

Memo

To: Zoning Board of Adjustment Members

From: Brian Rouane, Building Official
Becky Summers, Development Coordinator

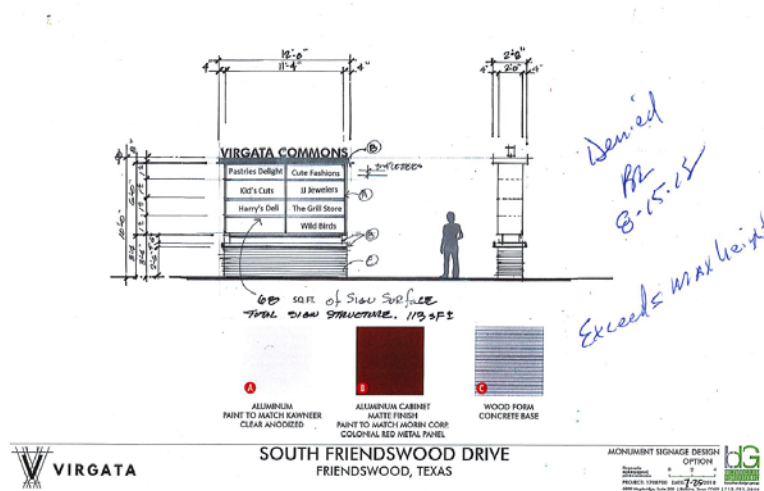
Date: August 21, 2018

Subject: 1765 S. Friendswood Drive

The applicant is requesting the following:

A variance to exceed the maximum sign height by 3-feet - being a variance from the Sign Ordinance, Appendix A, Section 22.c.(1)

The applicant is constructing two commercial strip centers on a single lot and is allowed one monument sign. The applicant is requesting to increase the sign height to accommodate tenants for both buildings.



Appendix A – Sign Ordinance, Section 22 Permanent Signs in Non-Residential Districts, c. Monument Signs

(1) *Individual monument sign.* One monument sign is allowed for each business establishment, with an allowable sign area of 50 square feet. The highest part of any such sign or structure shall not be greater than seven feet above the highest finished grade at the front property line. Monument signs must be permitted separately.

(2) *Multi-tenant monument sign.* Where two or more tenants make up a business establishment they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The total sign area shall not exceed 50 square feet plus ten square feet for each tenant in the complex up to a maximum of 100 square feet. The highest part of any such sign or structure shall not be greater than seven feet above the highest finished grade at the front property line. It shall be the responsibility of the property owner to allocate such sign area to each tenant. A master sign plan drawn to a standard architectural or engineering scale shall be submitted to community development for this type project showing the exact size and location of each sign for this project.

The subject property is zoned Community Shopping Center (CSC) and Office Park District (OPD) and is abutted by zoning districts of the same. The change in zoning districts bisects the proposed development.



Friendswood GIS Zoning Map

The subject property located at 1765 S. Friendswood Drive was platted as Reserve E of the Howard Subdivision Replat in 2017.

Definitions from Zoning Ordinance:

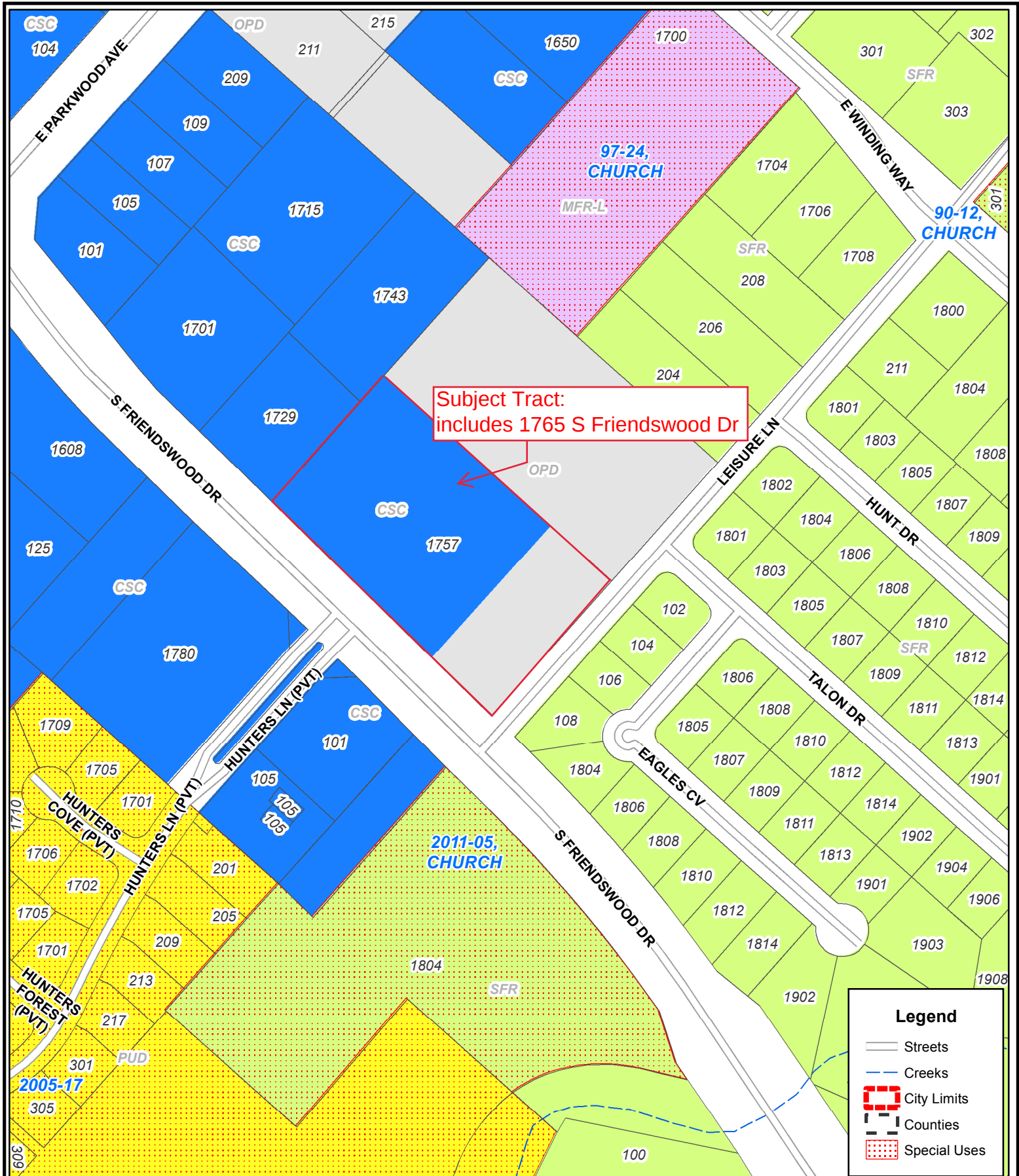
Business Establishments. A project or undertaking that involves the use of one lot with buildings or structures, permanent or temporary, for the primary purpose of conducting on said lot a commercial enterprise, or other nonresidential use, in compliance with all ordinances and regulations of the city. Multiple services and/or goods offered by a business establishment shall be considered one business establishment for the purposes of this appendix.

Monument Sign. A sign not more than seven feet in height from natural ground level to the highest portion of the sign, designed and constructed to substantially appear as a solid mass, such as a block, rectangle, or square, and supported by an integral structural framework.

Attachments:

- Maps: Location, Aerial, and Zoning Map

- ZBOA Application
- Denied plan
- Howard Subdivision Replat
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property



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

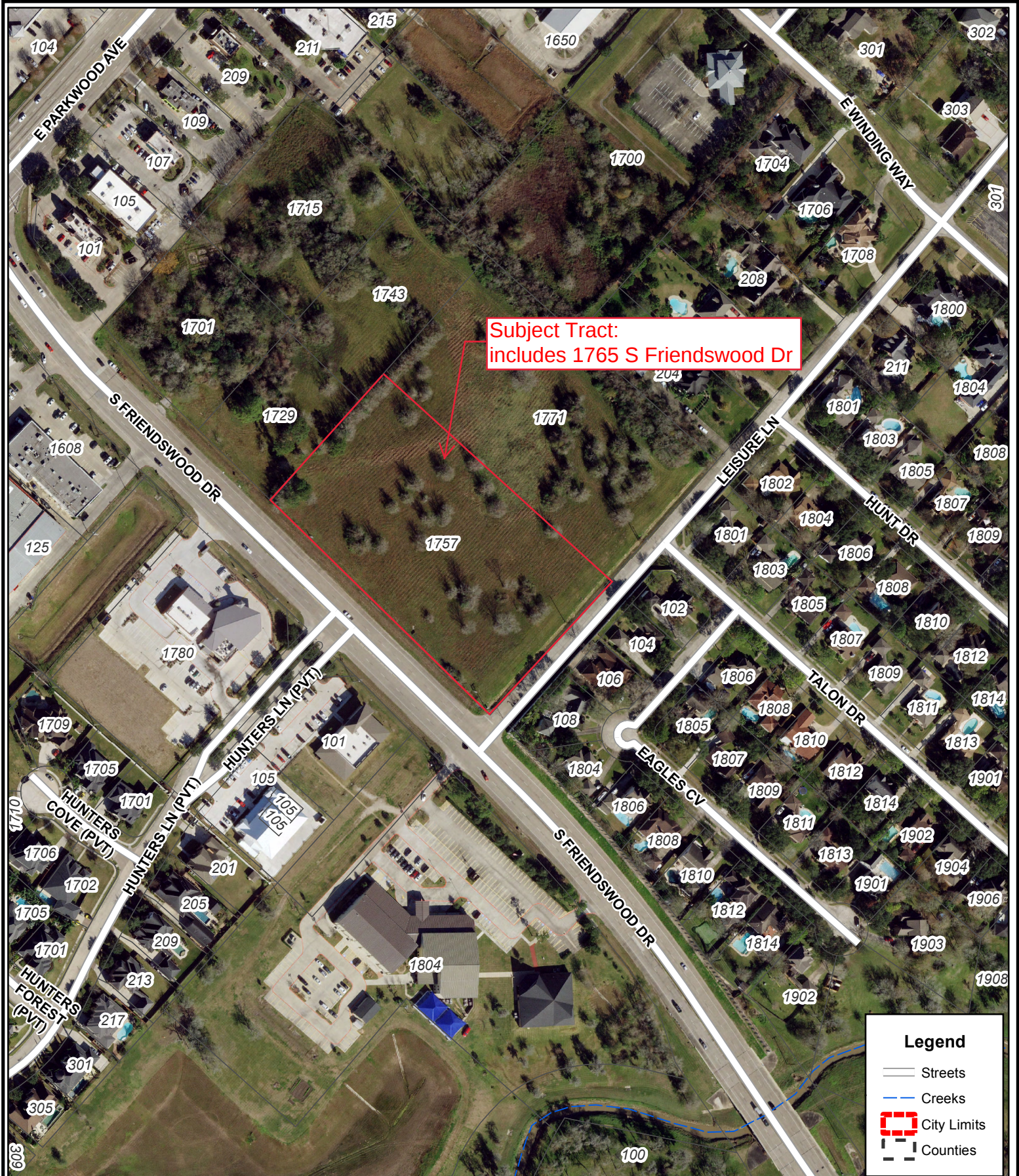


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 237'

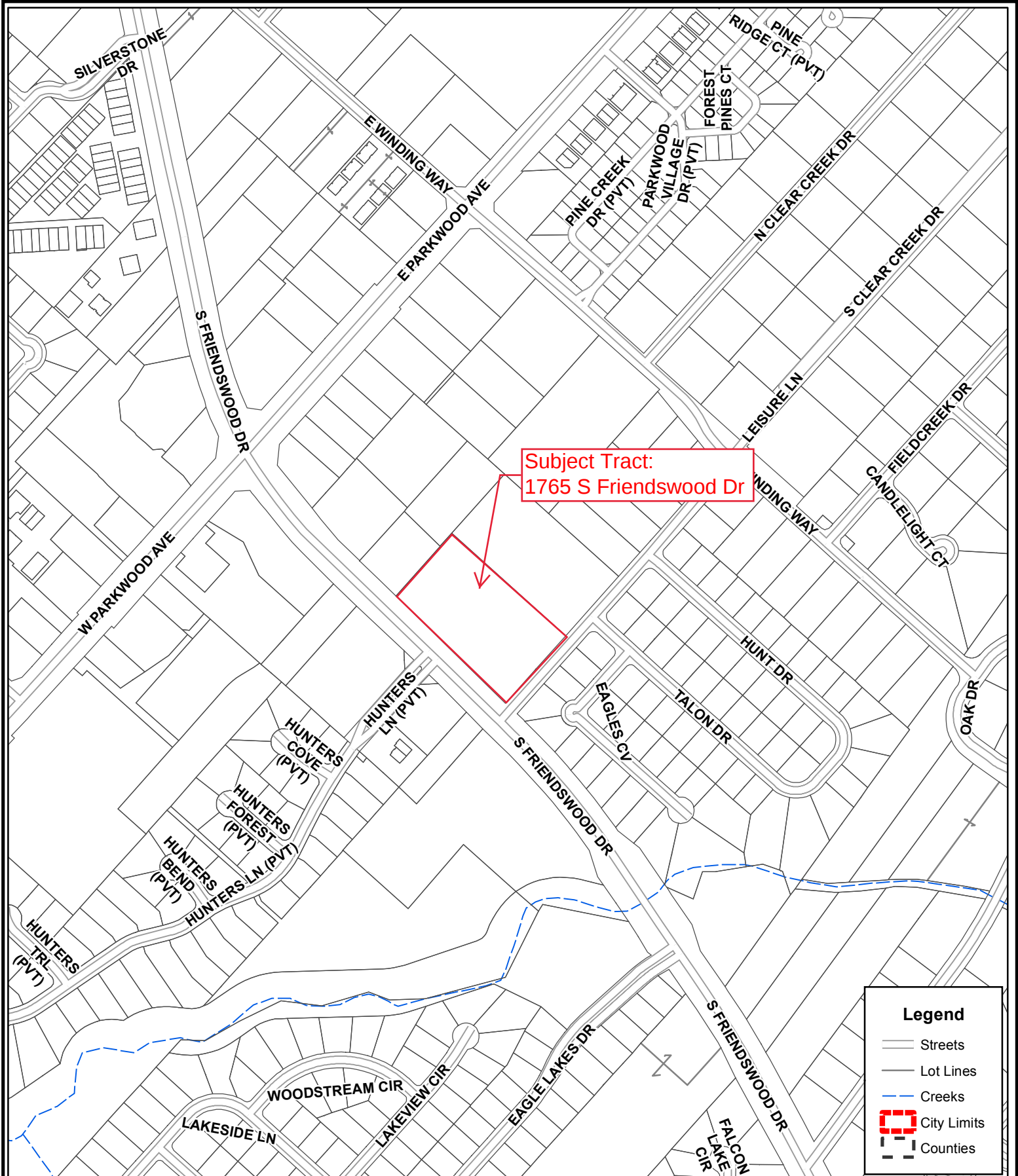


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Friendswood GIS Mapping



1" = 475'



FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

\$100 Application Fee

☒ Request for Variance

☐ Request for Appeal

☐ Request for Special Exception

Property Address: 1765 S. Friendswood Dr., Friendswood TX 77546

Legal Description of Property (attach certified metes & bounds):
Howard Subdivision Partial Replat (2018) Abstract
151 Reserve E Block 1 County: Galveston

Property Owner Information:

Agent Information: (if applicable)

David Boone
Printed Name
David@virgataproperty.com
Email
(281) 992-9766
Phone
[Signature]
Signature
8/7/18
Date

Printed Name

Email

Phone

Signature

Date

VARIANCE: From what ordinance (number and section) is the variance being requested?
(Variance cannot be for the purpose of rezoning – see Appendix C, Zoning, Section II B)

Appendix A, Section 22.C.(1)

APPEAL: From what order, requirement, decision or determination of the administrative official is the appeal being requested?

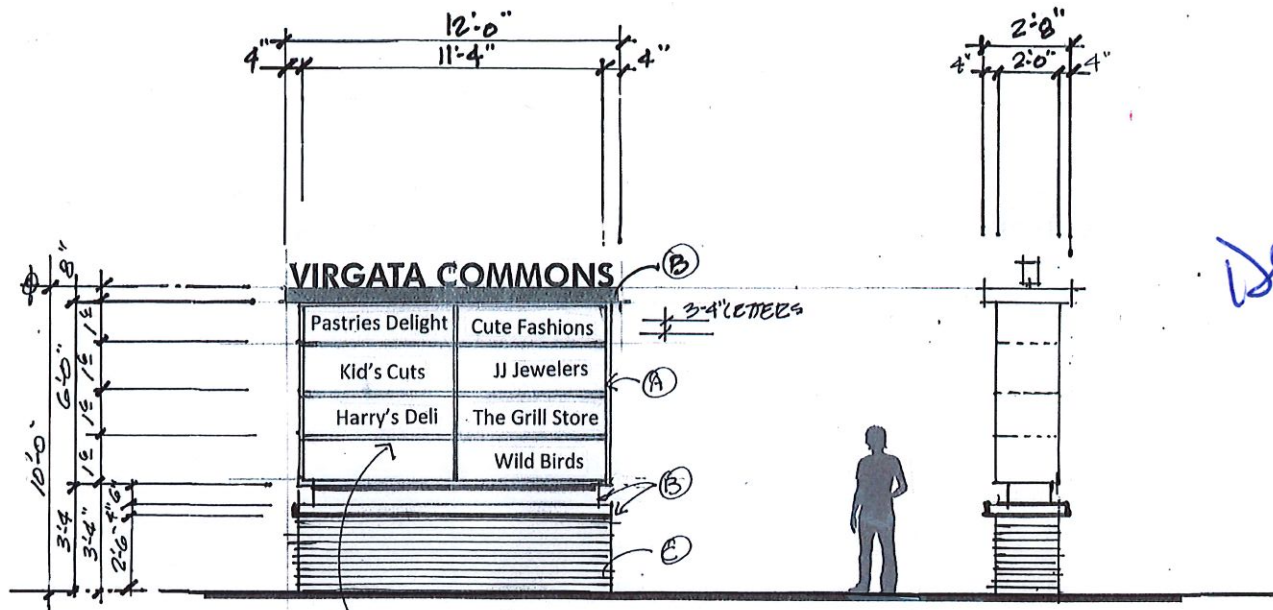
SPECIAL EXCEPTION: From what ordinance (number and section) is the special exception being requested?

Please state the grounds for the appeal/variance/special exception you are seeking:

Due to landsape buffers & utilities we have
a limited amount of width to build our monument sign
for eight tenants.

8-8-18 3:30 pm
Date & Time Received

Becky Summerz
City Official



68 SQ. FT. of SIGN SURFACE
TOTAL SIGN STRUCTURE. 113 SF±

A

ALUMINUM
PAINT TO MATCH KAWNEER
CLEAR ANODIZED

B

ALUMINUM CABINET
MATTE FINISH
PAINT TO MATCH MORIN CORP.
COLONIAL RED METAL PANEL

C

WOOD FORM
CONCRETE BASE

*Denied
Per
8-15-18
Exceeds max height*



VIRGATA

SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS

MONUMENT SIGNAGE DESIGN
OPTION

Do not use for
regulation, approval,
permit or construction.

0 2 4

PROJECT: 1708700 DATE: 7-25-2018
6802 Maple Ridge, Suite 200 | Bellaire, Texas 77401 | 713.785.3644



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CITY STANDARD PLAT NOTES

1. SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. EACH OWNER OF A RESERVE MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG ITS RESPECTIVE RESERVE AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
3. EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26 OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
4. THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
5. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
6. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
7. ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE OWNER.

G.C.C.D.D. NOTES

1. BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
 2. THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
 3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
 4. ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
 5. PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
 6. NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
 7. NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.
- BENCHMARK:
RM010090 IS AN ALUMINUM DISC STAMPED "A 100 BM 40 RESET 2001" MONUMENT IS LOCATED ON SIDEWALK ON DOWNSTREAM SIDE OF BRIDGE AT CENTER OF CLEAR CREEK BRIDGE ON FM 528 APPROX. 4 MILES EAST OF I-45 AND FM 528. DATUM: NAD83, 2001 ADJUSTMENT. ELEVATION = 23.893'
- TBM:
"X" SCRIBED IN CONCRETE FOUND AT THE WEST MOST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 25.52'

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Paul Horvath
DIRECTOR

09-12-07
DATE

9-12-17
DATE

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

STATE OF TEXAS
COUNTY OF GALVESTON

I, JACK A. HOWARD ACTING BY AND THROUGH ROBERT NOLAN ALLEN, AS ATTORNEY-IN-FACT, WE, TEXAS CITIZENS BANK N.A., ACTING BY AND THROUGH DUNCAN STEWART, CHAIRMAN AND CEO, WE, LEISURE LANE, LLC, ACTING BY AND THROUGH JIM PETERSON, SENIOR PARTNER, AND WE, LT-CN FRIENDSWOOD, LLC, ACTING BY AND THROUGH RICHARD TURCOTTE, MANAGER, OWNER HEREAFTER REFERRED TO AS OWNERS OF THE 14.682 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF PARTIAL REPLAT HOWARD SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

WITNESS OUR HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS 25th DAY OF SEPTEMBER, 2017.

Run Allen
JACK A HOWARD BY ROBERT NOLAN ALLEN
AS ATTORNEY-IN-FACT

Jim Peterson
JIM PETERSON, SENIOR PARTNER
LEISURE LANE, LLC

Duncan Stewart
DUNCAN STEWART, CHAIRMAN AND CEO
TEXAS CITIZENS BANK N.A.

Richard Turcotte
RICHARD TURCOTTE, MANAGER
LT-CN FRIENDSWOOD, LLC

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT NOLAN ALLEN AS ATTORNEY-IN-FACT ON BEHALF OF JACK A. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

Tina Kennedy
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

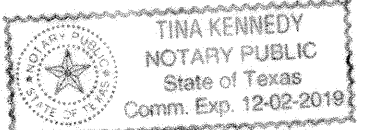


STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN STEWART, CHAIRMAN AND CEO OF TEXAS CITIZENS BANK N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF September, 2017.

Tina Kennedy
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

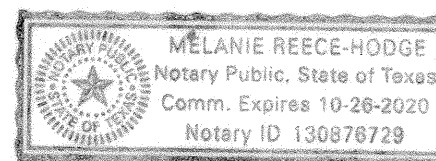


STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM PETERSON, SENIOR PARTNER, LEISURE LANE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF September, 2017.

Melanie Reece-Hodge
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

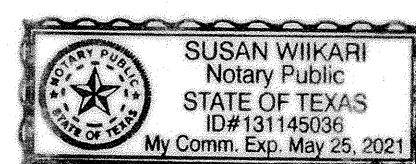


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD TURCOTTE, MANAGER, LT-CN FRIENDSWOOD, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF September, 2017.

Susan Wikari
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



I, MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT HOWARD SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN GALVESTON COUNTY CLERK'S FILE NO. 2017034981, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

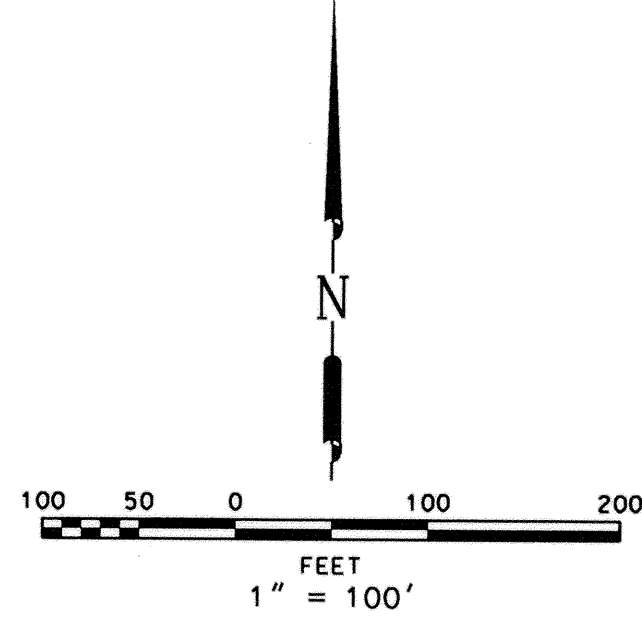
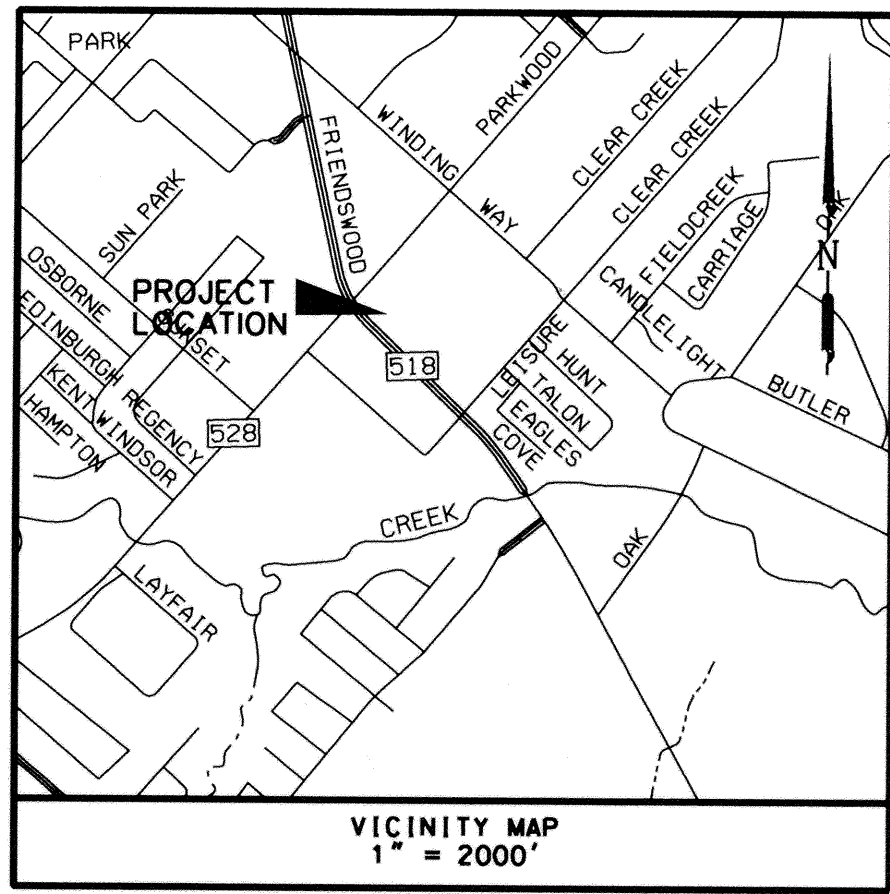
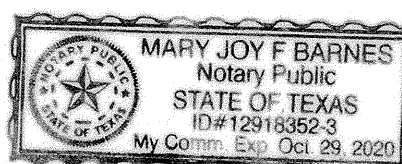
Michael Ramirez
MICHAEL RAMIREZ, SENIOR VICE PRESIDENT
SOUTHSIDE BANK

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL RAMIREZ, SENIOR VICE PRESIDENT OF SOUTHSIDE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF September, 2017.

Mary Joy Farnes
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARTIAL REPLAT HOWARD SUBDIVISION, IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 28th DAY OF September, 2017.

BY: *Becky Summers*
BECKY SUMMERS
DEVELOPMENT COORDINATOR

BY: *Rhonda Neel*
RHONDA NEEL
CHAIRMAN

I, DWIGHT D. SULLIVAN, GALVESTON COUNTY CLERK, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE ON 09/28/2017, AT 02:00 P.M. AND DULY RECORDED IN MY OFFICE ON 09/28/2017, AT 02:00 P.M. IN INSTRUMENT NO. 2017-09-28-0000000000.

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

DWIGHT D. SULLIVAN,
COUNTY CLERK
GALVESTON COUNTY, TEXAS

REASONS FOR REPLAT:
1. TO REMOVE INT SIDE 10' B.L. AND 25' REAR B.L.
2. INCORPORATE ADJACENT 8.358 ACRES.
3. SUBDIVIDE RESERVE "A" INTO 4 RESERVES.
5. RELOCATE DETENTION POND FROM RESERVE B AND INCORPORATE DRAINAGE CAPACITY INTO DETENTION POND IN RESERVE F.

PARTIAL REPLAT HOWARD SUBDIVISION

A SUBDIVISION OF 14.682 ACRES OF LAND
BEING ALL OF RESERVE "A"
OF HOWARD SUBDIVISION RECORDED
IN VOLUME 2004-A, PAGE 173, GALVESTON
COUNTY MAP RECORDS AND BEING OUT OF LOT
26, VOSS SUBDIVISION, RECORDED IN VOLUME
254-A, PAGE 9, GALVESTON COUNTY MAP RECORDS.
IN THE
SARA MCKISSICK LEAGUE, ABSTRACT NO. 151
FRIENDSWOOD, GALVESTON COUNTY, TEXAS.

6 RESERVES 1 BLOCK
OWNERS: SEPTEMBER 06, 2017

TEXAS CITIZENS BANK, N.A.
4949 FARMOUT PARKWAY
PASADENA, TEXAS 77504
713-948-5700

LEISURE LANE, LLC
407 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546

JACK HOWARD
1419 LOMAX SCHOOL ROAD
LA PORTE, TEXAS 77571
713-456-0420

LT-CN FRIENDSWOOD, LLC
6116 N. CENTRAL EXPRESSWAY
SUITE 617
DALLAS, TEXAS 75206

SURVEYOR:
Civil Concepts, Inc.
3425 FEDERAL STREET
PASADENA, TEXAS 77504
OFFICE: 713.947.6606
SURVEYING & MAPPING
CIVIL ENGINEERING



City of Friendswood

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546-4856

August 16, 2018

TO WHOM IT MAY CONCERN:

In accordance with State and Local Zoning Law, all owners of land within two hundred feet of any property being considered for an appeal, variance, or a special exception must be afforded an opportunity to address the subject at a public meeting held for this purpose.

You are hereby notified that the **Friendswood Zoning Board of Adjustment** will hold a Public Hearing to consider a request for a variance that may be of interest to you.

PROPERTY OWNER: **Leisure Lane LLC**

LOCATION OF PROPERTY: **1765 S. Friendswood Drive**
Block 1, Reserve E, Howard Subdivision Partial Replat,
Friendswood, Texas, Galveston County

REQUEST: To exceed 3-feet above the maximum allowable sign height of 7-feet - being a variance from Section 22.c.(1) of Appendix A, the Sign Ordinance.

The Public Hearing will be held at
Friendswood City Hall, Council Chambers, 910 S. Friendswood Drive
Friendswood, Texas

PUBLIC HEARING DATE: August 28, 2018

PUBLIC HEARING TIME: 7:00 PM

Documentation will be available online 72 hours prior to the meeting.

www.ci.friendswood.tx.us

Government Information > Meeting Agendas & Minutes

Documents are currently available for viewing at City Hall in the
Community Development Department - 2nd Floor, 910 S. Friendswood Dr., Friendswood, Texas

Staff contact: Becky Summers, Development Coordinator
281-996-3290 or Email: bsummers@friendswood.com