

FLUM Amendment and Zone Change Requests

Location:

Generally located at the 4700 block of FM 2351

Legal Description:

29.3726 acres of land, more or less, being out of Lot 62 of a subdivision of 2,069 acres in the Perry and Austin League situated in Galveston, Harris, and Brazoria Counties in the State of Texas, according to the Map or Plat recorded in Volume 215, Page 394 of the Galveston County Records and in Volume 3 Page 6 of the Map Records of Harris County, Friendswood, Texas

Requests:

1) Future Land Use Map (FLUM) amendment from “Retail” and “Industrial” to “Mixed Use”

and

2) Zone classification change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD)

Documents:

[1. Aerial map](#)

[2. Location map](#)

[3. Zoning map](#)

[4. Future Land Use Map](#)

[5. Rezoning Report](#)

[6. Proposed Clear Creek Village Planned Unit Development \(PUD\)](#)

City of Friendswood

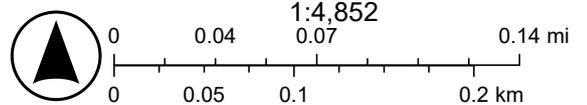
Aerial Map

Subject Tract:
29.3726 acres



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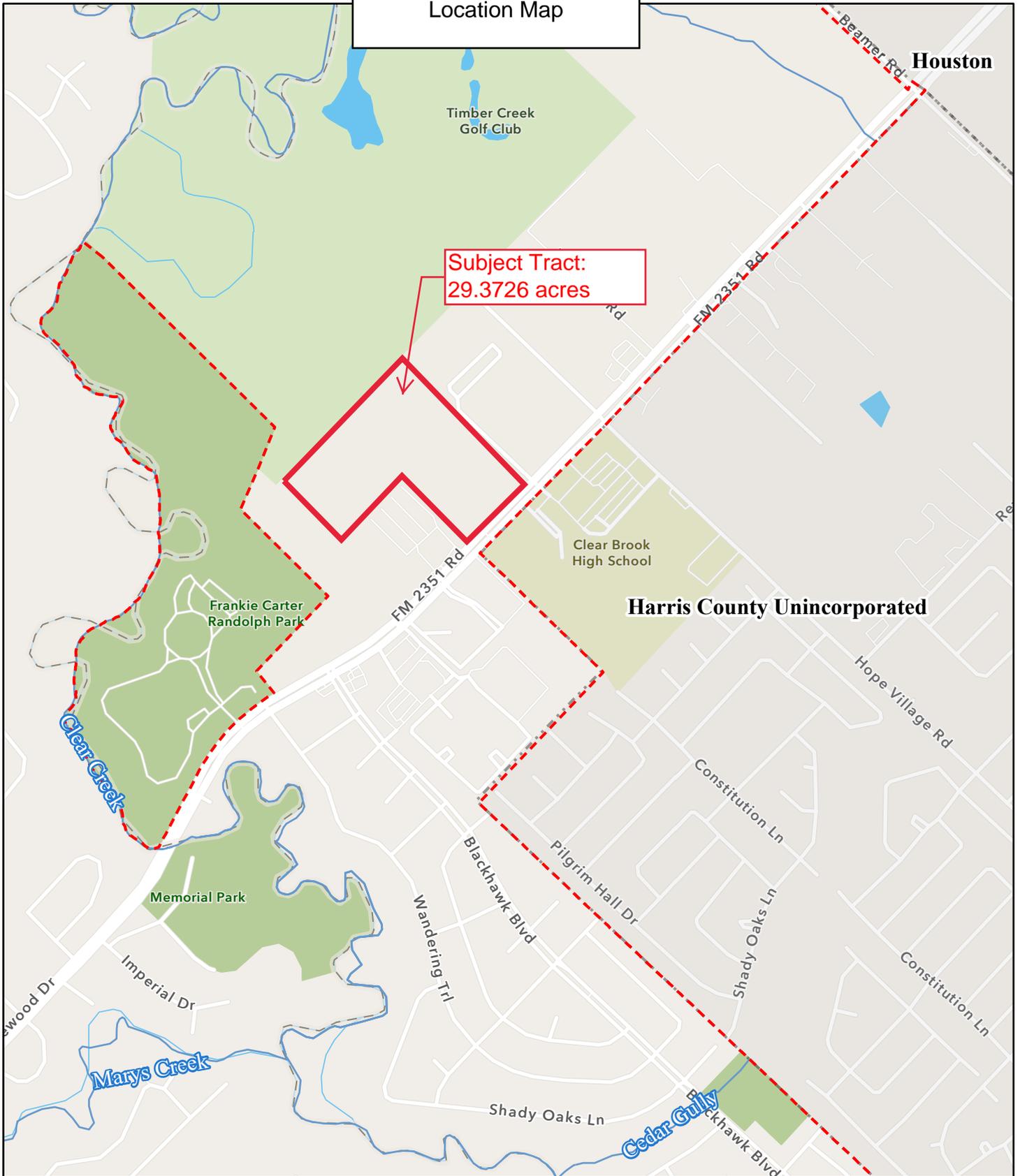
- City Limit
- Parcels
- Streets
- Surrounding Cities



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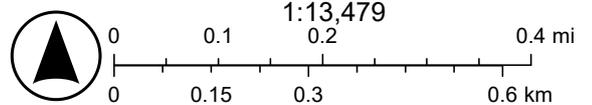
City of Friendswood

Location Map



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-  City Limit
-  Creeks/Water
-  Surrounding Cities

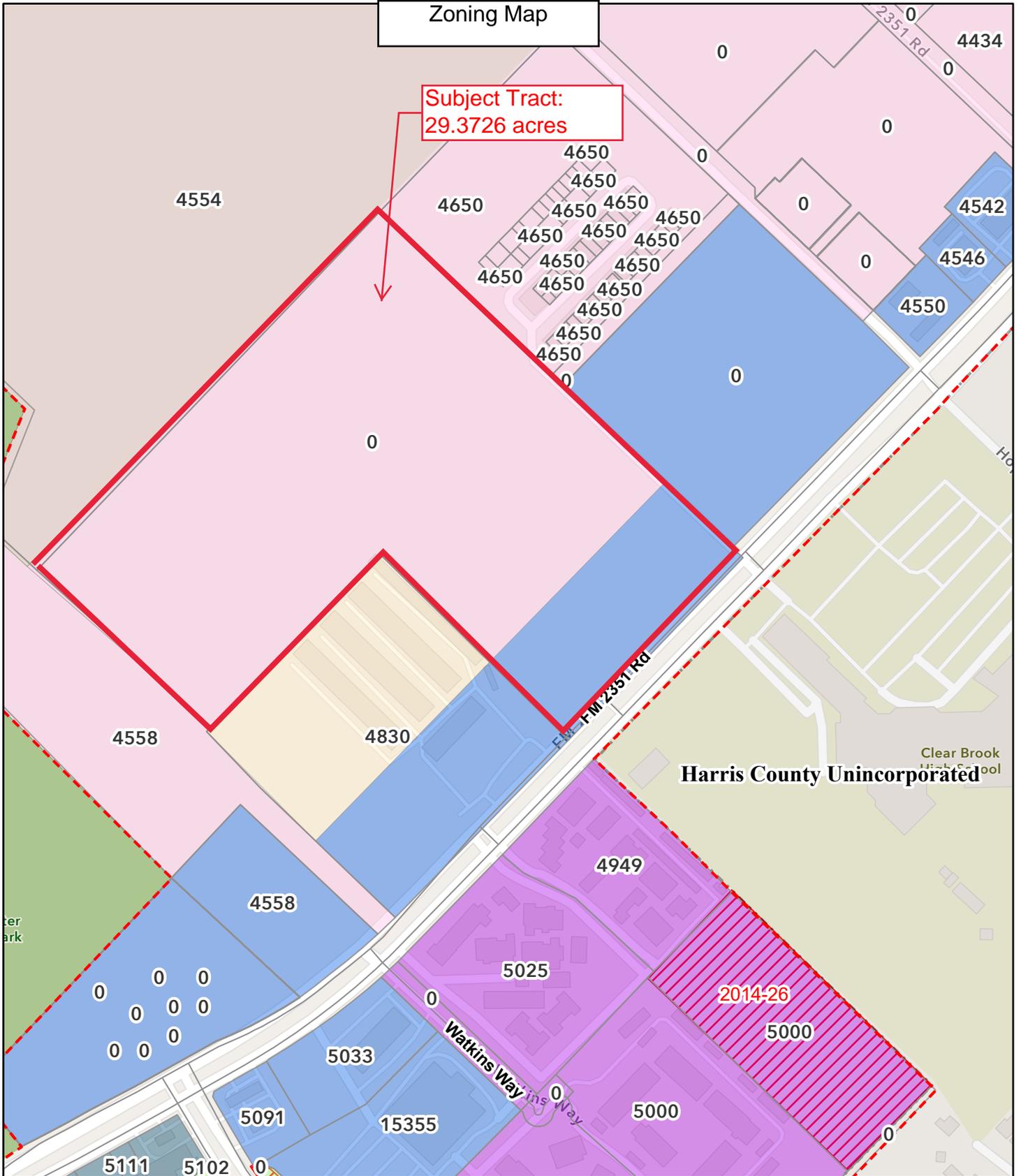


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City of Friendswood

Zoning Map

Subject Tract:
29.3726 acres

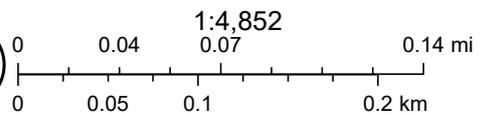


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- City Limit
- Parcels
- Streets
- Surrounding Cities

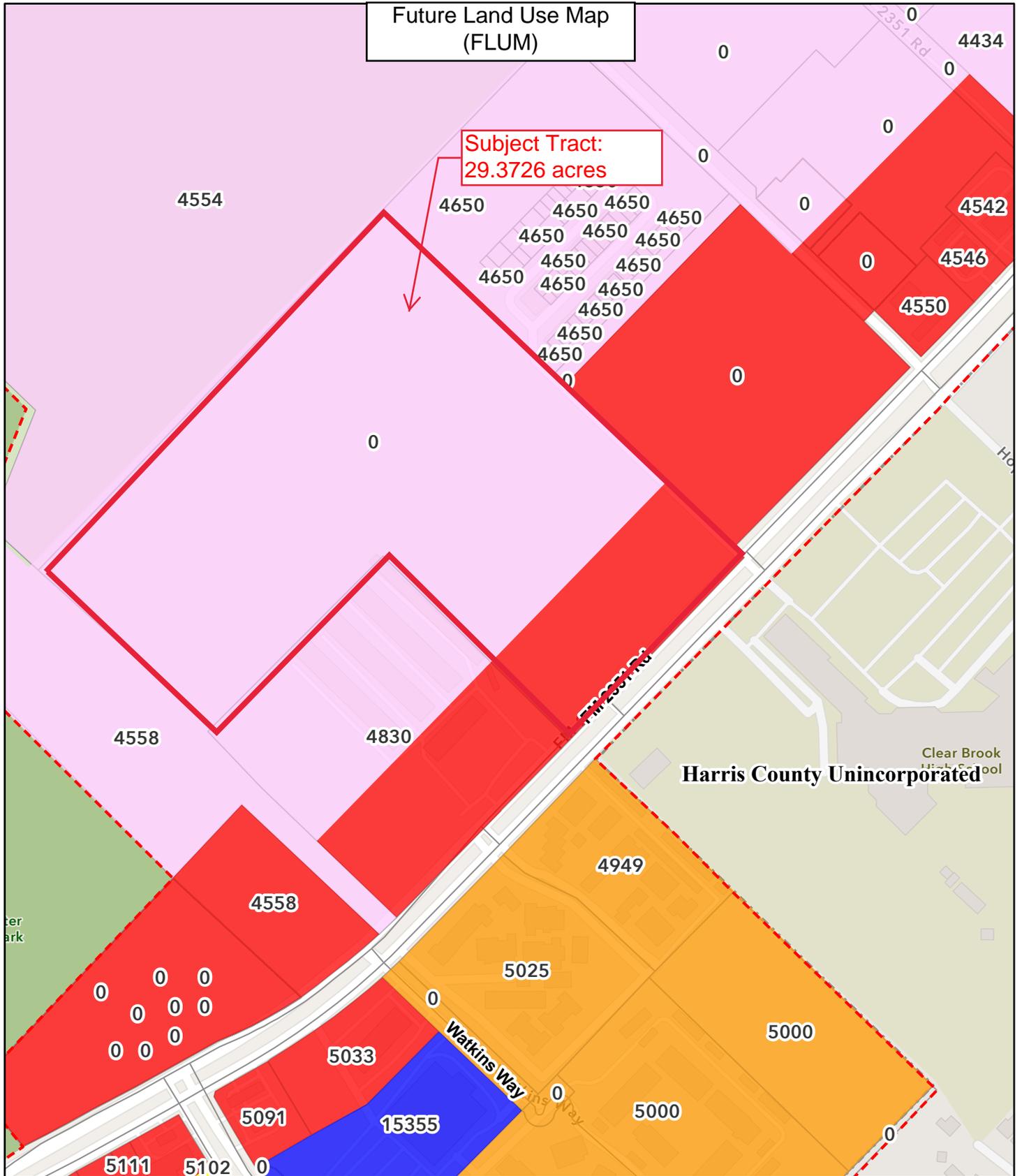
- Zoning by Parcel
- CSC
 - I
 - LI

- MFR-H
- NC
- SFR
- Specific Use Permit



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City of Friendswood

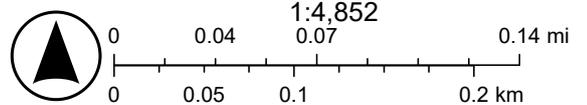


Future Land Use Map (FLUM)

Subject Tract:
29.3726 acres

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- City Limit
- Low Density
- High Density Residential
- Retail
- Industrial
- Public and Semi-Public
- Parcels
- Streets
- Surrounding Cities



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Rezoning Report

November 2025

Location: FM 2351, generally located in the 4700 Block

Legal: 29.3726 acres, more or less, being out of Lot 62 of a subdivision of 2,069 acres in the Perry and Austin League situated in Galveston, Harris, and Brazoria Counties in the State of Texas, according to the Map or Plat recorded in Volume 215, Page 394 of the Galveston County Records and in Volume 3 Page 6 of the Map Records of Harris County, Friendswood, Texas

Project: Clear Creek Village Planned Unit Development (PUD)

Requests: 1) Future Land Use Map (FLUM) amendment from “Retail” and “Industrial” to “Mixed Use”

and

2) Zone classification change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD)

Planned Unit Development (from Appendix C Zoning Ordinance)

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 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.

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 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; or
7. To promote economic development in accordance with the city's plans for such.

Proposed Use (Permitted Uses, Location, Size, etc.)

Mixed-Use Development

The proposed project is a mixed-use development consisting of high density residential and commercial space providing an integrated living and workspace. Shared green space and on-site detention will also be provided within the development. The property is located near Timber Creek Golf Course and Frankie Carter Randolph Park (Harris County) which would provide future residents easy access to both public and private recreation amenities.

The commercial portions of the development will utilize the Neighborhood Commercial zoning district to regulate the uses allowed within the development. All land uses allowed by the NC zoning district, excluding gasoline service stations, shall be permitted within the commercial areas of the development. Uses required to obtain a Specific Use Permit shall be required to obtain a SUP to operate within the development. Table 4 outlines the setbacks, building height, and minimum building square footage. Building will range from 7,000 square feet to 13,000 square feet in size.

The residential portion of the development will utilize the Multi-Family Residential-High Density (MFR-H) zoning district to regulate the uses allowed within the development. All land uses allowed by the current MFR-H zoning district shall be permitted within the residential areas of the development. Table 5 outlines the density, minimum building square footage, setbacks, and building height for the high-density residential buildings. The residential portion of the development will consist of 366 high-density garden apartments and 24 townhouses.



Clear Creek Village PUD

Parking

A shared parking analysis has been provided. Planned parking for the development includes 796 parking spaces. 488 would be reserved for the multi-family residential portion and the remaining 308 spaces would be associated with the commercial areas.

Trails and Open Space

A quarter mile semi-public trail through the promenade and plaza will be provided. Additionally, approximately 2.5 acres of open space will be accounted for throughout the project.

Existing Use/Site Attributes

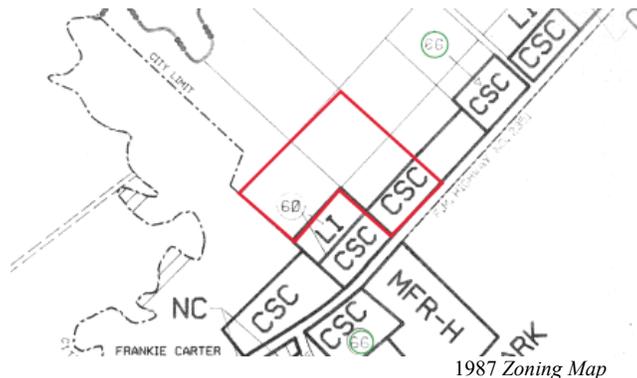
The 29-acre tract is currently undeveloped and is heavily wooded and has 660 feet of frontage along FM 2351. An oil well is present on the property; the required setback for active wells is 150 feet. The western corner of the property falls within the 500-Year floodplain. A private driveway access Garage Ultimate is located along the distance of the northeasterly property line.



Aerial Map from Friendswood GIS

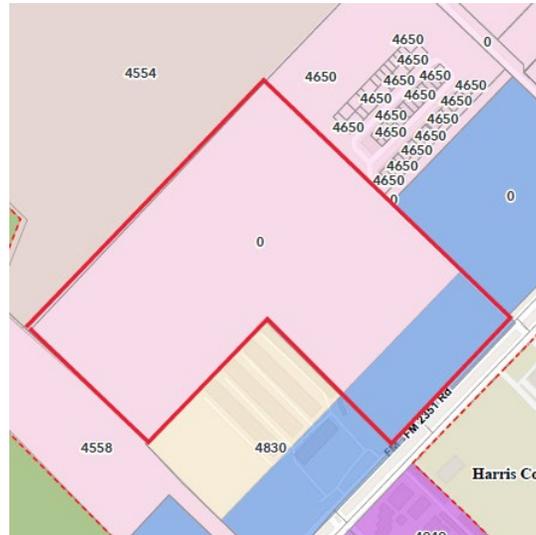
Zoning History

The area of Friendswood on FM 2351 east of Frankie Carter Randolph Park was annexed into the city in 1987. The property has been zoned Community Shopping Center (CSC) and Industrial (I) since that time.



Adjacent Zoning/Land Use

The property fronts FM 2351, a TxDOT right-of-way. Timber Creek Golf Course is situated to the north. To the east is a vacant 10-acre tract towards the front and Garage Ultimate towards the rear. On the southwesterly side, the property abuts a boat and RV storage lot and to the west, there is vacant land between this tract and Frankie Carter Randolph Park.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 29.3726 acres, City of Friendswood, Harris County, Texas. Preliminary and final plats will be required in order to proceed with development.

Current Planning Analysis

The Planned Unit Development (PUD) is intended to create a unique, mixed-use community within the City of Friendswood providing retail services and multi-family residential units as well as open space.

A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;
2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;
3. The land serves as transition between different and seemingly incompatible land uses;

4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;
5. To provide amenities or features that would be of a special benefit to the community; or
6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development meets the requirement by meeting criteria 1.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as “Retail” and “Industrial.” During the update of the Future Land Use Map in 2021, the decision was made to keep the area as planned on the map with the goal of allowing for retail and commercial development along FM 2351 but allowing for industrial development to the rear. An amendment to the Future Land Use Map to change to “Mixed Use” is included in the request.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:

Portions of the property lie within the 500 –Year Floodplain. At the time of platting and submittal of the construction plans, an engineered drainage plan must be submitted. On-site detention will be required.

Utilities:

Capacity for water and wastewater are available for the development of this tract. The conveyance of those utilities must be determined at the time of development.

Transportation:

A Traffic Impact Analysis (TIA) will be required. There is an existing 30-foot private road running the length of the side property line. The property owner will be required to dedicate 10 feet; once the vacant tract across the road develops, they will dedicate and improve the other 10 feet for an ultimate 60-foot roadway. A 5-foot sidewalk will be required along FM2351.

Public Safety:

No major concerns for the development. The Fire Marshal’s Office will require fire sprinkler, fire alarms, Knox systems, and two points of access, which will all be verified during platting and site plan approval.

Economic Development:

The PUD will be presented to the Community and Economic Development Corporation (CEDC) in early October for a recommendation.

School District:

The property is located within Clear Creek ISD's boundary. There is a possibility of additional students who would attend CCISD as a result of the proposed multi-family units to be built within the development.

Alcohol Sales:

The proximity of potential restaurants and commercial establishments to the public school could limit the sale of alcohol. It is unlawful to sell or offer for sale any alcoholic beverage from a place of business which is located within 300 feet of a church, public school or public hospital; measuring standards vary. The developers are aware of these regulations and have planned accordingly.

Park/Open Space:

Parkland fees of \$600 per dwelling unit would be due at the time that the plat is recorded or with the issuance of the building permits.

Clear Creek Village Planned Unit Development

The City of Friendswood

November 17, 2025

Prepared by:



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TBPE No. F-726 | TBPLS No. 10092300



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Appendix 2 Survey/Metes and Bounds
Appendix 3 Parking Calculation Tables

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Clear Creek Village (“Project”), comprised of 29.0 acres, as depicted in Figure 1 – Subject Tract. The project is a mixed-used development consisting of commercial, residential, shared green space and onsite detention. The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of Friendswood, “City” and the Developer. While the project is currently known as “Clear Creek Village”, this name may change in the future as a result of marketing strategy or other factors.

B. Project Location

The Project is located on FM 2351, south of the Timber Creek Golf Course, approximately 4,000 feet or .75 miles from Beamer Road, entirely within Friendswood City Limits.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the northwestern portion of the property, abutting the Timber Creek Golf Course, is zoned as Industrial (I). The remainder of the property abutting FM 2351 is zoned as Community Shopping Center (CSC).

D. Surrounding Land Use

Clear Creek Village is located at the northwestern portion of Friendswood surrounded by a mixture of undeveloped, commercial, industrial and public land. To the north a 316-acre golf course, to the west the 73-acre Frankie Carter Randolph Park, undeveloped property, and a storage facility. To the east of the property, a mixture of undeveloped property, and commercially developed properties focused on automotive repairs and storage. To the south two apartment complexes and a mix of commercially developed properties including Clear Brook High School, a 35-acre school campus which sits just outside of Friendswood City Limits.

E. Existing Site Conditions

The site is a 29-acre tract of land with 660 feet of frontage along FM 2351. The property is undeveloped and is heavily wooded with vegetation and underbrush. The western corner of the property falls within the 500-year floodplain. Public data obtained from the

Railroad Commission of Texas shows an oil well present on site. Confirmation of the well site and a plan of action to address status of the well will be part of the site plan approval process.

F. Future Land Use Map

Friendswood annexed the identified tract of land in 1982, giving it a zoning designation of Industrial. In 1989 zoning shifted from Industrial to Commercial along FM 2351 while retaining the Industrial designation to the rear. Since annexation the land has remained undeveloped. The 2021 Future Land Use Plan identifies use designations of Industrial and Retail, consistent with current zoning categories. A mixed-use development with a commercial and multi-family component is proposed for this site. The commercial portion is supported by the Future Land Use Map which prioritizes commercial development. The rear multi-family component, while not reflected in the Future Land Use Map, is a variation of commercial development and will serve as support for the retail and office space.

G. Comprehensive Plan Analysis

The 1998 Comprehensive Plan identifies land along FM 2351 as suitable for Industrial, High Density Residential and Retail Services. The proposed development mirrors established development on the south side of FM 2351, supporting the City goal of guided land development producing uniformed land patterns. The placement of retail and high density residential maximizes the shared property line between this project and Timber Creek Golf Course, providing a buffer and gradual change in topography. The multi-family component is situated near Frankie Randolph Park. This proximity will provide residents with easy access to a public park supporting the 1998 Comprehensive Plan goal to develop residential which can be supported by existing park and recreational areas. The 1998 Comprehensive Plan identifies FM 2351 as a major thoroughfare capable of supporting a higher density residential development and commercial development both in vehicle volume and connectivity, internally in Friendswood and externally to the greater metro area. The mixed-use development brings Friendswood closer to the 1998 Comprehensive Plan goal of an economic pattern with an increased commercial base.

II. DEVELOPMENT PLAN

A. Purpose & Intent

A Planned Unit Development is sought based on section J.(1)(e)1. of the Friendswood Code of Ordinances, Appendix C, Section 7. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards.

The purpose of the Planned Unit Development is to clarify planning considerations and guide implementation of the vision for the community. It will establish a framework for the Clear Creek Village by identifying the type, location, and projected density of the land uses proposed within the development. The primary goal of the Clear Creek Village Planned Unit Development is to create a mixed-use development that is rooted within the City creating a vibrant, connected addition to the community. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of high-density housing products and unrestricted age use encourages cross-generational housing and living experience.

B. Land Use Plan

Proposed Uses & Densities

NC-PUD, Neighborhood Commercial District. The Neighborhood Commercial Planned Unit District, for retail sales, services and office activities, in a mixed grouping. Structure size will range between 7,000 and 13,000 square feet. Land ownership will be retained by a single entity; buildings shall be occupied by leaseholders.

MF-PUD, residential. The Multi-Family Planned Unit District, a residential district providing high density garden apartments and townhouses.

Detention. Stormwater management infrastructure includes detention, open space, landscaping and a designated trail.

Table 1 – Land Use

TABLE 1 – Land Use		
Land Use	Gross Acres	% Gross AC
Multi Family, MF-PUD	14.7	50%
Neighborhood Commercial District, NC-PUD	8.22	28%
Detention	6.44	22%
Total	29.37	100%

Figure 3 – Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD, provided they comply with the acreage restrictions referred to in this section.

Land use categories shall be regulated on a total gross acreage basis. Land use categories may increase or decrease by up to 10 percent without further approval of the Planning and Zoning Commission or City Council. Gross detention acreage may increase due to final engineering considerations resulting in a decrease in other land uses. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

The density shall not exceed 26.6 residential dwelling units per acre of MF-PUD designated land. At a gross acreage of +/- 14.7, this would result in a maximum of 391 residential units.

C. Circulation

As part of Friendswood PUD Option 2 process a Traffic Impact Analysis (TIA) will be submitted for review and approval when applying for site plan approval.

Figure 4 – The Concept Plan illustrates the proposed circulation system for Clear Creek Village. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall site. There shall be two access points. The first access point will be a shared driveway easement, constructed at the existing curb cut out along F.M. 2351. The second access point will be a 30-foot private access easement constructed as part of the development. The private drive will be 30 feet wide running along the east property line adjoining an existing driveway easement. The private drive will be built to meet guidelines established in Section 4 of the 2021 Design Criteria Manual.

D. Green Space and Trails.

1. Green Space

Green Space Promenade and Plaza areas and Private Amenity area shall comprise at least 8.5% of the gross acreage of Clear Creek Village:

Green Space Promenade and Plaza = 1.77 Ac.

Private Amenity = 0.73 Ac.

Table 2 - Green Space

TABLE 2 - Green Space			
Land Use	Type of Green Space	AC	% of Gross AC
MF-PUD	Private Green Space	0.73	2.5%
NC-PUD	Public Green Space, Promenade & Plaza	0.62	2.1%
MF-PUD	Public Green Space, Promenade & Plaza	1.15	3.9%
Total Green Space		2.50	8.5%

2. Trails and Open Space

Trails and Open Space shall comprise at least 2.2% of the gross acreage of Clear Creek Village:

Open landscaped area within land designated for detention = 0.64 Ac.

Proposed quarter mile, (1,320 linear feet) of trails and pathways within development.

The proposed semi-public trail through the promenade and plaza and around the detention system may be paved or unpaved and constructed of materials that are appropriate for the specific application. The specific location of individual trails may be moved or combined as the design and development of Clear Creek Village moves forward. Future connection to Frankie Randolph Park may be possible with off-site easements and coordinated development.

Table 3 - Green Space, Trails & Open Space

TABLE 3 - Green Space, Trails & Open Space		
Type of Green Space	AC	% of Gross AC
Green Space	2.50	8.5%
Trails and Open space	0.64	2.2%
Total	3.14	10.7%

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Clear Creek Village PUD. Appendix 2 contains the metes and bounds description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within the amended PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability will follow procedures established in Section 10 of Appendix C of the Friendswood Code of Ordinances.

This PUD may be amended by the same procedure as it was adopted, by ordinance.

2. Existing Utilities

Existing utilities and all use allowed by existing easements shall continue to be permitted in all designations within the PUD.

3. Design Standards

Friendswood Community Overlay District (COD) requirements established in Section 7.5 Appendix C, Zoning of the Friendswood Code of Ordinances shall apply along the first 150 feet of F. M. 2351.

Façade materials listed in Figure 5 – NC-PUD Typical Elevations shall apply to development within the NC-PUD section of the PUD.

Façade materials and color scheme listed in Figure 6 – MF-PUD Typical Elevations shall apply to development within the MF-PUD section of the PUD.

4. Lighting

All lighting within Clear Creek Village will be subject to standards established in the Code of Ordinance, Appendix C., Sec. 8. J. 2. c., Lighting and glare. Green space and trails will require lighting standard meeting illumination level recommendations established by Illuminating Engineering Society “IES.” These standards will help to ensure attractive, high-quality lighting is provided throughout the development.

5. Signage

All signage within Clear Creek Village will be subject to the standards established in the City Code of Ordinance, Appendix A. These standards will allow signs to provide information while maintaining the aesthetic of the community.

6. Planting

All planting within the PUD will be subject to the standards established in the Code of Ordinances, Appendix C, Sections 7.5 and 8. I. Landscaping and Screening requirements. These standards will preserve the value of trees in the community.

B. Development Standards

Lot development shall be subject to Friendswood, Code of Ordinances, Appendix C, Section 7.Q., except were modified by the development standards established in this section of the PUD.

1. Neighborhood Commercial District (NC-PUD)

Purpose: The Neighborhood Commercial District is designed to meet the demand for commercial development along major thoroughfares. Neighborhood Commercial is intended for retail sales, services and office activities in a mixed grouping meeting the daily needs of the community. All land uses allowed by the City’s current Neighborhood Commercial District, excluding gasoline service stations, shall be permitted within this NC-PUD land use area. Uses identified in Section 7. P. of Appendix C of the Friendswood Code of Ordinance as requiring a Specific Use Permit must comply with all city requirements and procedures to operate said uses within the PUD.

Table 4 – NC-PUD Building Standards

Table 4 – NC-PUD Building Standards								
	Bldg. min. sq. footage	Bldg. Width	Bldg. Depth	Front yard min.	Rear yard min.	Side yard min	Height Max ft.	Landscape required
NC-PUD	7000'	70'	115'	30'	0'	5'	40'	Yes

Figure 5 – Depicts typical NC-PUD elevations.

2. Multiple-Family Residential Dwelling – (MF-PUD)

Purpose: Multiple-Family Residential Dwelling is a residential district intended to provide for the highest residential density allowing for a density of up to 26.6 dwelling units per acre. All land uses allowed by the City’s current MFR-H, Multiple-Family Residential Dwelling-Highest Density District, shall be permitted within this MF-PUD land use area.

Table 5 - MF-PUD Building Standards

Table 5 - MF-PUD Building Standards							
	Units per Acre	Bldg. min. sq. footage	Front yard min.	Rear yard min.	Side Yard min.	Height Max ft.	Occupiable Height Max Ft.
MF-PUD	26.6	14000'	0	10'	5'	65'	40'

Figure 6 – Depicts typical MF-PUD elevations.

3. Parking

Clear Creek Village seeks to incorporate pedestrian friendly access and shared green spaces within a compact mixed-use development. To meet these design elements the development will establish 796 shared parking spaces, 488 confirmed for Multi Family (MF-PUD) and 7 parking spaces per 1,000 sq. ft. GFA or 308 spaces associated with Neighborhood Commercial, NC-PUD. The reduced parking plan will encourage pedestrian mobility, devoting more space to community interaction and shared experiences. Parking spaces and parking lot geometric design shall comply with requirements established in the 2021 Design Criteria Manual. Parking calculations provided as Appendix 3.

4. Building Setback Encroachments

Building setback lines shall be provided according to the approved concept plan. Architectural features such as porches, entry stairs/stoops, eaves, bay windows, balconies, fireplace chimneys, and other similar decorative features, may

encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.

IV. ADMINISTRATION & AMENDMENTS

A. Deviations from the Code of Ordinance

The criteria established in this PUD require deviations from the City’s Code of Ordinance, Appendix C and the Friendswood 2021 Design Criteria Manual. These deviations are necessary to achieve the community vision established for Clear Creek Village. Table 4 describes the requested deviations. These deviations shall apply to all property within the PUD.

B. Project Phasing

Clear Creek Village may be developed in a maximum of two phases to provide a balanced approach relative to anticipated market demands. Development must occur within time limitations established through Section 7. J. (4) of Appendix C of the Friendswood Code of Ordinances.

Table 6 – Deviations from Code of Ordinance

TABLE 6 - Deviations from Code of Ordinance, Appendix C			
	Code of Ordinances Section	Requirement	PUD
Density	7.Q.2	Density ranging up to 12 dwelling units per gross acre.	Density ranging up to 26.6 dwelling units per MF-PUD platted acre.
Height Maximum	7.Q.2	Height Maximum Feet, 40 feet.	Building height not to exceed 65’ feet. Occupiable building height not to exceed 40’ feet.

Table 7 – Deviations from 2021 Design Criteria Manual

Table 7 - Deviations from 2021 Design Criteria Manual			
	Code of Ordinances Section	Requirement	PUD
Parking	Appendix C Parking Group Table	Established Parking Categories	796 parking spaces, 488 reserved for MF-PUD, 308 reserved for NC-PUD. See appendix 3 – Parking Calculations.



Figure 1: Subject Tract

Clear Creek Village Planned Unit Development

October, 2025

0 50 100 200
 SCALE: 1"=100'
 TRUE SCALE AT 24" x 36"



ENGINEERING THE FUTURE
 SINCE 1936

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRA TEAM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO.
 251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PU\ Application\EHRA\Sub\Figure 1 - Subject Tract 9-29-2025.dwg Oct 02, 2025 3:57pm Edited by: gmalvaux

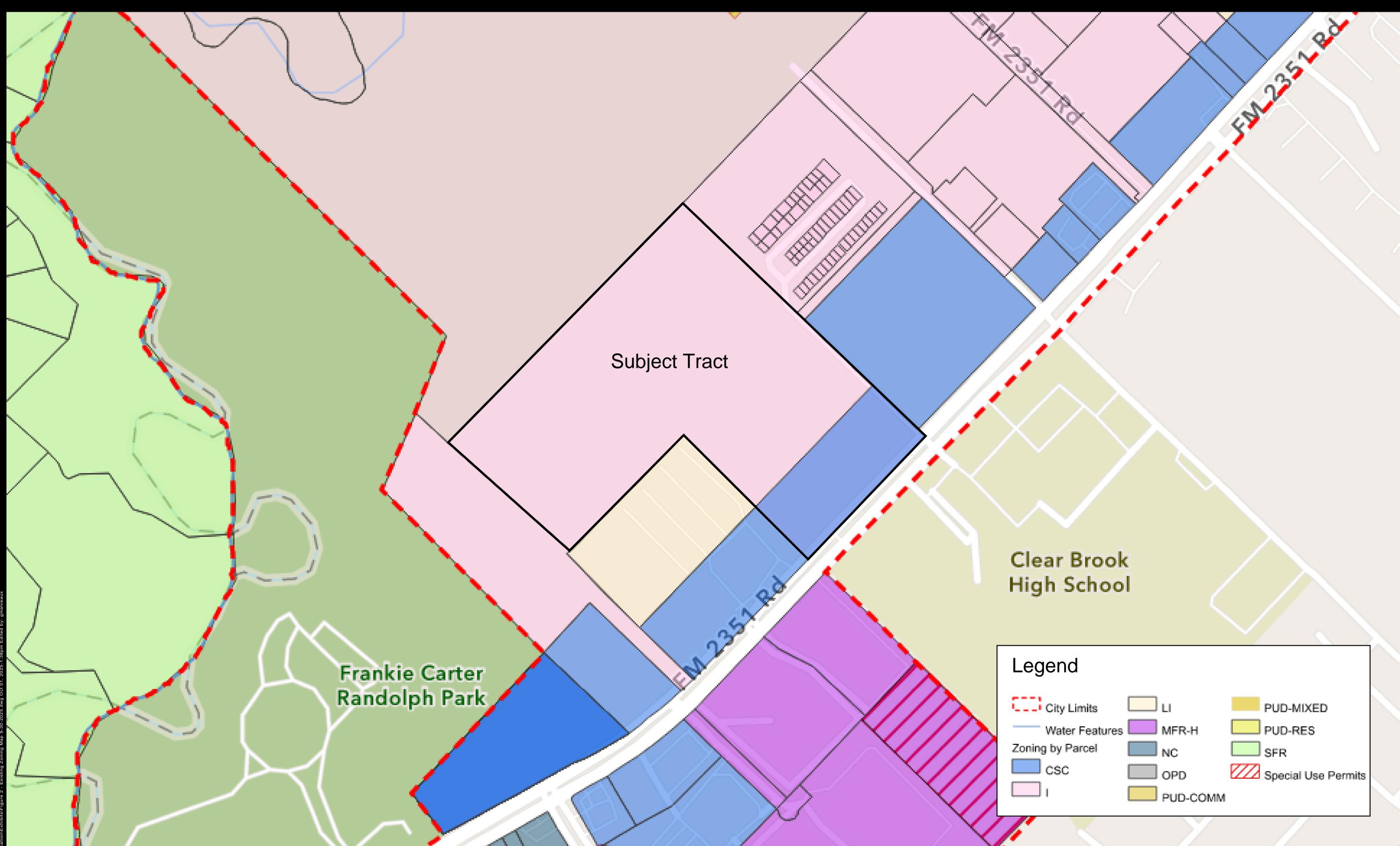


Figure 2: Existing Zoning Map

Clear Creek Village Planned Unit Development

Legend

City Limits	LI	PUD-MIXED
Water Features	MFR-H	PUD-RES
CSC	NC	SFR
I	OPD	Special Use Permits
	PUD-COMM	

October, 2025

SCALE: 1"=100'
TRUE SCALE AT 24" x 36"



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\Exhibits\Figure 2 - Existing Zoning Map_9-30-2025.dwg Oct 01, 2025 1:38pm Edited by: gmshevaux



LAND USE AREAS	
Detention (NC-PUD Trail/Open Space .64 Ac.)	± 6.44 Ac.
Neighborhood Commercial PUD (NC-PUD) (NC-PUD Public Green Space .62 Ac.)	± 8.22 Ac.
Multi Family PUD (MF-PUD) (MF-PUD Public Green Space 1.15 Ac.) (MF-PUD Private Green Space 0.73 Ac.)	± 14.71 Ac.
Green Space 3.14 Ac. (11%)	
Total	± 29.37 Ac.

Figure 3: Land Use Plan

Clear Creek Village Planned Unit Development

November 17, 2025
 SCALE: 1"=100'
 TRUE SCALE AT 24" x 36"



EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRATEAM
 TBPE No. F-726
 TBPLS No. 10092300
 EHRA JOB NO. 251-007-00
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlanPUD_Application\Resubmittal Prep Files\Figure 3 - Proposed Zoning 10-22-2025.dwg Nov 17, 2025 4:05pm Edited by: gmatvaux



TIMBER CREEK GOLF CLUB

GARAGE ULTIMATE

FRANKIE CARTER RANDOLPH PARK

COSTAL BEND PROPERTY

BOAT & RV STORAGE OF FRIENDSWOOD

F.M. 2351
(120' R.O.W.)

LEGEND	
	Neighborhood Commercial PUD (NC-PUD)
	Multi Family PUD (MF-PUD)
	Detention
	NC-PUD Building Pads (Office/Retail)
	MF-PUD Building Pads (Multi-Family/Townhomes)
	Club/Leasing Private Amenity Site
	Green Space Promenade/Plaza

NOTE: This plan is conceptual in nature and subject to change based on regulations contained within PUD text.

Figure 4: Concept Plan

Clear Creek Village Planned Unit Development

November 17, 2025
 SCALE: 1"=100'
 TRUE SCALE AT 24" x 36"



EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRATEAM
 TBPE No. F-726
 TBPLS No. 10092300
 EHRA JOB NO. 251-007-00

P:\251-007-00\ClearCreekVillagePUD_Application\Resubmittal_Prop_Plans\Figure 4 - Concept Plan_V3_20251117.dwg Nov 17, 2025 3:16pm Edited by: gmatveaux

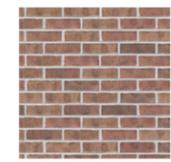


MULTI-TENANT OFFICE/RETAIL
FRONT ELEVATION

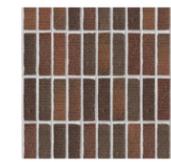


MULTI-TENANT OFFICE/RETAIL
REAR ELEVATIONS

MATERIALS



PATTERN ONE
MASONRY
BRICK



PATTERN TWO
MASONRY
BRICK



PATTERN THREE
MASONRY
BRICK



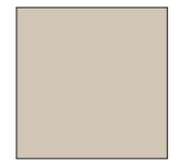
STONE



STONE



CAST
STONE



COLOR ONE
STUCCO



COLOR TWO
STUCCO



PREFINISHED
METAL

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P:\231-004-00\LandPlan\ExhibitsFor_Exhibits_Prep\Exhibits_P-8 Through P-13 ThreeColumns.dwg Jul 30, 2024 12:45pm Edited by P.Lipatova





Clear Creek Village: Figure 6 - MF-PUD Typical Elevations



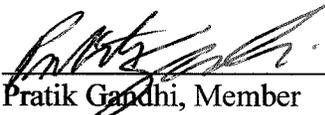




EXECUTED to be effective as of November 14, 2024.

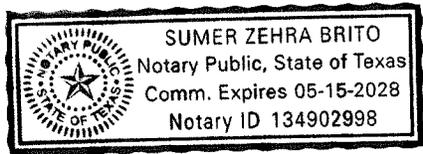
GRANTOR:

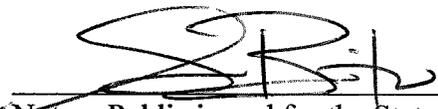
BUILDVESTMENTS LLC,
a Texas limited liability company

By: 
Pratik Gandhi, Member

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024,
by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf
of such limited liability company.




Notary Public in and for the State of TEXAS

RP-2024-427676

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

RP-2024-427676

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.
2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.
3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.
4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.
5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

RP-2024-427676
Pages 6
11/15/2024 01:30 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-427676

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Appendix 3 - Parking Calculations

City of Friendswood Parking Requirements			
Standard Parking - Combination Option 1			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	22232	4/1000	89
Health Care	16516	4.5/1000	66
Gen Bus Ofc	24544	3.4/1000	83
Sq. ft.	85524		460.8
Required Commercial Spaces			460.8
Required MF Spaces			597.75
Total Required Space			1058.5

* Refer to Page 2 - Total Required MF Spaces.

* Refer to Page 2 - Retail Bldg. Square footage.

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 2			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	46776	4/1000	187
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		465.6
Required Commercial Spaces			465.6
Required MF Spaces			597.75
Total Required Space			1063.3

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 3			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	24544	10/1000	245
Retail	44464	4/1000	178
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		479.5
Required Commercial Spaces			479.5
Required MF Spaces			597.75
Total Required Space			1077.2

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	89	4.45	44.5	66.75	8.9	4.45	89	66.75	8.9
Clinic (Medical or Dental)	66	0	66	16.5	0	0	16.5	0	0
Office	83	4.15	83	24.9	4.15	0	8.3	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1058	628.8	454	573.65	669.95	635.75	669	587.75	628.2
Req. Spaces		669.95							

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	187	9.35	93.5	140.25	18.7	9.35	187	140.25	18.7
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1063	632.35	410	622.55	678.4	640.65	747.8	661.25	638
Req. Spaces		747.8							

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	245	24.5	122.5	183.75	98	36.75	183.75	245	122.5
Retail (excluding shopping center)	178	8.9	89	133.5	17.8	8.9	178	133.5	17.8
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1077	634.2	417	633.05	686.7	643.65	756.05	677.5	648.6
Req. Spaces		756.05							

Appendix 3 - Parking Calculations

Residential Parking calculations based on Friendswood Design Criteria Manual, Appendix C				
Multi Family (MF) Parking Calculations				
Unit Code	Bdrm Type	Number	Parking Calculation	No. Req. Space
E1	Efficiency unit	60	1	60
A1	1 bdrm unit	60	1.5(60)	90
A3	1 bdrm unit	123	1.5(123)	184.5
B1	2 bdrm unit	30	1.5(30)+.25(30)	52.5
B3	2 bdrm unit	9	1.5(9) + .25(9)	15.75
B4	2 bdrm unit	84	1.5(84)+.25(84)	147
	Total units	366		
Total parking spaces proposed apartment count				549.75
TH	3 bdrm	24	1.5(24)+.25(48)	48
	Total units	24		
Combined unit total		390	Total units req	597.75

Commercial Lease Space		
Sq. Ftg.	# of Bldg.	Totals
11116	4	44464
12272	2	24544
8258	2	16516
Total Sq. Ftg.		85524
1000 sq ft per GFA		85.524

Parking Group Tables from Friendswood Design Criteria Manual, Appendix C	
Finance and Insurance	
<i>General Business Offices:</i>	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
<i>Consumer Service Offices:</i>	4.6 spaces per 1,000 sq. ft. GFA.
<i>Data Processing, Telemarketing, Operations:</i>	6 spaces per 1,000 sq. ft. GFA.
Food Service	
<i>Restaurant:</i>	10 spaces per 1,000 sq. ft. GFA;
<i>Restaurant bar area:</i>	15 spaces per 1,000 sq. ft. GFA;
<i>Fast Food:</i>	8 spaces per 1,000 sq. ft. GFA;
<i>Take Out and Delivery Only:</i>	3 spaces per 1,000 sq. ft. GFA;
Health Care and Social Assistance	
<i>Medical Offices (not on hospital campus):</i>	4.5 spaces per 1,000 sq. ft. GFA.
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic & Sightseeing	1 space per 100 sq. ft. GFA.