



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 12, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING (AMENDED AGENDA) TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

- 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. Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive
 - B. Minutes for the regular meeting held Thursday, February 13, 2020
- 4. Action Items**
According to the Planning and Zoning Rules of Procedure (R2019-15), 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.
 - A. Consideration and possible action regarding the TBH Holding Group LLC Preliminary Plat, being a subdivision of 1.849 acres, consisting of a 1.6507 acre tract and a .1975 acre tract out of Lot 4, Block 11 Friendswood Subdivision as recorded in Volume 238, Page 14 Galveston County Map Records, situated in the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas, property also known as 104 Whispering Pines Ave.
- 5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**

- A. Thursday, March 26, 2020 - Regular Meeting
Thursday, April 9, 2020 - Regular Meeting

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Alternate Liaison, Sally Branson - general comments and communication from City Council
- E. From Staff - February DRC Report, commercial and residential project updates, City Council action and ordinance updates

7. Adjournment



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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more 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
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

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.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 12, 2020

Subject: Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive

Action: Significant

SUMMARY / ORIGINATING CAUSE

The proposed plat is to combine two (2) tracts into a single unrestricted reserve at 501 S. Friendswood Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plat was 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 with the following condition:

1) insert missing row into regulation matrix.

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

ATTACHMENTS

1. Rothchild Moore Invst Compliance Memo
2. Rothchild Moore Investments Final Plat
3. 501 S Friendswood Dr Current Tracts

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 9, 2020

Re: Rothchild Moore Investments II, LLC Short Form Final Plat

Project Description: The proposed plat is to combine two (2) tracts in a single unrestricted reserve at 501 S. Friendswood Drive.

The plans were 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 with the following condition:

1) Insert missing row into regulation matrix

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

STATE OF TEXAS
COUNTY OF HARRIS BY:

WE, ROTHCHILD MOORE INVESTMENTS II, LLC, ACTING BY AND THROUGH JOE ROTHCHILD, MANAGER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.5485 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING FINAL PLAT ROTHCHILD MOORE INVESTMENTS II, LLC., 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.

IN TESTIMONY WHEREOF, ROTHCHILD MOORE INVESTMENTS II, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOE ROTHCHILD, MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2020.

ROTHCHILD MOORE INVESTMENTS II, LLC

By: _____
JOE ROTHCHILD, MANAGER

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE ROTHCHILD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS FINAL PLAT OF ROTHCHILD MOORE INVESTMENTS II, LLC., AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND DEVELOPMENT COORDINATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS

THIS ____ DAY OF _____, 2020.

BECKY BENNETT, DEVELOPMENT COORDINATOR JOE MANTRANGA, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

By: _____
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2020, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2020, AT ____ O'CLOCK, ____ M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD:
TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 02/28/2020

TOBY PAUL COUCHMAN
TEXAS REGISTRATION NO. 5565

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

DOWNTOWN DISTRICT ZONING
REGULATION MATRIX

ZONING DISTRICT	DD
LOT AREA MINIMUM SF	15,000 (E)
LOT WIDTH MINIMUM FEET	0
LOT DEPTH MINIMUM FEET	0
YARD MINIMUM FEET FRONT	0
YARD MINIMUM FEET REAR	0 (G) - 15 (F)
YARD MINIMUM FEET SIDE INTERIOR	0
YARD MINIMUM FEET SIDE EXTERIOR	0
HEIGHT MAXIMUM FEET	70 (MAXIMUM 4 STORIES)
LANDSCAPE REQUIREMENTS	YES
EXCEPTION NOTES	E,F,G,
MAXIMUM LOT COVERAGE	60%

E. LOTS WITHIN THE DOWNTOWN DISTRICT (DD) IN EXISTENCE PRIOR TO THE CREATION OF THE DD SHALL BE DEEMED AS LAWFULLY EXISTING AND SHALL BE ALLOWED TO DEVELOP UNDER DD REGULATIONS. FURTHER, TRACTS OF ANY SIZE IN EXISTENCE PRIOR TO THE CREATION OF THE DD MAY BE COMBINED INTO LARGER TRACTS AND DEVELOPED, EVEN IF THE AGGREGATE SIZE IS LESS THAN 15,000 SQUARE FEET. FURTHER, NO LOT CLASSIFIED AS WITHIN THE DD ZONE MAY BE SUBDIVIDED TO LESS THAN THE MINIMUM SIZE OF 15,000 SQUARE FEET.

F. WHEN DD REAR YARD ABUTS A RESIDENTIAL DISTRICT (RESIDENTIAL DISTRICT OR GARDEN HOME DISTRICT), REAR YARD SETBACK SHALL BE A MINIMUM OF 15 FEET.

G. WHEN DD REAR YARD ABUTS A NON-RESIDENTIAL DISTRICT, REAR YARD SHALL BE A MINIMUM OF ZERO FEET.

STEFANOS REAL EST DEV CO LV
ABST 151 PAGE 5 LOTS 11 & 12
HOOVER UNRECORDED SUB
G.C.C.F. 2001021863

STEFANOS REAL EST DEV CO LV
ABST 151 PAGE 5 LOTS 9 & 10
HOOVER UNRECORDED SUB
G.C.C.F. 2000056598

CITY OF FRIENDSWOOD
ABST 151 LOT 10 & PT LOT 9
HARVEY & STOUT
G.C.C.F. 9247600

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR	DATE
DIRECTOR	DATE

NOTE: THIS IS TO CERTIFY 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 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.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

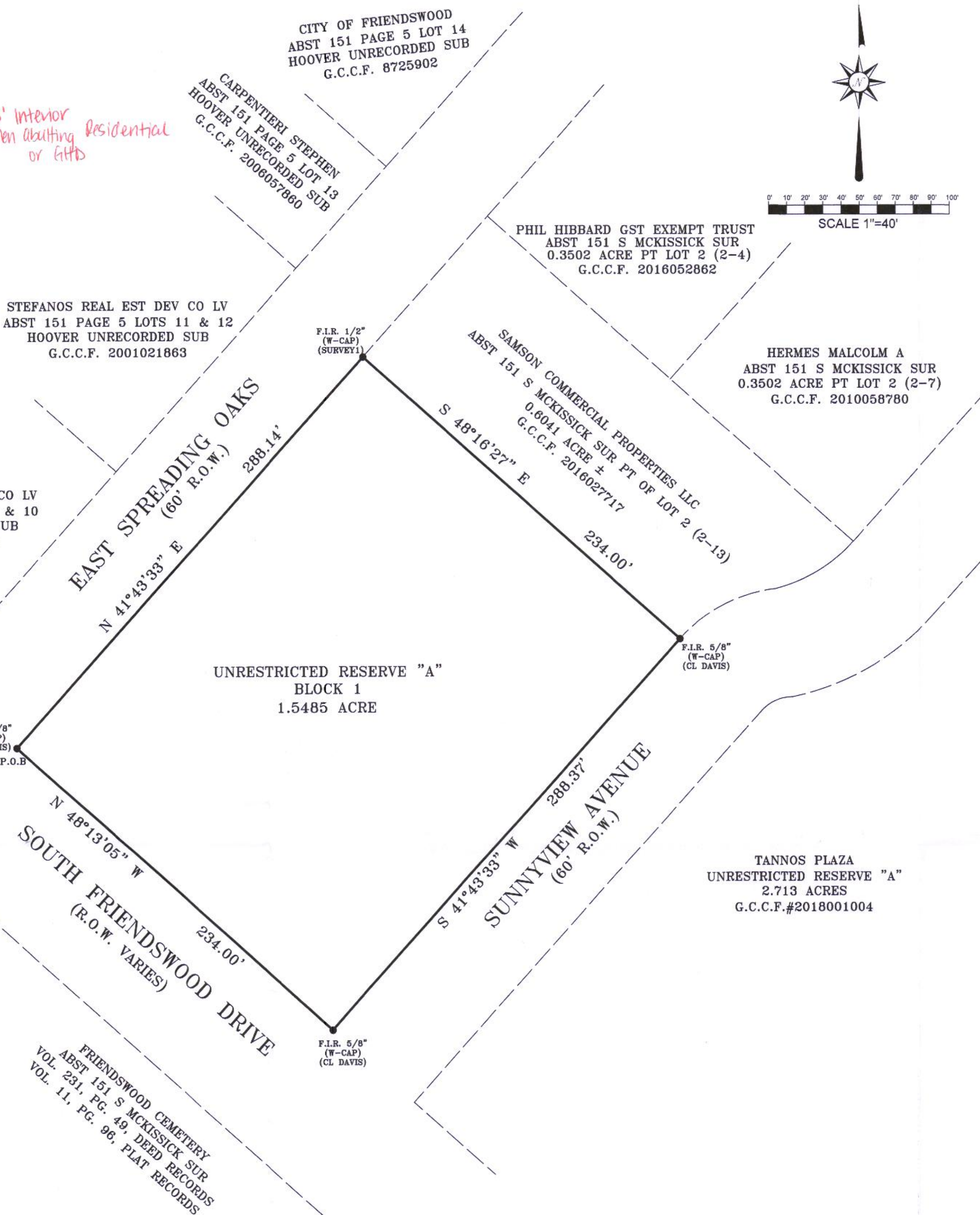
- Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner. Use this note for private or single lot system only.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds or other landscaping is not permitted within side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 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.

FLOOD STATEMENT

THIS TRACT IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, THIS IS ACCORDING TO FIRM NUMBER 48167C 0041G DATED 8-15-19

BENCHMARK E-459 EL 26.34
0.05 MILE SOUTHWEST ALONG BRIARMEADOW DRIVE FROM THE INTERSECTION WITH SUNSET DRIVE. DISC ON WEST SIDE OF BRIARMEADOW DRIVE

15' interior
when abutting Residential
or FHD



METES AND BOUNDS DESCRIPTION;

1.5485 ACRES OF LAND, MORE OR LESS, OUT OF LOT NO. 2, BLOCK NO. 4, OF THE SUBDIVISION OF FRIENDSWOOD TEXAS, BEING A PART OF THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, SAID FRIENDSWOOD SUBDIVISION SHOWN BY A PLAT PREPARED BY R. W. LUTTRELL, AND DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TO WHICH PLAT IS RECORDED IN VOLUME 254, PAGE 37 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TRANSFERRED TO PLAT RECORD 7, MAP NO. 21 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, SAID 1.5485 ACRES BEING ALL OF THAT CERTAIN TRACT CONVEYED IN DEED RECORDED UNDER CLERK'S FILE NUMBER 8940320 AND THAT CERTAIN TRACT AS CONVEYED IN VOLUME 647, PAGE 182, BOTH OF THE GALVESTON COUNTY DEED RECORDS, SAVE AND EXCEPT THOSE PORTIONS DEDICATED FOR ROADWAY PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

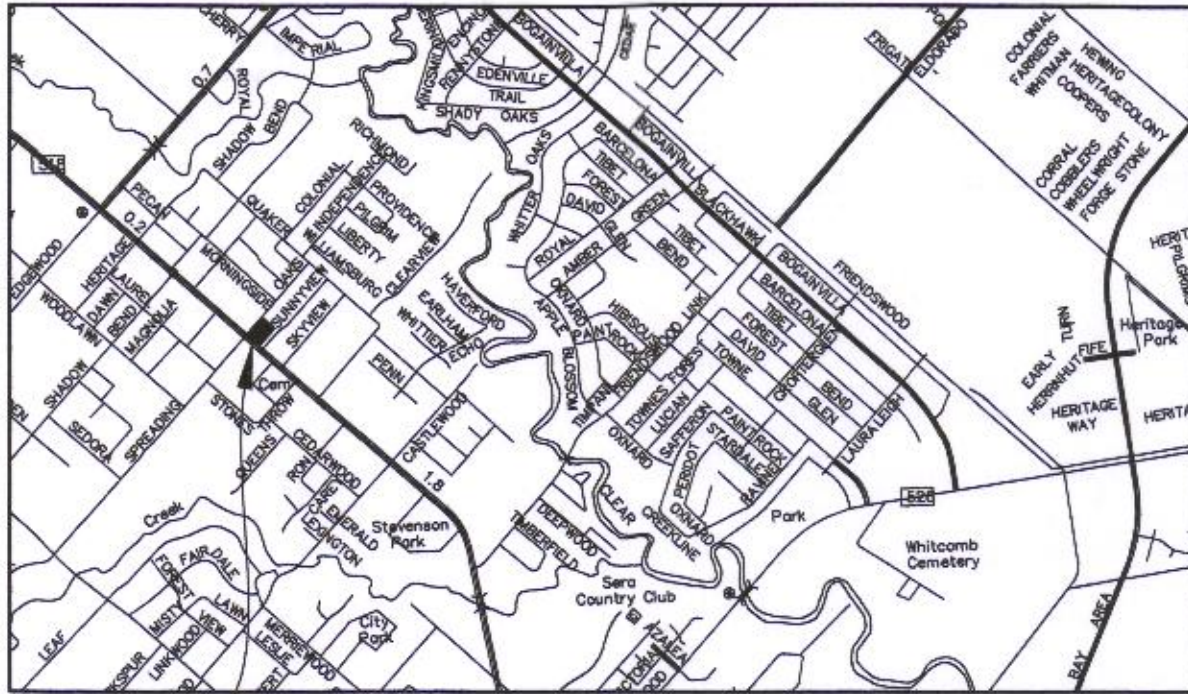
BEGINNING AT 5/8" IRON ROD WITH "CL DAVIS" CAP FOUND MARKING THE WEST CORNER OF SAID 1.5485 ACRE TRACT LOCATED AT THE INTERSECTION OF EAST CORNER EAST SPREADING OAKS AND (60' RIGHT OF WAY) AND SOUTH FRIENDSWOOD DRIVE (RIGHT OF WAY VARIES), SAID CORNER BEING NORTH 77° 21'19" EAST - 51.50' FROM THE MOST WESTERLY CORNER OF LOT NO. 2, BLOCK NO. 4;

THENCE NORTH 41° 43'33" EAST A DISTANCE OF 288.14' ALONG THE SOUTHEAST RIGHT OF WAY OF EAST SPREADING OAKS AND THE NORTHWEST LINE OF SUBJECT 1.5485 ACRE TRACT TO A 1/2" IRON ROD WITH "SURVEY1" CAP FOUND MARKING THE NORTH CORNER OF THE SUBJECT TRACT, ALSO BEING THE WEST CORNER OF A 0.6041 ACRE TRACT RECORDED UNDER CLERK'S FILE NO. 2016027717;

THENCE SOUTH 48° 16'27" EAST A DISTANCE OF 234.00' ALONG THE COMMON LINES OF SUBJECT 1.5485 ACRE TRACT AND 0.6041 ACRE TRACT TO A 5/8" IRON ROD WITH "CL DAVIS" CAP FOUND MARKING THE EAST CORNER OF SUBJECT 1.5485 ACRE TRACT, ALSO BEING THE SOUTH CORNER OF A 0.6041 ACRE TRACT AND BEING FURTHER LOCATED ON THE NORTHWEST RIGHT OF WAY OF SUNNYPVIEW AVENUE (60' RIGHT OF WAY);

THENCE SOUTH 41° 43'33" WEST, A DISTANCE OF 288.37' ALONG THE SOUTHEAST LINE OF SUBJECT 1.5485 ACRE TRACT AND THE NORTHWEST RIGHT OF WAY OF SUNNYPVIEW AVENUE TO A 5/8" IRON ROD WITH "CL DAVIS" CAP FOUND MARKING THE SOUTH CORNER OF SUBJECT 1.5485 ACRE TRACT, SAID CORNER ALSO BEING IN THE NORTHEAST RIGHT OF WAY OF SOUTH FRIENDSWOOD DRIVE (RIGHT OF WAY VARIES);

THENCE NORTH 48° 13'05" WEST A DISTANCE OF 234.00' ALONG THE NORTHEAST RIGHT OF WAY OF SOUTH FRIENDSWOOD DRIVE AND THE SOUTHWEST LINE OF OF THE HEREIN DESCRIBED TRACT AND CONTAINING 1.5485 ACRES OF LAND, MORE OR LESS.



SUBJECT VICINITY MAP SCALE 1" = 1/2 MILE (2640 FT)

GENERAL PLAT NOTES

- R.O.W. INDICATES RIGHTS-OF-WAY.
- B.L. INDICATES BUILDING LINE.
- F.I.R. INDICATES FOUND IRON ROD.
- F.I.P. INDICATES FOUND IRON PIPE.
- U.E. INDICATES UTILITY EASEMENT.
- A.E. INDICATES AERIAL EASEMENT.
- V-/P- INDICATES VOLUME/PAGE.
- P.O.B. INDICATES POINT OF BEGINNING
- G.C.C.F. INDICATES CLERK'S FILE OF GALVESTON COUNTY.
- NO EXISTING PIPELINES OR PIPELINE EASEMENTS ARE CONTAINED WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND CUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY 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 COMPANY (TNMP).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- 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 PROPERTY OWNER.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791019-13471, EFFECTIVE DATE NOVEMBER 4TH, 2019.

ROTHCHILD MOORE
INVESTMENTS II, LLC.

A SUBDIVISION OF 1.5485 ACRES OF LAND, BEING ALL OF A 0.2238 ACRE TRACT RECORDED IN C.F.#8940320 AND A 1.7034 ACRE TRACT RECORDED IN VOLUME 647, PAGE 182, SAVE AND EXCEPT 0.3787 ACRES AS CONVEYED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES IN VOLUME 861, PAGE 327, VOLUME 1139, PAGE 654 AND VOLUME 1169, PAGE 492, ALL OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT NO. 2, BLOCK NO. 4 OF THE SUBDIVISION OF FRIENDSWOOD, IN THE SARAH MCKISSICK OR J.R. WILLIAMS LEAGUE. RECORDED IN VOLUME 254, PAGE 37, TRANSFERRED TO PLAT RECORD 7, MAP NO. 21 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 RESERVE 1 BLOCK
FEBRUARY 28 2020

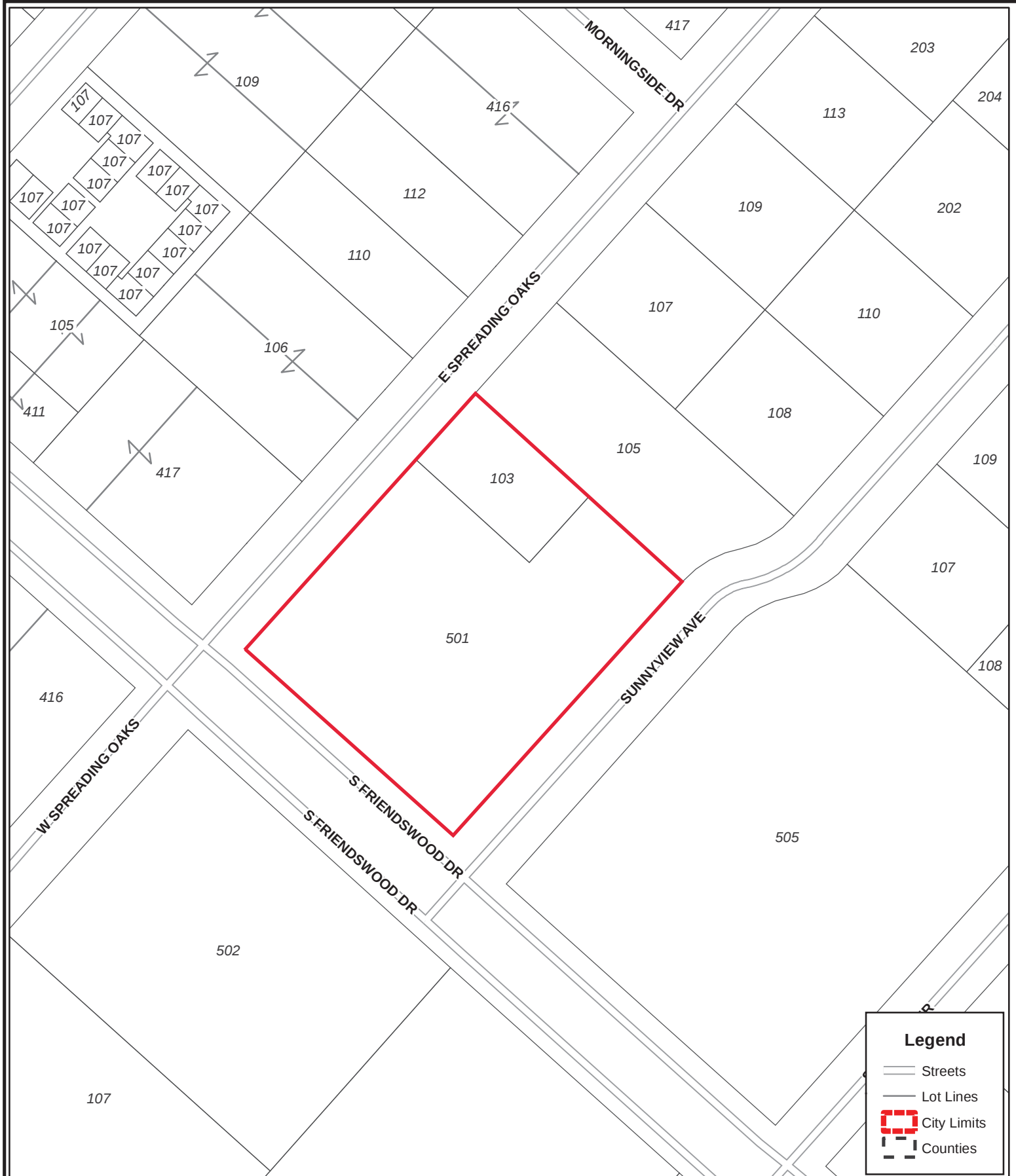
PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PH: 281.996.1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER
ROTHCHILD MOORE
INVESTMENTS II, LLC
JOE ROTHCHILD, MANA
920 SOUTH FRY ROAD
KATY, TEXAS 77450
rothchild@yahoo.com
PH: 713-598-2247

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3/2/2020

Planning



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" = 106'
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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 12, 2020

Subject: Minutes for the regular meeting held Thursday, February 13, 2020

Action: Choose an Option

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2-13-2020 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 13, 2020 - 7:00 PM**

MINUTES

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 13, 2020, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS,

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER MARCUS PERRY
COMMISSIONER ERIC GUENTHER
COMMISSIONER LISA LUNDQUIST
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COUNCIL LIAISON TRISH HANKS

ABSENT: 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)

No public comments.

3. Public Hearing

A. Receive comments, both oral and written regarding:

Proposed amendments to Appendix C, Zoning Ordinance Sections 10-12 regarding board of adjustment establishment and procedure, powers and duties, and appeals from the board of adjustment and Section 20, Definitions, to be consistent with state law, particularly Chapter 211 of the Local Government Code

Harbin explained the proposed amendments have been discussed by the Commission previously at a few meetings. She said the changes require public hearings and two readings with Council. She said the Commission will be voting on this further down the agenda. Harbin explained the proposal is to bring the city ordinance regarding the Zoning Board of Adjustment's authority more inline with state law. She said the changes would be to remove city requirements that exceed the state requirements. Harbin explained the other change is to move information regarding variances from the definition section to the variance section.

No public comments.

B. Receive comments, both oral and written regarding:

Proposed amendments to Appendix C, Zoning Ordinance, Section 7. P. 6. Permitted Use Table regarding changes for NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers

Harbin stated this item had also been discussed at previous meetings and will be voted on later tonight. She said that recommendation will then be forwarded to City Council for their consideration. Harbin explained the changes include not permitting gas stations in the Downtown District; permitting publishing industries in Community Shopping Center and the Downtown District; also in the Downtown District, to allow fitness and recreation centers by right.

No public comments.

4. 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.

****Commissioner Marcus Perry moved to approve Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

A. Sterling Creek Section 4 Final Plat

B. Minutes of the Regular Meeting held on January 23, 2020

5. 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.

A. Consideration and possible action regarding a proposed site plan amendment at 107 W. Heritage Drive, to amend the type of fence material

****Commissioner Brett Banfield moved to approve Consideration and possible action regarding a proposed site plan amendment at 107 W. Heritage Drive, to amend the type of fence material. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.**

Harbin said the previously approved site plan included special approval for gates to be constructed with wood material. She said since then, the owner has spoken to several contractors whom have said the wood will be too heavy on 12' gates and will create sagging in the future. Harbin explained the owner is asking for approval on R panel gates instead, which will match the building and help the gates last longer.

Charlotte Grindstaff/owner explained that her husband is still at work, and this is his project, but she would try to answer questions for the Commission. She said she thinks the R panels will look better and be lighter.

Banfield agreed and said the wood fence would be heavy on that length of gate and deteriorate quickly.

Eric asked what is the material is. Matranga said R panel is made of steel and can be many colors.

Marcus asked which pattern and color would be used. Mrs. Grindstaff said her understanding is the gates will match the building. Harbin read Mr. Grindstaff's email included in the back up material. The email confirmed the gates would match the building.

Lundquist stated the r panels would be better than the cedar fence. Sasson agreed.

- B. Consideration and possible action regarding site plan approval for a proposed gas station at 2210 S. Friendswood Drive (This site plan was approved previously, as well as an extension, but the extension expired requiring a new approval.)

**Commissioner Marcus Perry moved to approve Consideration and possible action regarding site plan approval for a proposed gas station at 2210 S. Friendswood Drive. Seconded by Commissioner Brett Banfield. The motion was approved unanimously.

Harbin stated this item is to consider the gas station that was previously approved to be constructed close to West Ranch. She said the driveway has been installed with an approved TxDot permit. Harbin explained the building permits were picked up and paid for in July 2019 but the owner is just now approaching the point to begin construction. She explained that since then, all the underlying approvals have expired. She said the civil plans were extended by Galveston County Consolidated Drainage District and re-signed by the city's Engineering and Public Works departments. Harbin also said building permits have been extended.

Perry amended his motion to include mitigation for 12 trees, as was included in the original approval.

- C. Consideration and possible action regarding a recommendation to City Council for the proposed amendments to Appendix C, Zoning Ordinance Section 10-12 regarding board of adjustment establishment and procedure, powers and duties, and appeals from the board of adjustment and Section 20, Definitions, to be consistent with state law, particularly Chapter 211 of the Local Government Code

**Commissioner Eric Guenther moved to approve Consideration and possible action regarding a recommendation to City Council for the proposed amendments to Appendix C, Zoning Ordinance Section 10-12 regarding board of adjustment establishment and procedure, powers and duties, and appeals from the board of adjustment and Section 20, Definitions, to be consistent with state law, particularly Chapter 211 of the Local Government Code. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.

Harbin had no additional information.

- D. Consideration and possible action regarding a recommendation to City Council for the proposed amendments to Appendix C, Zoning Ordinance, Section 7. P. 6. Permitted Use Table regarding changes for NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers

**Commissioner Lisa Lundquist moved to approve Consideration and possible action regarding a recommendation to City Council for the proposed amendments to Appendix C, Zoning Ordinance, Section 7. P. 6. Permitted Use Table regarding changes for NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers . Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin had no additional information.

6. Discussion Items

- A. Presentation by Samantha Haritos, Deputy City Engineer, regarding updates on drainage plans for the City
Samantha Haritos presented.

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

Several commissioners said they would be out of town during Spring Break.

- A. Thursday, February 27 - Regular Meeting
Thursday, March 12 - Regular Meeting

8. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Matranga announced he will be giving the Planning and Zoning Commission update at the March 2nd Council meeting. He said the Workshop Items have been typed up and passed out. He explained it is a road map of the year to come.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

Bennett said the Subdivision Ordinance changes are being reviewed by senior staff and then the subcommittee can set up to meet and discuss.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

Hanks said Council had the opportunity to listen to Samantha Haritos talk about drainage at the retreat last Saturday. She said Harbin also presented ideas for a comprehensive plan and the process staff goes through. Hanks said they would like to hear about the comp plan at a Council meeting so the public can also hear.

E. From Staff - January DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin said the January DRC report was included in the back up material. She said there were only a couple meetings, one of which staff met with DR Horton as a follow up meeting. Harbin said the homebuilder is now building in Friendswood Trails. She said she attended the Council retreat and hopes to come forward with a plan to update the comp plan soon. Harbin mentioned State of the City invites went out in the mail.

9. Adjournment

This meeting was adjourned at 08:22 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: March 12, 2020

Subject: Consideration and possible action regarding the TBH Holding Group LLC Preliminary Plat, being a subdivision of 1.849 acres, consisting of a 1.6507 acre tract and a .1975 acre tract out of Lot 4, Block 11 Friendswood Subdivision as recorded in Volume 238, Page 14 Galveston County Map Records, situated in the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas, property also known as 104 Whispering Pines Ave.

Action: Significant

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create two unrestricted reserves at 104 Whispering Pines Ave. The property owner is dedicating 20-feet of right-of-way to Whispering Pines Ave to comply with the Major Thoroughfare Plan.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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

RECOMMENDATIONS

The plans were 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 with the following conditions:

- 1) Specify easement is WS/UE and add to legend.
- 2) Add an easement for the existing gas line. May require coordination with Centerpoint Energy.
- 3) Correct the regulation matrix.
- 4) Correct the title block property description to include the proposed property and the existing property.

ATTACHMENTS

1. TBH Holdings PP Compliance Memo
2. TBH Holdings Preliminary Plat
3. 104 Whispering Pines Ave current configuration

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 9, 2020

Re: TBH Holding Group LLC Preliminary Plat

Project Description: The proposed plat is to create two unrestricted reserves at 104 Whispering Pines Ave. The property owner is dedicating 20-feet of right-of-way to Whispering Pines Avenue to comply with the Major Thoroughfare Plan.

The plans were 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 with the following conditions:

- 1) Specify easement is WS/UE and add to legend.
- 2) Add an easement for the existing gas line. May require coordination with Centerpoint Energy.
- 3) Correct the regulation matrix.
- 4) Correct the title block property description to include the proposed property and the existing property.

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

ABBREVIATIONS:

B.L. BUILDING LINE
(CM) CONTROL MONUMENT
-E- OVERHEAD ELECTRIC
-G- UNDERGROUND GAS
FND FOUND
G.C.C.F. GALVESTON COUNTY CLERK'S FILE
G.C.D.R. GALVESTON COUNTY DEED RECORDS
IP IRON PIPE
IR IRON ROD
P.L. PROPERTY LINE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
"SET" SET 5/8" IR W/CAP
U.E. UTILITY EASEMENT

WS

WATER SEWER

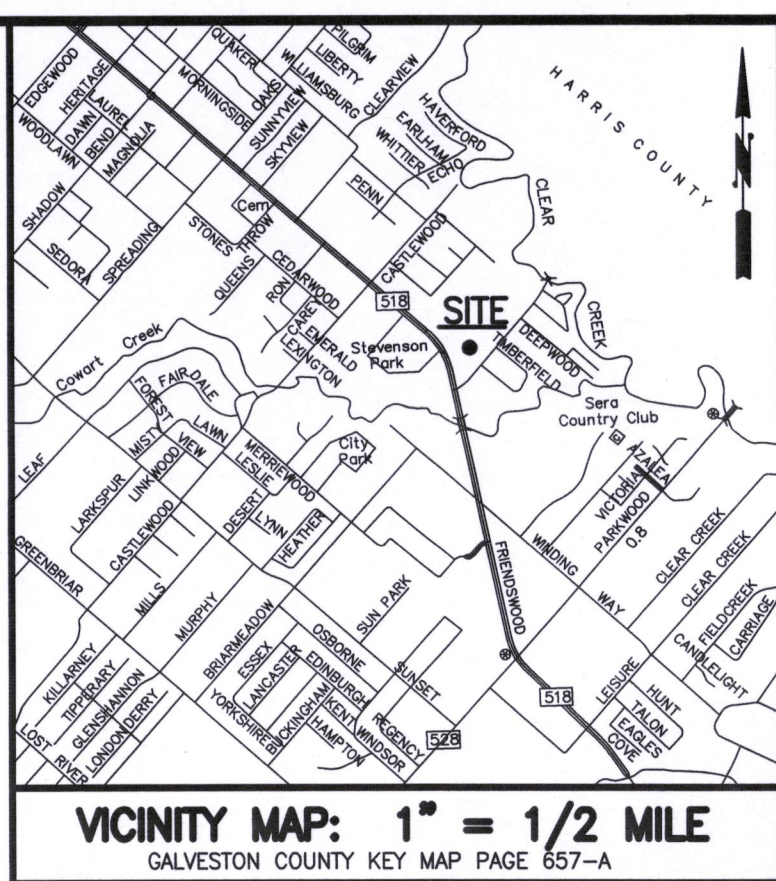
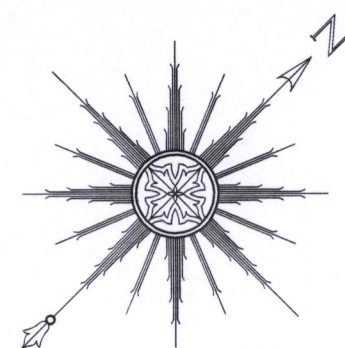
BENCHMARK

UNITED STATES COAST AND GEODETIC SURVEY MONUMENT
E459(1951), LOCATED ON THE NORTH SIDE OF BRIARMEADOW
DRIVE AND APPROXIMATELY 185 FEET WEST OF SUNSET BLVD.
ELEVATION 26.34'

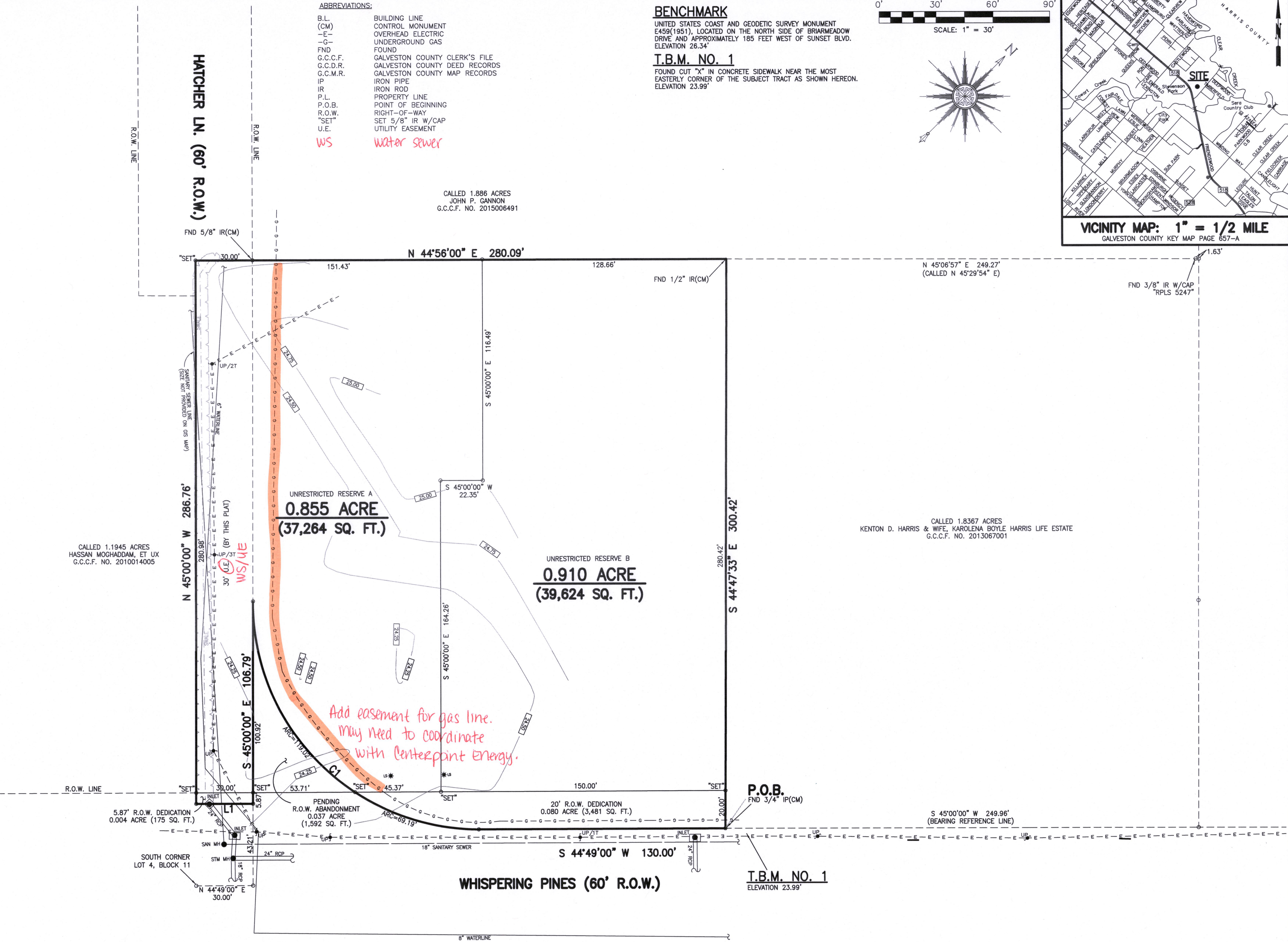
T.B.M. NO. 1

FOUND CUT "X" IN CONCRETE SIDEWALK NEAR THE MOST
EASTERLY CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.
ELEVATION 23.99'

0' 30' 60' 90'
SCALE: 1" = 30'



VICINITY MAP: 1" = 1/2 MILE
GALVESTON COUNTY KEY MAP PAGE 657-A



LINE TABLE

LINE	BEARING	DIST
L1	S 45°00'00" W	30.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHD BRG	CHORD
CT	119.62'	90°09'06"	188.22'	N 89°37'59" W	169.39'

METES AND BOUNDS DESCRIPTION

1.886 ACRES (82,136 SQUARE FEET)
OUT OF LOT 4, BLOCK 11, FRIENDSWOOD SUBDIVISION
SARAH MCKISSICK LEAGUE, ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 1.886 acres (82,136 square feet) of land situated in the Sarah McKissick League, Abstract Number 151, Galveston County, Texas; being out of and a part of Lot 4, Block 11, FRIENDSWOOD SUBDIVISION, a subdivision plat of record in Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), Galveston County, Texas; being all of a called 1.6507 acre tract (Tract 1) and all of a called 0.1975 acre tract (Tract 2) conveyed to TBH Holding Group, LLC as described by deed recorded under Galveston County Clerk's File (G.C.C.F.) No. 2019012982; being all of a called 0.037 acre tract of land conveyed to TBH Holding Group, LLC as described by deed recorded under G.C.C.F. No. XXXXXXXXXX; said 1.886 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected by deeds recorded under G.C.C.F. No(s). 844988B and 2018028598):

BEGINNING at a 3/4-inch iron pipe found on the northwesterly right-of-way (R.O.W.) line of Whispering Pines (60 feet wide) and marking the most southerly corner of a called 1.477 acre tract of land conveyed to Kenton D. Harris, et ux, as described by said deed recorded under G.C.C.F. No. 844988B; said iron pipe for the most easterly corner of said 1.6507 acre tract and the herein described tract;

THENCE, South 44°49'00" West, along said northwesterly R.O.W. line, a distance of 130.00 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking a point of curvature for a curve to the right;

THENCE, Westerly, continuing along said northwesterly R.O.W. line, an arc distance of 89.19 feet along said curve to the right, having a radius of 119.62 feet, a central angle of 33°08'28", and a chord which bears South 61°51'42" West, 68.23 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 44°49'00" West, continuing along said northwesterly R.O.W. line, a distance of 30.00 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking an angle point;

THENCE, South 45°00'00" East, continuing along said northwesterly R.O.W. line, a distance of 5.87 feet to an angle point;

THENCE, South 45°00'00" West, continuing along said northwesterly R.O.W. line, a distance of 30.00 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most southerly corner of the herein described tract;

THENCE, North 45°00'00" West, departing said northwesterly R.O.W. line, a distance of 286.76 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most westerly corner of the herein described tract;

THENCE, North 44°56'00" East, at 30.00 feet passing a 5/8-inch iron rod found marking the most southerly corner of a called 1.886 acre tract of land conveyed to John P. Gannon as described by deed recorded under G.C.C.F. No. 2015006491, continuing in all for a total distance of 280.09 feet to a 1/2-inch iron rod found marking the most westerly corner of the aforesaid 1.477 acre tract and for the most northerly corner of the herein described tract;

THENCE, South 44°47'33" East, along the southwesterly line of said 1.477 acre tract, a distance of 300.42 feet to the POINT OF BEGINNING and containing 1.886 acres (82,136 square feet) of land. Boundary One Project Number 6787-0507.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT:

Director _____ Date _____

Director _____ 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 valid for three hundred sixty five (365) days. Please note, this does not necessarily mean that all of the information provided in this plat has been completely checked and verified. The plat submitted has been prepared, signed, and sealed by a Registered Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys the Engineer's responsibility and accountability to that Surveyor.

General Notes: (Galveston County Consolidated Drainage District)

- Buildings, fences or other structures shall not be erected 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.
- The detention and drainage facilities are to be maintained by the property owner.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT.
- Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- Plantings, flowerbeds, or other landscaping is not permitted in side lot drainage or detention easements.
- No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 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.

DOWNTOWN DISTRICT ZONING
REGULATION MATRIX

ZONING DISTRICT	15,000
LOT AREA MINIMUM SF	0-15,000
LOT WIDTH MINIMUM FEET	0
LOT DEPTH MINIMUM FEET	0
YARD MINIMUM FEET FRONT	0
YARD MINIMUM FEET REAR	0 G, 15 F
YARD MINIMUM FEET SIDE INTERIOR	15.0
YARD MINIMUM FEET SIDE EXTERIOR	0.0
HEIGHT MAXIMUM FEET (MAXIMUM 4 STORIES)	0.0
LANDSCAPE REQUIREMENTS	YES
EXCEPTION NOTES	E,F,G
MAXIMUM LOT COVERAGE	60%

E, F, G } add text explanations

General Notes: (City of Friendswood)

- This tract lies in Zone "X" (shaded), designated as "Areas of 500-year (0.2%) Annual Chance Flood," as per the National Flood Insurance Program FIRM Community Panel Number 480468-0014-0, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 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 Friendswood, Texas.
- Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall have a width of not less than four feet and comply with Federal, State and Local requirements.
- No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility.
- Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- Bearings are oriented to the bearing base reflected by deeds recorded under G.C.C.F. No(s). 844988B and 2018028598.
- This survey substantially complies with Texas Society of Professional Surveyors Standards for Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- 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 TBH Holding Group, LLC shall be responsible for these items. The City of Friendswood shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of streetlights shall be the responsibility of Texas New Mexico Power.
- 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.
- 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 property owner(s).
- There are no existing pipeline easements within the limits of the subdivision.
- This tract is subject to the restrictive covenants of record in Vol. 2799, Pg. 666, GCDR and corrected under GCDP No. 8620540.

PRELIMINARY PLAT

TBH HOLDING
GROUP LLC

BEING 1.849 ACRES OF LAND, and a 0.1975 ac tract,
OUT OF LOT 4, BLOCK 11, FRIENDSWOOD SUBDIVISION
AS RECORDED IN VOL. 236 PG. 14 G.C.M.R., situated in the
SARAH MCKISSICK LEAGUE,
ABSTRACT NO. 151
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

1 BLOCK

2 UNRESTRICTED RESERVES

OWNER:

TBH HOLDINGS GROUP, LLC
SMILE BATHA, CPA
104 WHISPERING PINES AVE.
FRIENDSWOOD, TX 77546
(409) 454-9422

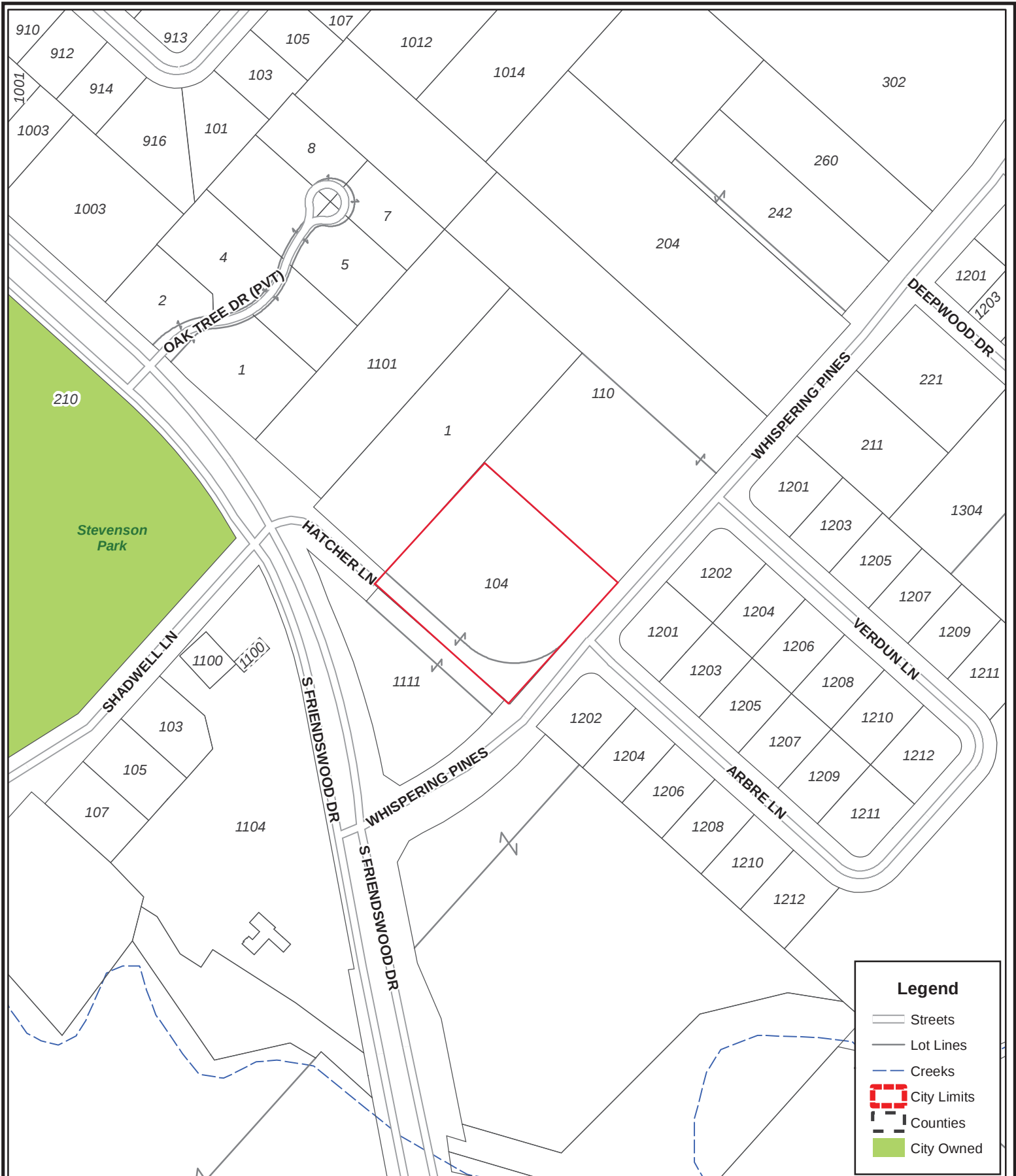
SURVEYOR:

BOUNDARY ONE, LLC.
T.B.P.E.L.S. FIRM NO. 10084800
CHRISTIAN OFFENBURGER, R.P.L.S.
150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TEXAS 77546
(281) 648-3131

DATE: MARCH 2, 2020

SCALE: 1" = 30'

SHEET 1 OF 1



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" = 213'
 Page 18 of 21



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 12, 2020

Subject: From Staff - February DRC Report, commercial and residential project updates, City Council action and ordinance updates

Action: Significant

SUMMARY / ORIGINATING CAUSE

- City Wide Traffic Study complete - presentation at Council meeting on March 2
- John Scott and Sally Branson - unopposed; both re-elected for 3 year terms
- Public hearings held and first readings approved for ZBOA amendments and Permitted Use Table amendments (3/2/2020)

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. February 2020 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: March 4, 2019
 Re: DRC Report

The following DRC Meeting was held in **February 2020**.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
1302 S Friendswood Drive Rustika Bakery & Café – to occupy The Cake Lady building	CSC	No	Site plan approval only required for significant changes to the exterior of the building or site; earth tone colors required; license agreement needed to formalize use of parking and dumpster location currently situated in the right-of-way on Winding Way; submit to Galveston County Health District for health permits/inspections; fire sprinkler required for occupant load of 100 or more; any additional paving would require detention	

