reference to dumpster screening requirements	Zoning Ordinance Section 8.N.4.	Yes
Permitted Uses	See Permitted Use Table	Review uses allowed in DD.	No changes recommended at this time.	Zoning Ordinance Section 7.P.6.	No
Pedestrian Lighting	Minimum 2 lights; Design Criteria Manual details type of light required	Review in relation to DD Improvement Plan by FDEDC.	No changes at this time; waiting on additional info from FDEDC.	Design Criteria Manual - Appendix E	No
PUD Modification (clean up - relocating existing language)		A portion of the PUD requirements was relocated in the Zoning Ordinance, but the modification section was not relocated.	Move to correct location in Zoning Ordinance.	Move from Section 8.H. to Section 7.J.	Yes
Signs LED lighting in storefront windows	No regulation	LED lighting in storefront windows detracts from the decorative, pedestrian lighting being installed in DD.	In DD only, prohibit neon signs and LED or similar lighting in windows; make effective 90 days from ordinance adoption; require existing businesses to remove; exception holiday lighting from Nov. 15 to Jan. 15.	Appendix A Sign Ordinance	Yes

Web Links to full Ordinances:

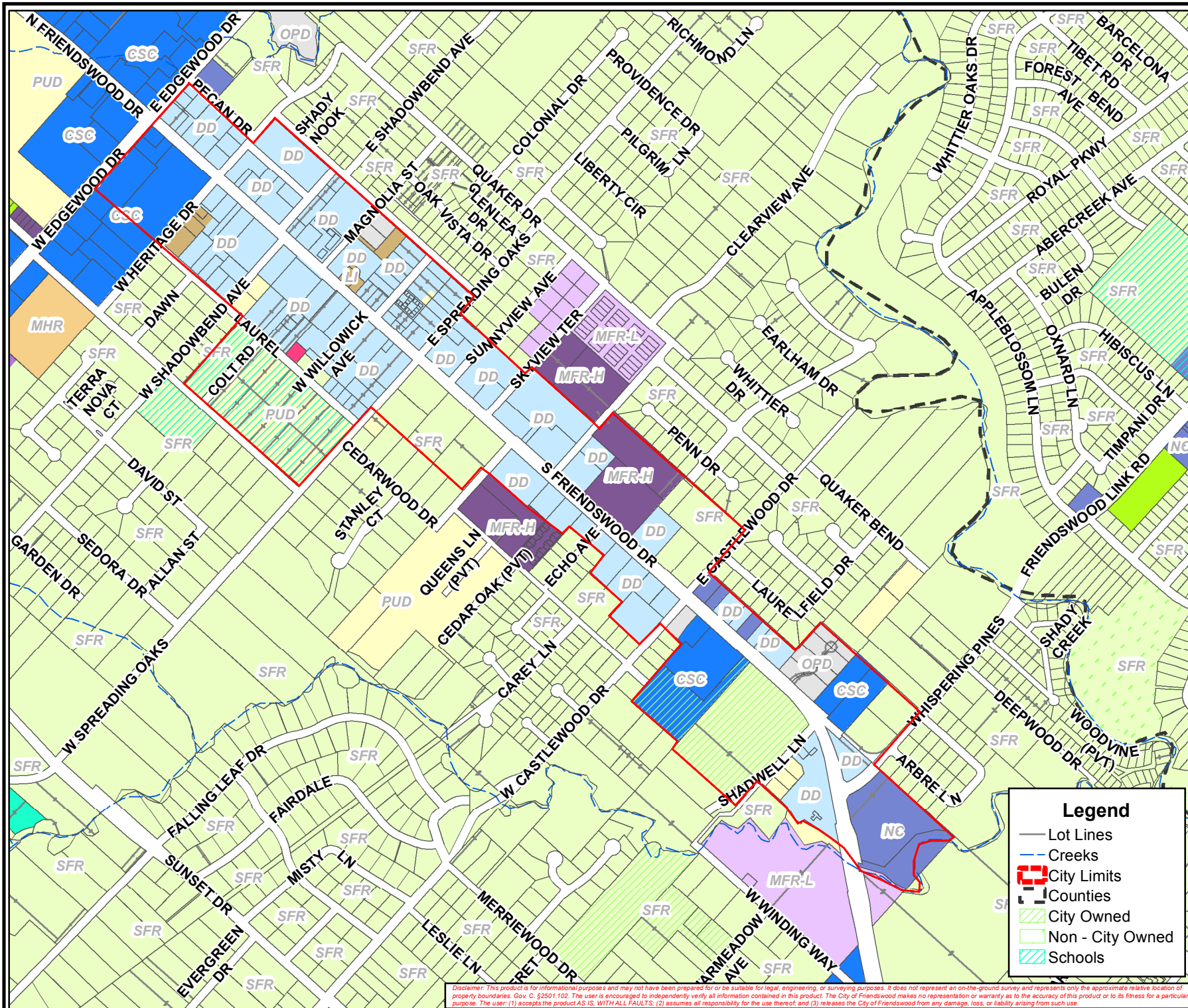
[Appendix C Zoning Ordinance](#)

[Appendix A Sign Ordinance](#)

[Design Criteria Manual](#)



Friendswood GIS Mapping



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.

RESOLUTION R2008-103

A RESOLUTION OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION R2008-54 CREATING NEIGHBORHOOD EMPOWERMENT ZONE #1 BY FURTHER DEFINING THE ZONE'S GEOGRAPHICAL BOUNDARIES AND THE IMPROVEMENTS THAT ARE ELIGIBLE FOR INCENTIVES.

* * * * *

WHEREAS, the City of Friendswood created Neighborhood Empowerment Zone #1 in accordance with state law on June 16, 2008, to provide certain economic development incentives for the downtown area with the purpose of encouraging private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Council of the City of Friendswood, Texas, desires to amend Resolution R2008-54 that created Neighborhood Empowerment Zone #1 to expand the zone's geographical boundaries and to make provisions for projects to be eligible for certain incentives;

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the City amends Section 1 of Resolution R2008-54, dated June 16, 2008, modifying the boundaries of Neighborhood Empowerment Zone #1 (NEZ), as described in Exhibit "A," Area "A" to expand and include the geographical area along Friendswood Drive from Castlewood to Cowards Creek as described in Exhibit "A," Area "B." NEZ#1 shall include any current and future properties that are zoned Downtown District within Exhibit "A."

Section 2. That the City Council hereby amends Section 4 of Resolution R2008-54, dated June 16, 2008, and declares that the City will waive one-hundred percent (100%) of all fees related to construction and development including zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits and one-hundred percent (100%) of water and waste water impact fees as follows:

Area "A" of NEZ#1 – the City of Friendswood will waive fees for businesses and developers that are "for profit" and that are zoned Downtown District.

Area "B" of NEZ#1 – The City will waive fees for businesses and developers that are "for profit," zoned Downtown District, and that incorporate sidewalk or façade improvements into their overall development plan according to the downtown district zoning guidelines.

Section 3. City Council or their designee will consider waiving fees on a case-by-case basis for other properties located within Exhibit "A" that are not zoned Downtown District, i.e. Planned Unit Development, Multi Family Residential, Single Family Residential, provided that downtown sidewalks or downtown façade improvements are incorporated into their overall development plan.

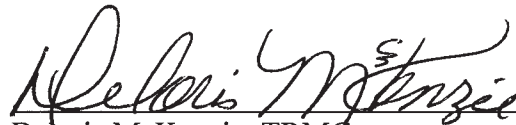
Section 4. That this resolution shall take effect from the date after its passage as the law in such case provides.

PASSED, APPROVED and ADOPTED by the City Council of Friendswood, Texas on this the 15th day of December, 2008.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



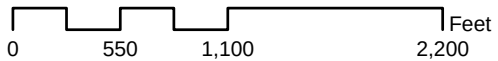
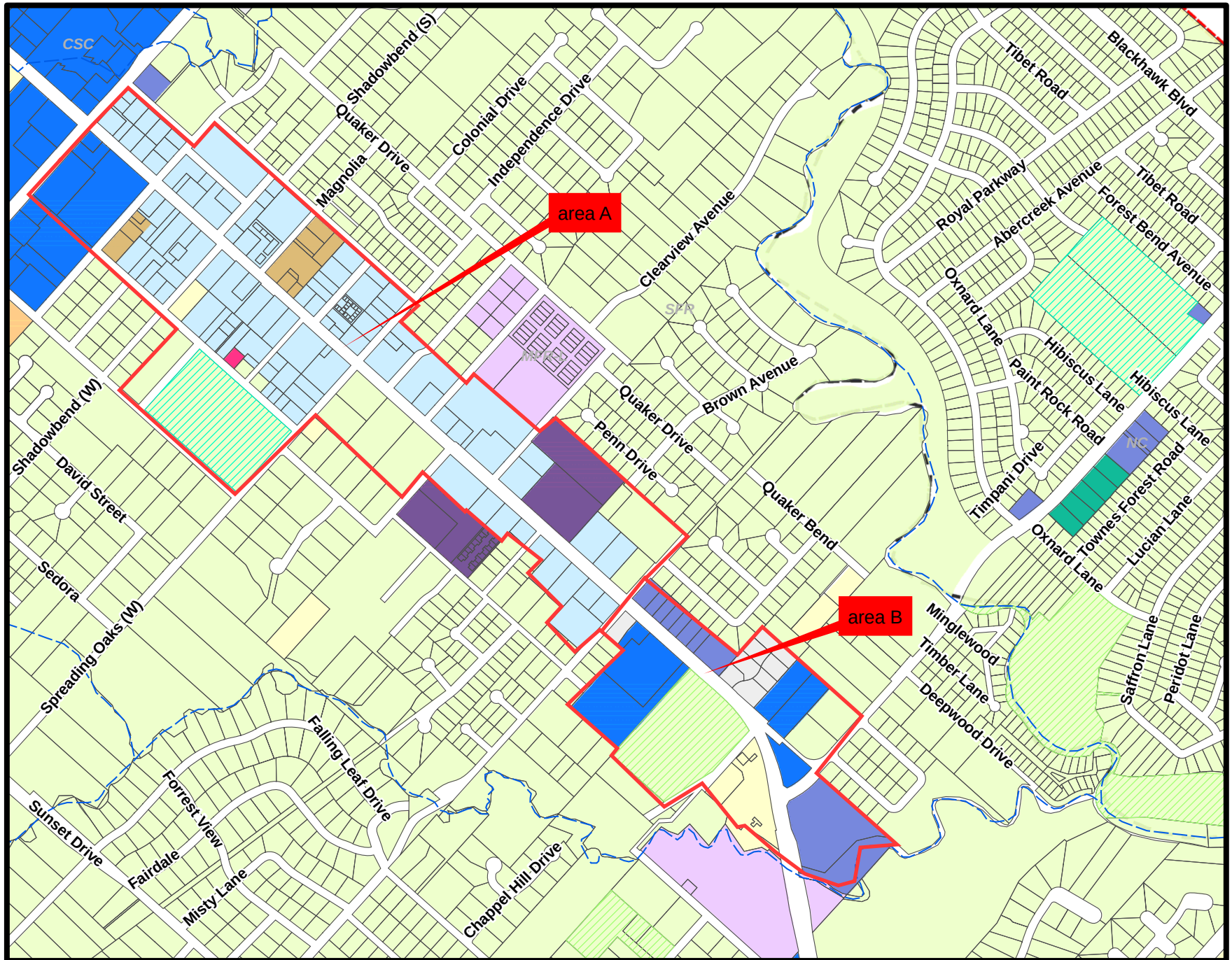
Exhibit A



Legend

Street Names

- Creeks
- ▨ Parks
- ▨ Schools
- ▨ Parcels
- Zoning**
- Zoning**
- SFR
- MFR-L
- MFR-M
- MFR-GHD
- MFR-H
- MHR
- CSC
- NC
- OPD
- DD
- PUD
- PUD Mixed Use
- PUD Commercial
- PUD NonCommercial
- A1
- BP
- LI
- I
- Open Space
- Creek
- City Limits
- Counties



RESOLUTION NO. R2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, CANVASSING THE RETURNS
AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD ON MAY 07, 2016, REGARDING TWO (2)
PROPOSITIONS RELATING TO STREET MAINTENANCE
SALES AND USE TAX AND DOWNTOWN
IMPROVEMENTS SALES AND USE TAX.**

* * * * *

WHEREAS, this City Council ordered an election to be held in said City on May 7, 2016, on the PROPOSITIONS hereinafter stated; and

WHEREAS, said City Council has investigated all matters pertaining to said election, including the ordering, giving notice, appointing election officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to said City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said election.

Section 2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

STREET MAINTENANCE SALES AND USE TAX

FOR	<u>1,485</u>	) THE ADOPTION OF A LOCAL SALES AND USE TAX IN
		) THE CITY OF FRIENDSWOOD, TEXAS AT THE RATE
		) OF THREE-EIGHTHS (3/8) OF ONE PERCENT (1%) TO
AGAINST	<u>925</u>	) PROVIDE REVENUE FOR MAINTENANCE AND REPAIR
		) OF MUNICIPAL STREETS.

DOWNTOWN IMPROVEMENTS SALES AND USE TAX

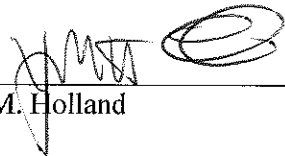
FOR	<u>1,274</u>	) THE ADOPTION OF A TYPE B LOCAL SALES AND USE
		) TAX IN THE CITY OF FRIENDSWOOD, TEXAS AT THE
AGAINST	<u>1,135</u>	) RATE OF ONE-EIGHTH (1/8) OF ONE PERCENT (1%) TO
		) UNDERTAKE PROJECTS AUTHORIZED UNDER
		) CHAPTER 505 OF THE LOCAL GOVERNMENT CODE,
		) TO PROMOTE NEW OR EXPANDED BUSINESS
		) ENTERPRISES IN THE DOWNTOWN AREA AS DEFINED
		) BY THE CITY OF FRIENDSWOOD DOWNTOWN
		) DISTRICT MAP, INCLUDING BUT NOT LIMITED TO
		) STREETS, TARGETED INFRASTRUCTURE, PAVED
		) SIDEWALKS, PEDESTRIAN AMENITIES INCLUDING
		) LIGHTING, BENCHES, SIGNAGE, AND OTHER
		) RELATED PUBLIC IMPROVEMENTS, AND THE
		) MAINTENANCE AND OPERATIONS EXPENSES FOR
		) ANY OF THE ABOVE-DESCRIBED PROJECTS.

Section 3. That the City Council finds and determines that the sales and use tax propositions carried at the election, and that the City Council is accordingly authorized to levy the sales and use tax in accordance with the authority granted in the propositions and with the law. The City Council shall subsequently adopt, by separate action, an ordinance adopting, imposing, and levying the approved sales and use taxes at the rates provided for in the propositions as approved by the voters.

Section 4. The City Secretary is authorized and directed to send to the Texas State Comptroller of Public Accounts by United States certified or registered mail, a certified copy of

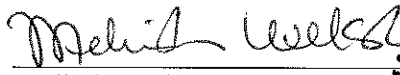
this Resolution, along with a map of the City, clearly showing the boundaries of the City and, upon its adoption, a certified copy of the Sales Tax Levy Ordinance, as required by Section 321.405 of the Texas Tax Code.

PASSED, APPROVED, AND RESOLVED this 16th day of May, 2016.

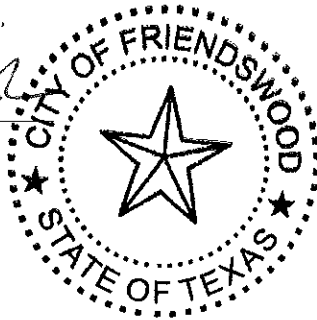


Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary



CERTIFICATE FOR RESOLUTION

**THE STATE OF TEXAS
COUNTIES OF GALVESTON AND HARRIS
CITY OF FRIENDSWOOD**

§
§
§

We, the undersigned officers of the City Council of said City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 16TH DAY OF MAY, 2016, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Kevin M. Holland, Mayor
Billy J. Enochs
Steve Rockey
Jim Hill, Mayor Pro-Tem
Patrick J. McGinnis, MD
John H. Scott
Carl W. Gustafson

Melinda Welsh, City Secretary
Roger Roecker, City Manager

and all of the persons were present, except the following absentees: None, except thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION CANVASSING A TAX ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: All members of said Council shown present above voted "Aye",
except as noted below:

NOES: 0

ABSTENTIONS: 0

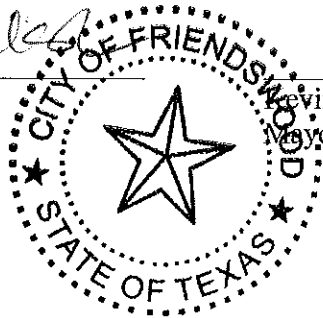
2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the

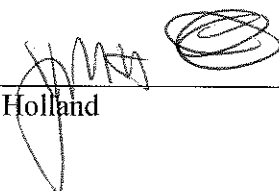
Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

SIGNED the 16th day of MAY, 2016



Melinda Welsh, TRMC
City Secretary




Kevin M. Holland
Mayor

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 7. - Schedule of district regulations.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

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

(b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~P~~Planning and ~~Z~~zoning ~~C~~commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~Planning and ~~Z~~zoning ~~C~~commission shall forward the plan with its recommendation to the city council for consideration. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;

- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) *Modification of standards proposed within a PUD.*

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~Off-street loading regulations. The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~b1.~~ The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
- ~~c2.~~ Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. Reserved.
- H. Reserved.

~~Modification of standards proposed within a PUD.~~

- ~~1. Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~
- ~~2. The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings,~~

~~increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. ~~Each such~~Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

...

- N. *Downtown district supplemental requirements.* These supplemental requirements shall apply only to new developments within the downtown district or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by section 6.D.

1. *Geographic limits.* The geographic limits of the downtown district are as shown on the downtown district map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

2. *General purpose and description.* The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

b. Shared parking areas shall be allowed.

c. Shared access agreements shall be required between adjacent developments.

d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
- j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- l. All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

- a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass,~~ or lap sided cement fiberboard. ~~Sheet Fiber-cement fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission may approve alternative exterior facade materials.
- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
- ~~c~~b. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades ~~(upper floors and those not facing a public right-of-way).~~
- ~~d~~e. Awnings and canopies are allowed upon approval of the ~~p~~PPlanning and ~~Z~~zoning ~~e~~Ccommission.
- ~~e~~d. Fenestration calculations.
 - (1) Area of ground floor primary wall ~~(front or side)~~ facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.
- f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown

District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

- a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.
- b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.
- c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
- b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.
- (1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)
- (2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. Adjacent property, buffer maintenance and installation.

- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

9. Utilities.

All permanent utilities serving the property shall be located underground, at the owner's expense.

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

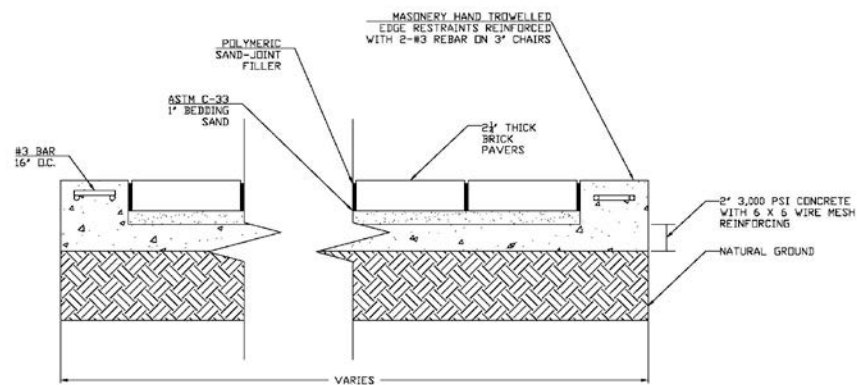
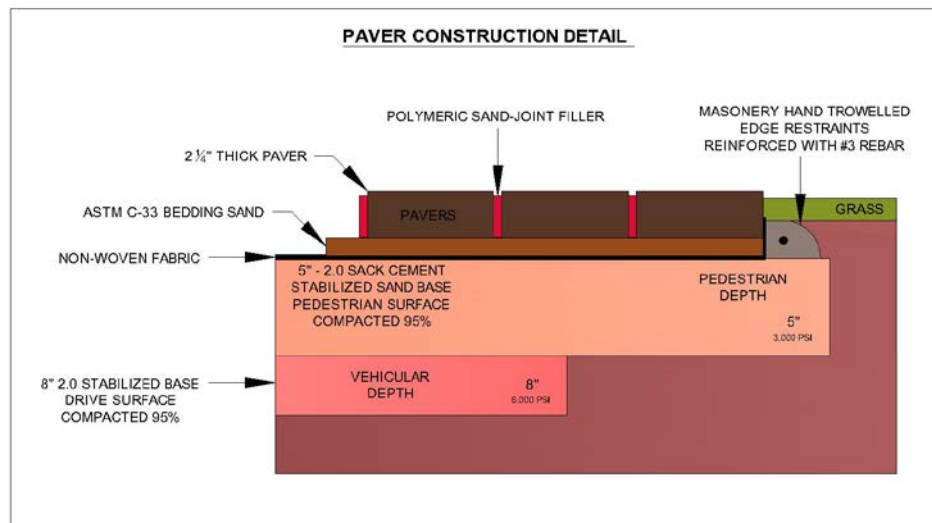
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 ¼" thick
	Color:	Red
	Pattern:	Stretcher Bond

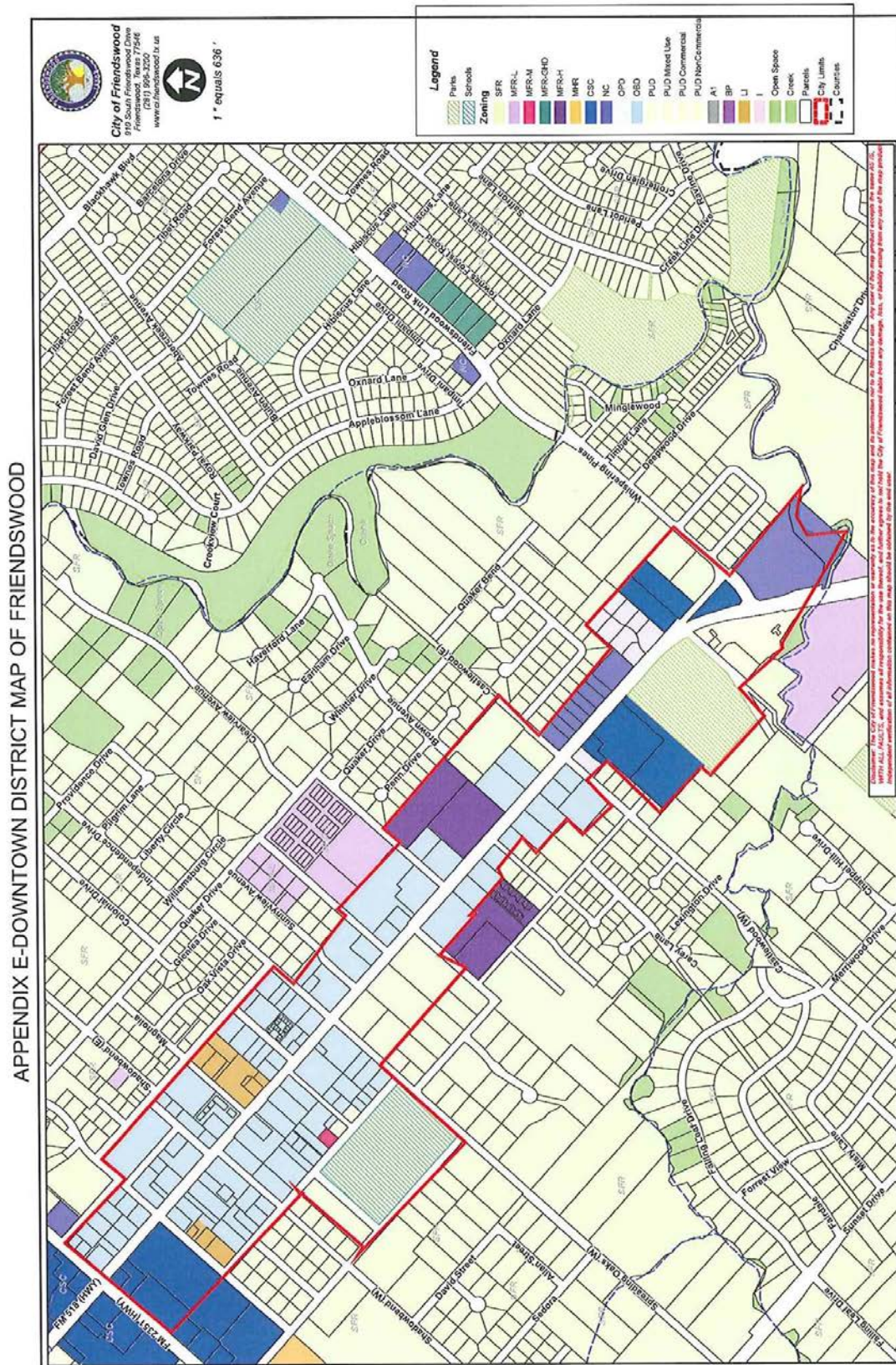
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 ¼" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.





1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
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	<i>Mining</i>														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22	<i>Utilities</i>														
221	Utilities									O	O		S	P	O
23	<i>Construction</i>														
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33	<i>Manufacturing</i>														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P				
312	Beverage and tobacco product manufacturing							O		O	O		S	S	S

313	Textile mills							O			O	O	S	S	S
314	Textile product mills							O			O	O	S	S	S
315	Apparel manufacturing							O			O	O	S	S	S
316	Leather and allied product manufacturing							O			O	O	S	P	S
3161	Leather and hide tanning and finishing							O			O	O	O	S	O
321	Wood product manufacturing							O			O	O	S	P	S
322	Paper manufacturing							O			O	O	O	S	O
323	Printing and related support activities							S			O	S	P	P	P
323113	Commercial screen printing							P	S		O	P	P	P	P
324	Petroleum and coal products manufacturing							O			O	O	S	S	S
325	Chemical manufacturing							O			O	O	S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O	P	P	P
326	Plastics and rubber products manufacturing							O			O	O	S	P	S
3262	Rubber product manufacturing							O			O	O	O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O	O	P	O
331	Primary metal manufacturing							O			O	O	O	S	O
332	Fabricated metal product							O			O	O	S	P	S

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	S		P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S

48—49	Transportation and Warehousing																
481	Air transportation											O	O		O	O	O
482	Rail transportation											O	O		S	P	S
483	Water transportation											O	O		O	S	O
484	Truck transportation											O	O		P	P	S
485	Transit and ground passenger transportation								S	S		O	S		S	S	S
486	Pipeline transportation	S	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 industries								S			O	S		S	S	S
515	Broadcasting (except internet)								S	S		O	O		P	P	P
517	Telecommunications								S	S		O	S		P	P	P

517911	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	<i>Finance and Insurance</i>															
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 related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible							P	P		P	P		P	P	P

[illegible]

6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
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	S	S	S	S	S	S	P	S		O	P	S	S	S	S

	similar institutions											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	<i>Accommodation and Food Services</i>															
7211	Traveler accommodation							S		O		S		S	S	S
7212	RV (recreational vehicle) parks and recreational camps									O				S	S	
7213	Roominghouses and boardinghouses							S		O		S		S	S	S
7223	Special food services							P	P	O		P		P		P
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	<i>Other Services (Except Public Administration)</i>															
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							S		O		O		S	P	P

	maintenance																		
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)							S			O	O		S	P	P			
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 (a)	P						
92	<i>Public Administration</i>																		
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			

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: Monday, May 6, 2019

Subject: Proposed amendments to Appendix A Sign Ordinance "Section 9 Prohibited Signs" to prohibit LED storefront lights in the Downtown District boundary

Action: Joint Public Hearing; recommendation

SUMMARY / ORIGINATING CAUSE

Due to various requests from owners and developers regarding current zoning requirements of the Downtown District, the Planning and Zoning Commission was tasked with reviewing various requirements of the Downtown District to determine any proposed amendments. A Downtown District Subcommittee studied these items and provided detailed information to the remainder of the Commission. For reference, the original "Downtown District Review and Recommendations Linked Document" is provided in the back up materials. Some of the recommendations may have changed.

Review Item: prohibit LED storefront lights

The recommendation is to prohibit LED and similar storefront lights within the Downtown District boundary, regardless of zoning. Also, included in the ordinance is to require any existing lighting that violates this requirement to be removed within 90 days of the adoption of the ordinance.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The intent of the review of the DD zoning regulations was to alleviate any recurring development hurdles and to look at the District as a whole to determine if any other changes were necessary. It is the intent of the Downtown District to create a thriving, pedestrian friendly area and attract a variety of retail and restaurant uses for the community to enjoy, while maintaining consistency with the values of the community.

RECOMMENDATIONS

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

ATTACHMENTS

[Redlines – Sign Ordinance Section 9.](#)

[Downtown District Review and Recommendations Linked Document](#)

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

Subject	Current Requirement	Request	Recommendation	Applicable Attachments	Changes
Downtown District Boundary Established in 2008: Ordinance 2007-18 Ordinance 2008-30	Properties outside the Downtown District Boundary cannot change to DD zoning. See yellow highlight in the attachment.	To incorporate 110 Whispering Pines into DD Boundary; also review other boundaries for potential changes.	Not recommended due to complexity that would be created by changing the boundary in regards to the expenditure of 4B sales tax and application of the Neighborhood Empowerment Zone (NEZ).	DD Boundary Map Zoning Ordinance Section 8.N. Resolution 2008-103: Neighborhood Empowerment Zone (NEZ) Amendment Resolution 2016-10: Canvass of Sales Tax Election	No
Buffer Requirements - copy to DD section	Gray highlight and Green Text	n/a	Copy language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.I. to Section 8.N.	Yes
Parking Requirements - move to DD section	Gray Highlight and Green Text	n/a	Relocated language to ensure that all DD requirements are in one section.	From Zoning Ordinance Section 8.F. to Section 8.N.	Yes
Head-In, on-street parking	Currently allowed 400ft from FM 518 or FM 2351	Allow head in parking closer to FM 518 or FM 2351.	Change to 75 feet - same as driveway spacing from a major thoroughfare requirement in Design Criteria Manual.	Zoning Ordinance Section 8.N.3.d	Yes
Façade materials	cement fiber board is prohibited	Allow cement fiber board installed as lap siding; not flat sheets.	Allow cement fiber board installed as lap siding.	Zoning Ordinance Section 7.I. Zoning Ordinance Section 8.N.4.	Yes
Fenestration	40% on ground floors facing ROW; 25% on upper floors and those not facing a ROW	Reduce requirement for facades facing interior of lots and adjacent to residential development.	Leave 40% requirement on first floor; eliminate 25% fenestration requirement on lower floors not facing a right-of-way.	Zoning Ordinance Section 8.N.4.	Yes

Downtown District (DD) Zoning Regulations Review and Proposed Amendments

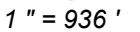
Community Overlay District (COD) vs. Downtown District (DD)	Aesthetic requirements are more stringent in the COD; review and determine which requirements, if any, should also be applicable to DD	Review requirements of the Community Overlay District (COD) and determine if those should also be incorporated into DD.	Add the following requirements: underground utilities bay doors not facing thoroughfares earth tone colors screening materials same as building add reference to dumpster screening requirements	Zoning Ordinance Section 8.N.4.	Yes
Permitted Uses	See Permitted Use Table	Review uses allowed in DD.	No changes recommended at this time.	Zoning Ordinance Section 7.P.6.	No
Pedestrian Lighting	Minimum 2 lights; Design Criteria Manual details type of light required	Review in relation to DD Improvement Plan by FDEDC.	No changes at this time; waiting on additional info from FDEDC.	Design Criteria Manual - Appendix E	No
PUD Modification (clean up - relocating existing language)		A portion of the PUD requirements was relocated in the Zoning Ordinance, but the modification section was not relocated.	Move to correct location in Zoning Ordinance.	Move from Section 8.H. to Section 7.J.	Yes
Signs LED lighting in storefront windows	No regulation	LED lighting in storefront windows detracts from the decorative, pedestrian lighting being installed in DD.	In DD only, prohibit neon signs and LED or similar lighting in windows; make effective 90 days from ordinance adoption; require existing businesses to remove; exception holiday lighting from Nov. 15 to Jan. 15.	Appendix A Sign Ordinance	Yes

Web Links to full Ordinances:

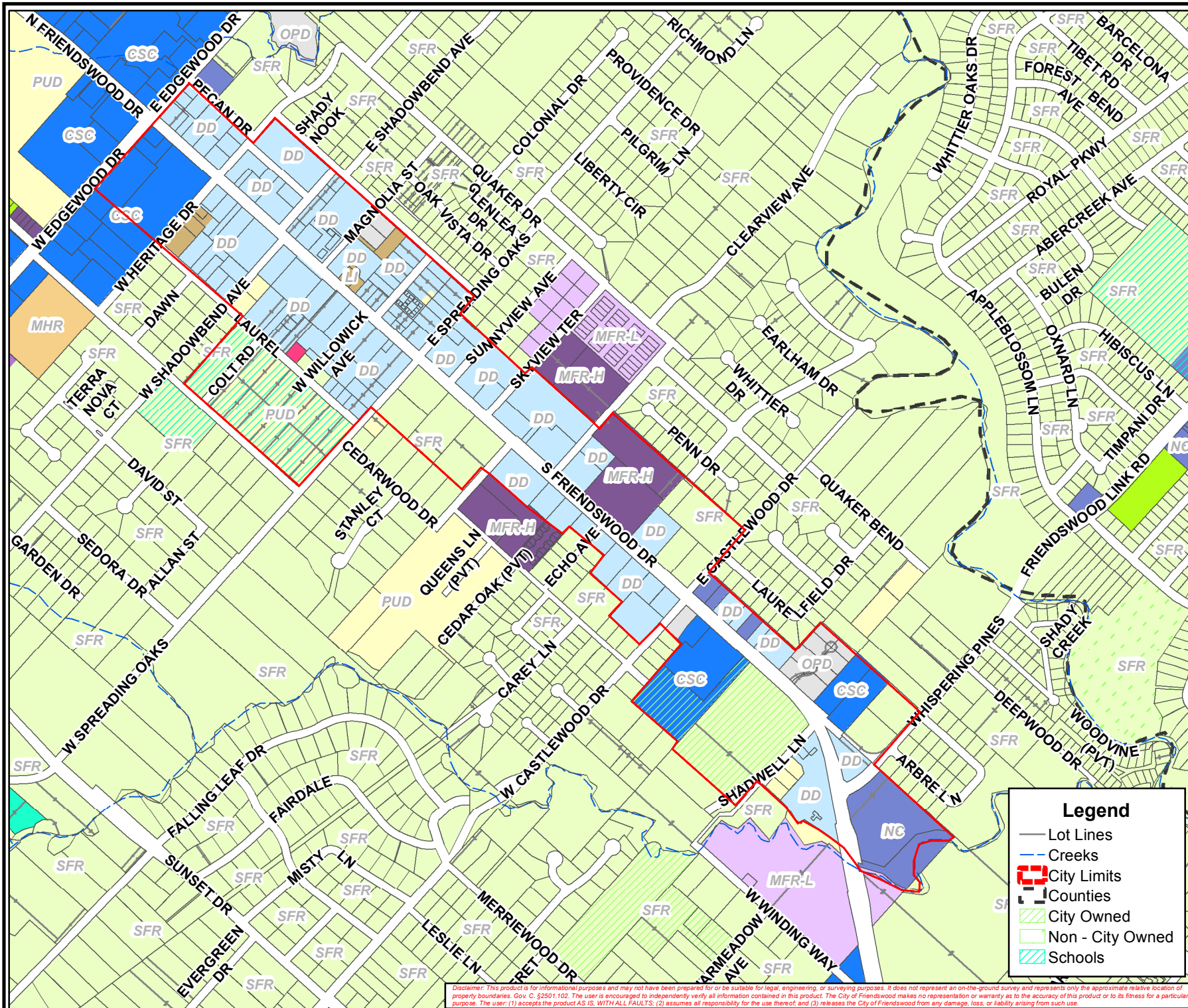
[Appendix C Zoning Ordinance](#)

[Appendix A Sign Ordinance](#)

[Design Criteria Manual](#)



Friendswood GIS Mapping



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.

RESOLUTION R2008-103

A RESOLUTION OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING RESOLUTION R2008-54 CREATING NEIGHBORHOOD EMPOWERMENT ZONE #1 BY FURTHER DEFINING THE ZONE'S GEOGRAPHICAL BOUNDARIES AND THE IMPROVEMENTS THAT ARE ELIGIBLE FOR INCENTIVES.

* * * * *

WHEREAS, the City of Friendswood created Neighborhood Empowerment Zone #1 in accordance with state law on June 16, 2008, to provide certain economic development incentives for the downtown area with the purpose of encouraging private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Council of the City of Friendswood, Texas, desires to amend Resolution R2008-54 that created Neighborhood Empowerment Zone #1 to expand the zone's geographical boundaries and to make provisions for projects to be eligible for certain incentives;

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. That the City amends Section 1 of Resolution R2008-54, dated June 16, 2008, modifying the boundaries of Neighborhood Empowerment Zone #1 (NEZ), as described in Exhibit "A," Area "A" to expand and include the geographical area along Friendswood Drive from Castlewood to Cowards Creek as described in Exhibit "A," Area "B." NEZ#1 shall include any current and future properties that are zoned Downtown District within Exhibit "A."

Section 2. That the City Council hereby amends Section 4 of Resolution R2008-54, dated June 16, 2008, and declares that the City will waive one-hundred percent (100%) of all fees related to construction and development including zoning, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits and one-hundred percent (100%) of water and waste water impact fees as follows:

Area "A" of NEZ#1 – the City of Friendswood will waive fees for businesses and developers that are "for profit" and that are zoned Downtown District.

Area "B" of NEZ#1 – The City will waive fees for businesses and developers that are "for profit," zoned Downtown District, and that incorporate sidewalk or façade improvements into their overall development plan according to the downtown district zoning guidelines.

Section 3. City Council or their designee will consider waiving fees on a case-by-case basis for other properties located within Exhibit "A" that are not zoned Downtown District, i.e. Planned Unit Development, Multi Family Residential, Single Family Residential, provided that downtown sidewalks or downtown façade improvements are incorporated into their overall development plan.

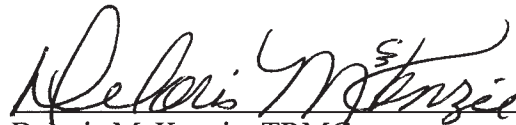
Section 4. That this resolution shall take effect from the date after its passage as the law in such case provides.

PASSED, APPROVED and ADOPTED by the City Council of Friendswood, Texas on this the 15th day of December, 2008.



David J. H. Smith
Mayor

ATTEST:



Deloris McKenzie, TRMC
City Secretary



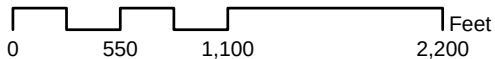
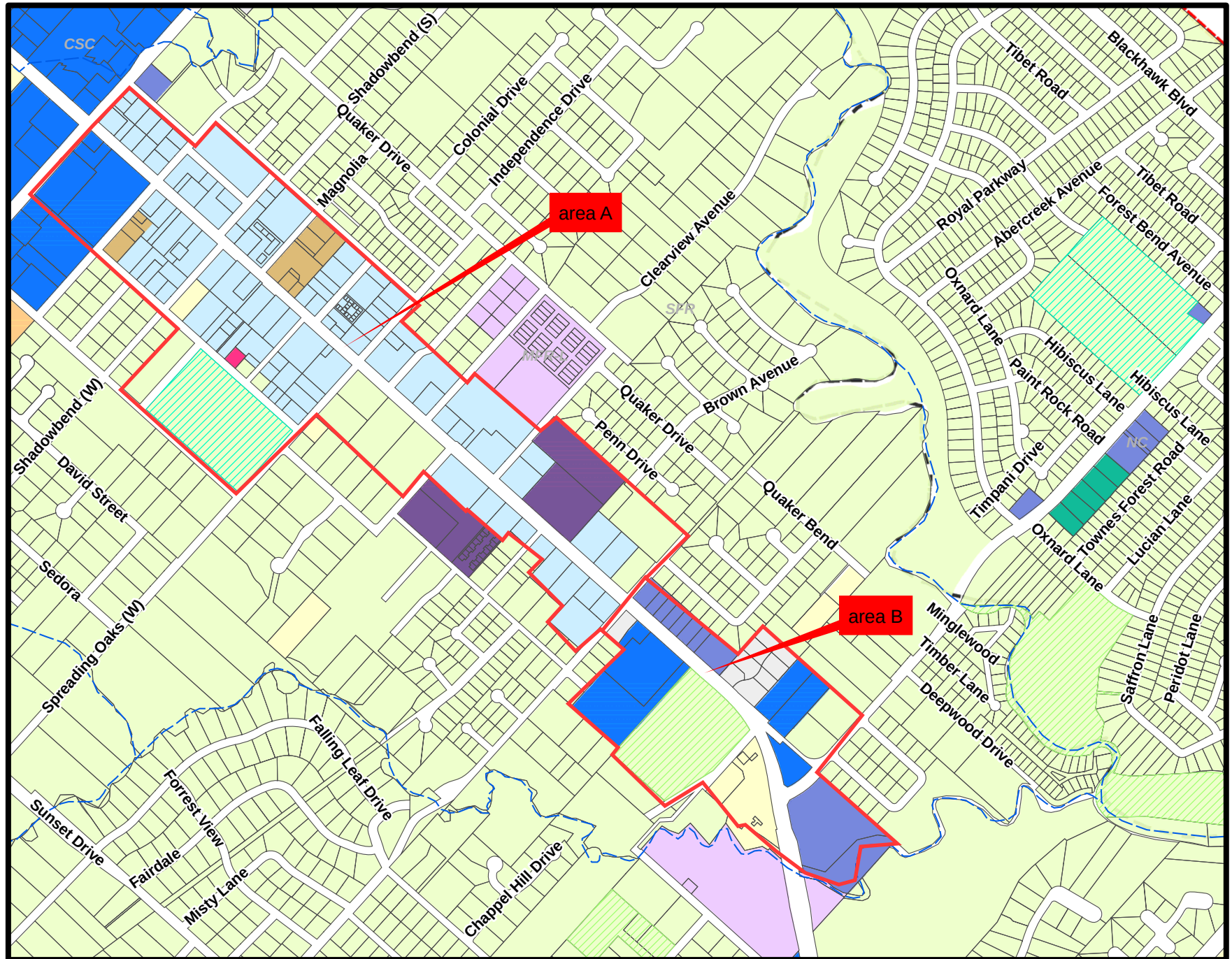
Exhibit A



Legend

Street Names

- Creeks
- Parks
- Schools
- Parcels
- Zoning**
- Zoning**
- SFR
- MFR-L
- MFR-M
- MFR-GHD
- MFR-H
- MHR
- CSC
- NC
- OPD
- DD
- PUD
- PUD Mixed Use
- PUD Commercial
- PUD NonCommercial
- A1
- BP
- LI
- I
- Open Space
- Creek
- City Limits
- Counties



RESOLUTION NO. R2016-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF FRIENDSWOOD, TEXAS, CANVASSING THE RETURNS
AND DECLARING THE RESULTS OF A SPECIAL
ELECTION HELD ON MAY 07, 2016, REGARDING TWO (2)
PROPOSITIONS RELATING TO STREET MAINTENANCE
SALES AND USE TAX AND DOWNTOWN
IMPROVEMENTS SALES AND USE TAX.**

* * * * *

WHEREAS, this City Council ordered an election to be held in said City on May 7, 2016, on the PROPOSITIONS hereinafter stated; and

WHEREAS, said City Council has investigated all matters pertaining to said election, including the ordering, giving notice, appointing election officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof, and said returns have been duly delivered to said City Council.

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. That the City Council officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the City has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the City Council has duly canvassed said returns, all in accordance with law and the Resolution calling said election.

Section 2. That the City Council officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITIONS by the resident, qualified electors of said City, who voted at the election:

STREET MAINTENANCE SALES AND USE TAX

FOR	<u>1,485</u>	) THE ADOPTION OF A LOCAL SALES AND USE TAX IN
		) THE CITY OF FRIENDSWOOD, TEXAS AT THE RATE
		) OF THREE-EIGHTHS (3/8) OF ONE PERCENT (1%) TO
AGAINST	<u>925</u>	) PROVIDE REVENUE FOR MAINTENANCE AND REPAIR
		) OF MUNICIPAL STREETS.

DOWNTOWN IMPROVEMENTS SALES AND USE TAX

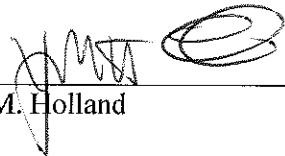
FOR	<u>1,274</u>	) THE ADOPTION OF A TYPE B LOCAL SALES AND USE
		) TAX IN THE CITY OF FRIENDSWOOD, TEXAS AT THE
AGAINST	<u>1,135</u>	) RATE OF ONE-EIGHTH (1/8) OF ONE PERCENT (1%) TO
		) UNDERTAKE PROJECTS AUTHORIZED UNDER
		) CHAPTER 505 OF THE LOCAL GOVERNMENT CODE,
		) TO PROMOTE NEW OR EXPANDED BUSINESS
		) ENTERPRISES IN THE DOWNTOWN AREA AS DEFINED
		) BY THE CITY OF FRIENDSWOOD DOWNTOWN
		) DISTRICT MAP, INCLUDING BUT NOT LIMITED TO
		) STREETS, TARGETED INFRASTRUCTURE, PAVED
		) SIDEWALKS, PEDESTRIAN AMENITIES INCLUDING
		) LIGHTING, BENCHES, SIGNAGE, AND OTHER
		) RELATED PUBLIC IMPROVEMENTS, AND THE
		) MAINTENANCE AND OPERATIONS EXPENSES FOR
		) ANY OF THE ABOVE-DESCRIBED PROJECTS.

Section 3. That the City Council finds and determines that the sales and use tax propositions carried at the election, and that the City Council is accordingly authorized to levy the sales and use tax in accordance with the authority granted in the propositions and with the law. The City Council shall subsequently adopt, by separate action, an ordinance adopting, imposing, and levying the approved sales and use taxes at the rates provided for in the propositions as approved by the voters.

Section 4. The City Secretary is authorized and directed to send to the Texas State Comptroller of Public Accounts by United States certified or registered mail, a certified copy of

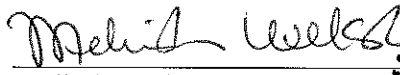
this Resolution, along with a map of the City, clearly showing the boundaries of the City and, upon its adoption, a certified copy of the Sales Tax Levy Ordinance, as required by Section 321.405 of the Texas Tax Code.

PASSED, APPROVED, AND RESOLVED this 16th day of May, 2016.

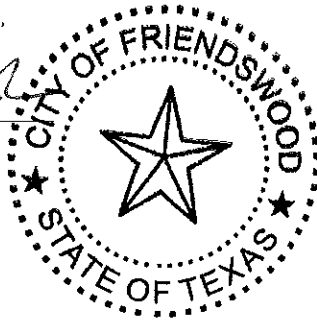


Kevin M. Holland
Mayor

ATTEST:



Melinda Welsh, TRMC
City Secretary



CERTIFICATE FOR RESOLUTION

**THE STATE OF TEXAS
COUNTIES OF GALVESTON AND HARRIS
CITY OF FRIENDSWOOD**

§
§
§

We, the undersigned officers of the City Council of said City, hereby certify as follows:

1. The City Council of the City convened in a REGULAR MEETING ON THE 16TH DAY OF MAY, 2016, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Kevin M. Holland, Mayor
Billy J. Enochs
Steve Rockey
Jim Hill, Mayor Pro-Tem
Patrick J. McGinnis, MD
John H. Scott
Carl W. Gustafson

Melinda Welsh, City Secretary
Roger Roecker, City Manager

and all of the persons were present, except the following absentees: None, except thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

RESOLUTION CANVASSING A TAX ELECTION

was duly introduced for the consideration of the Council. It was then duly moved and seconded that the Resolution be passed; and, after due discussion, the motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: All members of said Council shown present above voted "Aye",
except as noted below:

NOES: 0

ABSTENTIONS: 0

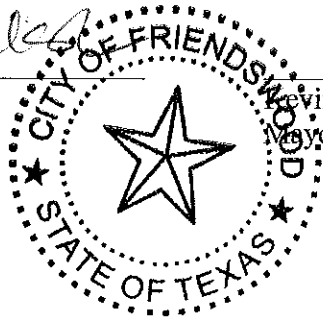
2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of the Meeting pertaining to the passage of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the

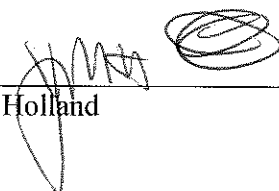
Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for passage at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose; that the Meeting was open to the public and public notice of the time, place and purpose of the Meeting as given, all as required by Chapter 551, Government Code.

SIGNED the 16th day of MAY, 2016



Melinda Welsh, TRMC
City Secretary




Kevin M. Holland
Mayor

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 7. - Schedule of district regulations.

I. *Downtown District (DD), general purpose and description.* The DD, downtown district, is designed to accommodate and promote the city's original business and downtown areas. It is intended to achieve a balance of retail, commercial, office, and residential and public activities. Development within the DD should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Development within the DD requires the approval of a development site plan by the ~~P~~lanning and ~~Z~~oning ~~C~~ommission.

1. Area and height regulations. Structures within the DD are intended to be between one to four stories. The maximum height allowed is 70 feet as measured in accordance with the method prescribed in section 20. Additional regulations are set forth under subsection Q.2 of this section, regulation matrix.

a. No residential use shall be allowed on the first floor.

2. See section 8 for supplementary district regulations.

3. Permitted uses. Uses permitted in the DD are set forth in subsection P of this section, permitted use table.

4. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass, or lap sided cement fiberboard.~~ ~~Sheet Fiber~~ cement ~~fiberboards/siding~~ are prohibited, except as trim for eaves and overhangs. The ~~P~~lanning and ~~Z~~oning ~~C~~ommission may approve alternative exterior facade materials.

J. *PUD, planned unit development, general purpose and description.*

(1) *General.*

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

(b) In no case shall a PUD be used for the sole purpose of circumventing the intent of city ordinances or plans. Unless standards for elements of site design are specifically described in a rezoning ordinance for a PUD, all design and development standards shall apply to all land development within a PUD district. The development must be planned as an integral unit and must protect nearby landowners from adverse impact with appropriate buffering and landscaping. A site plan is required for all PUDs.

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

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;
2. To accommodate innovation in development by modifying the city's land use and development regulations;
3. To provide for and protect the public health, safety and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and a public services and related facilities;
5. To protect and enhance the aesthetic and visual qualities of development;
6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape;
7. To promote economic development in accordance with the city's plans for such.

(2) *Application.*

- (a) Application and approval process. A development review committee meeting with staff is required prior to application for a PUD. Following the DRC meeting, the applicant will submit all required documents described below to city staff for comments and corrections prior to scheduling the public hearing.
- (b) Each PUD application shall be accompanied by payment for the processing fee as established in section 14. Advertisement and public hearings shall be held by the ~~P~~Planning and ~~Z~~zoning ~~C~~commission and city council in accordance with the notification procedure set forth for a rezoning application. Following the public hearing, the ~~P~~Planning and ~~Z~~zoning ~~C~~commission shall forward the plan with its recommendation to the city council for consideration. The ~~P~~Planning and ~~Z~~zoning ~~C~~commission and/or city council may require additional information throughout the process.
- (c) An applicant may choose one of two ways to seek PUD approval:
 1. Submit all items listed below with the application and the required processing fee for rezoning. This option would allow the site plan to be approved as a part of the zone change and prevent the applicant from a second submittal after rezoning to obtain site plan approval.
 - (a) Data describing all processes and activities involved with the proposed use;
 - (b) Boundaries of the area covered by the site plan;
 - (c) The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and location of building entrances and exits;
 - (d) The location of existing drainage ways, and significant natural features;
 - (e) Proposed landscaping and screening buffers;
 - (f) The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities and outside trash storage facilities;
 - (g) The location, height and type of each wall, fence, and all other types of screening;
 - (h) The location, height and size of all proposed signs;
 - (i) Utility and drainage plans;
 - (j) Regulation matrix designating what zoning district the development will follow;
 - (k) Data describing any variation from the typical development requirements; or
 2. Submit a conceptual plan with the application and the required processing fee for rezoning. This option will require the applicant to apply for site plan approval at a later date if the zone change to PUD is approved. At the time of site plan approval all information contained in the conceptual plan shall be certified by an engineer and/or surveyor. The conceptual plan shall provide the following information:
 - (a) General land use and density plan;

- (b) Identify proposed general uses, densities, major open spaces, circulation and access features;
- (c) Statement indicating proposed phasing of development and the projected timing of each;
- (d) Data describing all processes and activities involved with the proposed use;
- (e) Regulation matrix designating what zoning district the development will follow;
- (f) Data describing any variation from the typical development requirements.

(3) *Modification of standards proposed within a PUD.*

- (a) Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.
- (b) The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings, increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.

~~Gray Highlight and strikethrough~~ – language relocated

Gray Highlight – language copied

Green Text – new location of relocated or copied text

Section 8. - Supplementary district regulations.

...

- F. *Off-street parking and loading regulations.* It is the intent of this section to ensure that adequate off-street parking and loading is provided with the construction, alteration, remodeling or change of use of any building or change of use of land. Specific guidelines regarding recommended off-street parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.
- a. Approval by the Planning and Zoning Commission shall be required of parking area layouts and design of all off-street parking, including shared parking areas, with the recommendation by the city engineer. The city engineer shall render to the Planning and Zoning Commission his recommendation regarding the usability of the proposed parking spaces, and the adequacy of vehicular circulation patterns.
- ~~b. Downtown district parking. To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Head-in parking may be allowed in the DD with the approval of the commission, upon recommendation of the city engineer, in areas at least 400 feet from FM 518 and/or FM 2351. No on-street parking shall be allowed on FM 518 or on FM 2351 within the DD. Parking spaces and parking lot geometrics shall comply with the requirements of the current design criteria.~~
- ~~*Off-street loading regulations.* The intent of this section is to ensure that an adequate off-street loading area is provided with the construction, alteration, or change of use of any business building or structure, or with any change in land use.~~
- ~~b1.~~ The owner and the occupier of any property upon which a business is located shall provide loading and unloading areas of sufficient number and facility to accommodate on such business premises all vehicles that will be reasonably expected to simultaneously deliver or receive materials or merchandise, and of sufficient size to accommodate all types of vehicles that will be reasonably expected to engage in such loading or unloading activities.
- ~~c2.~~ Any person desiring a building permit for the construction, alteration, or change of use of the land or any business building or structure shall submit a plot plan to the building official designating the number, dimensions and locations of all loading areas and all proposed avenues of ingress and egress to the property from adjacent public thoroughfares. The building official shall not issue such permit if it is determined that the proposed loading and unloading facilities will present a direct or indirect hazard to vehicular or pedestrian traffic.
- G. Reserved.
- H. Reserved.

~~Modification of standards proposed within a PUD.~~

- ~~1. Following adoption of a PUD ordinance pursuant to this section, all subsequent plans prepared for the development or any portion of the property within a PUD must substantially conform to the approved plan in accordance with the standards of the PUD ordinance, this section, and all other applicable ordinances of the city.~~
- ~~2. The city recognizes that market conditions may alter the development of a large PUD and hereby provides that alterations in the land area or square footage, as appropriate, covered by a category of use, may be varied by not more than 25 percent. In no case shall such variations change traffic or circulation patterns, substantially alter the number or arrangement of buildings,~~

~~increase the height of buildings, lessen the amount or effectiveness of open space or landscaped buffers, or result in a greater impact on adjacent properties or neighborhoods. Percentage changes specified herein shall be the maximum change allowed; multiple changes exceeding those percentages shall not be approved administratively, but shall require the owner to submit an application for an amendment to the district standards.~~

I. *Landscaping and screening requirements.*

1. *Purpose.* The provisions of this subsection I for the installation and maintenance of landscaping and screening are intended to protect the character and stability of residential, commercial, institutional and industrial areas, to conserve the value of land and buildings of surrounding properties and neighborhoods, and to enhance the aesthetic and visual image of the community. In furtherance thereof, trees utilized to comply with the requirements of this subsection I shall be of a type contained in the list of qualified trees approved from time to time by the city council and contained in the city's design criteria manual ("Qualified Tree List").

2. *Perimeter landscaping and screening.*

a. *Adjacent property, buffer maintenance and installation.*

(1) When a commercial (CSC, LNC, NC, OP, DD, PUD, A-1) or industrial (LI, I, BP) use is established on a lot or premises located adjacent to any residential zoning district, or when any multiple-family dwelling use is established on a lot or premises adjacent to any property located in a single-family residential zoning district, or when an industrial use is established on a lot or premises adjacent to any property located in a commercial zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the multiple-family dwelling, commercial or industrial property between it and the adjacent protected property.

(2) In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement.

(3) The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.

Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

a-1. *Adjacent property, buffering streets.* All land zoned commercial or industrial, as that term is defined in this section, shall have a minimum ten-foot landscaped open space adjacent to each public right-of-way located within the required yard.

b. *Trees for buffer strips.* If an open space buffer strip is required under the terms of this subsection I, not less than one tree, whether existing or planted, shall be maintained for each 25 lineal feet or portion thereof of solid open space buffer strip.

b-1. ~~Each such~~Landscape trees. All required trees for landscaping shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.

c. *Off-street parking landscaping.*

(1) All areas, other than those located within the industrial district, that are used for parking or display of vehicles, boats, construction equipment or production equipment, shall conform to the minimum landscaping requirements of this subsection 2.c. Areas that are of a drive-in nature, such as filling stations, grocery stores, banks and restaurants also, shall conform to the minimum landscaping requirements of this subsection 2.c.

(2) It is the intent of this subsection 2.c to promote the placement of trees along the thoroughfares of the city. Therefore, at least 50 percent of the required trees shall be located between the street and any buildings. No tree other than those species listed as small trees (size 3) on the qualified tree list may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility.

(3) Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

(4) All planted islands shall have curbs of sufficient height and width to contain the planted island.

(5) Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.

(6) Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.

(7) All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.

(8) If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.

(9) All plants shall receive proper irrigation to encourage deep root growth and survivability.

...

- N. *Downtown district supplemental requirements.* These supplemental requirements shall apply only to new developments within the downtown district or where a structure in the district has lost its nonconformity. A new development shall be defined as any new project built on a raw or otherwise vacant tract or tracts of land, not associated with an existing structure. A structure shall be deemed to have lost its nonconformity as determined by section 6.D.

1. *Geographic limits.* The geographic limits of the downtown district are as shown on the downtown district map. All properties within these geographic limits may rezone to downtown zone. Those properties outside the geographic limits may not rezone to the downtown zone.

2. *General purpose and description.* The downtown district (DD) is intended to create a mixed use environment based on traditional neighborhood and smart growth standards. It is designed for physical flexibility with zero setbacks and allows for the redevelopment of small, existing tracts. The encouragement of a pedestrian friendly environment is established by allowing shared parking and on-street parking, as well as sidewalks and street furnishing.

3. *Parking.*

To promote pedestrian friendly environments, shared parking and shared parking access is encouraged. Parking spaces and parking lot geometrics shall comply with the requirements of the current Design Criteria Manual.

a. Off-site parking shall be allowed if within one block of the development. For purposes of this subsection, one block shall constitute no less than 300 linear feet and no more than 1,200 linear feet.

b. Shared parking areas shall be allowed.

c. Shared access agreements shall be required between adjacent developments.

d. ~~On-street parking shall be in accordance with subsection F.I.C., shown previously in this appendix.~~ On street, head-in parking may be allowed in the DD with the approval of the Planning and Zoning Commission, upon recommendation of the city engineer, in areas at least ~~75400~~ feet from FM 518 and/or FM 2351. No on street parking shall be allowed on FM 518 or on FM 2351 within the DD.

e. Development plans shall indicate how freight and goods will be delivered.

f. Development plans shall show the design and layout for all parking. Documentation shall be provided to verify authority for all shared or off-site parking.

g. All such required documentation shall be presented before a development plan is approved.

h. Parking lots shall be considered small if they contain spaces for 20 or less cars. Small parking lots shall have "open" landscaped areas that are equal to not less than ten percent of the parking area and drives in the parking area. The required area may be used as islands or perimeter landscaping or in any combination. A minimum of one Class 1 or Class 2 tree from the qualified tree list shall be planted and maintained for each 250 square feet or portion thereof of landscaped open space area.

Parking lots with more than 20 parking spaces shall have open landscaped areas equal to ten percent of the parking area and drives in the parking area. Fifty percent of the required landscaped area shall be used as islands. Perimeter landscaping shall have at least one such tree for each 40 lineal feet or fraction thereof. Each island shall have one such tree planted and maintained thereon.

- i. All planted islands shall have curbs of sufficient height and width to contain the planted island.
- j. Planted islands are to integrate groundcovers and small shrubs while minimizing the use of medium to tall shrubs; and shall not obstruct visibility of pedestrians and vehicles.
- k. Off-street parking areas that are adjacent to residentially zoned property shall have opaque fences or walls, eight feet in height above ground level, which shall be erected and maintained along the property line to provide visual screening.
- l. All trees required in this subsection 2.c shall have a caliper of not less than two inches, measured 18 inches above the natural ground level.
- m. If paving around a tree is required on private property, use porous pavements such as cast-in place, monolithic turf, and concrete combinations over specimen roots to allow water and air exchange.
- n. All plants shall receive proper irrigation to encourage deep root growth and survivability.

4. *Architectural standards.*

- a. Buildings in the DD shall have exterior cladding of brick, masonry, stone, stucco, ~~or glass,~~
or lap sided cement fiberboard. Sheet Fiber—cement fiberboards/siding are prohibited, except as trim for eaves and overhangs. The Planning and Zoning Commission may approve alternative exterior facade materials.
- b. Exterior facades, including the roof, shall be limited to earth tone colors. Color samples shall be submitted as part of the commercial site plan. Earth tone colors depict the colors in nature; they include flat and muted shades of brown, green, blue, orange, and some reds and tans.
- c. Fenestration shall mean the openings in a wall, such as doors and windows, to include faux windows whether transparent or not. Such windows may be inoperative but must be framed as a window and otherwise appear to be a window. Painted openings would not be counted in fenestration calculations. Fenestration along front or other facades visible to the public shall be as follows:
 - (1) Walls visible to the public shall have windows and or doors (i.e., no blank walls allowed).
 - (2) Not less than 40 percent fenestration shall be provided for all ground floor primary facades (front or side) that face a public right-of-way.
 - (3) Not less than 25 percent fenestration shall be provided for all upper floor facades (upper floors and those not facing a public right-of-way).
- d. Awnings and canopies are allowed upon approval of the ~~p~~P~~l~~anning and ~~Z~~oning ~~e~~C~~o~~mmission.
- e. Fenestration calculations.
 - (1) Area of ground floor primary wall (~~front or side~~) facing ROW x 40 percent = minimum fenestration.
 - (2) Area of upper floor ~~or floor not facing ROW~~ x 25 percent = minimum fenestration.
- f. Garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front FM 518 or FM 2351 within the Downtown

District boundary. This prohibition shall not include drive-thrus such as are typically found at banks for fast-food establishments. In the event that this requirement overlaps at an intersection, the architectural requirement regarding garage bays shall apply only to the frontage on one street as designated on the site plan.

5. *Screening.*

- a. Mechanical equipment, such as roof top equipment, compressors, refrigeration units and trash enclosures, outside storage, and other nonpublic service areas that are visible from a public area, shall be screened to a height sufficient to completely screen the use from view at ground level. The term "view at ground level" shall mean the view from public walkways situated in the adjoining rights-of-way or from vehicular traffic in the first two traffic lanes in the bordering street or streets.
- b. The design of walls and other structures located on the same site, including those used to screen outdoor storage areas, dumpsters, vehicles, etc. shall be constructed of the same materials as the building on the lot. Cyclone fences are prohibited. Under limited circumstances, the Planning and Zoning Commission may approve a vinyl coated cyclone fence.
- c. See Section 8.L. for additional dumpster screening requirements.

6. *Sidewalks.*

- a. Each development along FM 2351 and FM 518 shall provide a minimum 15-foot-wide parkway adjacent to the street right-of-way. The 15-foot parkway must contain an unobstructed brick-paved sidewalk, as described in Appendix E of the Design Criteria Manual, at least eight feet wide and a seven-foot wide landscape area.
- b. Each development along all other streets within the downtown district shall provide a concrete sidewalk built in accordance with city standard specifications and shall be a minimum of six feet in width. Concrete sidewalks shall be built within the street right-of-way and adjacent to the right-of-way lines.
- c. If sidewalks cannot be placed wholly within the right-of-way and must be placed on private property, easements of the appropriate width shall be required.

7. *Parkways and landscaping.*

- a. The 15-foot parkway required along FM 2351 and FM 518, which runs parallel and adjacent to each street's back of curb, includes a seven-foot landscape area. This area shall be reserved for amenities, such as street furniture, lighting and landscaping, and may include grass, brick pavers or other decorative material as approved by the Planning and Zoning Commission.
- (1) Trees shall be provided every 25 linear feet. Trees used in the 15-foot parkway shall be Class 2 or Class 3 trees from the city's qualified tree list, and other landscaping material such as bushes and/or groundcover may be used. The tree and landscaping material shall be maintained in living condition. One-half of the trees shall have a minimum caliper of four inches and one-half shall have a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted; provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)
- (2) Amenities shall be provided in accordance with the design criteria manual, Exhibit E, Downtown District Amenities. A minimum of two lights and two benches are required within the 15-foot parkway of each development. All provided amenities shall be permanently maintained by the property owner, including the brick-paved sidewalks.

- b. Developments along all other streets within the downtown district shall have a minimum ten-foot landscaped buffer located on private property and not less than one tree, whether existing or planted, shall be planted and maintained for each 25 lineal feet or portion thereof. Each such tree shall be not less than eight feet in height immediately upon planting and shall have a caliper of not less than two inches measured 18 inches above the natural ground level.
- c. Alternate sidewalk, landscape and amenity designs specific to the site or the function of the development within the downtown district may be considered by the Planning and Zoning Commission if it determines that the proposed alternative sidewalk is not narrower than six feet and provides, respectively:
 - (i) Equal or better pedestrian access to and along the development property;
 - (ii) Equal or enhanced landscape beautification for the development; or
 - (iii) Equal or better design amenities than otherwise required herein.

d. See Section 8.I. for additional information on maintenance and preservation of trees.

8. Adjacent property, buffer maintenance and installation.

- a. When a commercial use is established on a lot or premises located adjacent to any residential zoning district, a ten-foot in width landscaped open space buffer strip shall be installed and maintained by the owner, developer or operator of the commercial property between it and the adjacent protected property.
- b. In addition, an eight-foot-high opaque fence or wall shall be erected and maintained along the common property line. Graduated fences may be allowed by the Planning and Zoning Commission, when the safety and general welfare of the public would be better protected by such design. The fence or wall shall be constructed of wood, masonry, or decorative concrete, or any combination thereof. Metal may be used only as a concealed structural element. Alternatively, some types of vegetation may be allowed for such screening, provided plantings are evergreen and dense enough to provide an opaque or substantially opaque screen. Any combination of fencing, earthen berms, and vegetation may be used to comply with the eight-foot screening requirement, with Planning and Zoning Commission approval.
- c. The provisions of this subsection may not apply where the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet. The Planning and Zoning Commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses. When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the Planning and Zoning Commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners.
- d. Conversely, when a single family use is established on property adjacent to any commercial, industrial or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.

9. Utilities.

All permanent utilities serving the property shall be located underground, at the owner's expense.

APPENDIX E

Downtown District Amenities

Streetscape furnishings, as required by City of Friendswood Code of Ordinances, Appendix C – Zoning Ordinance for the Downtown District, are important functional elements and amenities. They should be of high quality, designed for outdoor use, and require minimal maintenance. All provided amenities shall be permanently maintained by the property owner, including paved walkways.

SEATING

Seating should be durable and comfortable. Sharp edges and poorly designed or fabricated furniture should be avoided. Metal is the required material. The seating design should complement other furnishings. All seating should be secured permanently to paved surfaces for safety and to avoid vandalism. The bench below is the preferred model; however, other benches of similar size and features may be approved by the Planning and Zoning Commission.



Manufacturer: Webcoat Products
Product: Metal benches
Model: B5WBCLASSIC
Size: 5'
Color/finish: Black finish
Aluminum frame w/contoured backs

TREE WELLS

Tree wells are an attractive way to protect trees planted in paved areas. Appropriate tree grates and tree wells should be similar to the following:



TREE GRATES

Manufacture: Neenah Foundry Company
Product: Tree grate
Model: ASTM A-48, Metropolitan Series



TREE WELLS

LIGHT POLES

Lighting plays an important part in the character, function, and security of a streetscape. It should be consistent with other streetscape elements and integrate the historic nature of the Downtown District. Light poles shall be the “Bishop’s Crook” style. The light pole below is the preferred model; however, other light poles of similar size and features may be approved by the Planning and Zoning Commission.

	Manufacturer:	Hadco
	Product:	Aluminum Pole w/Teardrop Fixture
	Color/finish:	Black powder coat
		Lighting must be metal halide or LED with full cutoff or semi cutoff fixtures that emits 7,000 to 8,000 lumen, or the equivalent thereof, and 5,000 to 6,000K (Kelvin – color temperature).

Lamp height maximum shall be 12’. Lamp height minimum shall be 10’. Lamp shall be positioned towards the rights-of-way to illuminate the public walkway.

Lamp height is the actual lamp height above ground measured at the bottom of the lamp fixture, where the globe or bulb begins.

TRASH RECEPTACLES

Trash receptacles should be easily accessible for pedestrians and trash collection. They must be placed to be unobtrusive yet effective and their design should relate to other site furnishings. Trash receptacles should be firmly attached to paving to avoid vandalism. They should include covered tops and sealed bottoms to keep contents dry and out of sight at all times. Appropriate trash receptacles should be similar to the following:

	Manufacturer:	Victor Stanley, Inc.
	Product:	Trash receptacle
	Model:	Steelsites RB series
	Color/finish:	Black finish TGIC polyester powder coat

PAVERS

Brick pavers must be used to construct the required brick-paved sidewalk in accordance with the specifications below. The paver color and pattern below is the preferred design; however, other pavers of similar colors and patterns may be approved by the Planning and Zoning Commission.

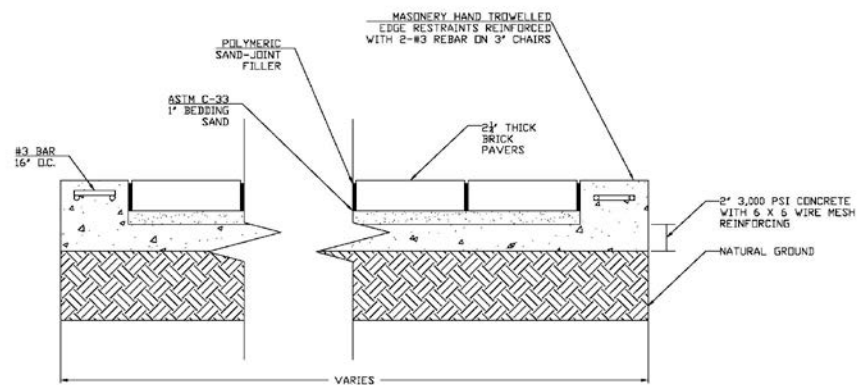
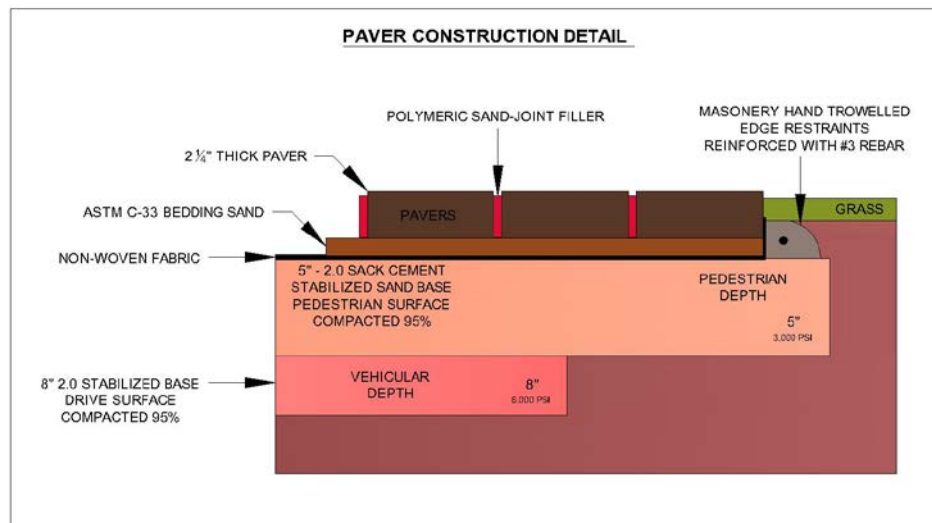
	Manufacturer:	Pine Hall Brick Company, Inc.
	Product:	Pavers
	Model:	Pathway Series, Full Range
	Size:	4" W x 8" L x 2 1/4" thick
	Color:	Red
	Pattern:	Stretcher Bond

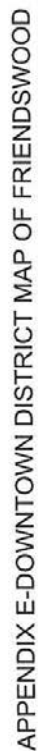
Brick pavers must be set on a sand base with a concrete border as stated below and shown on the attached construction detail drawing. No concrete or stamped concrete is allowed for the sidewalk surface.

Paver installation specs:

- 5" of 2.0 sack cement stabilized sand base
- Non-woven fabric weed block
- 1" of ASTM C-33 bedding sand
- 2 1/4" thick brick unit paver
- Polymeric joint sand
- Masonry hand troweled edge restraints reinforced with #3 rebar

If the pavers are a part of a drive surface for vehicular traffic, an 8" 2.0 stabilized base drive surface, compacted 95% must be installed below the 5" of 2.0 sack cement stabilized sand base.





1. *Use of land and buildings.* Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, special conditions and all other requirements of the zoning ordinance.
2. *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only obtaining a specific use permit as set forth in section 9.G. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only. Parking requirements are in section 8.F. The letters "NP" in the PUD-Mixed Use Zoning District column means those uses so specified are not permitted under any circumstance.
3. *Uses not listed.* Primary uses not listed in the permitted use table may be permitted in any district where similar uses are permitted. The function and locational requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.
4. *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use, and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
5. *North America Industry Classification System (NAICS) Codes.* The activity descriptions in the current NAICS Codes prepared by the United States Executive Office of the President, Office of Management and Budget, shall be used to determine the primary establishment uses when reference is made in the tables to a designated standard industrial classification. Every January, community development staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning and zoning commission. The commission will make recommendations to council regarding adoption of the revised manual and appropriate changes to the zoning ordinance permitted use table. The commission may recommend that an ad hoc committee review and propose revisions to the permitted use table.
6. *Permitted use table.*

	2017 NAICS Industry Descriptions	SFR and SFR-E	MFR- GHD	MFR- L	MFR- M	MFR- H	MHR	CSC	NC	LNC	OPD	DD	A- 1	L1	I	BP
	Sexually oriented businesses (Ch. 62)														S	
11	<i>Agriculture, Forestry, Fishing and Hunting</i>															
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	<i>Mining</i>														
211	Oil and gas extraction									O	O	S	S	S	
212	Mining, except oil and gas									O	O	S	S	S	
213	Support activities for mining									O	O	S	S	S	
22	<i>Utilities</i>														
221	Utilities									O	O		S	P	O
23	<i>Construction</i>														
236	Construction of buildings							O	O	O	O		P	P	P
237	Heavy and civil engineering construction							O	O	O	O		P	P	S
238	Specialty trade contractors							O	O	O	O		P	P	P
31—33	<i>Manufacturing</i>														
311	Food manufacturing							O		O	O		S	S	S
311811	Retail bakeries							P	P		P				
312	Beverage and tobacco product manufacturing							O		O	O		S	S	S

313	Textile mills							O			O	O	S	S	S
314	Textile product mills							O			O	O	S	S	S
315	Apparel manufacturing							O			O	O	S	S	S
316	Leather and allied product manufacturing							O			O	O	S	P	S
3161	Leather and hide tanning and finishing							O			O	O	O	S	O
321	Wood product manufacturing							O			O	O	S	P	S
322	Paper manufacturing							O			O	O	O	S	O
323	Printing and related support activities							S			O	S	P	P	P
323113	Commercial screen printing							P	S		O	P	P	P	P
324	Petroleum and coal products manufacturing							O			O	O	S	S	S
325	Chemical manufacturing							O			O	O	S	S	S
325412	Pharmaceutical preparation manufacturing							O			O	O	P	P	P
326	Plastics and rubber products manufacturing							O			O	O	S	P	S
3262	Rubber product manufacturing							O			O	O	O	P	O
327	Nonmetallic mineral product manufacturing							O			O	O	O	P	O
331	Primary metal manufacturing							O			O	O	O	S	O
332	Fabricated metal product							O			O	O	S	P	S

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	S		P	P	
447190	Other gasoline stations										O	O		S	S	
448	Clothing and clothing accessory stores							P	P		O	P				P
451	Sporting goods, hobby, book and music stores							P	P		O	P				P
452	General merchandise stores							P	P		O	P		P	P	P
453	Miscellaneous store retailers							P	P		O	P		P	P	P
4533	Used merchandise stores							P	P			P		P	P	P
45393	Manufactured (mobile) home dealers										O	O			S	
45399	All other miscellaneous store retailers							P	P			P		P	P	P
454	Nonstore retailers							S	S		O	S		S	S	S

48—49	Transportation and Warehousing															
481	Air transportation										O	O		O	O	O
482	Rail transportation										O	O		S	P	S
483	Water transportation										O	O		O	S	O
484	Truck transportation										O	O		P	P	S
485	Transit and ground passenger transportation							S	S		O	S		S	S	S
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 industries							S			O	S		S	S	S
515	Broadcasting (except internet)							S	S		O	O		P	P	P
517	Telecommunications							S	S		O	S		P	P	P

517911	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	<i>Finance and Insurance</i>															
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 related activities							P	P		P	P		P		P
524	Insurance carriers and related activities							P	P		P	P		P		P
525	Funds, trusts, and other financial vehicles							P	P		P	P		P		P
53	<i>Real Estate and Rental and Leasing</i>															
531	Real estate							P	P		P	P		P	P	P
53113	Lessors of miniwarehouses and self-storage units							O	O		O	O		O	P	P
532	Rental and leasing services							P	S		O	S		P	P	P
53212	Truck, utility trailer and RV rental							O	O		O	O		O	P	P
533	Lessors of nonfinancial intangible							P	P		P	P		P	P	P

[illegible]

6116	Other school and instruction							P	P		P	P	S	P	P	
62	<i>Health Care and Social Assistance</i>															
621	Ambulatory health care services							P	P		P	P				P
622	Hospitals							P			O	S		P		P
6231	Nursing care facilities—Skilled nursing facilities							S	S		O	S				
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	S1	S1													
623311	Continuing care retirement communities (with on-site nursing)	S1	S1					S	S		O	S				
623312	Assisted living facilities for the elderly (without on-site nursing)	S1	S1					S	S		O	S				
624	Social assistance							S			O	S				S
6244	Child day care services (childcare centers)							P	P		O	P				
6244	Child day care services (registered and/or licensed childcare home)	P	P													
71	<i>Arts, Entertainment and Recreation</i>															
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	S	S	S	S	S	S	P	S		O	P	S	S	S	S

	similar institutions											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	<i>Accommodation and Food Services</i>																		
7211	Traveler accommodation							S			O	S		S	S	S			
7212	RV (recreational vehicle) parks and recreational camps										O			S	S				
7213	Roominghouses and boardinghouses							S			O	S		S	S	S			
7223	Special food services							P	P		O	P		P	P	P			
7224	Drinking places (more than 75% sales of alcoholic beverages)							S				S		S		S			
7225	Restaurants and other eating places							P	P		O	P		P	P	P			
81	<i>Other Services (Except Public Administration)</i>																		
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							S			O	O		S	P	P			

	maintenance																		
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)							S				O	O			S	P	P	
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 (a)	P					
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	

Appendix A - SIGNS^[1]

Sec. 9. - Prohibited signs.

Signs of the following nature are expressly prohibited unless specifically authorized by this appendix:

- a. Billboards, including, but not limited to, new off-premises CEVMSs. Exception: existing billboards may be converted to CEVMSs, provided that they meet the requirements in section 26.f.
- b. Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character as will offend public morals or decency.
- c. Obsolete signs.
- d. Animated signs.
- e. Signs that contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, flash tags or other similar devices.
- f. Signs attached to exposed amenities, such as benches or trash containers.
- g. Any stereopticon or motion picture machine used in conjunction with or attached to any sign in such a manner as to permit the images projected therefrom to be visible from any public street or sidewalk.
- h. Snipe signs.
- i. Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.
- j. Signs placed on private property without the consent of the owner of the property.
- k. Flashing signs.
- l. Ground signs, except monument signs.
- m. In the Downtown District Boundary, no miniature, mini, Christmas, rope string lights, exposed LED storefront lights or other similar lighting in or framing windows (interior or exterior), including attached to the window frames with the exception of holiday lighting from November 15 to January 15.



PLANNING & ZONING COMMISSION

**MINUTES OF A
REGULAR MEETING
HELD THURSDAY, APRIL 18, 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 7:00pm with the following people in attendance:

Chairman Joe Matranga
Commissioner Eric Guenther
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

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

Absent: Lundquist, Banfield, Clark

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 April 1, 2019

Motion to approve: Sasson

Second: Perry
Vote: 4 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, one-year extension for the final plat of Friendswood Trails Section 1, 2, and Commercial Reserve

Motion to approve: Guenther
Second: Sasson
Vote: 4 to 0 Unanimous

Motion Passed

Harbin said the Subdivision Ordinance allows developers to request a year extension on final plats.

5. Consideration and possible action regarding site plan for Site One Landscape to be located at 4448 FM 2351

Motion to approve: Perry
Second: Guenther
Vote: 4 to 0 Unanimous

Motion Passed

Harbin said the proposed project was for a landscape supply company to be located on FM 2351 as part of the recently approved Industry Park Friendswood.

Stephanie Canady/Coastal Bend Engineering explained Northwinds Construction is to buy and develop the land to lease to Site One Landscape. She said they are excited to bring new business to Friendswood.

Perry asked if sidewalks would be installed. Canady answered sidewalks would not be installed since the access is through a private easement as opposed to a roadway. Sasson asked if the business was a nursery or landscape company. Canady said she believed they provided both services.

Matranga questioned the minimal amount of windows and chain link fencing. Harbin stated the property is zoned Industrial so the chain link fencing and metal building were permitted. She also said Industrial zoning did not have fenestration requirements.

6. Consideration and possible action regarding amendments to R2010-09 Planning and Zoning Rules of Procedure to change meeting days from first and third Thursdays to second and fourth Thursdays

Motion to approve: Perry
Second: Sasson
Vote: 4 to 0 Unanimous

Motion Passed

Harbin said she did not have any additional information since the last discussion. She explained the new dates and process would be effective June 1st.

7. Discussion regarding the addition of NAICS use #6239 Other Residential Care Facilities to the Appendix C Zoning Ordinance Section 7.P.6. Permitted Use Table

Harbin explained staff received an inquiry about opening a 24-hour day care facility. She said the City's Permitted Use Table did not include NAICS #6239 Other Residential Care Facilities and staff was working on adding it to the PUT. Harbin said the state has requirements for such facilities and the City process would be similar to the one used for Personal Care Facilities with the S1 designation. She finished by explaining staff needs more time to research but wanted to give the Commission a heads up.

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

Harbin said a Joint Public Hearing would be held on Monday, May 6th.

Motion to move regular meeting to May 6: Sasson

Second: Guenther

Vote: 4 to 0 Unanimous

Motion Passed

13. Communications from the Commission

a. Commissioners – Perry said he had been unable to attend his liaison assignment and asked the Chairman if they need to discuss changes. He said he does monitor the agendas in case any PZ related items are scheduled. Matranga said it was fine for now but to let him know if attending became an issue.

b. Ordinance Subcommittee Update – Sasson said the subcommittee was still on hold.

c. Planning Subcommittee Update – Banfield not in attendance.

d. Downtown District Subcommittee Update – Matranga said the Downtown subcommittee was on hold.

e. Council Liaison – Branson said Keep Friendswood Beautiful was awarded a gold star.

f. Staff – Harbin said the March 2019 DRC report had been sent out.

10. The regular meeting adjourned at 7:27 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary

Salem Square Apartments Commercial Site Plan Amendment

1. [Compliance Memo](#)
2. [Cover Sheet](#)
3. [Site Plan](#)
4. [Elevations](#)

Memo

To: Planning and Zoning Commission

From: Becky Summers, Development Coordinator

Date: April 29, 2019

Re: Salem Square Apartments Commercial Site Plan Amendment

Project Description: The proposed project is to construct a free-standing exterior entry feature to designate the location of the complex's front office.

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.

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

SALEM SQUARE APARTMENTS
New Front Covered Entry
107 Clearview Avenue
Friendswood, TX 77546

DRAWING INDEX

TITLE SHEET

T-1 TITLE SHEET AND CODE INFORMATION

ARCHITECTURAL

A-1 EXISTING AND NEW SITE PLAN
A-2 NEW FRONT ENTRY ADDITION

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: TYPE V-B, NON SPRINKLERED

PROJECT DESCRIPTION:

FREE-STANDING EXTERIOR ENTRY FEATURE TO DESIGNATE LOCATION OF FRONT OFFICE

BUILDING CODE INFORMATION

INTERNATIONAL BUILDING CODE, 2012 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
INTERNATIONAL FIRE CODE, 2012 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
INTERNATIONAL PLUMBING CODE, 2012 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2011 EDITION (WITH CITY OF FRIENDSWOOD AMENDMENTS)
TEXAS ACCESSIBILITY STANDARDS, 2012 EDITION

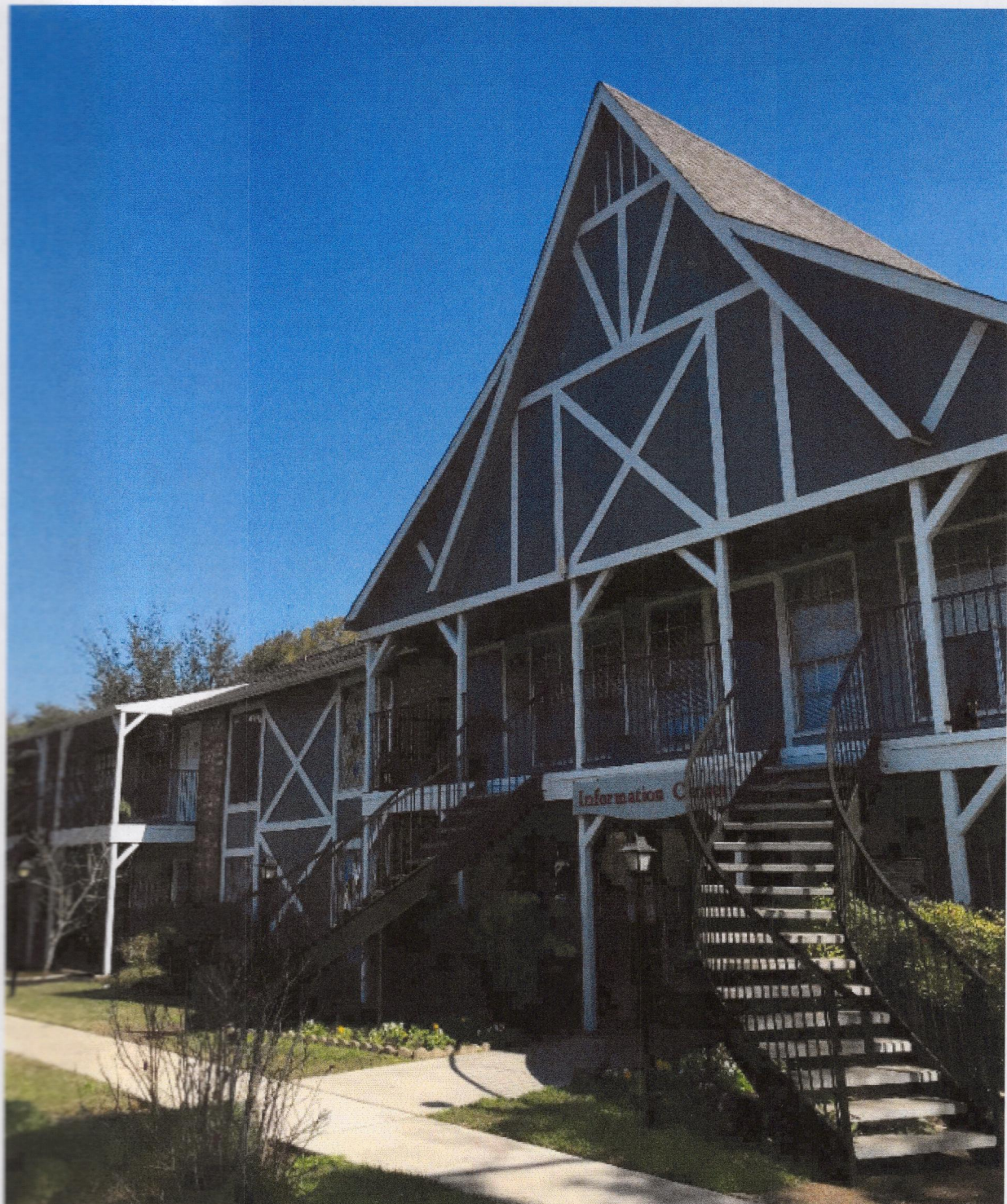
GENERAL NOTES:

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR OMISSIONS.
2. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
3. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR WINDSTORM DETAILS.

Approval of the site plan will expire one year after the approval of the site plan by the Commission. Upon expiration of that time, the applicant must resubmit a site plan that conforms to current ordinances. Provided, however, the applicant may request an extension in writing, which may be granted by the Commission, for a period not to exceed a total of six (6) months.



Existing Front Entry
FOR REFERENCE ONLY



Existing Front Entry
Side view -FOR REFERENCE ONLY



New Front Entry Concept Rendering
FOR REFERENCE ONLY



New Front Entry Concept Rendering
Side view - FOR REFERENCE ONLY



4-18-19

1210 VERDUN LANE
FRIENDSWOOD, TX 77546
979-505-0393
WWW.TOWNSQUAREARCHITECTURE.COM



SALEM SQUARE APARTMENTS
New Front Covered Entry
107 Clearview Avenue
Friendswood, TX 77546

REVISION HISTORY

	DATE	DESCRIPTION
1		
2		

PROJECT NO:

DATE BEGAN:

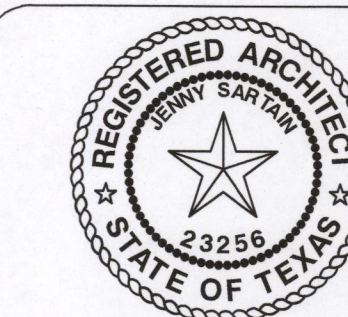
SCALE: SEE DRAWING

DRAWING TITLE:

TITLE SHEET

DRAWING

T-1



4-18-19

1210 VERDUN LANE
FRIENDSWOOD, TX 77546
979-505-0393
WWW.TOWNSQUAREARCHITECTURE.COM



SALEM SQUARE APARTMENTS
New Front Covered Entry
107 Clearview Avenue
Friendswood, TX 77546

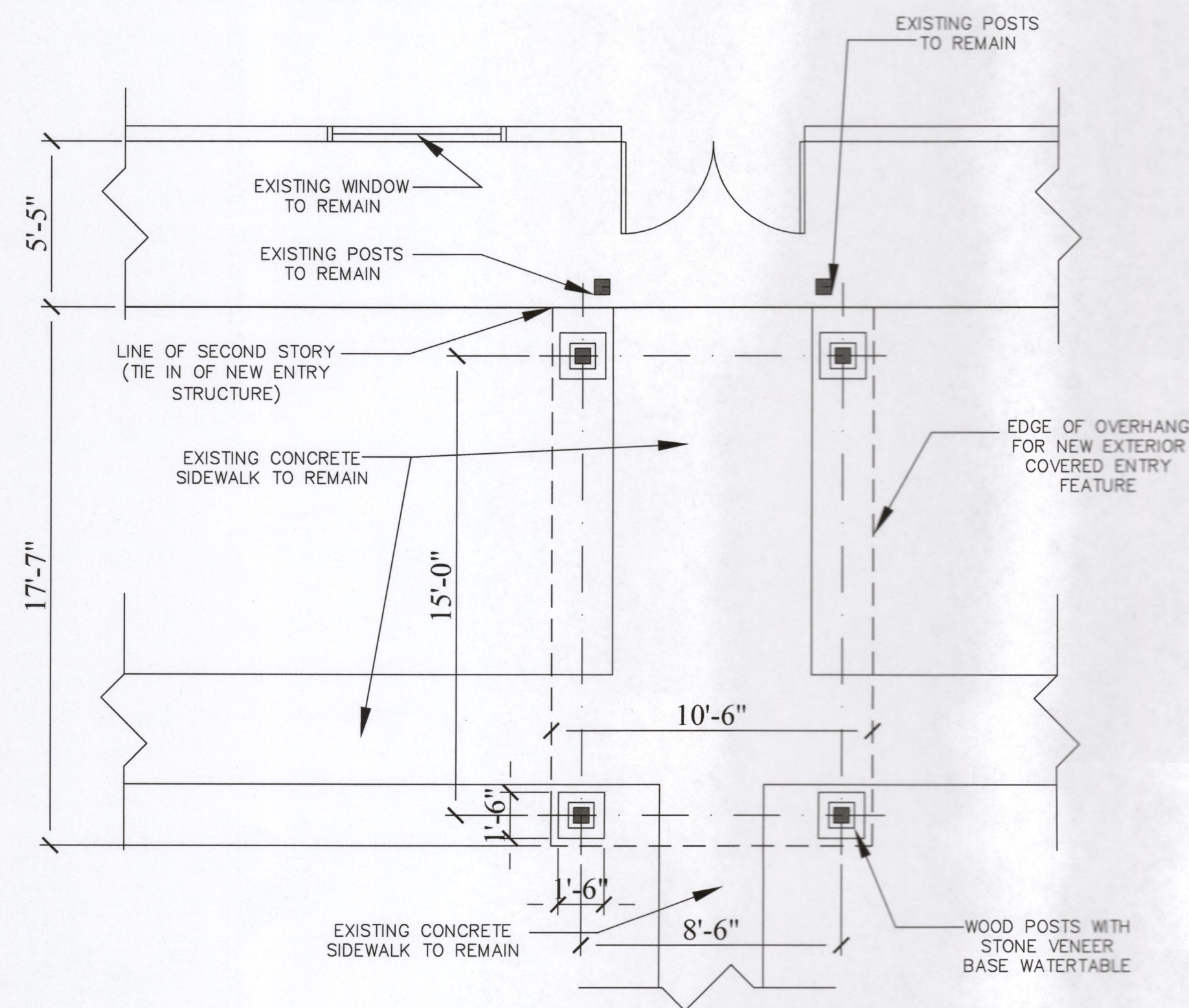
REVISION HISTORY

	DATE	DESCRIPTION
1		
2		

PROJECT NO:
DATE BEGAN:
SCALE: SEE DRAWING

DRAWING TITLE
**Front Entry
Addition**

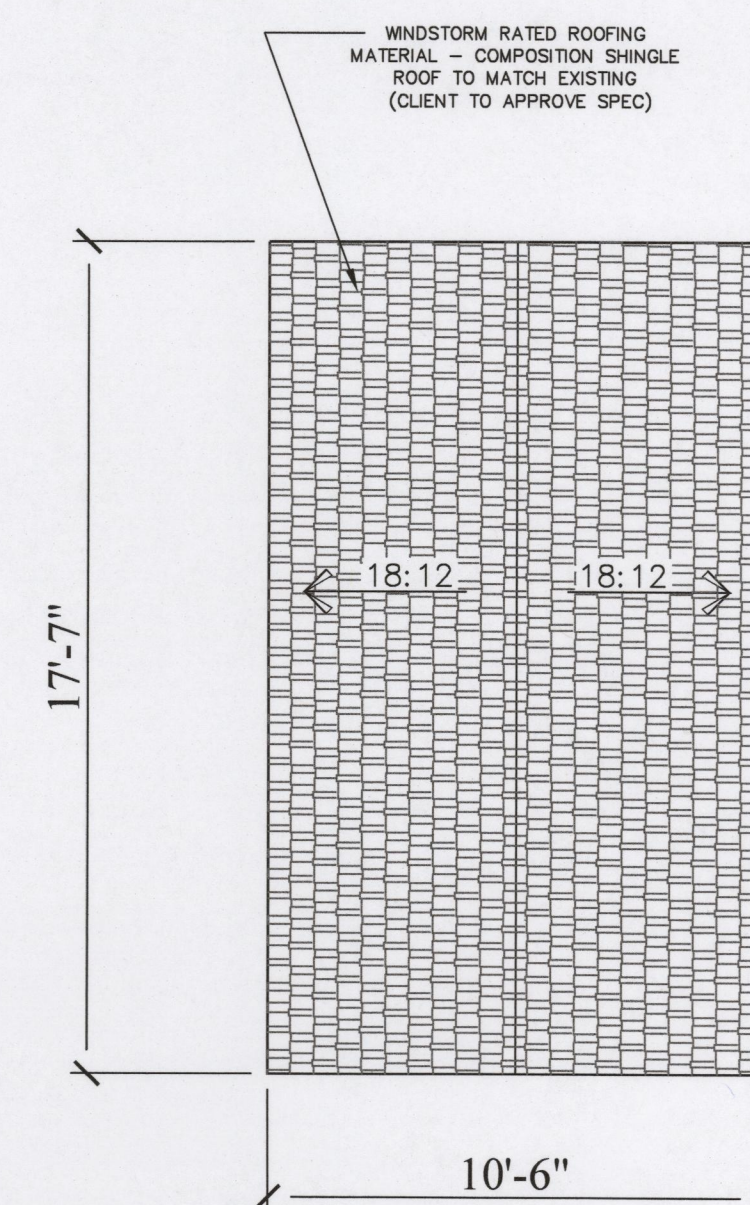
DRAWING
A-2



New Entry Feature
Floor Plan

1

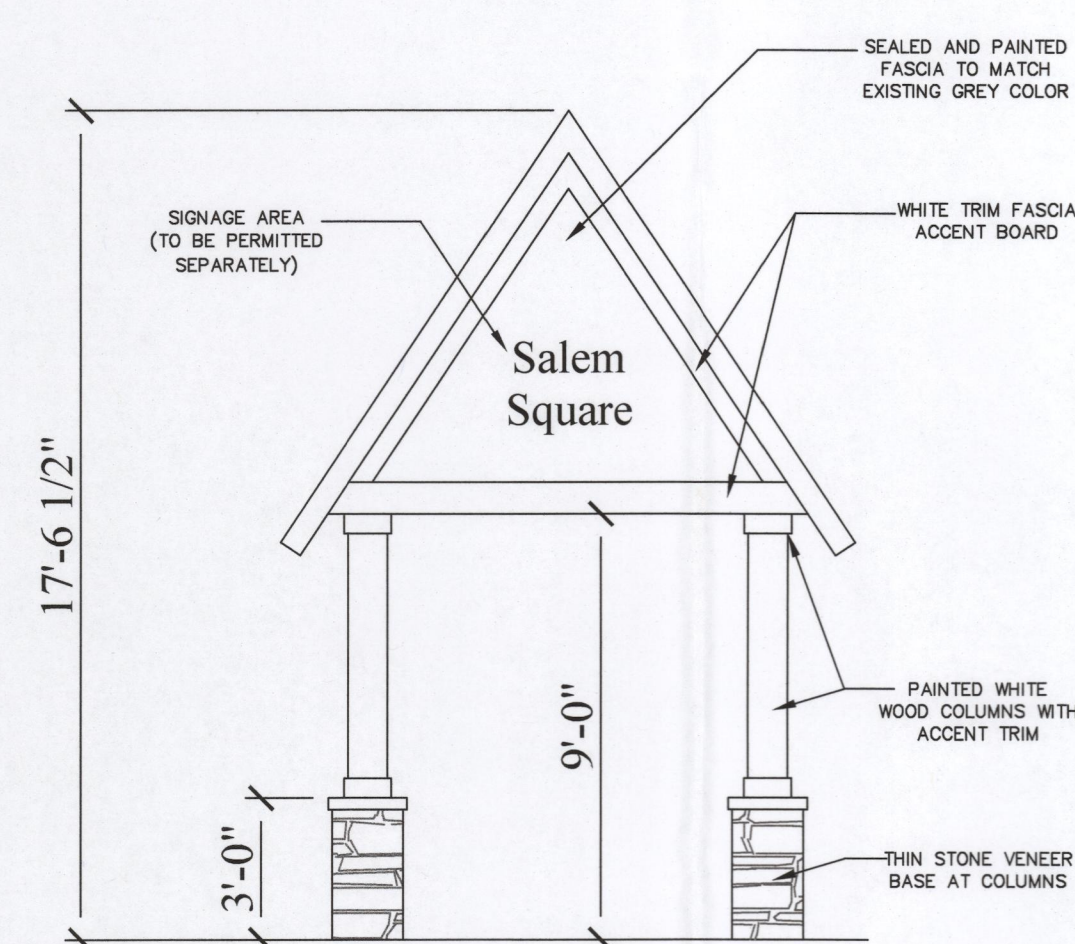
SCALE: 1/4" = 1'-0"



New Entry Feature
Roof Plan

2

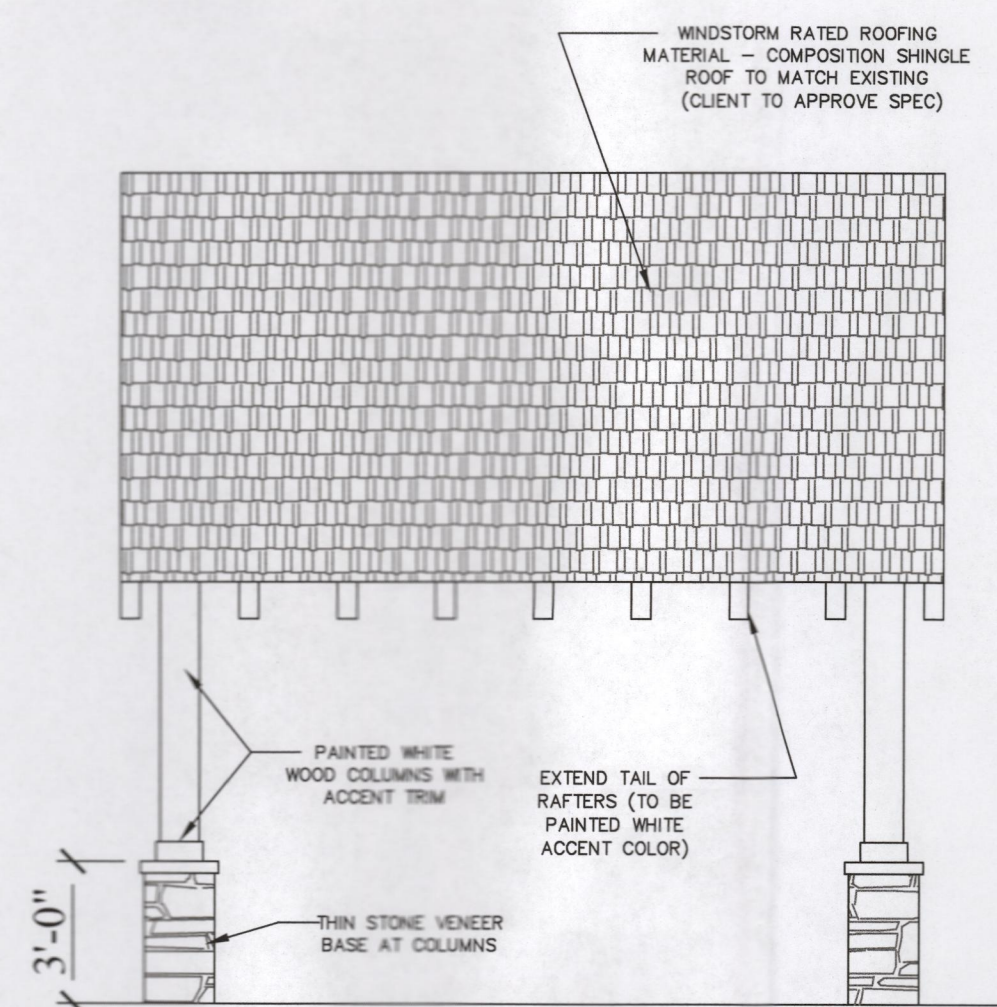
SCALE: 1/4" = 1'-0"



New Entry Feature
Front Elevation

3

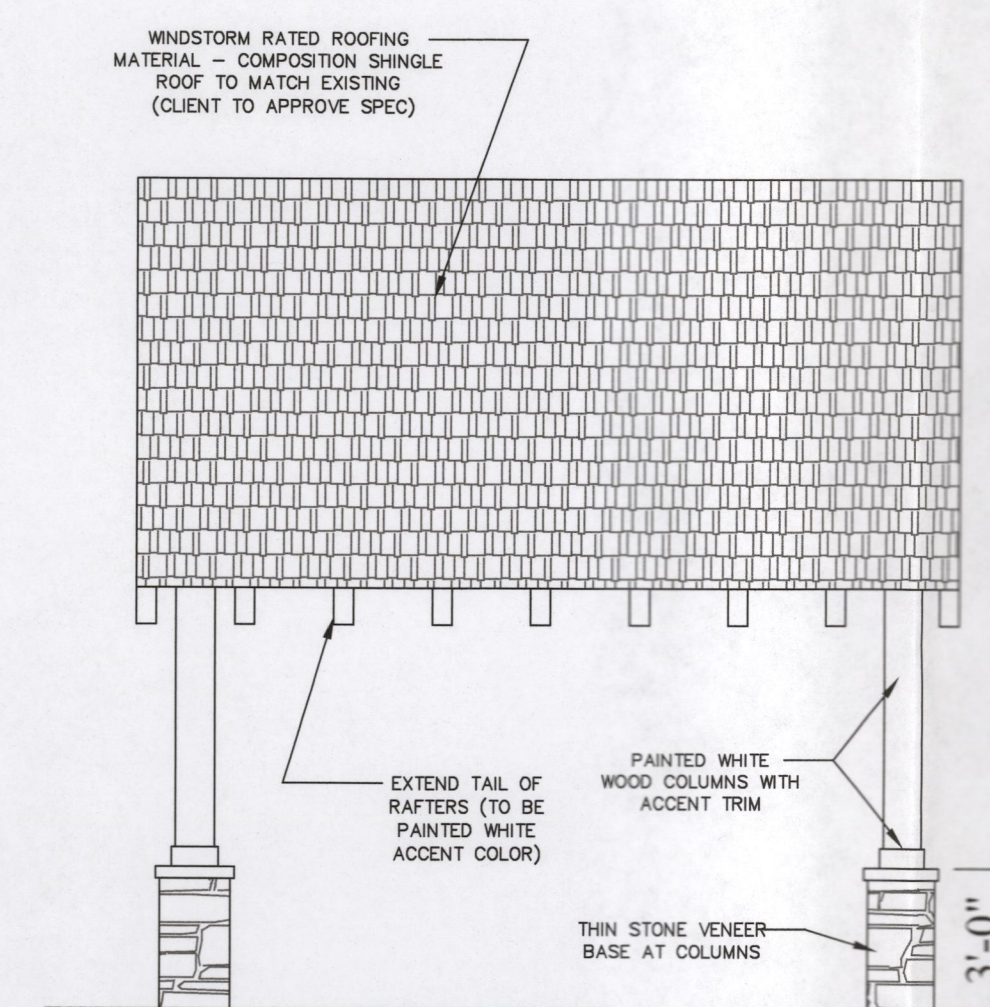
SCALE: 1/4" = 1'-0"



New Entry Feature
Side elevation

4

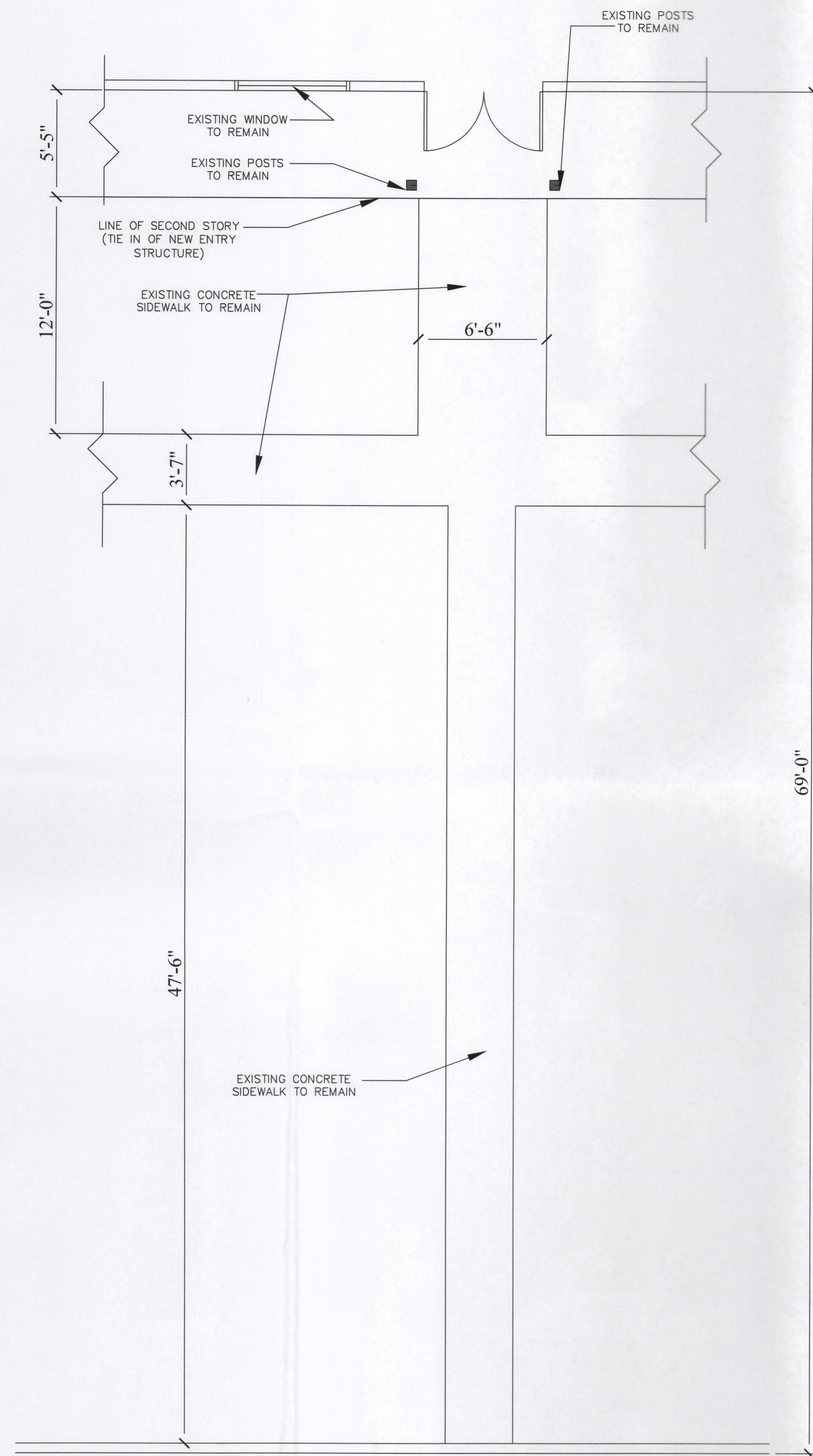
SCALE: 1/4" = 1'-0"



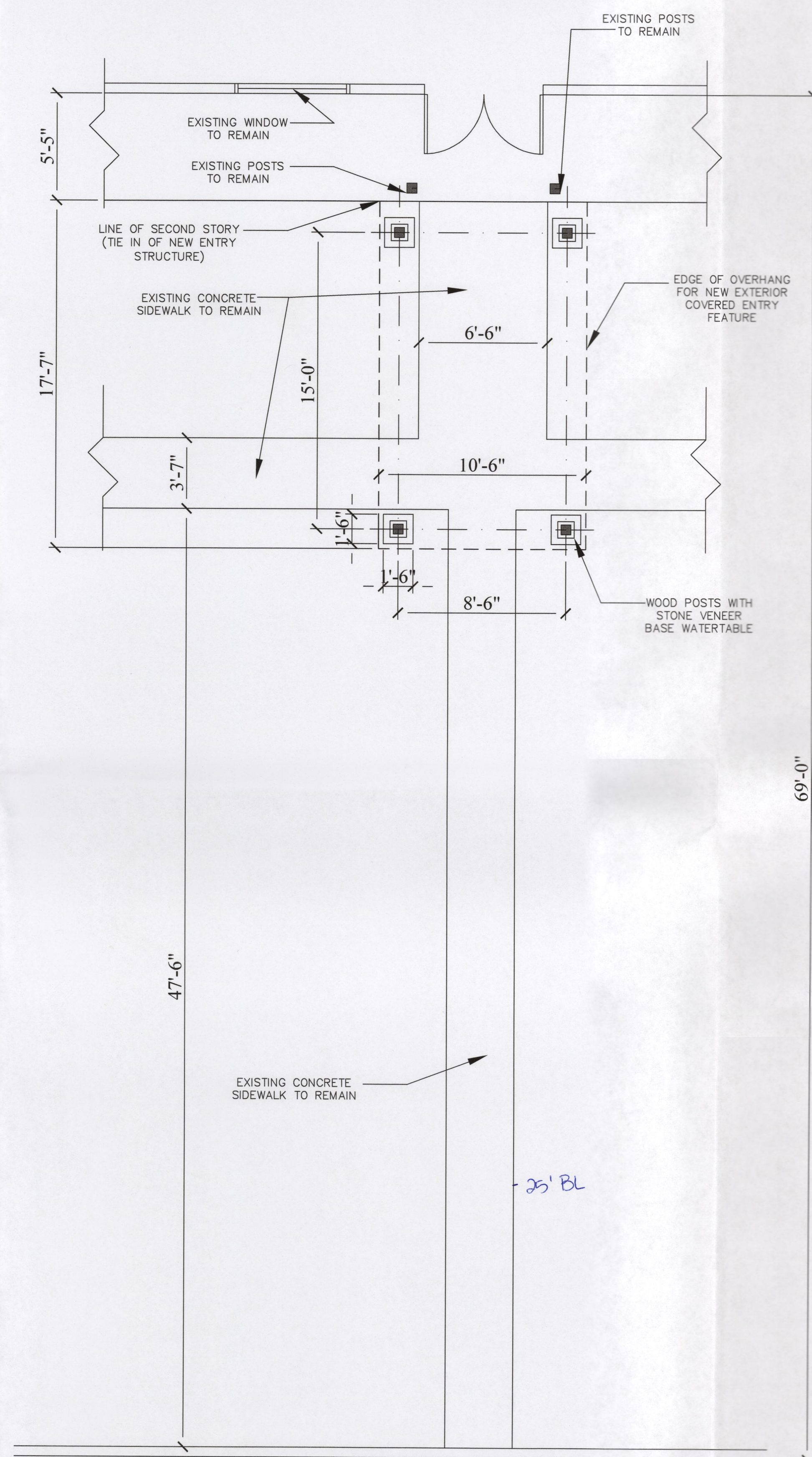
New Entry Feature
Side elevation

5

SCALE: 1/4" = 1'-0"



1 Existing Site Plan
SCALE: 1/4" = 1'-0"



2 New Site Plan
SCALE: 1/4" = 1'-0"



1210 VERDUN LANE
FRIENDSWOOD, TX 77546
979-505-0393
WWW.TOWNSQUAREARCHITECTURE.COM

TOWN
SQUARE
ARCHITECTURE

SALEM SQUARE APARTMENTS
New Front Covered Entry
107 Clearview Avenue
Friendswood, TX 77546

REVISION HISTORY

DATE	DESCRIPTION
1	
2	

PROJECT NO:
DATE BEGAN:
SCALE: SEE DRAWING

DRAWING TITLE
**Front Entry
Addition**

DRAWING
A-1

407 S. Friendswood Dr. Commercial Site Plan Amendment

1. [Compliance Memo](#)
2. [Cover Sheet](#)
3. [Site Plan](#)
4. [Landscape Plan](#)
5. [Photometric Plan](#)
6. [Building Elevations](#)

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: April 29, 2019
Re: 407 S. Friendswood Dr. Commercial Site Plan Amendment

Project Description: The proposed project is to add 1,773 square feet of office space to the building located at 407 S. Friendswood Drive.

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.

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

ACCESSIBLE DESIGN CONSTRUCTION STANDARDS

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI A 117.1 AND A.D.A. PUBLIC LAW 101-336 HIGHLIGHTED AS FOLLOWS.

1. ACCESSIBLE DOOR SHALL COMPLY WITH THE FOLLOWING:
 - A. THRESHOLD SHALL BE MAXIMUM 1/2"
 - B. MAX. OPENING FORCE SHALL NOT EXCEED 8.5 POUNDS FOR EXT. HINGED DOOR, 5 LB. FOR INT. HINGED DOOR
 - C. DOOR HARDWARE SHALL BE LEVER HANDLE OR EQUIVALENT AND MOUNTED NO MORE THAN 42" ABOVE THE FINISHED FLOOR.
 - D. DOOR MUST BE 36" WIDE (PROVIDED), SHALL BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS TO A POINT 3" FROM THE LATCH
 - E. DOOR SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE OPENING IS NOT LESS THAN 32".
2. CUSTOMER SERVICE FACILITIES:
 - A. CLEARANCE: COUNTERS SHALL NOT BE LESS THAN 34" IN LENGTH AND NOT MORE THAN 30" IN HEIGHT ABOVE THE FINISHED FLOOR.
 - B. ACCESSIBLE STORAGE: SHELVING AND DISPLAY UNIT SHALL BE WITHIN THE REACH RANGE AND ACCESSIBLE HEIGHT.
 - C. RECEPTACLES AND COMMUNICATION SYSTEM RECEPTACLES ON WALL SHALL BE MOUNTED A MINIMUM OF 15" OVER FINISHED FLOOR.
 - D. LAVATORIES AND ASSOCIATED MIRRORS SHALL BE INSTALLED AS SHOWN:
 - A. HEIGHT: LAVATORIES AND SINKS SHALL BE MOUNTED WITH THE RIM OF THE COUNTER SURFACE NO HIGHER THAN 30" ABOVE THE FINISHED FLOOR. THE TOTAL DEPTH OF CLEAR SPACE BEHIND LAVATORIES SHALL NOT BE LESS THAN 17" OF WHICH TOE CLEARANCE SHALL NOT BE MORE THAN 6" IN THE TOTAL DEPTH. KNEE CLEARANCE SHALL NOT BE LESS THAN 26" IN HEIGHT AND 30" IN WIDTH.
 - B. EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THESE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
 - E. FAUCETS: FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 18" FROM THE TOP EDGE OF THE LAVATORY. SELF-CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS PER OPERATION.
 - F. MIRRORS, DISPENSERS AND OTHER FIXTURES: MIRRORS OR SHELVES SHALL BE INSTALLED SO THAT THE BOTTOM OF THE TOP SHELVES IS NO MORE THAN 34" ABOVE THE FINISHED FLOOR.
3. WATER CLOSETS:
 - A. HEIGHT: THE HEIGHT OF WATER CLOSETS SHALL BE 14" TO 15" MEASURED TO THE TOP OF THE TOILET SEAT.
 - B. GRAB BARS: GRAB BARS SHALL BE 1 1/2" DIAMETER, AND PROVIDE A CLEARANCE OF 1 1/2" BETWEEN THE BAR AND THE WALL. PROVIDE MINIMUM OF 250 ALLOWANCE AT 15" MIN. LEVEL OF THE BAR, 42" AT SEAT. MOUNTED 28" - 30" ABOVE FLOOR.
 - C. FLUSH CONTROLS: FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN 42" OFF THE FINISHED FLOOR.
 - D. TOILET SEAT: TOILET SEAT SHALL BE MOUNTED WITH A MINIMUM OF 17" PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF A MINIMUM OF 9".
4. URINALS:
 - A. HEIGHT: URINALS SHALL BE STALL TYPE OR WALL-HUNG TYPE WITH AN ELONGATED SEAT, MIN AT MAXIMUM OF 14" ABOVE THE FINISHED FLOOR.
 - B. CLEAR FLOOR SPACE: MINIMUM 30" X 48".
 - C. FLUSH CONTROLS: FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH NOTE 8 BELOW, AND SHALL BE MOUNTED NO MORE THAN 42" ABOVE THE FINISHED FLOOR.
5. CONTROLS AND OPERATING MECHANISMS:
 - A. CLEAR FLOOR SPACE: MINIMUM 30" X 48".
 - B. HEIGHT: THE HIGHEST OPERABLE PART SHALL BE 42" ABOVE FINISHED FLOOR, MAX.
 - C. OPERATION: IT SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED SHALL BE 15 LBS. MAX.
6. PUBLIC TELEPHONES:
 - A. CLEAR FLOOR SPACE: MINIMUM 30" X 48".
 - B. HEIGHT: THE HIGHEST OPERABLE PART SHALL BE 42" ABOVE FINISHED FLOOR, MAX. THE LOWEST SHALL BE 15" AFTER FINISHED FLOOR.
 - C. OPERATION: TELEPHONES SHALL HAVE PUSH BUTTON CONTROLS WHERE SERVICE FOR THE DEAF AND DUMB IS AVAILABLE.
 - D. CORD LENGTH: THE CORD FROM THE TELEPHONE TO THE HAND SET SHALL BE AT LEAST 29" LONG.
7. SIGNS SHALL COMPLY WITH THE FOLLOWING ITEMS:
 - A. CHARACTER PROPORTION: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3/5 AND 11, AND A STROKE TO HEIGHT RATIO BETWEEN 1/5 AND 1.
 - B. CHARACTER HEIGHT: MINIMUM CHARACTER SHALL BE 3".
 - C. RAISED AND BRAIL: RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS: LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". PICTOGRAPH SHALL BE 6" MINIMUM IN HEIGHT.
 - D. FINISH AND CONTRAST: THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE CONTRASTING, WHITE OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL COMPLY WITH THE FOLLOWING: RAISED CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 - E. MOUNTING LOCATION AND HEIGHT: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR BUILDINGS AND SPACES, SIGNS SHALL BE MOUNTED ON WALLS ADJACENT TO THE LATCH SIDE OF THE DOOR, OR NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISHED FLOOR TO THE CENTER LINE OF SIGN. MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT THE PERSON MAY APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN A SWING OF A DOOR.
 - F. IF USE OF ACCESSIBILITY: SYMBOLS SHALL BE INTERNATIONAL SYMBOLS OF ACCESSIBILITY.
8. N/A

1. ALL WORKERS SHALL COMPLY WITH APPLICABLE NATIONAL AND LOCAL CODES AND ORDINANCES, AS WELL AS UNDERWRITERS REGULATIONS HAVING JURISDICTION. THE CONTRACTORS SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER, IF APPLICABLE.
2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACTOR'S DOCUMENTS.
3. THE CONTRACTORS SHALL PROCURE ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.
4. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE, OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND THE SPECIFICATIONS.
5. CONDITIONS DEPICED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. WRITTEN DIMENSIONS SHALL BE PROVIDED BY THE DESIGNER. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
6. THE CONTRACTORS SHALL RECEIVE, HANDLE, STORE (if necessary) AND BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS. MATERIALS SHALL BE KEPT IN A DRY PLACE. ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
7. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE DESIGNER AND OWNER FOR CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL START WITHOUT SUCH REVIEW.
8. THE CONTRACTOR SHALL REMOVE RUBBISH AND DEBRIS FROM THE BUILDING SITE PROMPTLY UPON ACCUMULATION AND IN NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
9. THE CONTRACTOR SHALL PROTECT ANY ADJACENT SPACES DURING CONSTRUCTION. CONSTRUCTION WORK SHALL NOT DISTURB TRAFFIC OR ONGOING BUSINESS, EXCEPT BY MUTUAL AGREEMENT WITH THE BUILDING OWNER AND MANAGEMENT.
10. ALL DELIVERIES AND MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE MANAGEMENT.
11. MINOR ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE AND PROPERLY OPERATE ANY SYSTEM SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. THE CONTRACTOR SHALL MANUFACTURE ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
13. ALL REQUEST FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER OR THE REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER PRICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.
14. CONTRACTORS SHALL SUBMIT CONFORMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.
15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER PRIOR TO CONSTRUCTION.
16. CONTRACTORS SHALL VERIFY WITH THERE ARE ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.
17. STATEMENT OF COMPLIANCE:

THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE CONTRACTORS DIRECT SUPERVISION, TO THE BEST OF THE DESIGNERS KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES PUBLIC LAW 106-556, JULY 26, 1991.

GENERAL CONTRACTOR	DESIGNER
TO BE DETERMINED	RIVES DESIGNER LLC DESIGNERS - PLANNERS FRIENDSWOOD, TEXAS 77546

SCOPE OF WORK:
AN ADDITION OF 1,773 SQ. FT. OF ADDITION TO AN EXISTING
1,848 SQ. FT. OFFICE BUILDING FOR A GENERAL BUSINESS OFFICE.
BUILDING CODE: INTERNATIONAL BUILDING CODE 2012
INTERNATIONAL ENERGY CODE 2012
INTERNATIONAL PLUMBING CODE 2012
NATIONAL ELECTRICAL CODE 2011
INTERNATIONAL MECHANICAL CODE 2012
NFPA LIFE SAFETY 101 CODE 2012
INTERNATIONAL FIRE CODE 2012 W/EXCEPTIONS
OCCUPANCY TYPE: GROUP B
TYPE OF CONSTRUCTION: TYPE Vb

PE SQUARE ENGINEERING
907 S. FRIENDSWOOD, DR. STE 201
FRIENDSWOOD, TEXAS 77546
PH: 281-648-7571

CIVIL ENGINEER

DANIEL SCOTT ENGINEERING, LLC
P.O. BOX 1549
ALVIN, TEXAS 77512-1549
PH: 281-519-8530 EXT. 103

SEAN RIVES
PH: 281-482-3395

**FW518,LLC
407 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546
PH: 281-992-4822**

[illegible]

1.0	COVER SHEET	1.	VICINITY MAP & DRAWING INDEX
2.0	EXISTING SITE PLAN	2.	GENERAL CONSTRUCTION NOTES
2.1	PROPOSED NEW SITE PLAN	3.	GENERAL CONSTRUCTION NOTES (CONT.)
2.2	PROPOSED NEW LANDSCAPE PLAN	4.	TOPOGRAPHIC
2.1	PROPOSED NEW PHOTOMETRIC PLAN	5.	CIVIL SITE PLAN
3.0	EXISTING FLOOR PLAN AND DEMO PLAN	6.	DRAINAGE & GRADING PLAN
3.1	NEW ELEVATIONS	7.	DRAINAGE CALCULATIONS AND DETAILS
3.2	NEW FLOOR PLAN	8.	SWPPP
3.3	ADA DETAILS	9.	PAVING STANDARD DETAILS
3.4	PROPOSED FRAMING PLAN	10.	SANITARY SEWER STANDARD DETAILS
3.5	ROOF PLAN	11.	WATER DISTRIBUTION STANDARD DETAILS
3.6	SECTIONS AND DETAILS	12.	SWPPP DETAILS
3.7	STANDARD DETAILS	13.	SWPPP DETAILS (CONT.)
3.8	CONNECTOR DETAILS		
4.0	EMERGENCY LIGHTING AND EXIT PLAN		
7.0	POWER PLAN		
7.1	LIGHTING PLAN		
8.0	PLUMBING PLANS		
8.1	PLUMBING DETAILS		

S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	WINDSTORM PLAN
S4	FRAMING PLAN
S5	ROOF FRAMING
S6	FRAMING DETAILS



(281)482-3395

FAX:
(281)482-7304

E-MAIL:
sean@rivesdesigners.com

DISCLAIMER:
TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND DRAWINGS ARE OWNED BY THESE ANY CHANGES TO THESE PLANS OR DRAWINGS ARE THE FINAL DECISION OF THE OWNER / CONTRACTOR.
THE OWNER / CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS.
REVIEWS DESIGNERS, THEIR EMPLOYEES, OR THEIR SUBCONTRACTORS OR LABORERS WILL NOT BE HELD RESPONSIBLE FOR ANY HUMAN ERROR OR FOR THE OMISSION OF INFORMATION AS SET FORTH.
NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THESE PLANS.
THESE PLANS ARE THE SOLE PROPERTY OF REVIEWS DESIGNERS AND ARE FOR THE SOLE USE ON A SPECIFIC PROJECT AND MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM REVIEWS DESIGNERS.

PROJECT DESCRIPTION
FW518, LLC
407 S. FRIENDSWOOD, DR.
FRIENDSWOOD, TEXAS 77546

CLIENT: A NEW ADDITION FOR:
FW518, LLC
407 S. FRIENDSWOOD
FRIENDSWOOD, TEXAS

REVISIONS:

DATE: 12/13/18
JOB NO:
DRAWN BY: S. RIVES *
SHEET NUMBER:

1.0

FILE NAME: STATEAPR-ADV
DESCRIPTION: COVER SHEET
DRAWING SCALE: F-40
SCALE FACTOR: 400

ΔI
C: N.T.S.

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

SITE NOTES:

1. THE ADDRESS MUST BE VISIBLE FROM THE STREET (OR MAIN PARKING LOT).
2. LOCKING MECHANISMS ON EXTERIOR DOORS MUST COMPLY WITH THE 2012 I.B.C. AND NFPA STANDARD *101.
3. CONSTRUCTION MUST BE CONSISTENT WITH 2012 I.F.C. AND NFPA STANDARD *101 THE LIFE SAFETY CODE.
4. PARTICIPATION IN THE KNOX RAPID ENTRY SYSTEM IS REQUIRED.
5. BEING ZONED IN DOWNTOWN DISTRICT THIS SITE HAS ZERO FOOT SETBACKS.

NEW BUILDING FOOTPRINT:

EXISTING FOOTPRINT	1,850 SQ.FT. = 51.1%
ADDITION FOOTPRINT	1,773 SQ.FT. = 48.9%
NEW TOTAL FOOTPRINT	3,623 SQ.FT. = 100.0%

SITE DEMOGRAPHIC:

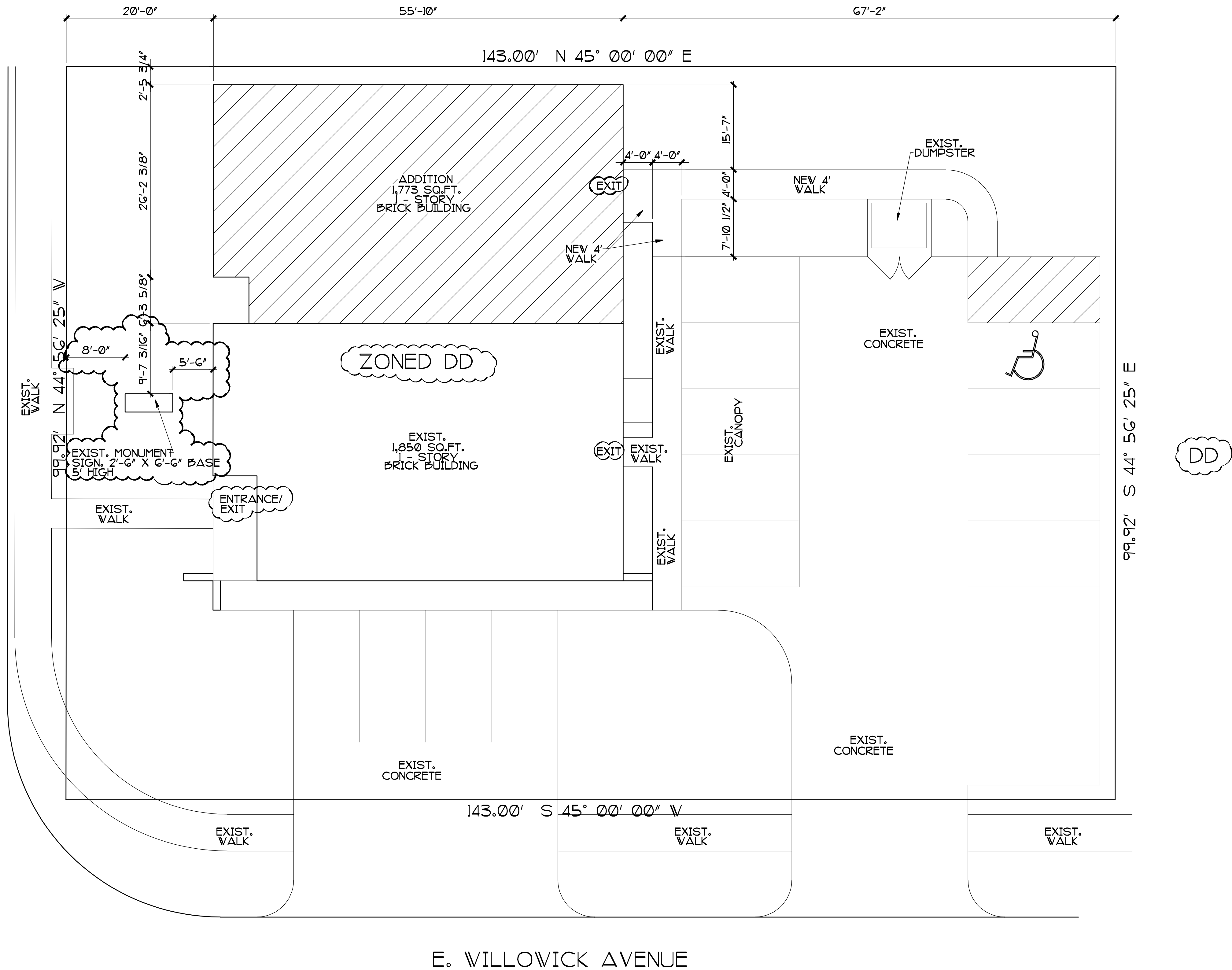
NEW TOTAL FOOTPRINT	3,623 SQ.FT. = 26.3%
EXISTING PORCH	85 SQ.FT. = 0.6%
EXISTING PAVING PARKING	4,216 SQ.FT. = 30.6%
EXISTING WALK	516 SQ.FT. = 3.7%
NEW WALK	63 SQ.FT. = 0.5%
NEW OVERALL LANDSCAPING	5,286 SQ.FT. = 38.3%
NEW TOTAL SITE (0.3) ACRES	13,789 SQ.FT. = 100.0%

PARKING REQUIRED CALCULATION:

3,623 SQ.FT. GENERAL OFFICE:
3.8 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA
3,623 SQ.FT. / 1,000 X 3.8 = 13.7 = 14 PARKING REQUIRED

PARKING SPACES:

EXISTING 9'-0" X 18'-0" PARKING SPACE	15 SPACES
EXISTING 9'-0" X 18'-0" H.C. PARKING SPACE	1 SPACE
TOTAL SPACES	16 SPACES



- * DESIGNERS -
- PLANNERS *
* CONSTRUCTION -
- CONSULTANTS *

301 WEST EDGEWOOD
SUITE #10 B
FRIENDSWOOD, TEXAS
77546

(281)482-3395

FAX:
(281)482-7304

E-MAIL:
sean@rivesdesigners.com

DISCLAIMER:
TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND DRAWINGS ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO THE OWNER / CONTRACTOR FOR THE PROJECTS SHOWN ON THESE PLANS. THESE PLANS ARE THE SOLE PROPERTY OF RIVES DESIGNERS, L.L.C. AND ARE FOR USE ON A SPECIFIC PROJECT AND MAY NOT BE USED ON ANY OTHER PROJECT BY ANY OTHER PERSONS WITHOUT EXPRESS WRITTEN PERMISSION FROM RIVES DESIGNERS, L.L.C.

PROJECT DESCRIPTION

CLIENT:
**A PROPOSED ADDITION
BUILDING FOR:
FW518, LLC
FRIENDSWOOD, TEXAS**

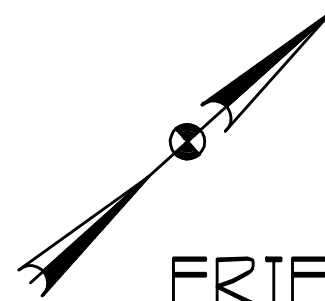
REVISIONS:

DATE: 03/20/17
JOB NO:
DRAWN BY: JLM/CANOPY *
SHEET NUMBER:

2.1

OF

407 S. FRIENDSWOOD DRIVE
LOT 3 & 4
HOOVER SUBDIVISION
FRIENDSWOOD, GALVESTON COUNTY, TEXAS



NEW SITE PLAN

FILE NAME:
DESCRIPTION:
DRAWING SCALE:
SCALE FACTOR:
NEW SITE PLAN
DATE: 03/20/17

AI
SC: 1/8" = 1'-0"

LANDSCAPE PLAN :
2 TREES TO BE REMOVED, 1 TALLOW, 1 MAGNOLIA, ALL OTHERS TO REMAIN. THE MAGNOLIA SHALL BE REPLACED WITH 3 6" CALIPER MAGNOLIAS AS INDICATED ON THIS PLAN.
NEW FLOWERBEDS AND HEDGES ACROSS NEW ADDITION.

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

NEW BUILDING FOOTPRINT:

EXISTING FOOTPRINT	1,850 SQ.FT. = 51.1%
ADDITION FOOTPRINT	1,773 SQ.FT. = 48.9%
NEW TOTAL FOOTPRINT	3,623 SQ.FT. = 100.0%

SITE DEMOGRAPHIC:

NEW TOTAL FOOTPRINT	3,623 SQ.FT. = 26.3%
EXISTING PORCH	85 SQ.FT. = 0.6%
EXISTING PAVING PARKING	4,216 SQ.FT. = 30.6%
EXISTING WALK	516 SQ.FT. = 3.7%
NEW WALK	63 SQ.FT. = 0.5%
NEW OVERALL LANDSCAPING	5,286 SQ.FT. = 38.3%
NEW TOTAL SITE (0.31 ACRES)	13,789 SQ.FT. = 100.0%

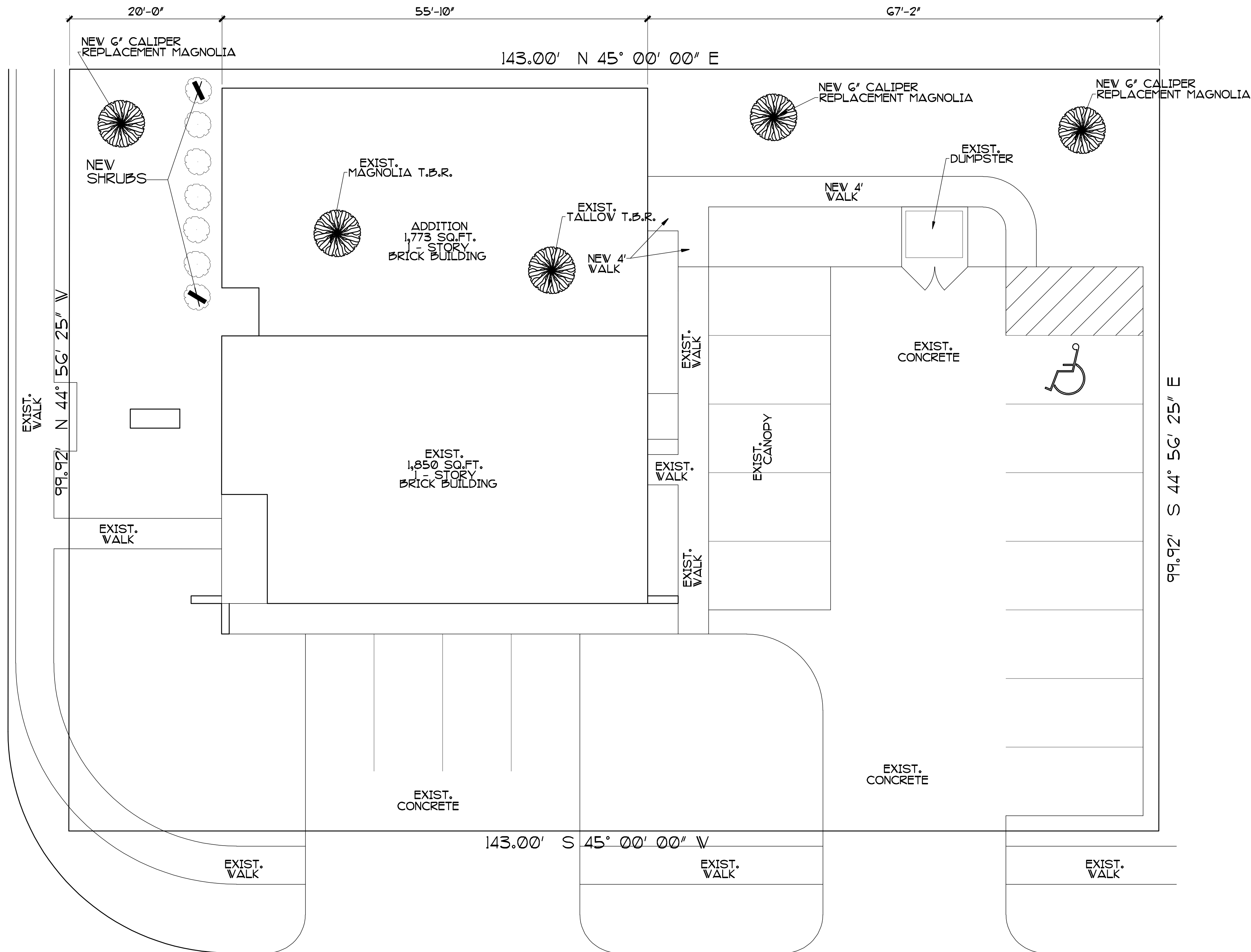
PARKING REQUIRED CALCULATION:

3,623 SQ.FT. GENERAL OFFICE:
3.8 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA
3,623 SQ.FT. / 1,000 X 3.8 = 13.7 = 14 PARKING REQUIRED

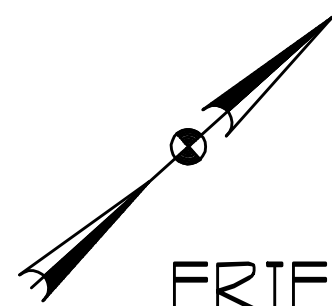
PARKING SPACES:

EXISTING 9'-0" X 18'-0" PARKING SPACE	15 SPACES
EXISTING 9'-0" X 18'-0" H.C. PARKING SPACE	1 SPACE
TOTAL SPACES	16 SPACES

S. FRIENDSWOOD DRIVE
(F.M. 518)



E. WILLOWICK AVENUE



407 S. FRIENDSWOOD DRIVE
LOT 3 & 4
HOOVER SUBDIVISION
FRIENDSWOOD, GALVESTON COUNTY, TEXAS



* DESIGNERS -
- PLANNERS *
* CONSTRUCTION -
- CONSULTANTS *

301 WEST EDGEWOOD
SUITE #10 B
FRIENDSWOOD, TEXAS
77546

(281)482-3395

FAX:
(281)482-7304

E-MAIL:
sean@rivesdesigners.com

DISCLAIMER:
TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. I HAVE CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAVE FOUND NO MAJOR DISCREPANCIES. THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DETAILS, AND SPECIFICATIONS. THESE PLANS ARE THE SOLE PROPERTY OF RIVES DESIGNERS AND ARE FOR USE ON A SPECIFIC PROJECT AND MAY NOT BE USED ON ANY OTHER PROJECT BY ANY OTHER PERSONS WITHOUT EXPRESS WRITTEN PERMISSION FROM RIVES DESIGNERS.

PROJECT DESCRIPTION

CLIENT:
A PROPOSED ADDITION
BUILDING FOR:
FW518, LLC
FRIENDSWOOD, TEXAS

REVISIONS:

DATE: 03/20/17
JOB NO:
DRAWN BY: JLM/CANOPY *
SHEET NUMBER:

2.2

OF

AI
SC: 1/8" = 1'-0"

NEW LANDSCAPE PLAN

FILE NAME: NEW LANDSCAPE PLAN
DESCRIPTION: NEW LANDSCAPE PLAN
SCALE FACTOR: 1/8" = 1'-0"



301 WEST EDGEWOOD
SUITE #10 B
FRIENDSWOOD, TEXAS
77546

FAX:

—MAIL:

DISCLAIMER:
TO THE BEST OF MY KNOWLEDGE
THESE PLANS AND DRAWINGS ARE
DESIGNED TO BE USED WITH THE
OWNER TO VISUALIZE ANY CHANGES
BEFORE THEY ARE MADE. THE
FINAL PRINTS ARE MADE BY THE
OWNER OR CONTRACTOR.
THE OWNER / CONTRACTOR WILL BE
RESPONSIBLE FOR THE REVISIONS,
CORRECTIONS, DETAILS, AND
SPECIFICATIONS.
RIVES DESIGNED FOR THEIR EMPLOYEES,
AGENTS, OR CONTRACTORS. NO
PERSONAL LIABILITY WILL BE
ASSUMED. NO LIABILITY FOR ANY
CONSTRUCTION HAS BEEN STARTED.
NO WARRANTIES ARE GIVEN OR
IMPLIED AS TO THE COMPETITIVENESS
OR QUALITY OF THE PLANS.
THESE PLANS ARE THE SOLE
PROPERTY OF RIVES DESIGNER
AND ARE FOR USE ON A SPECIFIC
PROJECT AND MAY NOT BE USED ON
ANY OTHER PROJECT WITHOUT ANY OTHER
PERSONS WITHOUT EXPRESS WRITTEN
PERMISSION FROM RIVES DESIGNERS.

**A PROPOSED ADDITION
BUILDING FOR:
FW518, LLC
FRIENDSWOOD, TEXAS**

DATE: 03/20/17
JOB NO:
DRAWN BY: J.M.CANOY *
SHEET NUMBER:

OF

S. FRIENDSWOOD DRIVE
(F.M. 518)

ZONED DD

EXIST.
1,850 SQ.FT.
1 - STORY
BRICK BUILDING

ENTRANCE/	
EXIT	

EXIST.
-DUMPSTER

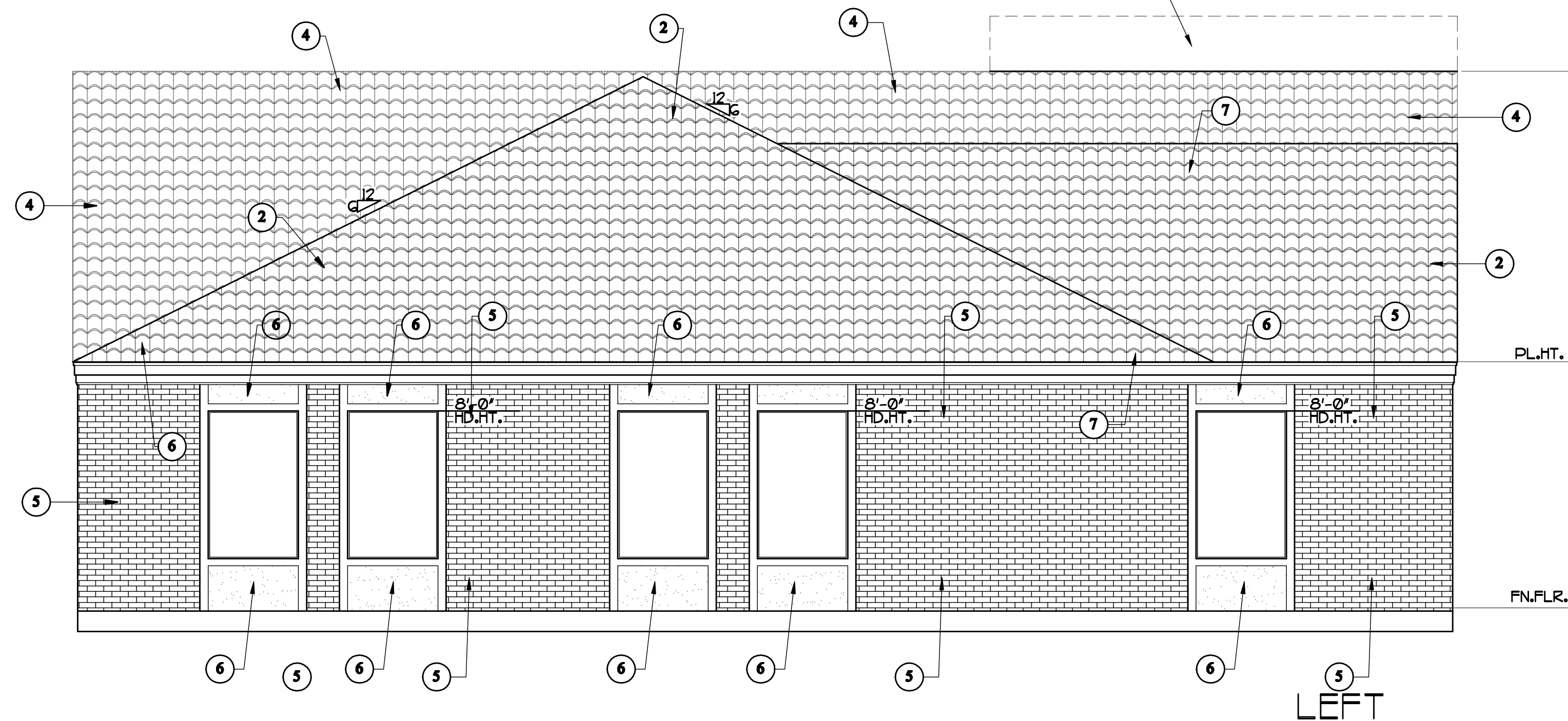
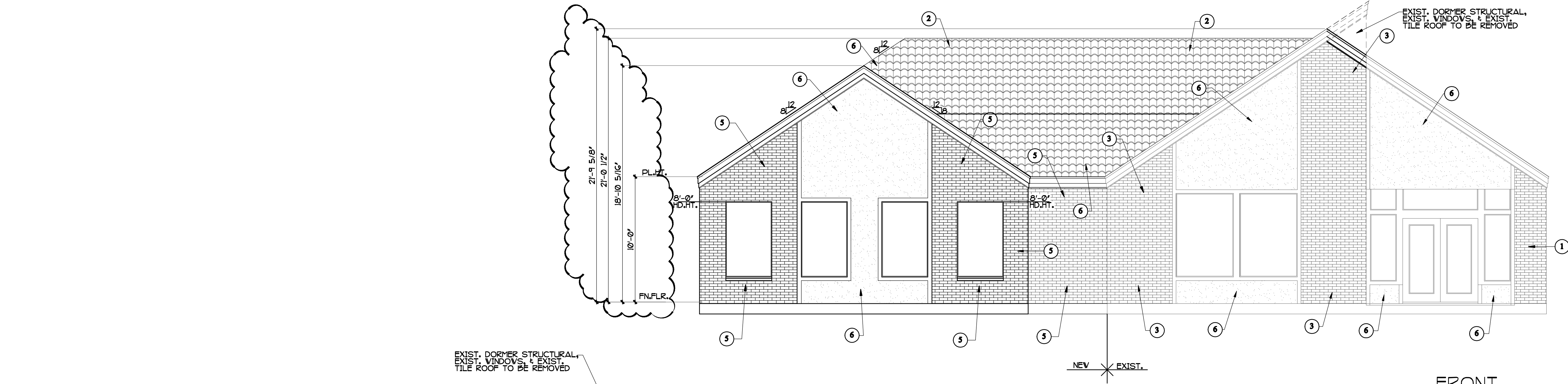
99.92' S 44° 56' 25" E

E. WILLOWICK AVENUE

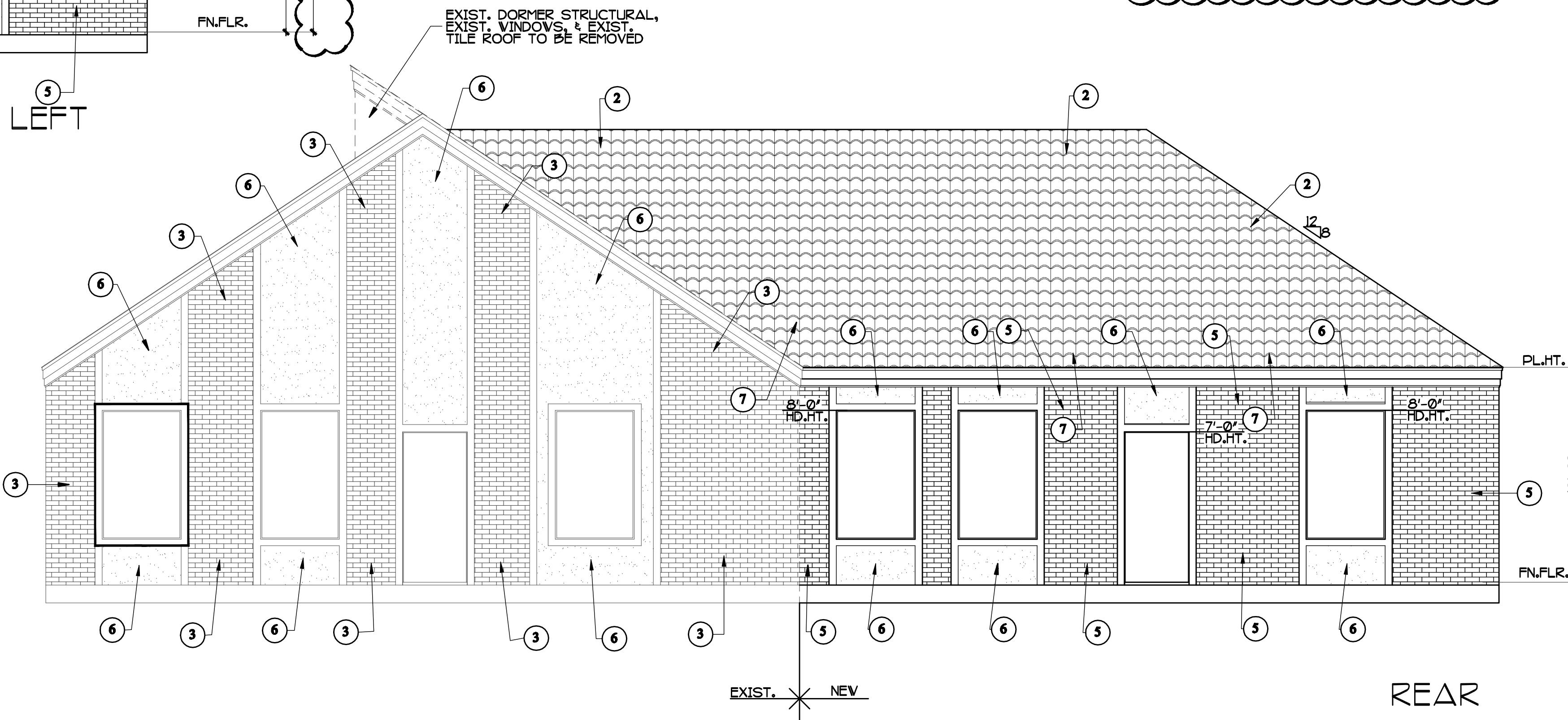
407 S. FRIENDSWOOD DRIVE
LOT 3 & 4
HOOVER SUBDIVISION
FRIENDSWOOD, GALVESTON COUNTY, TEXAS

NEW PHOTOMETRIC PLAN

FILE NAME: STATEFARM-ACC-2-3.DWG
DESCRIPTION: NEW PHOTOGRAPHIC PLAN
DRAWING SCALE: 1/8"=1'-0"
SCALE FACTOR: 8



LEFT



REAR

ELEVATION NOTES:

- A. ALL NEW BRICKS, SIDINGS, TRIMS, & ROOF TILES TO MATCH EXISTING.
- B. FLASH & COUNTERFLASH AS REQUIRED.
- C. GUTTER & DOWNSPOUT LOCATED BY OWNER.
- D. ALL NEW MATERIALS & COLORS ARE TO MATCH EXISTING BUILDING.
- E. ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED TO A HEIGHT SUFFICIENT TO COMPLETELY SCREEN FROM VIEW AT GROUND LEVEL.

ELEVATION KEYNOTES:

- 1. EXISTING BRICK COLUMN
- 2. NEW CLAY TILE ROOF
- 3. EXISTING HARDI-PLANK SIDING
- 4. EXISTING CLAY TILE ROOF
- 5. NEW BRICK
- 6. NEW STUCCO

FENESTRATION CALCULATIONS

TOTAL FRONT ELEVATION 728 SQ. FT. = 100%
WINDOWS AND DORS 245 SQ. FT. = 40.5%
TOTAL REAR ELEVATION 728 SQ. FT. = 100%
WINDOWS AND DORS 214 SQ. FT. = 29.3%
TOTAL LEFT ELEVATION 510 SQ. FT. = 100%
WINDOWS AND DORS 142 SQ. FT. = 27.8%



- * DESIGNERS -
- PLANNERS *
- * CONSTRUCTION -
- CONSULTANTS *

301 WEST EDGEWOOD
SUITE #10 B
FRIENDSWOOD, TEXAS
77546

(281)482-3395

FAX:
(281)482-7304

E-MAIL:
sean@rivesdesigners.com

DISCLAIMER:
TO THE BEST OF MY KNOWLEDGE,
I HAVE REVIEWED THE PLANS AND
SPECIFICATIONS AND I AM NOT
PROVIDING ANY GUARANTEE OR
WARRANTY OF THE ACCURACY OF THE
OWNER / CONTRACTOR'S
CONSTRUCTION. THESE PLANS ARE
THE PROPERTY OF RIVES DESIGNERS
AND ARE FOR USE ON A SPECIFIC
PROJECT AND MAY NOT BE USED ON
ANY OTHER PROJECT BY ANY OTHER
PERSONS WITHOUT EXPRESS WRITTEN
PERMISSION FROM RIVES DESIGNERS.

PROJECT DESCRIPTION:

CLIENT:

REVISIONS:

DATE: 03/20/17
JOB NO:
DRAWN BY: J.MCANOY *
SHEET NUMBER:

OF

A PROPOSED ADDITION
BUILDING FOR:
FW518, LLC
FRIENDSWOOD, TEXAS

3.1

ELEVATIONS OPTION #2

FILE NAME:
DESCRIPTION:
DRAWING SCALE:
SCALE FACTOR: