

# Quality News

YOU CAN USE

CITY OF FRIENDSWOOD

ECONOMIC DEVELOPMENT OFFICE

December 2007

 [Download PDF & Print](#)

## Downtown Zoning Approved

The new [Downtown Zoning District](#) has been approved. The new downtown zone allows for:

- » Mixed-uses of office, retail and residential space
- » Building heights up to 70 feet
- » 15-foot sidewalk/pedestrian area, includes 4 feet for street amenities and landscaping
- » Zero setbacks from some lot lines
- » Provisions for shared and off-site parking

## Economic Incentive Grant Approved for

### 60,789-SF, Mixed-Use Development

#### \$9-million project to break ground early 2008

Based on the City of Friendswood's Community Economic Development Committee's (CEDC) recommendation, City Council unanimously approved an economic incentive grant for the development of HomeTown Center by Tony Buzbee, owner of Buzbee Properties, Inc. The grant, the second of its kind to be awarded by the City, reimburses the business up to \$100,000 for fees paid to the City relating to the construction and development of the project.



A 60,789-square-foot, mixed-use development, HomeTown Center will be located at 502 South Friendswood Drive, across from the historic Friendswood Friends Church. The three-story building will feature office space and retail uses on the first and second floors, as well as high-end lofts on the third floor. Some of the future tenants include Buzbee Properties, Inc., HomeTown Bank, a coffee shop and a title company.

When complete, the \$9-million project will be located on 2.8 acres of land and will provide a positive economic impact on the city, including increasing property tax revenues to the City and Friendswood Independent School District by more than \$1.5 million over a 10-year period. In addition, there will be new jobs, including approximately 15 from the bank, coffee shop and the realty/development company.

Groundbreaking is expected to take place first quarter 2008.

"HomeTown Center will be a flagship development for downtown that will help spur and revitalize other properties in the downtown area," said Karen Capps, City of Friendswood economic development coordinator. "HomeTown Center will be the city's largest commercial mixed-use building and will provide extensive streetscaping, such as ornamental lighting; wider, paved sidewalks; and benches for pedestrians."

The City offers continuous assistance to business owners to help them expand or relocate their businesses to the

- » Downtown Zoning Approved
- » Economic Incentive Grant Approved for 60,789-SF, Mixed-Use Development
- » Medical Wellness Center at Friendswood Breaks Ground
- » Friendswood Businesses are Eligible for Landscape Improvement Grants
- » Business News

**Karen Capps, CEcD**  
Economic Development Coordinator



It's been an exciting year for Friendswood. With two newly awarded economic incentive grants and the approved Downtown District zoning plan, we look forward to welcoming first-rate projects that will have a positive impact on our city and its residents.

Be sure to visit our Web site – [www.ci.friendswood.tx.us](http://www.ci.friendswood.tx.us) – regularly for news and updates. Take advantage of our interactive GIS mapping system that allows you to explore the entire area in detail – available buildings and land sites, traffic counts, aerial views of the city, water and sewer lines, detailed demographic reports, property ownership data, zoning and much more!

I wish you a happy holiday season and a prosperous 2008!

## CALENDAR OF EVENTS

Mark your calendar and look for the City of Friendswood Economic Development Office at the following:

**International Economic Development Council Leadership Summit**  
February 3 - 5, 2008  
Orlando, FL

The City of Friendswood is a proud member of:



**Bay Area Houston Economic Partnership**  
[www.bayareahouston.com](http://www.bayareahouston.com)



**Galveston County Economic Alliance**  
[www.gcea.us](http://www.gcea.us)

**Friendswood Chamber of Commerce**  
[www.friendswood-chamber.com](http://www.friendswood-chamber.com)



Contact

**Karen Capps**

Economic Development Coordinator

[kcapps@ci.friendswood.tx.us](mailto:kcapps@ci.friendswood.tx.us)

[www.ci.friendswood.tx.us](http://www.ci.friendswood.tx.us)

**910 S. Friendswood Drive**  
**Friendswood, Texas 77546**

**Phone: 281.996.3250**

**Fax: 281.482.3722**

city through a variety of economic development incentives, such as property tax abatement, municipal grant incentives and tax increment financing. For more information on economic development opportunities in Friendswood, call 281-996-3250 or visit [www.ci.friendswood.tx.us](http://www.ci.friendswood.tx.us).

## Medical Wellness Center at Friendswood

### Breaks Ground

**The \$4.9-million project is slated for a July 2008 grand opening**



*Pictured, from left to right, Jamie Ballard, City of Friendswood's Community Economic Development Committee chair; Karen Capps, City of Friendswood's economic development coordinator; Dr. Ronald Baden; Scott Smith, Memorial Hermann; Aric Browne, Ethan Christopher LLC; and Thomas Walker, C.A. Walker Construction.*

The Medical Wellness Center at Friendswood, located on 1.6 acres at 1505 E. Winding Way, broke ground on the 28,940-square-foot, two-story facility that will house Dr. Ronald Baden's Obstetrician/Gynecologist practice and Memorial Hermann Imaging Center. Based on the City of Friendswood's Community Economic Development Committee's (CEDC) recommendation, City Council unanimously approved Friendswood's first economic incentive grant for the expansion of these two businesses.

The imaging center, which will occupy the entire first floor and offer services such as MRIs, digital mammography, ultrasound and CAT scans, along with Dr. Baden's practice will absorb approximately 60 percent of the building. The additional 9,000 square feet is available for pre-lease.



[Search over 40 available land and building sites for sale or lease](#)

[See newly updated demographic reports available for major intersections in the city](#)

## Friendswood Businesses are Eligible for

## Landscape Improvement Grants

The Community Appearance Board (CAB) and the City of Friendswood are partnering with local businesses and Home Owner Associations to offer a Grant Incentive Program to initiate landscape improvement projects within the city.

The CAB supplies cash reimbursement for a landscape improvement project (up to \$2,000), and the business matches the contribution. All businesses and HOAs located within the Friendswood city limits are eligible. Applications will be accepted through March 31, 2008. For more details, contact the City of Friendswood Community Service Department at 281-996-3220.

## Business News

### New Businesses:

- » Hickory & Oak Smoked Barbecue
- » Mustang Grill
- » Primerica
- » Essential Insurance Group
- » A Big Place 4 Little People 2
- » Anytime Fitness
- » Memorial Hermann Clinic
- » UTMB Ophthalmology
- » My Physical Fitness
- » HEB Carwash
- » Korner Klub 4 Kids

### Residential Development

Creekside Section II Subdivision  
49 lots West Ranch, North of FM 518 at West Blvd.

Jacob's Landing Subdivision  
42 lots end of Wilderness Trail (Wilderness Trail/Greenbriar)

Lakes at San Joaquin Section II Subdivision  
66 lots, FM528/San Joaquin Pkwy

Stonecreek Section II Subdivision  
51 lots, West Ranch, North of FM 518 at West Blvd.

Windsor Manor Subdivision  
4 lots, Castlewood Dr/Sunset Drive

Forsberg Subdivision  
2 lots, one existing house – Wilderness Trail/Greenbriar

### 2007 Residential Building Permits

Month	New	Additions	Pools
September	15	4	8
October	6	6	4
November	16	6	13

<b>2007 Total</b>	278		



© 2007 City of Friendswood Economic Development Office