

**NOTICE OF A REGULAR/AMENDED/SPECIAL/CANCELLED MEETING OF
THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD
THURSDAY, SEPTEMBER 26, 2019 BEGINNING AT 7:00 PM, IN THE COUNCIL
CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE,
FRIENDSWOOD TEXAS.**

REGULAR MEETING

- 1. Call to order**
- 2. Communication from the public/committee liaisons**
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)
- 3. Consent Agenda**
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
 - A. Minutes from September 12, 2019, regular meeting**
- 4. Action Items**
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 a site plan for E Squared Marine to be located at 4440 FM 2351**
- 5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**
 - A. Thursday, October 17, 2019 - regular meeting
Thursday, October 24, 2019 – regular meeting**
- 6. Communications**
 - A. Commissioners (suggestions for future agenda items and general comments; updates from liaison assignments)**
 - B. Planning Subcommittee**
 - C. Ordinance Subcommittee**
 - D. Council Liaison – Trish Hanks**
 - E. Staff - commercial and residential project updates; City Council action and ordinance updates**

7. **Adjournment**
8. **Call to Order: Work Session - 2nd Floor Conference Room immediately following the regular meeting**
 - A. **Training Session 1: Discussion and presentation on City of Friendswood departments, boards and commissions, development processes, and City resources**
9. **Adjourn Work Session**

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

A handwritten signature in black ink, appearing to read 'Aubrey Harbin', written in a cursive style.

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 COMMISSION 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

THURSDAY, SEPTEMBER 12, 2019 BEGINNING AT 7:00 PM NOTICE OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD , IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD TEXAS.

MINUTES

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING & ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 12, 2019, AT 07:00 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN JOE MATRANGA
COMMISSIONER RICHARD CLARK
COMMISSIONER BRETT BANFIELD
COMMISSIONER ERIC GUENTHER
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
MARY KAY FISCHER CITY ATTORNEY
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY SUMMERS

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. Public Hearings

A. Receive comments, both oral and written regarding:

A zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:

- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
- 2. 59.5277 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC.**

Harbin explained the applicant was seeking a partial amendment to the previously approved Planned Unit Development (PUD). She said the developer had since acquired 57 acres and can now build around the entire lake. She said the new PUD would consist of 259 lots made up of 60-foot, 70-foot, and 90-foot lot sizes that would be constructed in five phases. Harbin stated the developer would still need to coordinate their construction time with the county's construction time for Friendswood Lakes Boulevard.

Kathryn Parker/Meta Planning & Design stated the developer now has control of both sides of the lake plus the south side into League City. She said the 80-foot lots around the lake have been up-sized to 90-foot lots and the lake views have been opened up more. Parker stated the intent of the development and the quality of product will remain as originally presented.

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.

A. Minutes from August 22, 2019, regular meeting

****Commissioner Richard Clark moved to approve Minutes from August 22, 2019, regular meeting. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

5. Action Items

- A. Consideration and possible action regarding a zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:**
- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
 - 2. 59.5277 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC.**

****Commissioner Lisa Lundquist moved to approve the Consideration and possible action regarding a zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:**

- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
- 2. 59.5277 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC.**

Seconded by Commissioner Marcus Perry. The motion was approved 4-2 with Chairman Joe Matranga, Commissioner Eric Guenther opposed.

Lundquist said she appreciates the attention paid to the Commission's previous comments.

Perry asked if the subdivision would have additional access from League City. Parker said a stub street was on the south end but main access would be from the Friendswood entrance. Perry asked how complex it is to design drainage across City limits. Parker said the engineer would be coordinating with both cities. She explained a conversation was started but they have not gotten into the details yet. Perry asked if water and sewer would all be from the City of Friendswood. Parker replied that utilities were still in the works, as well.

Banfield asked if the green spaces would be open to both sides of the neighborhood to which Parker said yes. Banfield said the home density decreased and the green space increased so he would still support the PUD.

Matranga said he had concerns with the previous plan and that he still has concerns with the new plan. He said the plan only met six of the seven requirements of a PUD. Matranga said the development did not provide any amenities. Matranga also said he was concerned with the PUD's ability to increase/decrease the make up of lot size percentage by ten percent. Matranga stated he thought the product would be nice but did not meet the standards set forth in Friendswood for Planned Unit Developments.

B. Consideration and possible action regarding a site plan amendment for HEB Curbside expansion at 701 W. Parkwood Ave.

****Commissioner Brett Banfield moved to approve Consideration and possible action regarding a site plan amendment for HEB Curbside expansion at 701 W. Parkwood Ave.. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

Harbin said the HEB Grocery Store was proposing an additional 1,188 square feet to the Curbside Pickup. She said they are not removing any parking or trees and there will not be any lighting changes. Harbin said the exterior facade would match the existing building.

Scott Broadben/architect said the store was expanding to add refrigerated box space to the Curbside section.

C. Consideration and possible action regarding site plan approval for Valvoline Instant Oil change to be located at 1701 S. Friendswood Dr.

**Commissioner Eric Guenther moved to approve Consideration and possible action regarding site plan approval for Valvoline Instant Oil change to be located at 1701 S. Friendswood Dr.. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Harbin stated Valvoline would be built behind Jack-In-The-Box and next to Chipotle. She said they were proposing a 2,108 square foot, single story building. Harbin said the auto bays were not facing the right-of-way, per the Community Overlay District regulations. Harbin mentioned staff had one comment to clarify the shared drive easement location.

Richard Gains/Valvoline said they have been in business for over 100 years. He explained the Valvoline Instant Oil Change was designed for the customer to stay in their car during the oil change. Gains stated they usually serve about four cars per hour and have a low impact on traffic. He said they recycle all their products.

Guenther asked if Valvoline has any special environmental things. Gains said they tie into City water and sewer but do have an oil separator. Lundquist asked if they had to remove the one tree on site. Gains answered the tree could not remain. Banfield said the 25 trees being added sound good. Banfield said it was a good looking building.

Perry stated the rendering showed signs on two sides of the building. Harbin said the business is allowed a total sign square footage of 1.5 times the linear frontage of the building.

Guenther asked about the detention pond. Harbin said a Property Owner Association had been set up to maintain the pond. Guenther asked if a traffic study was done. Harbin answered that Virgata Properties installed driveways inside the development to help with traffic circulation. Matranga asked if cars would be waiting on the Valvoline property. Gains said if one or two cars are waiting then additional customers would just come back later. Gains said there is a stacking lane on the east side of the building.

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

A. Thursday, September 26, 2019 - regular meeting

B. Thursday, October 10, 2019 – Staff will be in San Antonio, Tx to receive Scenic City Award. This meeting needs to be moved to Thursday, October 17, 2019, to replace the October 10 meeting

Motion to move meeting from October 10 to October 17.

****Commissioner Lisa Lundquist moved to approve Thursday, October 10, 2019 – Staff will be in San Antonio, Tx to receive Scenic City Award. This meeting needs to be moved to Thursday, October 17, 2019, to replace the October 10 meeting. Seconded by Commissioner Brett Banfield. The motion was approved unanimously.**

7. Communications

A. From P&Z Commissioners - Suggestions for future agenda items, general comments and/or updates from liaison assignments

Lundquist said Keep Friendswood Beautiful had a big meeting. She said they discussed the school's recycling system, Santa in the Park, and fairy trails. Lundquist said there was a cutting in the pollinator garden that is a direct descendant from Thomas Jefferson's garden.

Perry said the Galveston County Consolidated Drainage District does not get enough credit. He said people are griping about the amount of dump trucks going through Friendswood but they are doing so much good to decrease flooding.

Banfield said for every truck you see, imagine it hauling off a truckload of water. He said he would like to address the PUD process on a future agenda. Banfield said he thought the administrative allowance of a 25% change was too high and suggested putting a time limit on PUDs. Banfield said he read the DRC report and was not happy about a gas station looking at prime property in the Downtown District. Banfield was excited about the recent Ice Cream Social. He said over 800 ice creams were served this year.

Matranga asked if everyone going was signed up for the American Planning Association Conference. Harbin answered that Matranga, Sasson, and Lundquist were all going.

B. From City Council Liaison Trish Hanks - General comments and communication from City Council

Council Liaison Hanks said the Ice Cream Social was good. She announced the Library would be holding a Speakeasy fundraiser on October 4th. Hanks said Council would be holding special meetings to discuss budget and taxes but staff was anticipating a penny decrease for taxes.

Hanks said she wanted to explain the tabled vote for the religious organization at Raton Plaza. She said she misunderstood the rules about distance for alcohol sales. She said she also felt guilty about voting for the Whispering Pines zone change against resident wishes but that she had to support the goal of 80% residential and 20% commercial.

C. From Staff - August DRC Report; Commercial and residential project updates; and/or Council action and ordinance updates

Harbin said the August DRC report was included in the backup material. She stated Council approved the zone changes for 107 Shadwell Ln and 402 E. Edgewood Drive. The zone change for the religious organization had been tabled and the realtor was getting a letter from the property owner stating they understand renting to a religious organization could limit renting to an establishment that sells alcohol.

8. Adjournment

The meeting adjourned at 8:09 pm.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 26, 2019

Subject: E Squared Marine
Site Plan

Action: Consideration and possible action

SUMMARY / ORIGINATING CAUSE

E Squared Marine Service, LLC is a full-service inland marine transportation and logistics company. They offer safe, efficient and cost effective solutions for their customer's transportation needs along the Gulf Coast region. The new location in Friendswood will be an administrative, office use only location, which will allow them to expand and relocate all admin services to Friendswood.

The proposed location is within the Industry Park development on FM 2351. The zoning of the subject property is Industrial (I), and the permitted use is NAICS Use 488, Support Activities for Transportation.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Business expansion within the City is beneficial for economic development. This will not only add property tax value, but also additional employees in the City during the day.

RECOMMENDATIONS

The plans were reviewed by the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with City Codes. The plan is subject to approval by the Planning and Zoning Commission.

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: September 20, 2019
Re: E Squared Marine

Project Description: A proposed office building for marine transportation support to be located within Industry Park at 4440 FM 2351.

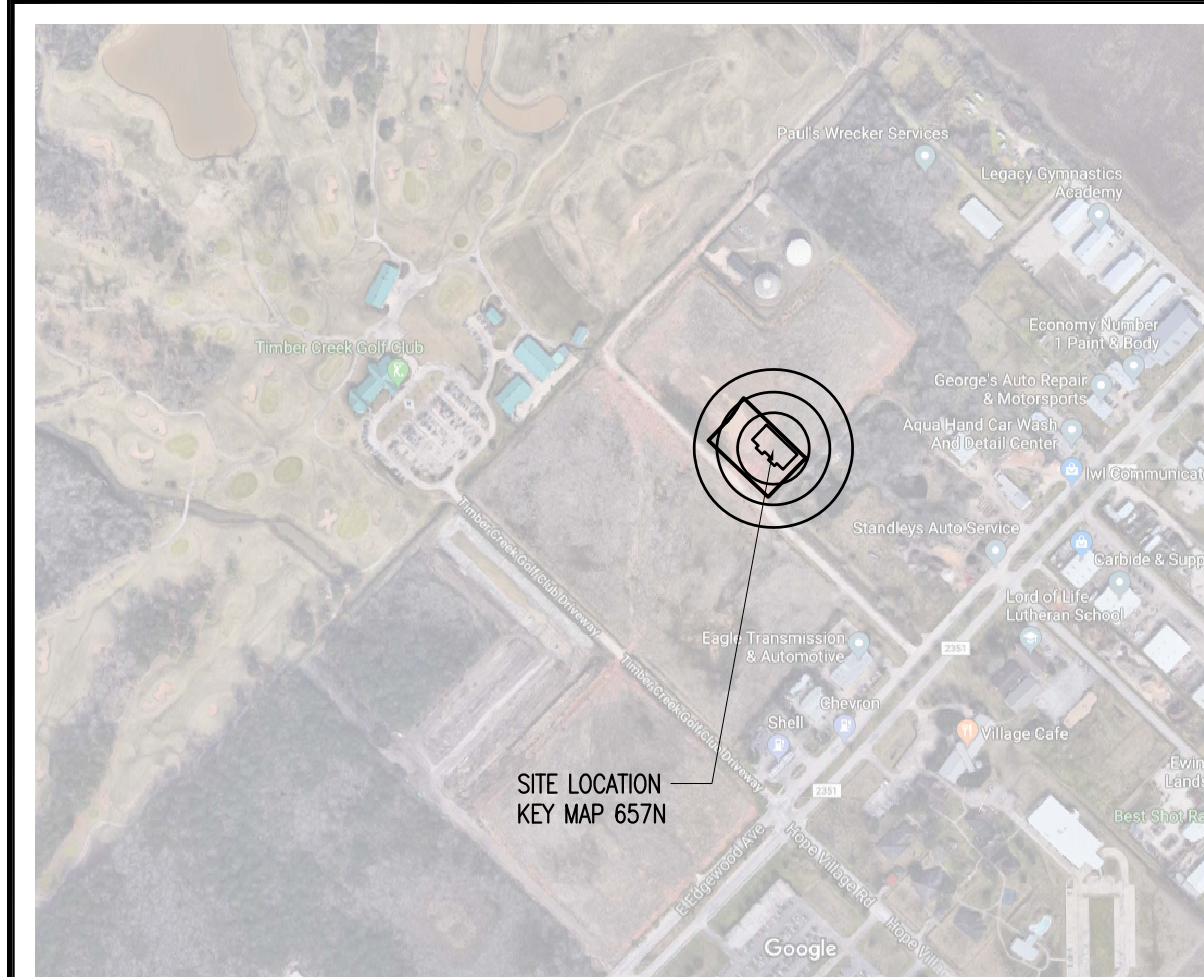
The plan has been reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current City codes.

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

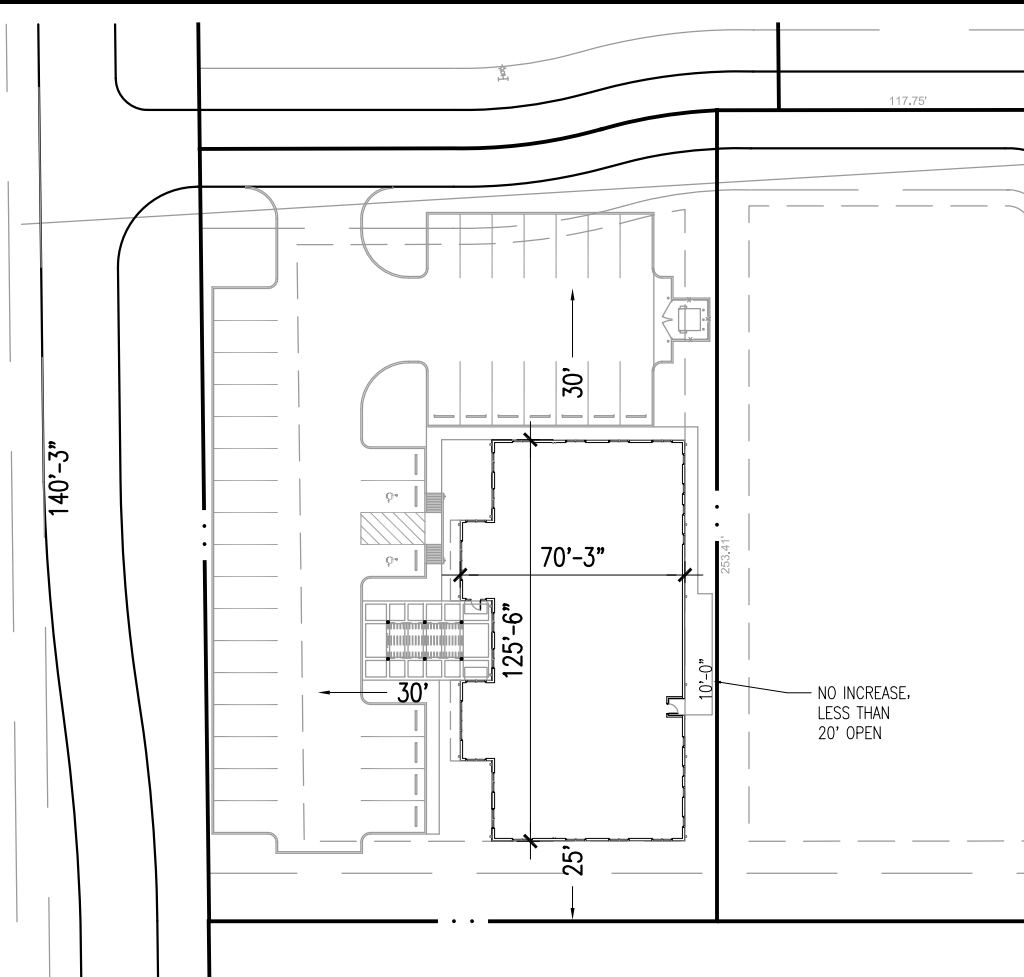
E SQUARED MARINE SERVICE, LLC

FRIENDSWOOD BUSINESS PARK

4440 F.M. 2351 -- FRIENDSWOOD, TEXAS 77546



Project: E SQUARED MARINE SERVICES, LLC - NEW FACILITY			
FRIENDSWOOD BUSINESS PARK			
Update: July 26, 2019			
Level One: B	8,065		
Total Area	8,065	CK	
Number of Floors	1		
Allowable Area per Floor			
As = At * (A ² /100) + (A ² /100)	32,442	s.f.	Maximum 1-Story Area
At = Tabular Area per Table 503	23,000	s.f.	Basic Area for B / Construction Type II-B
Is = (Fill in 1 from below)	0	Percent	Non-Sprinklered Single Story Building
Non-sprinklered Building	300	Percent	
Sprinklered One-Story Building	200	Percent	
Sprinklered Multi-Story Building			
If = 100 * ((F/P) - 0.25) * (W/30)	41.05	Percent	Note: Becomes zero at 25% or less
F = Building perimeter that fronts on a public way or open space equal to or greater than 20 feet	266.00		
P = Building perimeter	391.50		
W = Min. width of public way or open space (weighted average per 505.2.1)	28.68		
W = [(125.50+70.25) x 30 feet] + (70.25 x 25 feet) / 266 = 28.68 feet.			



E Squared Marine Services, LLC. - New Facility				
Building Code Analysis		July 26, 2019		
Issued for Building Permit & Construction				
PROPOSED BUILDING				
The proposed building is a non-sprinklered, 1-story, pre-engineered metal building structure with metal sheets, EFIS, and a storefront glazing system at the exterior of the building. The building will be used for B occupancy offices.				
DESCRIPTION OF OPERATIONS				
The building will be used for B occupancy offices.				
REFERENCE CODES				
2012 International Building Code				
2012 International Fire Code				
2012 International Mechanical Code				
2017 National Electrical Code				
2012 International Plumbing Code				
2015 International Energy Conservation Code				
Local Amendments to the above codes				
OCCUPANCY TYPES (Chapter 3)				
Office	Group B	Office Area		
ACTUAL AREAS/NUMBER OF OCCUPANTS (Table 1004.1.2)				
Existing:				
Occupancy	Gross Area	Factor (1')	No. Occupants	2 Exits Req.
Office	8,065	100	81	Refer to Plan
Total	8,065		81	
TYPE OF CONSTRUCTION				
		Type II-B	Non-sprinklered	
ALLOWABLE HEIGHT (Table 603)				
Business	Group B	3 Stories	55'	OK
ALLOWABLE AREA:				
	32,442			
See calculation at detail 07/AD				
GENERAL REQUIREMENTS				
EGRESS REQUIREMENTS				
Doors (Sec. 1008.1.2)				
Doors shall swing in the direction of exit travel if serving 50 or more persons.				Re: plans
Common Path of Exit Travel (Sec. 1014.3)				B = 75'
Minimum No. of Exits (Table 1015.1)				2
Exit Access Travel Distance (Table 1016.2)				B = 200'
Minimum Corridor width (Sec. 1018.2)				44"
FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS (Table 601)				
None required				
FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS (Table 602)				
None required				
ALLOWABLE COMBUSTIBLE MATERIALS (Sec. 603.1)				
Fire-retardant Treated Wood permitted in:				
Nonbearing partitions less than 2-hr. rated				
Nonbearing exterior walls where fire-resistance rated construction is not required				
Roof Construction				
Thermal insulation (other than foam plastics) w/Flame Spread <25				
Foam Plastic				
Roof Insulation in accordance with FM-4450 or UL 1256				
Thermal barrier where separated from the interior of the building				
by an approved thermal barrier of minimum 1/2" gypsum wallboard				
Interior Trim & Signs				
Roof Coverings with an A, B or C Classification				
Interior Floor Finish, Trim, Millwork & Doors				
Wood Blocking for handrails, millwork, etc.				
THERMAL- & SOUND-INSULATING MATERIALS (Sec. 720)				
Flame Spread: <25				
Smoke Developed: <450				
Re: Foam Plastic Insulation, Sec. 2603 for foam plastic insulation requirements				
INTERIOR WALL FINISH REQUIREMENTS (Table 803.9)				
B occupancies	Class A	Flame Spread 0-25/Smoke Developed 0-450		
Exit Enclosures	Class B	Flame Spread 26-75/Smoke Developed 0-450		
Corridors	Class C	Flame Spread 76-200/Smoke Developed 0-450		
Rooms				
INTERIOR FLOOR FINISH REQUIREMENTS (Sec. 804)				
Rooms and Corridors	Class II, per NFPA 253 (0.22 watts/cm ² or greater)			
FOAM PLASTIC INSULATION (Sec. 2603)				
Roof Insulation:				
In accordance with FM 4450 or UL 1256				
Roofing:				
Class A, B or C required				
Thermal barrier where separated from the interior of the building				
by an approved thermal barrier of minimum 1/2" gypsum wallboard				
Flame Spread: <75				
Smoke Developed: <450				
FIRE PROTECTION SYSTEMS				
Automatic Sprinkler System				
Not Required				
Standpipe System				
Not Required				
Portable Fire Extinguishers:				
Required per IFC Section 906				
Building Access:				
Not Required				
Fire Alarm System:				
Not Required				
Smoke and Heat Vents:				
Not Required				
Emergency Alarm System:				
Not Required				
ENERGY CODE				
Envelope				
COMcheck submitted with permit documents				
HVAC				
COMcheck submitted with permit documents				
Electrical				
COMcheck submitted with permit documents				
TABS#:				
TABS2019017110				

15 CODE DATA

AUTOMOBILE PARKING REQUIREMENT:

2019 FRIENDSWOOD DESIGN CRITERIA MANUAL: 3.8/1,000 S.F.
APPENDIX C, PARKING GROUP TABLE -
PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES;
MANAGEMENT OF COMPANIES AND ENTERPRISES;
ADMINISTRATION/SUPPORT SERVICES;
GENERAL BUSINESS OFFICES.

GENERAL BUSINESS OFFICES: 8,065 S.F. 31
AUTOMOBILE PARKING REQUIRED: 31

AUTOMOBILE PARKING COUNT:

NEW PARKING: 36
NEW VAN ACCESSIBLE PARKING: 2
TOTAL NEW AUTOMOBILE PARKING: 38

TOTAL AUTOMOBILE PARKING PROVIDED: 38

19 TABLE OF CONTENTS

OWNER	E SQUARED PROPERTIES, LLC 700 S. FRIENDSWOOD DR. FRIENDSWOOD, TX 77546 281-996-7076	STRUCTURAL ENGINEER	GARZA + MCCLAIN STRUCTURAL ENGINEERS, INC. 13313 SOUTHWEST FREEWAY, SUITE 163 SUGAR LAND, TEXAS 77478 CONTACT: TONY MCCLAIN 281-494-1230
	GENERAL CONTRACTOR		NORTHWINDS CONSTRUCTION 15400 VANTAGE PARKWAY WEST HOUSTON, TX 77032 CONTACT: JEFF ROBINSON 713-671-5300
ARCHITECT	HARRY GENDLE ARCHITECTS 1807 DECATUR HOUSTON, TX 77007 CONTACT: ROBERT MITTENDORF 713-266-6100	MECHANICAL SUBCONTRACTOR	BATES A/C 620 RANKIN CIR. N. HOUSTON, TEXAS 77073 CONTACT: ANDY MAHONEY 713-869-5521
	CIVIL ENGINEER		ELECTRICAL SUBCONTRACTOR
GEOTECHNICAL ENGINEER	COASTAL BEND ENGINEERING 4558 FM 2351 FRIENDSWOOD, TX 77546 CONTACT: STEPHANIE CANADY 281-648-1268, x102	PLUMBING SUBCONTRACTOR	BEKNAP PLUMBING SYSTEMS, INC. 8030 SOLON RD. HOUSTON, TX 77064 CONTACT: KENNETH BELKNAP 832-912-6733
	COASTAL TESTING LABORATORIES, INC. 507 E. PASADENA FREEWAY PASADENA, TX 77506 CONTACT: MOHAMMED S. ALI 713-477-0121		

18 OFF-STREET PARKING ANALYSIS

20 PROJECT CONTACTS

01 PROJECT LOCATION AND AREA MAP

NO SCALE

07 ALLOWABLE AREA

04

08

12 TOILET FIXTURE CALCULATIONS

TOTAL NUMBER OF REQUIRED TOILET FIXTURES											
		WATER CLOSETS				LAVATORIES					
OCCUPANCY	LOAD	OCCUPANTS PER RM	RATIO	MEN	RATIO	WOMEN	RATIO	MEN	RATIO	WOMEN	SERVICE SINK
B	81	41	remainder	1 per 25 (first 50, 1 per 50 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1 per 40 (first 80, 1 per 40 for the remainder)	1
				1.62	1.62	1.62	1.62	1.62	1.62	1.62	1
SUBTOTAL				2	2	2	2	2	2	2	1
TOTAL				3	3	3	3	3	3	3	1
FIXTURES PROVIDED				OK	OK	OK	OK	OK	OK	OK	OK

18 OFF-STREET PARKING ANALYSIS

20 PROJECT CONTACTS

Harry GendleArchitects

E SQUARED MARINE SERVICE, LLC

FRIENDSWOOD BUSINESS PARK

4440 F.M. 2351 -- FRIENDSWOOD, TEXAS 77546

ISSUE/REVISION:

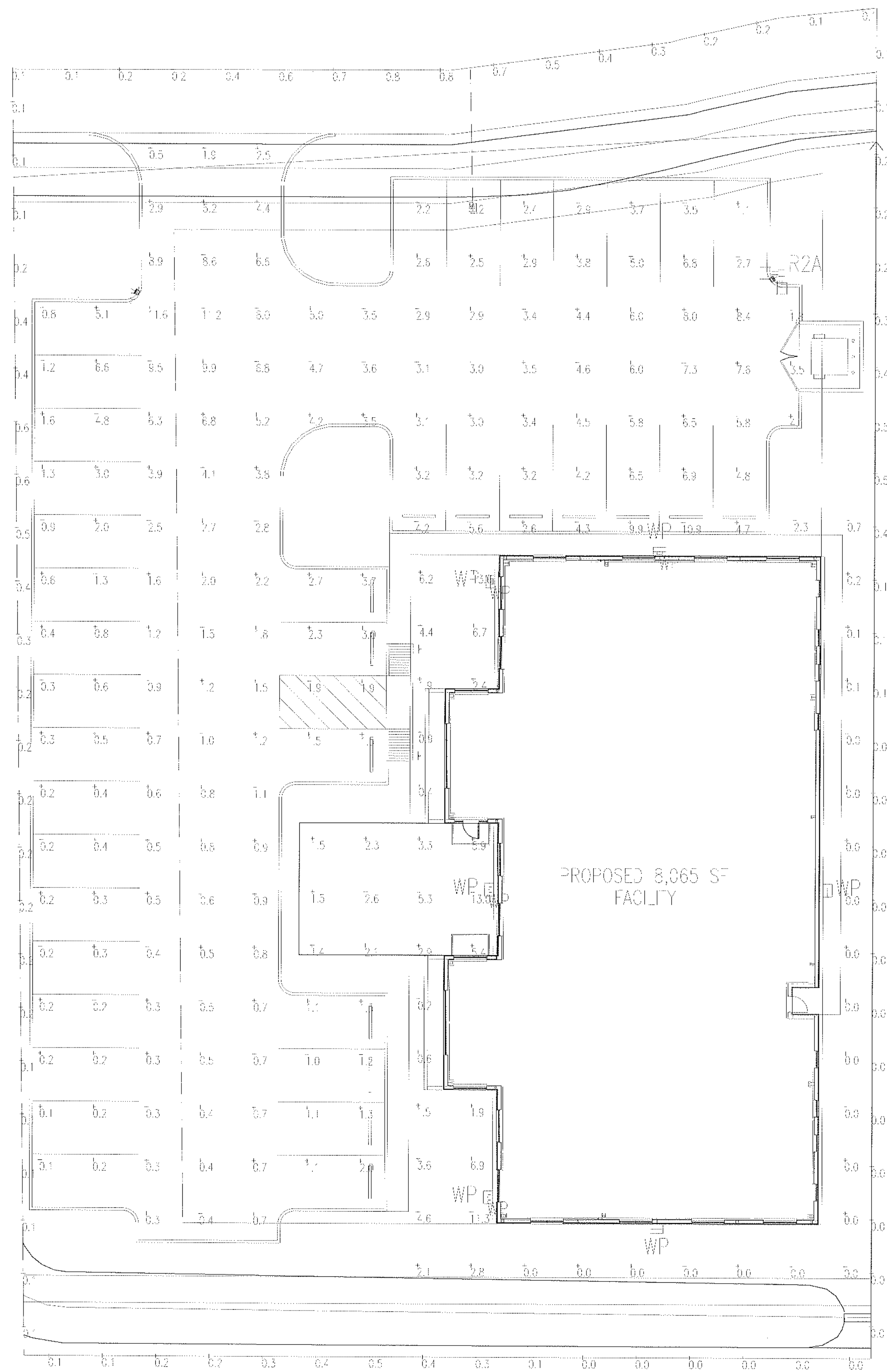
DATE:	ISSUED FOR PERMIT AND CONSTRUCTION
07/29/2019	

TITLE:

Cover Sheet

DRAWING:

A0

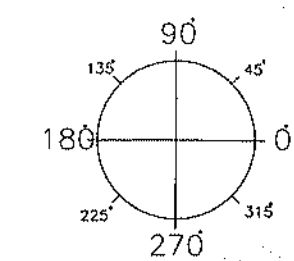


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Lumens	IES	Description
	2	F	SRGL	3420	0.910	Luminaire MFLD-11-0132-0-0W-66
	4	WP	SAGE	9970	0.910	Luminaire AYC 500

Calculator Summary						
Label	Code/Type	Units	Avg	Max	Mn	Avg/Min
Building Perimeter - Grid Lvl	Illuminance	Fc	2.4	3.6	0.0	N/A
Parking - Grid Lvl	Illuminance	Fc	2.9	11.6	2.1	28.60
Traverse Line - Grid Lvl	Illuminance	Fc	6.2	6.8	0.0	N/A

Luminaire Location Summary	
Label	2
F	275
WP	2

Patternman, Schrock & Assoc. / Taylor Schrock / 06/06/18

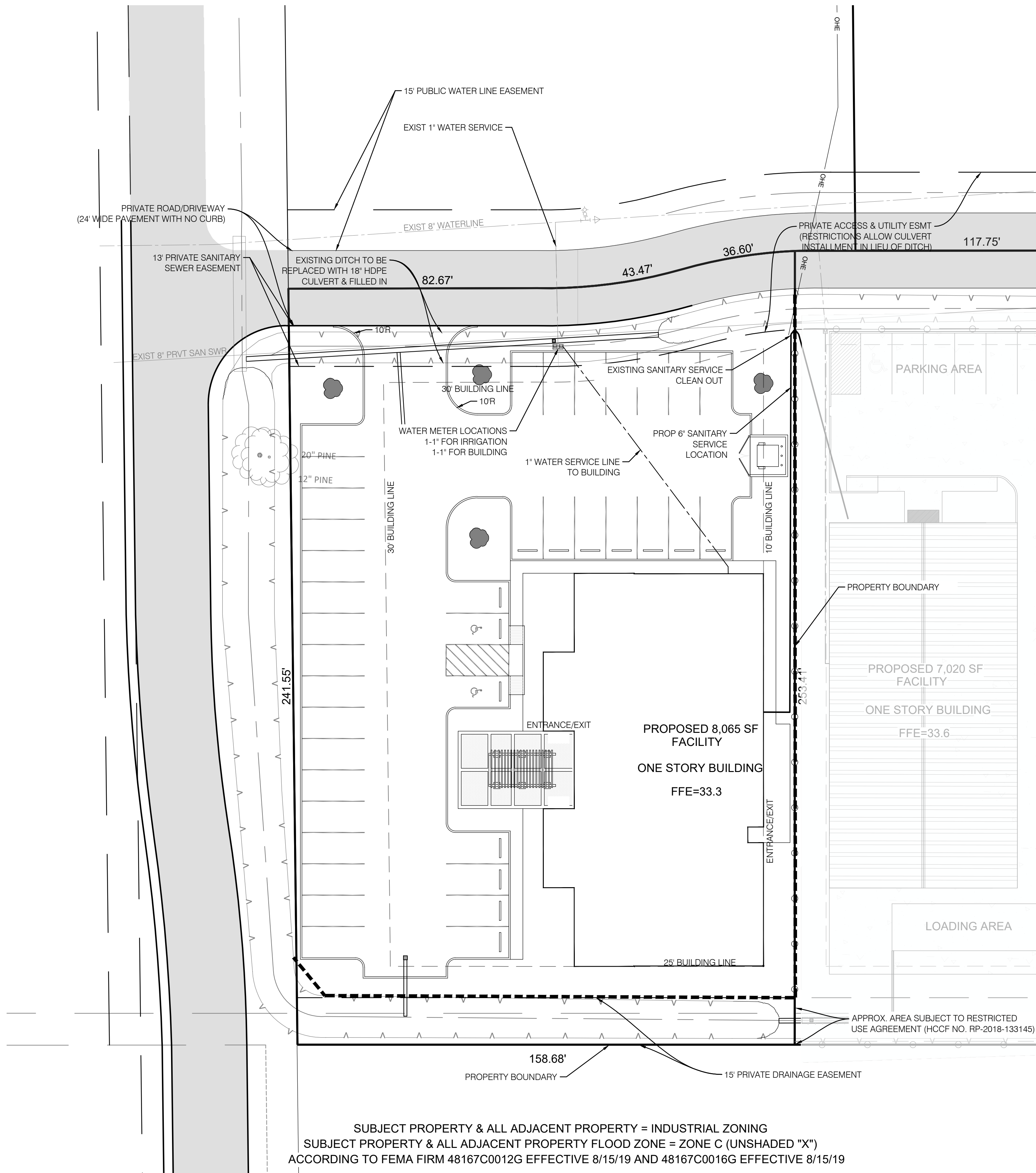


D&L ELECTRIC COMPANY, INC.
 TMEL #44162
 WILLIAM M. McDONALD III
 281-987-3069
 CONTRACTOR #8018
 DATE: 06/06/18

E SQUARED MARINE SERVICE, LLC
 FRIENDSWOOD BUSINESS PARK
 --- F.M. 2351 --- FRIENDSWOOD, TEXAS 77546

DATE	ISSUE/REVISION
07/25/2019	ISSUED FOR PERMIT
08/07/2019	PERMIT REVISION

TITLE:
 Electrical Site
 Photometric Plan
 DRAWING:
 E1A



NAICS - USE #488 - SUPPORT ACTIVITIES OF TRANSPORTATION

PARKING TABLE:

31 SPACES REQUIRED
38 SPACES PROVIDED

2 ACCESSIBLE SPACES REQUIRED
2 ACCESSIBLE SPACES PROVIDED

PARKING USE CATEGORY:

PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES; MANAGEMENT OF COMPANIES AND ENTERPRISES; ADMINISTRATION/SUPPORT SERVICES; GENERAL BUSINESS OFFICES

8,065 SF GFA x 3.8 SPACES/1,000 SF = 31 SPACES
(1 ACCESSIBLE SPACE / 25 SPACES) x 38 SPACES = 2 ACCESSIBLE SPACES

LOT COVERAGE CALCULATIONS:

BUILDING = 8,065 SF
LOT = 39,117 SF

LOT COVERAGE = 20.6%
MAX. LOT COVERAGE = 60%

PER COMMENTS: LANDSCAPE TABLE NOT REQUIRED



SCALE (IN FEET)
0 10 20 40

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF SIX (6) MONTHS.



- PROPOSED LIVE OAK LOCATION (CLASS 1 TREE)

BEFORE THE PROPERTY CALLED INDUSTRY PARK FRIENDSWOOD (PHASE 1) WAS CLEARED, TREE SURVEY IDENTIFIED 55 TREES 12" OR GREATER. 16 TREES WERE PROTECTED. 2 TREES LESS THAN 12" (BUT GREATER THAN 3") WERE ALSO PROTECTED AND ARE BEING USED FOR MITIGATION.

MINIMUM NUMBER OF CLASS 1 OR 2 MITIGATION TREES REQUIRED = 37 TREES FOR INDUSTRY PARK FRIENDSWOOD

RESERVE B OF INDUSTRY PARK FRIENDSWOOD CONTRIBUTED 7 CLASS 1 OR 2 TREES TO THE REQUIRED MITIGATION TREES. THIS SITE IS RESERVE A AND IS CONTRIBUTING 4 CLASS 1 TREES RESULTING IN 26 REMAINING MITIGATION TREES FOR THE DEVELOPMENT.

NOTE

CONTRACTOR SHALL FIELD VERIFY SURVEY INFORMATION AND DATUM PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES.

THIS PROPERTY IS LOCATED WITHIN UNSHADED FLOOD ZONE X AS SHOWN ON FEMA FIRM No. 485468 PANEL No 0012 G (MAP No. 48167C0012G) & PANEL No 0016 G (MAP No. 48167C0016G), BOTH DATED AUGUST 15, 2019.

BENCHMARK

HCFRM 010415 NAV88 - GEOD12B
ELEVATION= 28.11 FEET

TEMPORARY BENCHMARK: A
X IN CONCRETE AT ENTRANCE TO GOLF CLUB
ELEVATION = 30.74 FEET

TEMPORARY BENCHMARK: B
FLANGE BOLT OVER 6" NOZZLE ON FIRE HYDRANT NEAR GATE AT ENTRANCE NEAR FM 2351
ELEVATION = 30.98 FEET

TEMPORARY BENCHMARK: C
FLANGE BOLT OVER 6" NOZZLE ON FIRE HYDRANT NEAR CORNER OF BSR SUBDIVISION
ELEVATION = 32.33 FEET

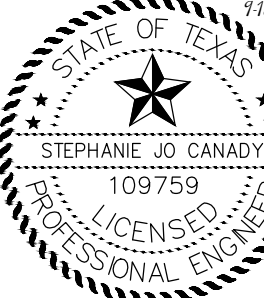
COASTAL BEND Engineering

Texas Registered Engineering Firm E-14444
4559 FM 2351, Friendswood, TX 77546
281.648.1268 Fax 281.648.0832

SURVEYED BY:



ELLIS SURVEYING SERVICES, LLC
2805 29th Ave N Suite 200, TX 77756
Tel: (409) 518-8760 www.ellisurvey.com
Email: info@ellisurvey.com



TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT AT 713-223-7777.

PRIVATE UTILITY LINES SHOWN
AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR EASEMENTS CALL 811.

E SQUARED MARINE SERVICE, LLC

UTILITIES & LANDSCAPING PLAN

DESIGNED BY: SJC

PROJ NO.: 08-0002

VERT SCALE: 1"=20'

HORZ SCALE: 1"=20'

SHEET NO.

C-2

