



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 24, 2022
7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD PLANNING AND ZONING COMMISSION REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE AGENDA LISTED BELOW:

AGENDA

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 so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, March 10, 2022.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. PRELIMINARY PLAT: AVALON AT FRIENDSWOOD DETENTION

Consider approving the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

B. SITE PLAN: AVALON RECREATION CENTER

Consider approving the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas.

C. SITE PLAN: OFFICE COMPLEX

Consider approving the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, April 14, 2022 and (ii) Thursday, April 28, 2022.

6. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

7. ADJOURNMENT



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

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

I, LETICIA BRYSCH, 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 AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 21ST DAY OF MARCH, 2022, AT 5:30 P.M.



LETICIA BRYSCH, CITY SECRETARY



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 24, 2022

Subject: Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, March 10, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 03-10-2022 Draft PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 10, 2022 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MARCH 10, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 10, 2022, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER RICHARD CLARK
COMMISSIONER MARCUS PERRY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER TOM HINCKLEY WAS ABSENT FROM THE MEETING.

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 comments.

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 so requests in which case the item would be removed from the consent agenda and considered separately.

**Commissioner Richard Clark moved to approve Consent Agenda. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, February 24, 2022.
- B. Consider approving the Replat of Lot 10 Friendswood Gardens.
- C. Consider approving the Final Plat of Joyful Park.
- D. Consider approving the Final Plat of the Albritton.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. **SITE PLAN: RED BALL OXYGEN AT 14200 BEAMER ROAD**

Consider approving the site plan for Red Ball Oxygen to be located at 14200 Beamer Road.

**Commissioner Marcus Perry moved to approve the site plan for Red Ball Oxygen to be located at 14200 Beamer Road. Seconded by Commissioner Travis Mann. Motion later amended by Perry to include waiving the 4-foot sidewalk installation along Beamer Rd. Seconded by Mann. The motion was approved unanimously.

Harbin stated the proposed facility is an industrial gas and welding supplier to be located on Beamer Road. She said the developer extended a public water line more than 2,300 feet to reach the site and the public infrastructure had been accepted by City Council in January 2022. Harbin added the developer is asking to waive the sidewalk installation along Beamer Rd and explained Beamer Road is outside the city limits.

Koerner commented the facility would be a perfect fit in the industrial panhandle area of the city. Sasson asked if the site would be a terminal only or if they would be manufacturing any gases. Alex Kennedy/CEO of Red Ball Oxygen said the site would not manufacture gases.

Matranaga asked how many employees they were expecting. Kennedy said the initial staff would consist of 30-35 employees but the business is growing and they hope to increase the number of shifts and employees. Matranaga asked if the Fire Marshal had reviewed the plans, to which Harbin answered yes. Matranaga also asked about blast protection in the building. Kennedy said the construction includes a fire wall, a deluge area, and sprinkler systems, all compliant with OSHA standards.

B. **ZONING ORDINANCE AMENDMENT REGARDING GARDEN HOME DISTRICT (GHD)**

- i Conduct a public hearing regarding proposed amendments to Appendix C, Zoning Ordinance, "Section 2. Establishment of Districts" and "Section 6. Non-Conforming Uses, Structures and Lots," "Section 7. Schedule of District Regulations," "Section 8. Supplementary District Regulations," and "Section 20. Definitions" to remove the Multi-Family Residential (MFR) reference from the Garden Home District (GHD) zoning district and establish architectural and site related requirements for garden home developments.

Bennett introduced the proposed amendments to the Garden Home District to include removing all references to multi-family use and adding design requirements such as utilizing one side zero lot line for the home. She said the intent of a garden home is to decrease the amount of maintenance for the yard and home. Bennett explained the current ordinance states the structures should be attached but that is not required in a garden home community.

- ii Consider making a recommendation regarding amendments to Appendix C, Zoning Ordinance, "Section 2. Establishment of Districts" and "Section 6. Non-Conforming Uses, Structures and Lots," "Section 7. Schedule of District Regulations," "Section 8. Supplementary District Regulations," and "Section 20. Definitions" to remove the Multi-Family Residential (MFR) reference from the Garden Home District (GHD) zoning district and establish architectural and site related requirements for garden home developments.

**Commissioner Catherine Koerner moved to approve a recommendation regarding amendments to Appendix C, Zoning Ordinance, "Section 2. Establishment of Districts" and "Section 6. Non-Conforming Uses, Structures and Lots," "Section 7. Schedule of District Regulations," "Section 8. Supplementary District Regulations," and "Section 20. Definitions" to remove the Multi-Family Residential (MFR) reference from the Garden Home District (GHD) zoning district and establish architectural and site related requirements for garden home developments. Seconded by Commissioner Richard Clark. The motion was later amended by Koerner to recommend the proposed redline changes, "Option 2." The motion was seconded by Clark. The motion was approved unanimously.

Bennett said that since the last presentation of the garden home changes, there had been discussion that 5-foot separation between buildings is too small. The "Option 2" proposal is to increase the required building separation to 10-feet, creating slightly more space between the homes. She explained the other proposed change was to remove specific requirements from the ordinance so the requirements would then default to the adopted building and fire codes instead of being regulated by the zoning ordinance.

Koerner said the subcommittee discussed increasing the separation to 10-feet but was not necessarily married to 10-feet and open to other distances. Mann said defaulting to the building codes makes sense.

C. SUBDIVISION ORDINANCE VARIANCE REQUEST

- i Conduct a public hearing regarding a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Harbin said the developer is requesting two block length variances in the proposed Sterling Creek Section 7 subdivision. Harbin said the original subdivision layout the developer submitted had multiple infractions, so staff worked with the developer to minimize the requested deviations. She said when Friendswood Parkway was installed, the street stub-outs were installed but at less than the

required 300-foot width, so the first variance is for a block that is already constructed.

- ii Consider approving a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

**Commissioner Marcus Perry moved to approve a variance request to reduce the required minimum block length from 300-feet to 260-feet at Friendswood Parkway and 244-feet at the proposed Adrianna Crossing, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Adam Hill/developer said when Friendswood Parkway was under design, his team requested the street stub-outs be installed as part of the contract for them donating land and funds for the boulevard construction. Hill said if the block width was not adequate, the issue should have been raised before construction. He explained that moving the streets now would be a substantial expense and include relocating drainage infrastructure.

Mr. Chau Vu / 8 Dominion Ct spoke against the variance, citing speeding issues on Friendswood Parkway plus congestion and traffic at the existing Sterling Creek Section 6 gates. He said the gates are too close to the parkway to allow adequate room for vehicles. Mr. Vu also mentioned the parkway is more than one-foot higher than The Dominion subdivision and he fears more development will create flooding.

Commissioner Perry said he understands the streets are built and asked if there was another design that would work with the city codes. Hill said his engineer created another subdivision layout that would not require variances but it makes four "runt lots" that would not be deep enough to build a home with a backyard pool.

Clark asked staff if there was any precedent for a block width variance. Harbin said she was not aware of any variances for the same situation. Mann asked if there was a creative solution to remove the variance needed at the back of the subdivision. Chairman Matranga said he and Vice Chairman Sasson had joined the staff when they met with the developer to discuss options. Matranga explained the option that met code was not the most natural design. Mann asked the staff the purpose of the 300-foot block length. Harbin responded that the city originally required block lengths to be 400-feet wide. She said staff were researching the reasoning for the change as well as other cities' requirements and could not find a pattern. Harbin continued that road design requirements are normally due to maneuverability for school buses and fire trucks, plus traffic safety. Matranga said his research found long block lengths lead to speeding issues and short block lengths, within city blocks not subdivisions, can increase traffic accidents.

Sasson said the third option that meets the code on the interior of the subdivision would still require a variance for the block where the streets are already built. Sasson asked staff about Mr.Vu's comments regarding the gates creating a back up onto the parkway. Harbin said the Design Criteria Manual requires gated entrances to be set back at least 40-feet. She said staff would review the design during an infrastructure plan review but would also look into the existing Section 6 gates.

D. PRELIMINARY PLAT - STERLING CREEK SECTION 7

Consider approving the Partial Preliminary Plat of Sterling Creek Section 7, a private subdivision, consisting of 27.1092 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and a part of Lots 1-3, 13-16, and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabrueau Survey, Abstract Number 69, Friendswood, Galveston County, Texas.

****Commissioner Travis Mann moved to approve the Partial Preliminary Plat of Sterling Creek Section 7. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

Harbin said this subdivision would be the final section of Sterling Creek. She said the developer will need to provide a landscape buffer and 6-foot barrier along Friendswood Parkway since the site falls within the Community Overlay District. She said the pending items on the Compliance Memo can be addressed during the final plat review.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, March 24, 2022 and (ii) Thursday, April 14, 2022.

6. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

Matranga said he gave the annual Planning and Zoning Commission report to City Council. Matranga said he attended an online Land Use seminar that was very informative and reminded the commission that a previous commissioner repeatedly said zone changes go with the land, not the developer. He said he felt that was good advice.

Councilwoman Hanks reported that Chairman Matranga did a great job presenting the 2021 report and the report showed how much work the commission accomplished in 2021. Hanks announced the first reading of the Planned Unit Development (PUD) ordinance changes were approved at the city council's meeting. She said the council also received an update from the Gulf Coast Protection District regarding the Gulf Coast Barrier Project.

Harbin said the February DRC report was provided in the back up material.

7. ADJOURNMENT

This meeting was adjourned at 08:09 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 24, 2022

Subject: **PRELIMINARY PLAT: AVALON AT FRIENDSWOOD DETENTION**

Consider approving the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat is to create a detention pond for the north section of Avalon at Friendswood Subdivision. A temporary access easement is required to establish access to the pond until the remainder of the tract is platted.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the development to move forward.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are no outstanding conditions or reason that would require reconsideration by the Commission.

ATTACHMENTS

1. Compliance Memo_Avalon Detention Prel Plat
2. Preliminary Plat Avalon Detention Reserve

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 15, 2022
Re: Avalon Detention Preliminary Plat

Project Description: The proposed plat is to create the detention pond for the north section of Avalon at Friendswood. The pond will require a temporary access easement until the surrounding property is platted with the next phase.

Approval Options:

☐ Approval

Standards for approval. The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

Outstanding Conditions/Reasons*: *Requires reconsideration by the Commission.*

None.

Pending Staff Items: *Does not require reconsideration by the Commission. Will be required for final plat.*

None.

DESCRIPTION OF
12.94 ACRES

Being 12.94 acres of land located in the Mary Fabreau Survey, Abstract No. 69, Galveston County, Texas, being a portion of that certain called 96.944 acre tract described in the deed to Taylor Morrison of Texas, Inc. by an instrument of record in File Number 2019064239 of the Official Public Records of said Galveston County, Texas (G.C.O.P.R.), said 12.94 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83 (NA2011) epoch 2010.00):

Commencing for reference at a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for the most northerly corner of Reserve "H" of Avalon at Friendswood Section 1, a subdivision of record under Plat Number 2021090827 of the Map Records of said Galveston County, Texas, common to the southwest corner of that certain called 4.994 acre tract described in the deed to City of Friendswood by an instrument of record in Document Number 2019064237, G.C.O.P.R. and in the west line of said 96.944 acre tract, common to the east line of that certain called 194.21 acre tract described as "Tract A" in the deed to Yellowstone Hill Country Ranching, LLC by an instrument of record in File Number 2010059686, G.C.O.P.R.;

THENCE South 49° 21' 21" East, departing said common line and along the north line of said Reserve "H", common to the south line of said 4.994 acre tract, 631.56 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" previously set for corner;

THENCE North 63° 11' 32" East, departing said common line, 351.32 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the POINT OF BEGINNING and southerly southwest corner of the herein described tract;

Thence, North 35° 24' 56" East, 170.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a non-tangent curve;

Thence, 149.32 feet along the arc of a non-tangent curve to the right, having a radius of 1,560.00 feet, a central angle of 05° 29' 03", and a chord which bears North 51° 50' 32" West, 149.26 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 49° 06' 01" West, 104.22 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

Thence, 158.81 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 90° 59' 32", and a chord which bears North 03° 36' 15" West, 142.64 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 41° 53' 32" East, 735.01 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a non-tangent curve;

Thence, 73.64 feet along the arc of a non-tangent curve to the left, having a radius of 700.00 feet, a central angle of 06° 01' 40", and a chord which bears South 58° 32' 29" East, 73.61 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 61° 33' 19" East, 106.79 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

Thence, 102.02 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, a central angle of 58° 27' 02", and a chord which bears South 32° 19' 48" East, 97.65 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 03° 06' 17" East, 735.99 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

Thence, 130.71 feet along the arc of a tangent curve to the right, having a radius of 300.00 feet, a central angle of 24° 57' 53", and a chord which bears South 09° 22' 40" West, 129.68 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 21° 51' 36" West, 54.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 72° 03' 43" West, 73.01 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

Thence, 227.72 feet along the arc of a tangent curve to the right, having a radius of 1,560.00 feet, a central angle of 08° 21' 50", and a chord which bears North 67° 52' 48" West, 227.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 26° 18' 07" West, 170.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a non-tangent curve;

Thence, 275.18 feet along the arc of a non-tangent curve to the right, having a radius of 1,730.00 feet, a central angle of 09° 06' 49", and a chord which bears North 59° 08' 28" West, 274.89 feet to the POINT OF BEGINNING and containing 12.94 acres of land.

Corner monuments will be set after construction and before recordation of the associated subdivision plat.

LJA Surveying, Inc.

City of Friendswood

Partial Plat Approval Statement

(in accordance with the City of Friendswood Subdivision Ordinance Appendix B Section II. B. 4.)

I, Bobby Skinner, owner of the remainder of a 96.44 acre tract that is currently being partially subdivided as Avalon at Friendswood Detention, confirm that the development of the portion of the tract not included within the plat boundaries would be contingent upon a subdivision plat being filed and approved by the City, if such plat is required, in accordance with the rules and regulations of the City governing plats and the subdivision of the land in effect at the time the application for plat approval for such portion is sought.

Owner _____ Date _____

State of Texas
County of _____

This instrument was acknowledged before me on _____, 20____, by _____ (applicant).

_____ Personally Known

_____ Produced Identification
ID Number and Type of ID _____

Signature of Notary _____ (Notary Seal)

Printed Name
Notary Public, State of Texas

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

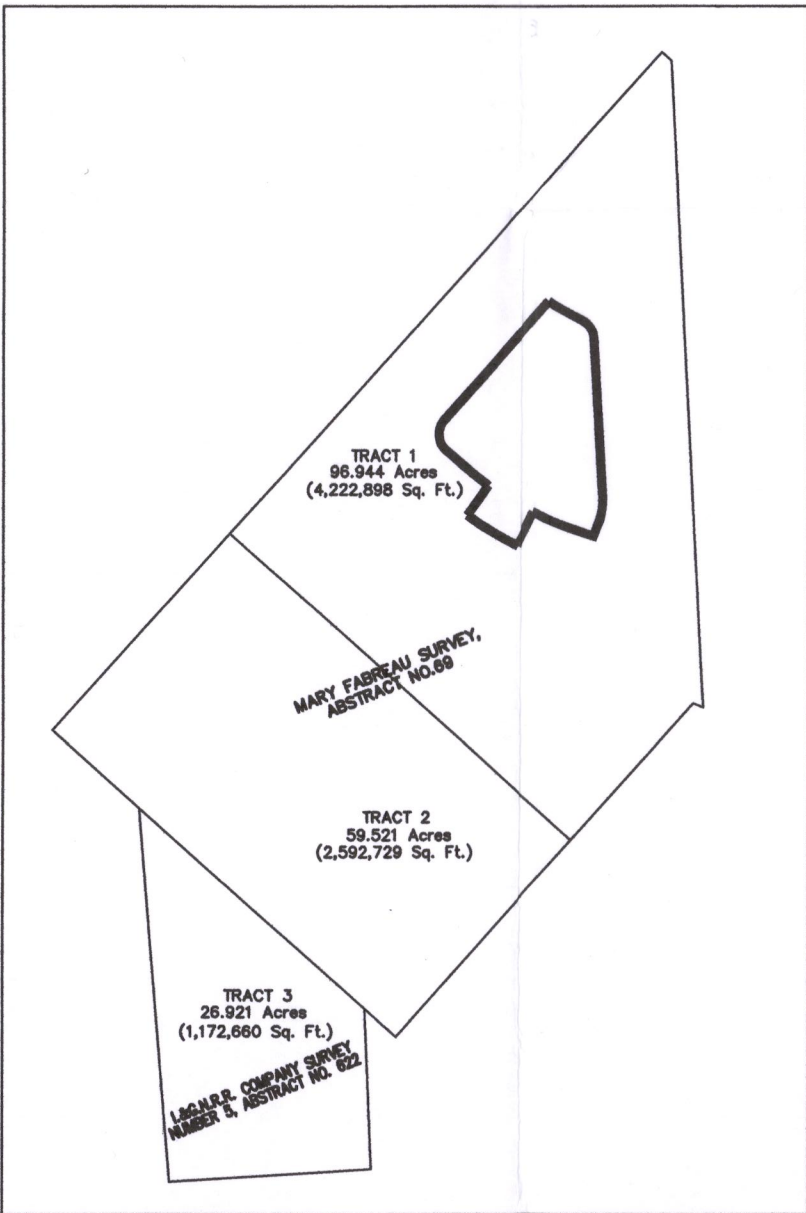
Director _____ Date _____

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permit. This preliminary approval shall expire in six (6) months.

QCDD REF ID Q220010

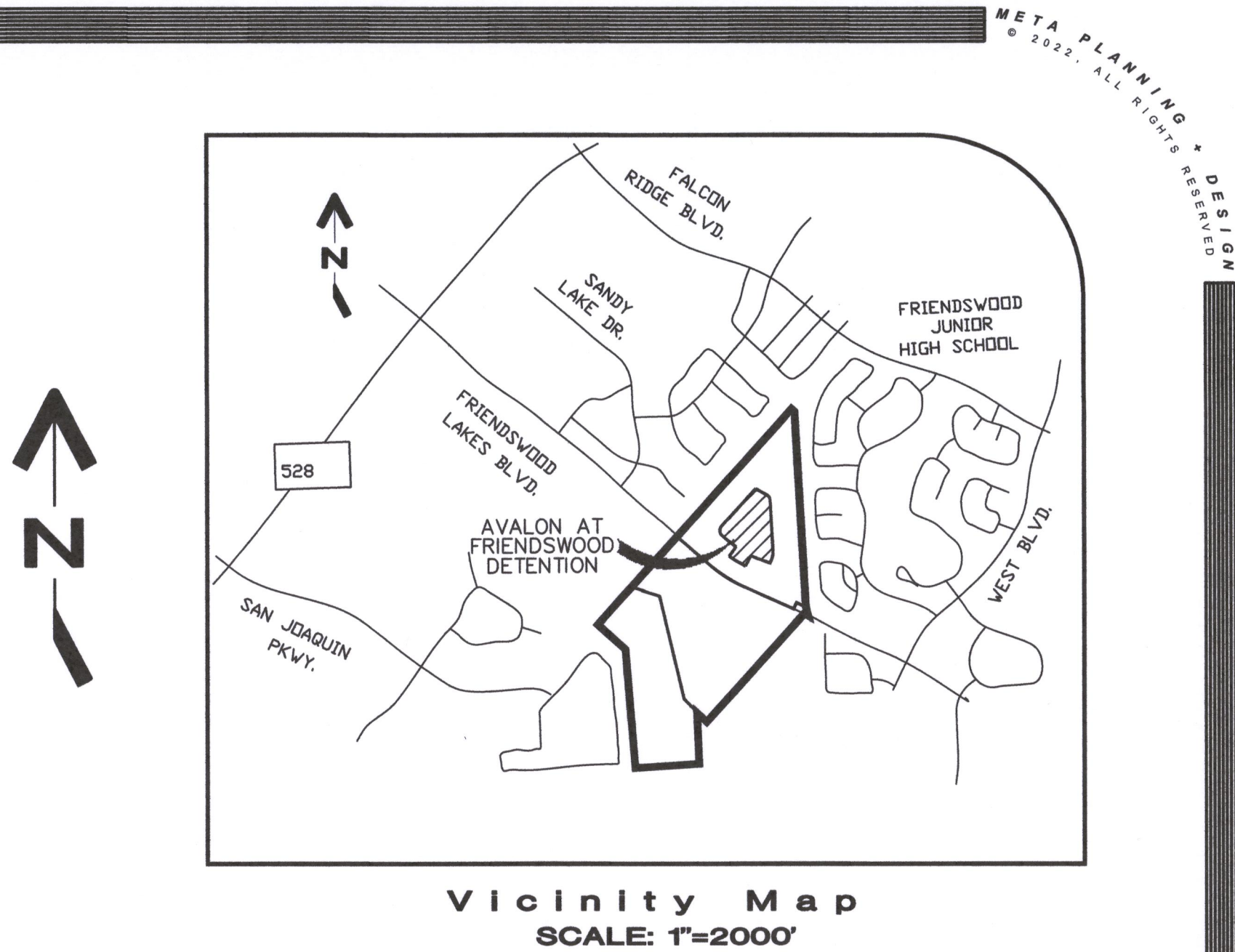
QCDD Plat Notes

- 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 unless all requirements mentioned in Note #3 have been satisfied and the District has accepted the facility for maintenance.
- The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- 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 (including maintenance berms) without specific, prior approval of the District.



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FRIENDSWOOD PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



Vicinity Map
SCALE: 1"=2000'

The following coordinates are LJA project surface coordinates based on the Texas Coordinate System NAD83 South Central Zone (4204) and may be brought to grid coordinates by applying the scale factor of 0.9998697934

Project Benchmark

TSARP Monument 010095: A stainless metal rod with 10' sleeve accessed through a 5" logo cap stamped HGCS 54 1986. The point is located near the south side of the Clear Creek Drainage District parking lot at the southeast corner of the intersection of FM 528 and Whitaker Dr. The point is +/- 87 feet north of the north edge of pavement of Whitaker Dr and +/- 80 south of the south edge of pavement of FM 528.

Elevation = 29.43 Feet (NAVD88 2001 Adj.)
Surface Coordinates N 13750258.374 E 3176668.913

Site TBM-A

TBM-A: A chiseled box in concrete headwall at the south side of Eagle Lakes Dr. The point is located +/- 256 feet east of the intersection of Eagle Lakes Dr and Sandy Lake Dr.

Elevation = 28.44 Feet (NAVD88 2001 Adj.)
Surface Coordinates N 13747333.438 E 3178382.485

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "I.E./P.U.E." INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.
- "W.L.E." INDICATES WATER LINE EASEMENT.
- THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, ORDINANCE 2019-11; AMENDMENT NO.1, ORDINANCE 2019-37; AMENDMENT NO.2, ORDINANCE 2021-26.
- FENCES ARE ALLOWED IN THE DRAINAGE EASEMENT AS LONG AS GATES ARE INSTALLED IN THE SIDE FENCED THAT EXTEND ACROSS THE EASEMENT DOWN TO THE WATER.
- 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 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 PIPELINE.
- 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 PRIVATE EASEMENTS; THE AVALON AT FRIENDSWOOD HOA 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 AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
- 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.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS IS A GATED SUBDIVISION AND ALL SURROUNDING STREETS WILL BE "I.E./P.U.E." (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT).
- PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY.

A PARTIAL PRELIMINARY PLAT OF

AVALON AT FRIENDSWOOD DETENTION A PRIVATE SUBDIVISION BEING 12.9± ACRES OF LAND ONE RESERVE IN ONE BLOCK.

OUT OF THE
MARY FABREAU SURVEY, A-69
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: EDDIE RUCKER
T.B.P.E.L.S. FIRM NO. 10194382
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449
PH#: 713-953-5200

OWNER:
TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
LAND PLANNING AND DEVELOPMENT MANAGER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042
PH#: 281-598-3040

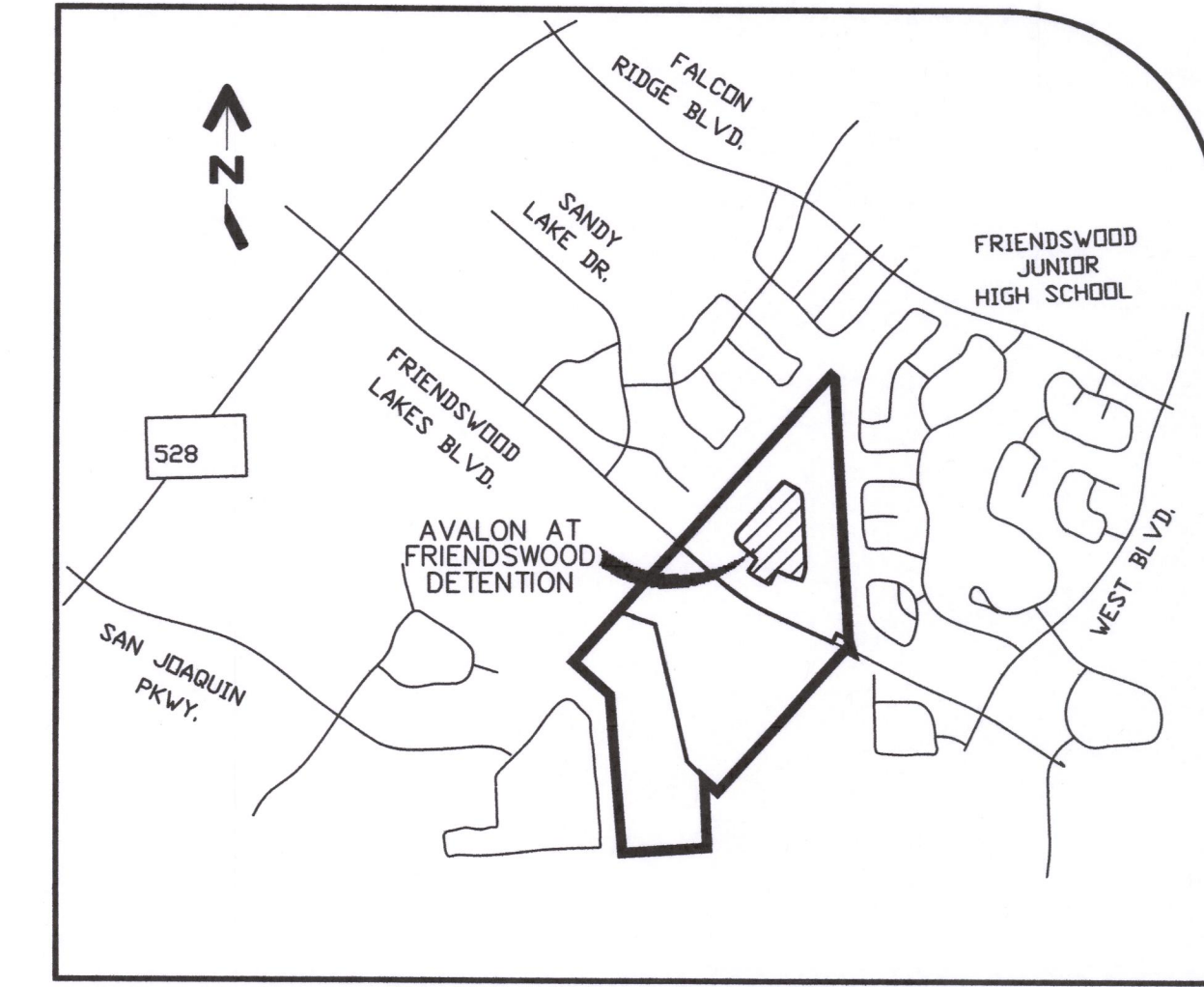
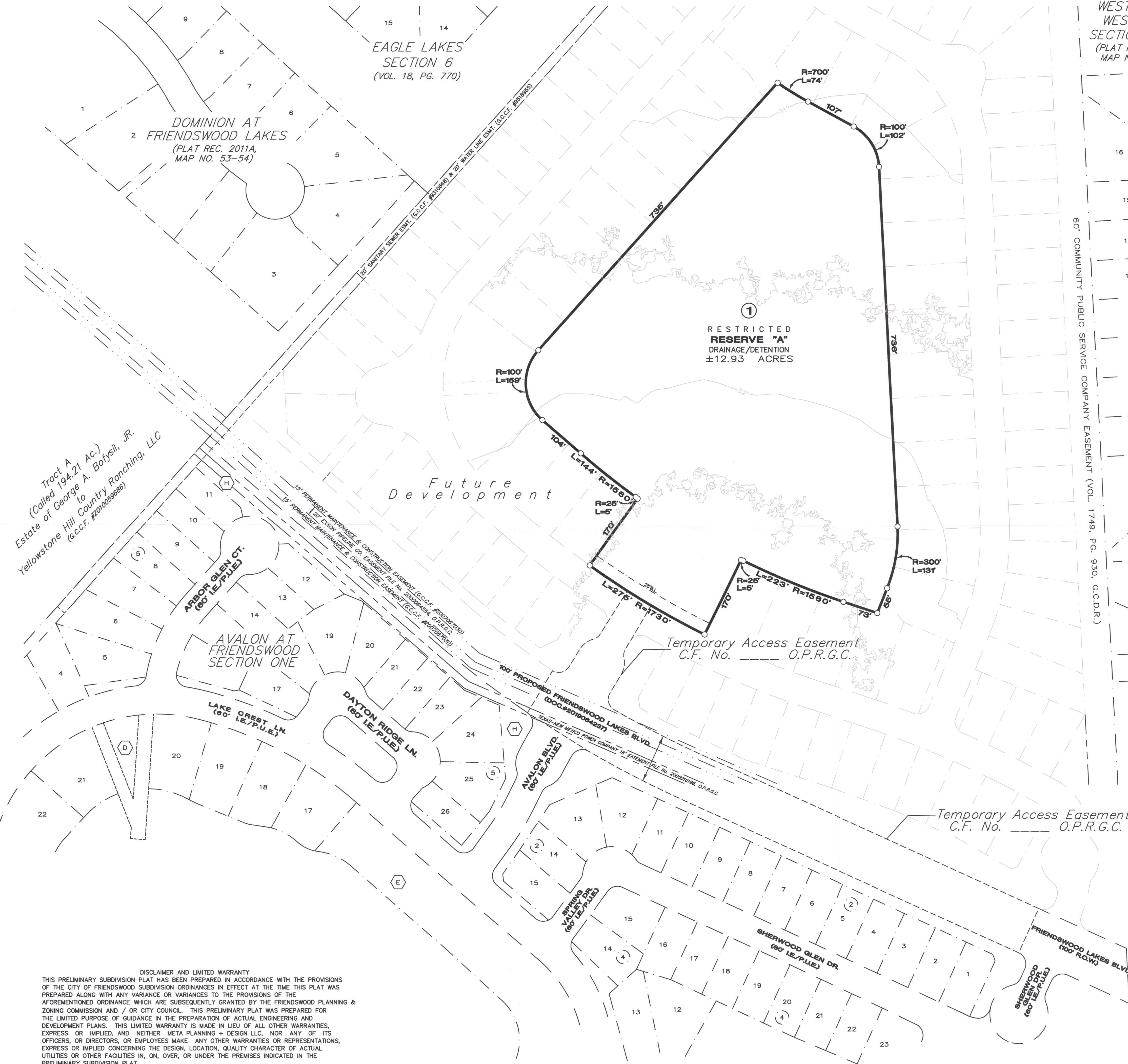
PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200

MARCH 3, 2022
MTA# 4711A



Vicinity Map
SCALE: 1"=2000'

NOTE:
A RESTRICTED RESERVE "A"
DRAINAGE/DETENTION
±12.93 ACRES

A PARTIAL PRELIMINARY PLAT OF
**AVALON AT
FRIENDSWOOD
DETENTION**
A PRIVATE SUBDIVISION
BEING 12.9± ACRES OF LAND
ONE RESERVE IN ONE BLOCK.

OUT of THE
MARY FABREAU SURVEY, A-69
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

ENGINEER/SURVEYOR:
LJA ENGINEERING
ATTN: EDDIE RUCKER
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PH#: 281-598-3040

PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 2 OF 2
SCALE: 1" = 100'
0 50 100 200

MARCH 3, 2022
MTA# 4711A

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FRIENDSWOOD SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FRIENDSWOOD PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 24, 2022

Subject: **SITE PLAN: AVALON RECREATION CENTER**

Consider approving the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a private recreation center for the Avalon at Friendswood Subdivision. The facility will include a pavilion with restroom, several sports courts, lockers and shade structures.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the private recreation center is subject to review and approval by the Commission, in accordance with the City of Friendswood Zoning Ordinance.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, and Police Department. The proposed project appears to be in compliance with current city codes. The plan is subject to approval by the Commission.

ATTACHMENTS

1. Compliance Memo_Avalon Recreation Center
2. Avalon Rec Center Cover Sheet
3. Avalon Rec Center Overall Site Plan
4. Avalon Rec Center Landscape Plans - 3 pages
5. Avalon Rec Center Building Elevations
6. Avalon Rec Center Photometric Plan

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 17, 2022

Re: Avalon Recreation Center
1700 Tanner Brook Lane
Commercial Site Plan

Project Description: The proposed project is a private recreation center for the Avalon at Friendswood subdivision. The facility will include a pavilion with restroom, several sport courts, lockers, and shade structures.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to compliance with current city codes.

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



TAYLOR MORRISON AVALON AT FRIENDSWOOD SITE PAVILION 1700 TANNER BROOK LANE FRIENDSWOOD, TEXAS 77546

TDLR PROJECT NUMBER: TABS2022004936

CLIENT



TAYLOR MORRISON
2929 BRIARPARK DR. SUITE 400
HOUSTON, TX 77042
(281) 598-3000
www.taylormorrison.com

LANDSCAPE ARCHITECT



KGA DEFOREST DESIGN
24275 KATY FWY, #300
KATY, TX 77494
(281) 646-1602
www.kgadeforest.com

ARCHITECT



PGAL
3131 BRIARPARK DR, SUITE 200
HOUSTON, TX 77042
(713) 622-1444
www.pgal.com

MEP ENGINEER



VOLTAIR CONSULTING ENGINEERS
5353 W. ALABAMA ST.
HOUSTON, TX 77056
(832) 371-6181
www.voltairinc.com



Sheet No	Sheet Name	Sheet Issue Date	Current Rev.	Current Revision Date
GENERAL				
G0.00	COVER SHEET	2021/06/28	4	2022/02/17
G0.01	GENERAL PROJECT INFORMATION	2021/06/28	2	2021/11/08
G0.10	PROJECT CODE ANALYSIS & LIFE SAFETY PLAN	2021/06/28	3	2022/02/17
G0.21	ACCESSIBILITY INFORMATION	2021/06/28	2	2021/11/08
G0.22	ACCESSIBILITY INFORMATION	2021/06/28	2	2021/11/08
G0.50	SPECIFICATIONS - GENERAL	2021/06/28	2	2021/11/08
STRUCTURAL				
S2.00	STRUCTURAL GENERAL NOTES	2021/06/28	2	2021/11/08
S2.01	FOUNDATION PLAN	2021/06/28	2	2021/11/08
S2.02	TYPICAL STRUCTURAL DETAILS	2021/06/28	2	2021/11/08
S2.03	CMU DETAILS	2021/06/28	2	2021/11/08
ARCHITECTURAL				
A0.00	SPECIFICATIONS - ARCHITECTURAL	2021/06/28	2	2021/11/08
A0.01	SPECIFICATIONS - ARCHITECTURAL	2021/06/28	3	2021/11/08
A0.20	MATERIAL LEGEND & SIGNAGE TYPES & SCHEDULE	2021/06/28	2	2021/11/08
A0.30	DOOR & LOUVER TYPES, SCHEDULES, & DETAILS	2021/06/28	2	2021/11/08
A1.01	REFERENCE SITE PLAN	2021/06/28	2	2021/11/08
A2.01	FLOOR PLAN & INTERIOR ELEVATIONS	2021/06/28	2	2021/11/08
A2.30	ROOF PLAN	2021/06/28	2	2021/11/08
A3.01	REFLECTED CEILING PLAN	02/17/22	1	2022/02/17
A6.01	EXTERIOR ELEVATIONS	02/17/22	1	2022/02/17
A6.02	EXTERIOR ELEVATIONS	02/17/22	1	2022/02/17
A7.01	BUILDING SECTION	2021/06/28	2	2021/11/08
A7.70	WALL SECTION DETAILS	2021/06/28	2	2021/11/08
A7.71	WALL SECTION DETAILS	02/17/22	1	2022/02/17
PLUMBING				
P0.00	LEGEND - PLUMBING	2021/06/28	3	2021/11/08
P2.01	FLOOR PLAN - GRAVITY	2021/06/28	3	2021/11/08
P3.01	FLOOR PLAN - PRESSURE	2021/06/28	3	2021/11/08
P5.01	RISER DIAGRAMS - PLUMBING	2021/06/28	3	2021/11/08
P6.01	SCHEDULES - PLUMBING	2021/06/28	3	2021/11/08
P9.01	DETAILS - PLUMBING	2021/06/28	3	2021/11/08
MECHANICAL				
M0.00	LEGEND - HVAC	2021/06/28	3	2021/11/08
M2.01	FLOOR PLAN - HVAC	2021/06/28	3	2021/11/08
ELECTRICAL				
E0.00	LEGEND - ELECTRICAL	2021/06/28	3	2021/11/08
E0.01	SPECIFICATIONS - ELECTRICAL	2021/06/28	3	2021/11/08
E2.01	FLOOR PLAN - POWER	2021/06/28	3	2021/11/08
E3.01	FLOOR PLAN - LIGHTING	2021/06/28	3	2021/11/08
E5.01	RISER DIAGRAM AND PANEL SCHEDULE - ELECTRICAL	2021/06/28	3	2021/11/08
E9.01	DETAILS - ELECTRICAL	2021/06/28	3	2021/11/08

PGAL

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SAN DIEGO



PROJECT NUMBER
1005587.00

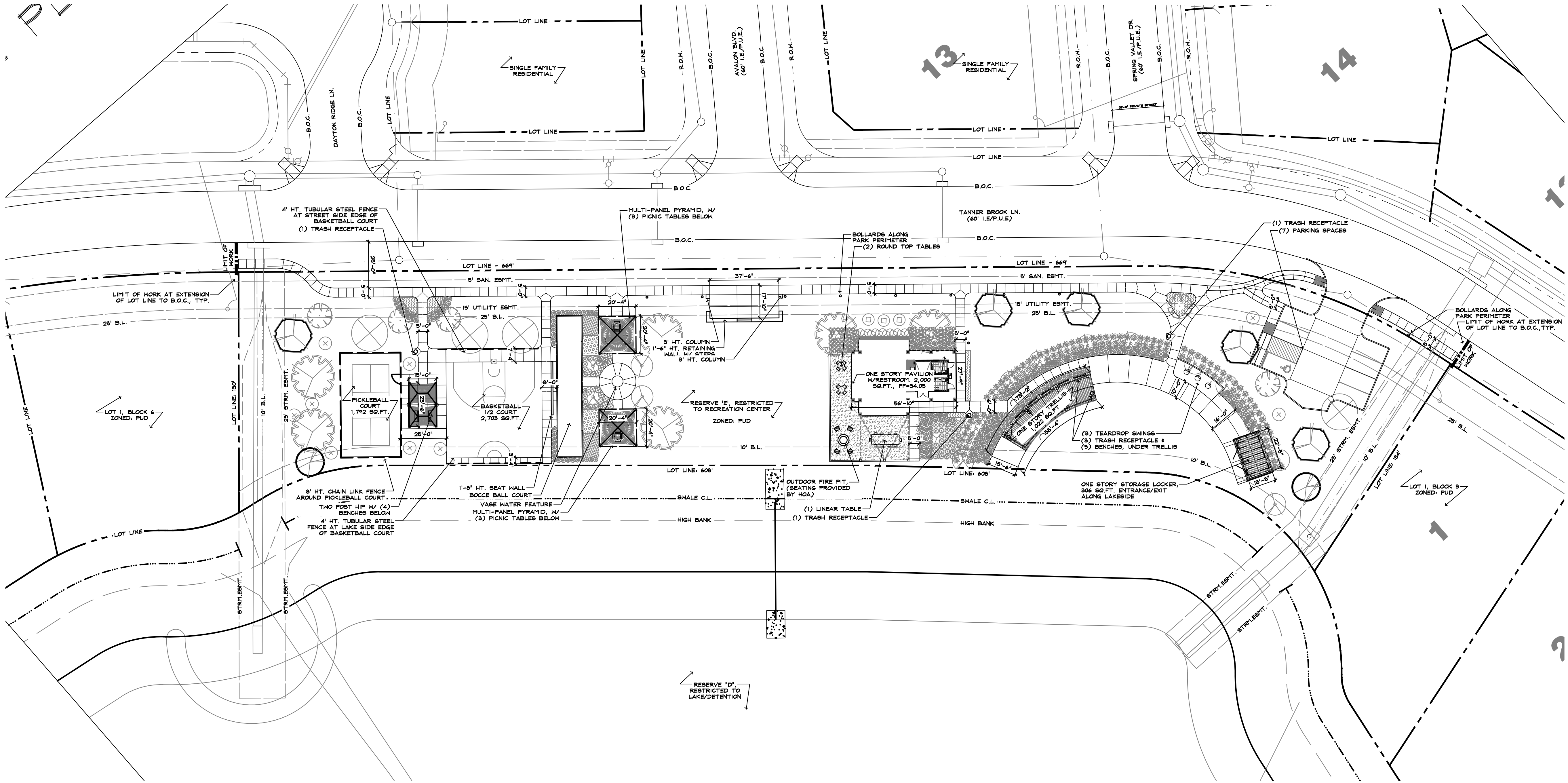
SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.00



10/08/2021
"For regulatory approval,
permitting or construction."

Avalon at Friendswood
Phase 1 Recreation Center
Taylor Morrison of Texas, Inc.
Galveston County, TX



PARKING TABLE:

- SPORT COURT - 2 SPACES PER COURT
3 COURTS * 2 SPACES = 6 REQUIRED PARKING SPACES
7 PARKING SPACES PROVIDED

LANDSCAPE TABLE:

- SMALL PARKING LOT (20 CARS OR LESS)
TOTAL AREA OF PARKING & DRIVEWAYS (AREA)
3295 x 10% = 330 LANDSCAPE AREA REQUIRED
5425 LANDSCAPE (SHRUB AREA) PROVIDED
- NO. OF TREES REQUIRED
330 / 250 = 2 TREE REQUIRED
18 TREES PROVIDED

SITE PLAN EXPIRATION NOTE:

- APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICATION MUST RESUBMIT A SITE PLAN THAT CONFORMS TO THE CURRENT ORDINANCES. PROVIDE, 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 (6) SIX MONTHS.

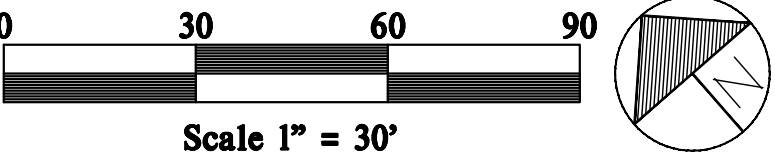
EXISTING TREES:

- TREES PREVIOUSLY REMOVED DURING CONSTRUCTION ARE BEING MITIGATED IN OTHER RESERVES WITHIN THE DEVELOPMENT.

LOT COVERAGE:

TOTAL SF: 70,441
TOTAL IMPERVIOUS COVER: 14,869
14,869 / 70,441 = 21% IMPERVIOUS COVER

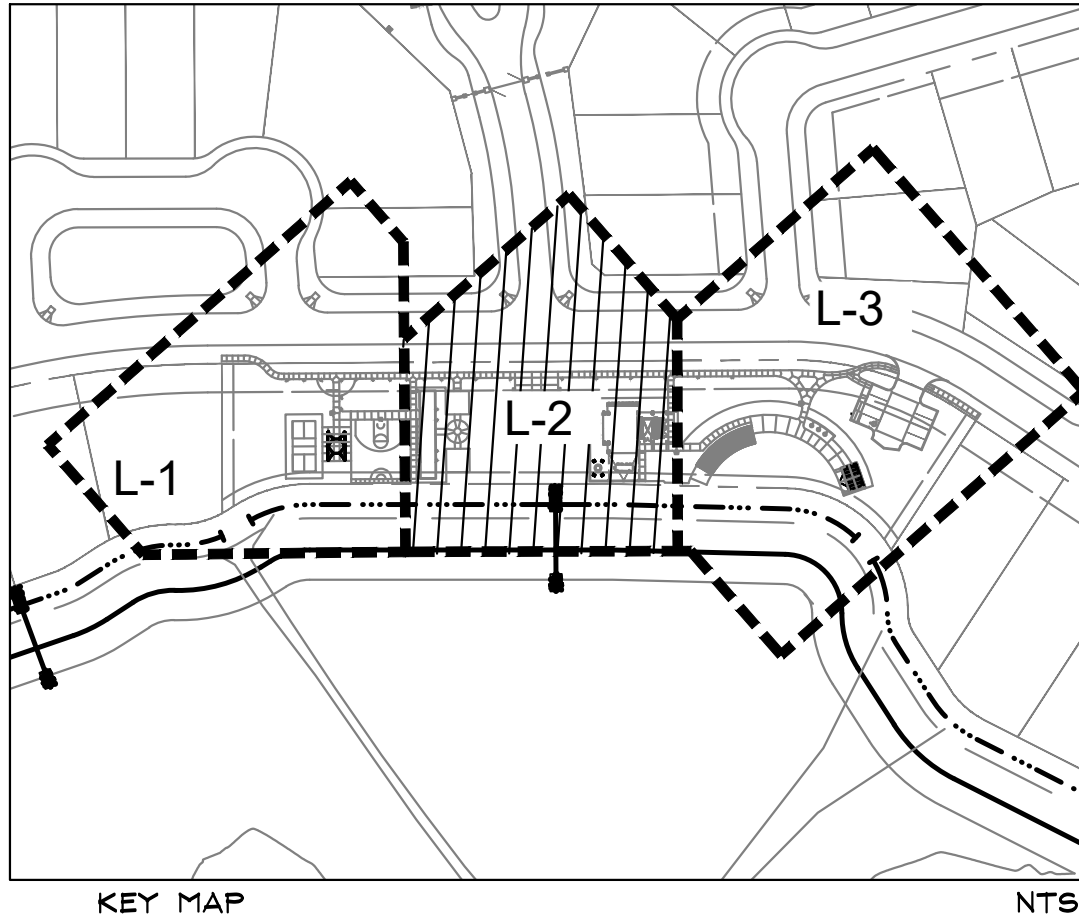
ABBREVIATION KEY	
PLAN	EXPLANATION
C.L.	CENTER LINE
ESMT.	EASEMENT
STRM.	STORM
BLD.	BUILDING
SAN.	SANITARY
B.O.C.	BACK OF CURB
B.L.	BUILDING LINE
H.T.	HEIGHT
SQ. FT.	SQUARE FEET
F.F.	FINISH FLOOR ELEVATION



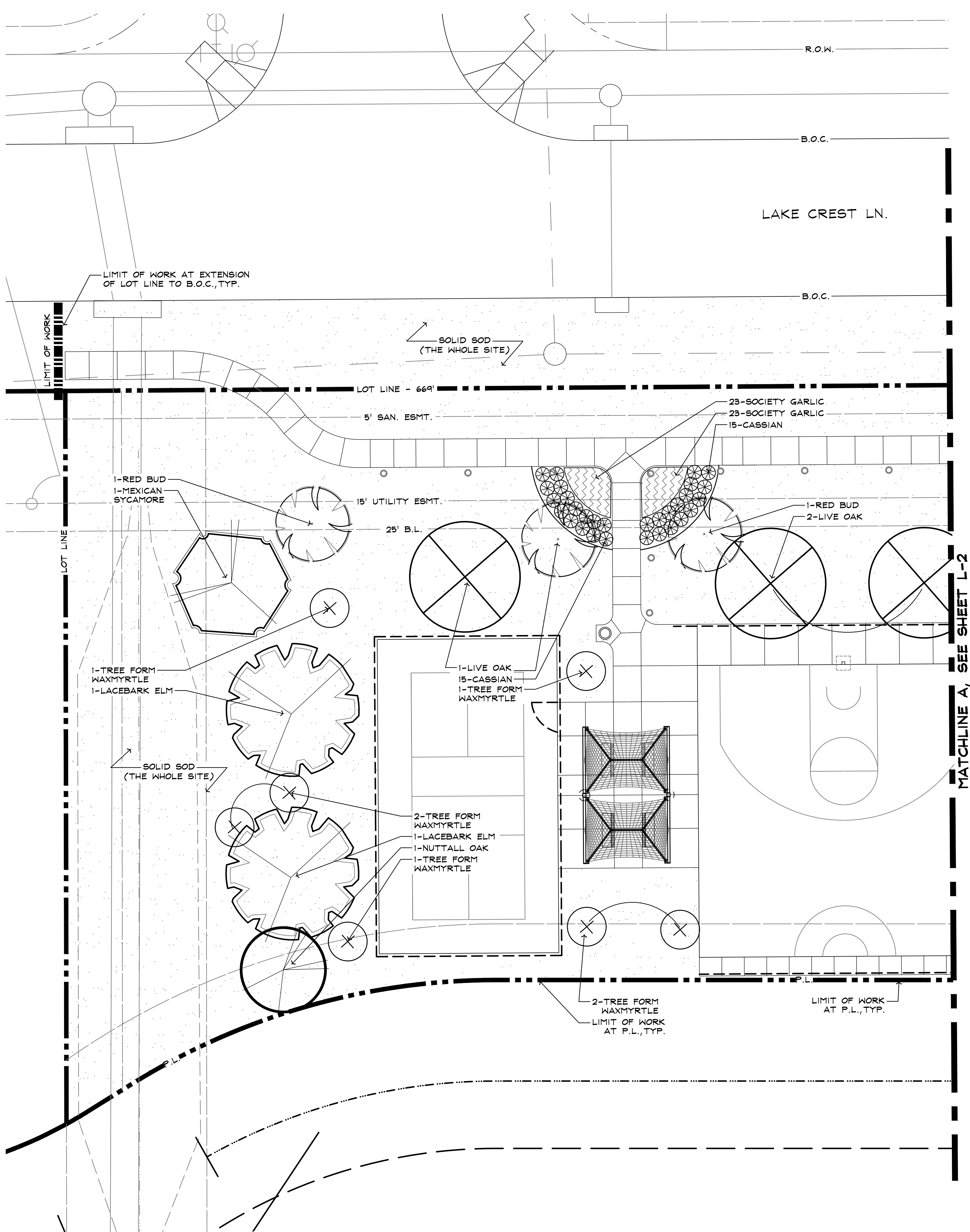
Permit
Site Plan

Date: 10/08/2022
Scale: 1"=30'-0"
Job No: 245-20-102
Revised: _____

R-0



TREE SURVEY NOTE:
NO TREES 12" OR GREATER EXIST



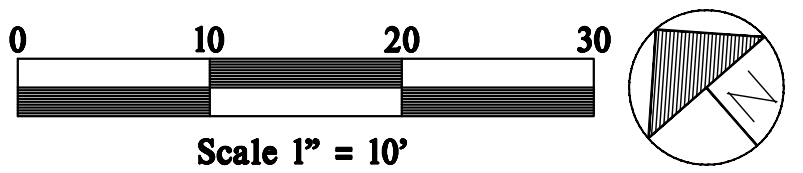
KGA
DEFOREST
DESIGN, LLC
LANDSCAPE
ARCHITECTURE
24275 Katy Freeway Suite 300
Katy Texas 77494
281.646.1602 281.646.1641
Phone Fax

REGISTERED LANDSCAPE ARCHITECT
STEPHANIE
2602
STATE OF TEXAS
Stephanie Lee
10/08/2021
"For regulatory approval,
permitting or construction."

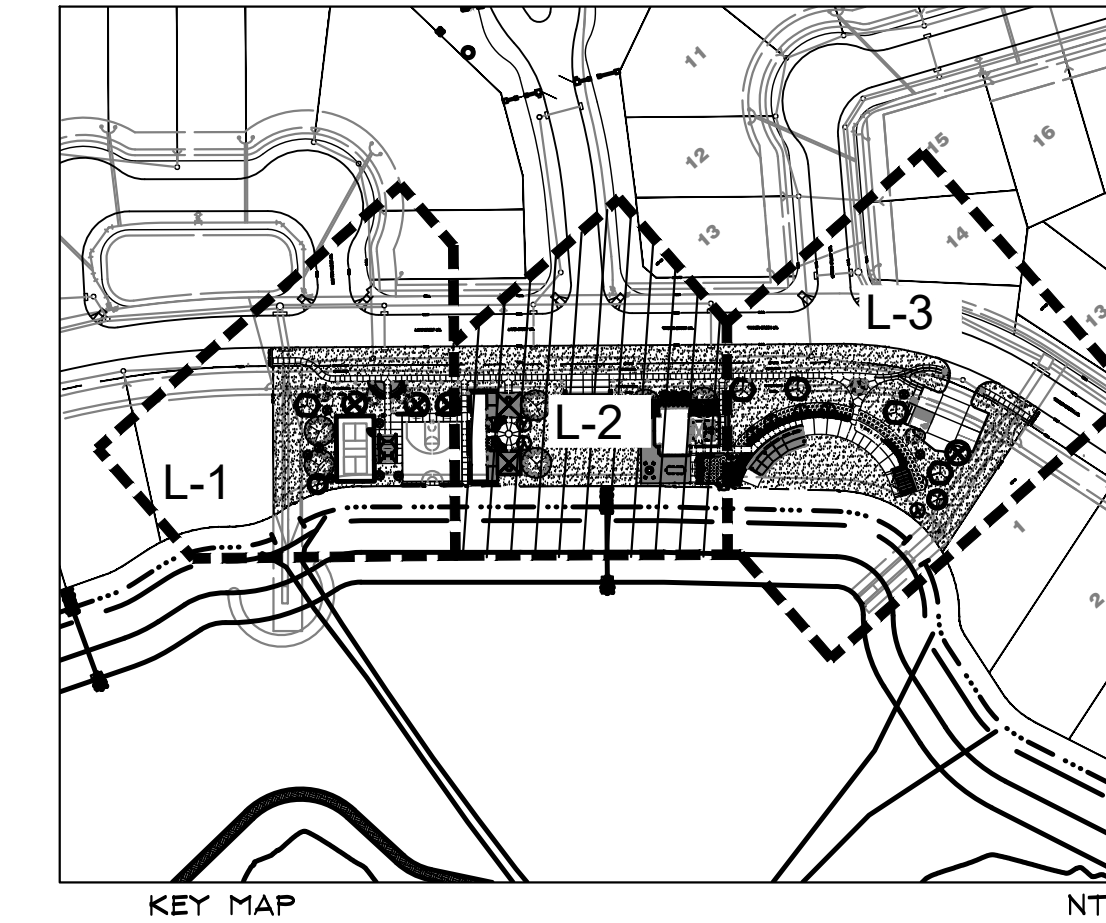
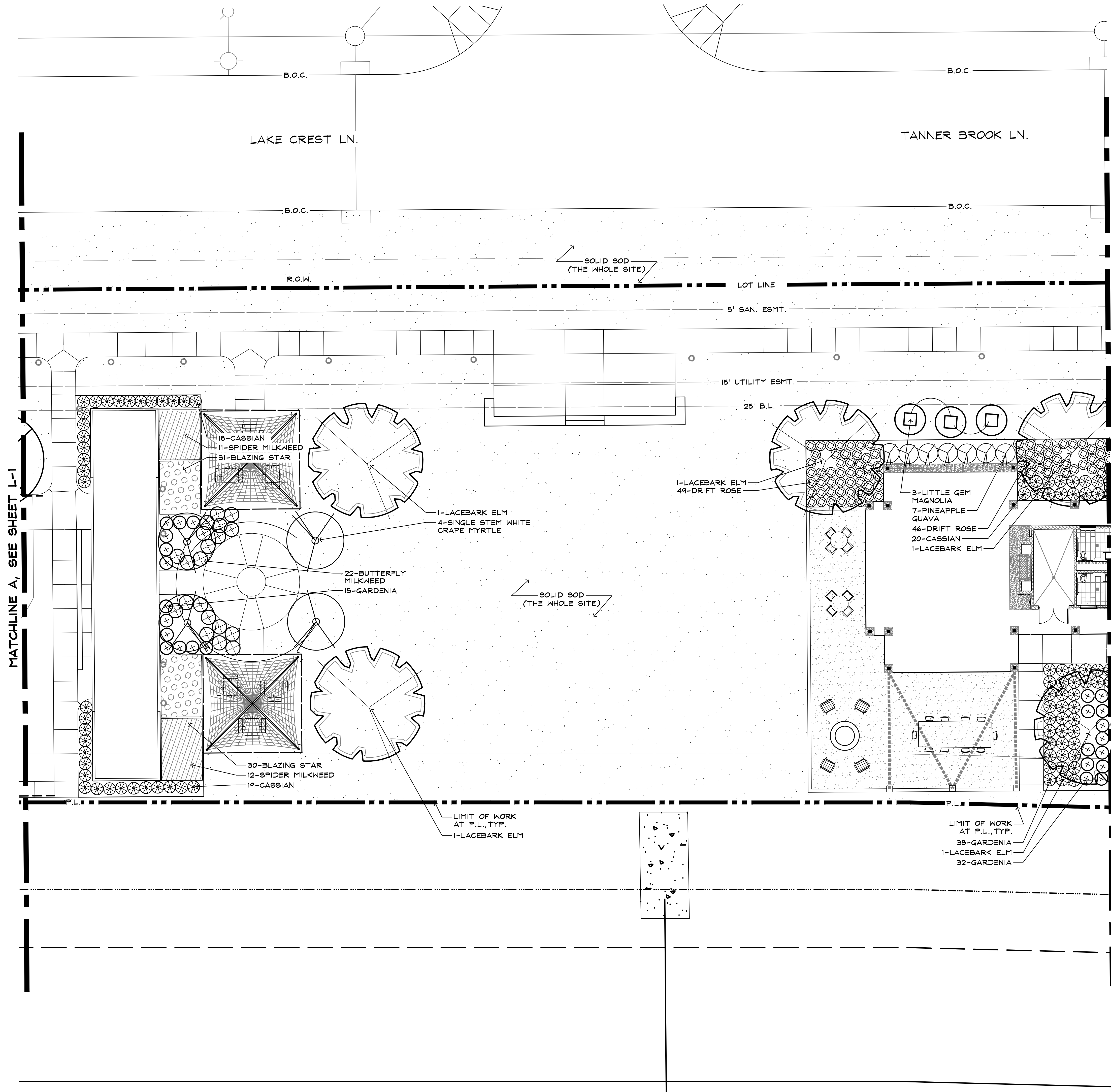
Avalon at Friendswood
Phase 1 Recreation Center
Taylor Morrison of Texas, Inc.
Galveston County, TX

Landscape Plan

Date: 10/08/2022
Scale: 1"=10'-0"
Job No: 245-20-102
Revised: _____



L-1



TREE SURVEY NOTE:
NO TREES 12" OR GREATER EXIST

KGA
DEFOREST
DESIGN, LLC
LANDSCAPE
ARCHITECTURE
24275 Katy Freeway Suite 300
Katy Texas 77494
281.646.1602 281.646.1641
Phone Fax

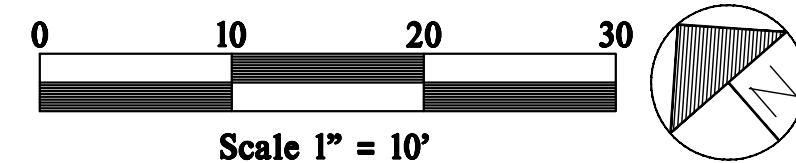
REGISTERED LANDSCAPE ARCHITECT
STEPHANIE E
STATE OF TEXAS
2602
Stephanie Lee

10/08/2021
"For regulatory approval,
permitting or construction."

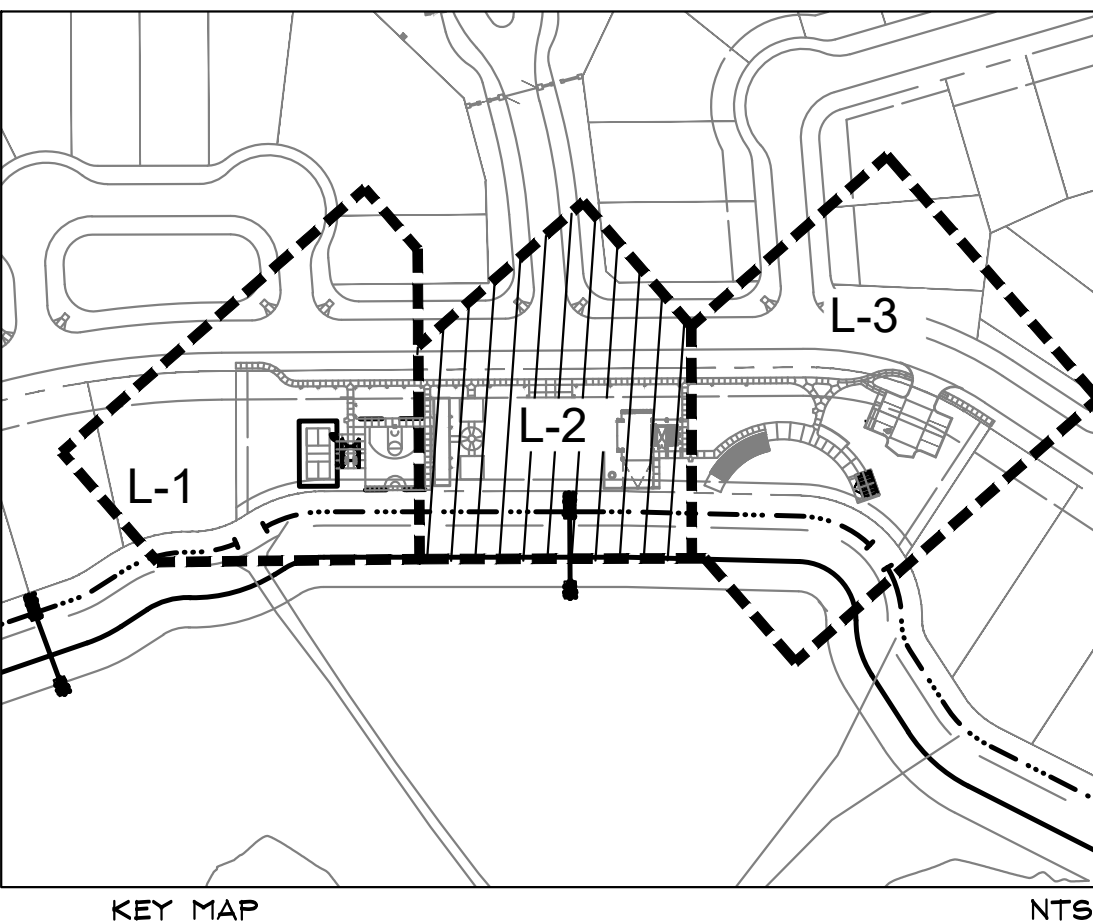
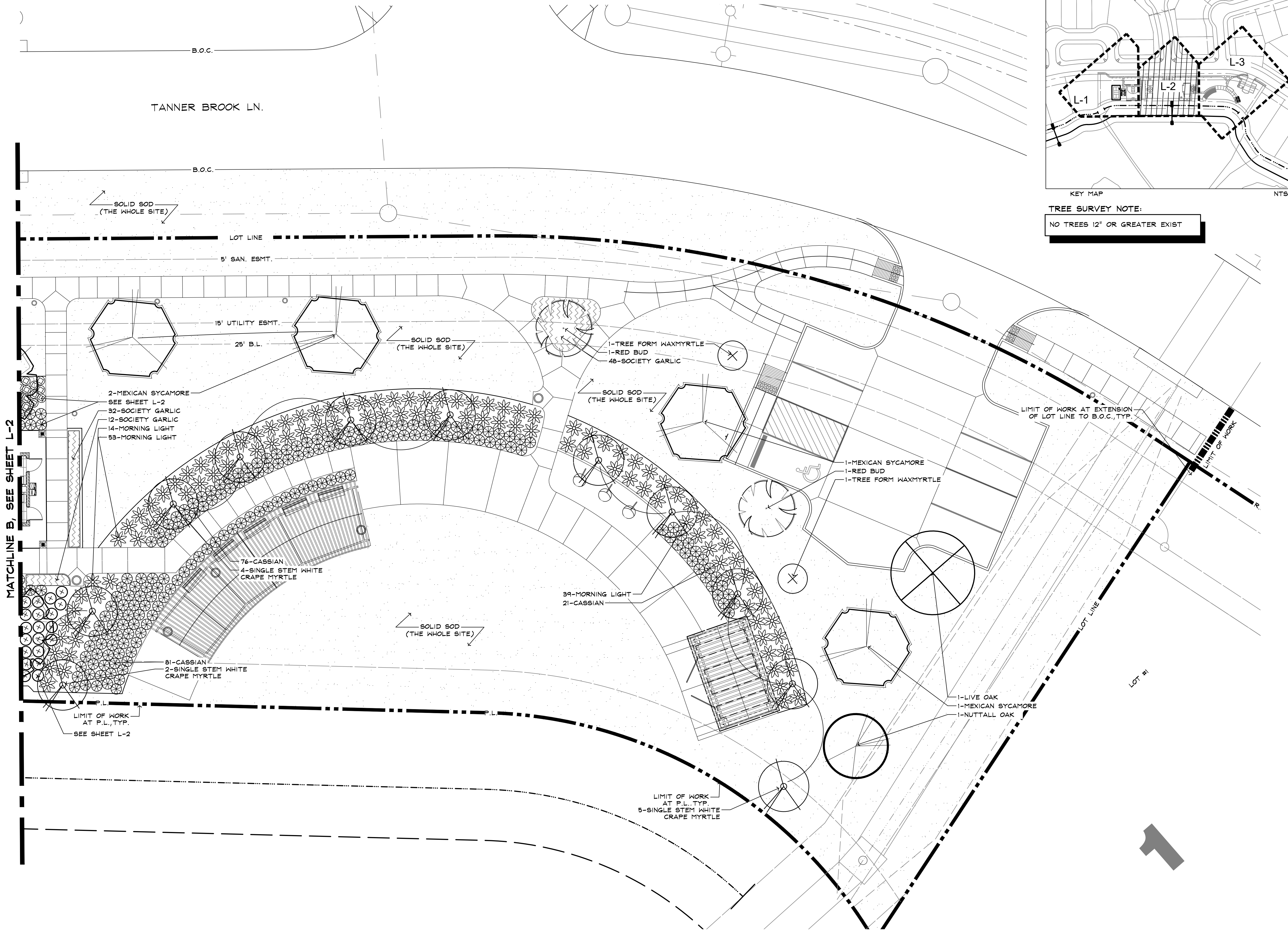
Avalon at Friendswood Phase 1 Recreation Center Taylor Morrison of Texas, Inc. Galveston County, TX

Landscape Plan

Date: 10/08/2022
Scale: 1"=10'-0"
Job No: 245-20-102
Revised: _____



L-2



KEY MAP

NTS

TREE SURVEY NOTE:

NO TREES 12" OR GREATER EXIST

KGA
DEFOREST
DESIGN, LLC

LANDSCAPE
ARCHITECTURE

24275 Katy Freeway Suite 300
Katy Texas 77494
281.646.1602 281.646.1641
Phone Fax

REGISTERED LANDSCAPE ARCHITECT
STEPHANIE
2602
STATE OF TEXAS

Stephanie Lee

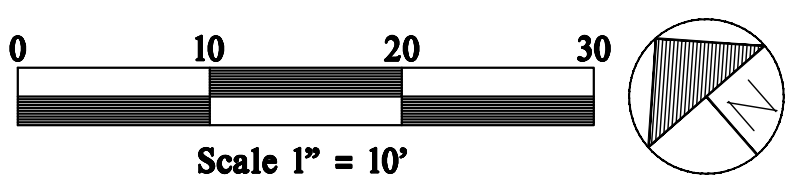
10/08/2021

"For regulatory approval,
permitting or construction."

Avalon at Friendswood
Phase 1 Recreation Center
Taylor Morrison of Texas, Inc.
Galveston County, TX

Landscape Plan

Date: 10/08/2022
Scale: 1"=10'-0"
Job No.: 245-20-102
Revised:



L-3

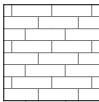
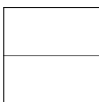
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KEYNOTES

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION.

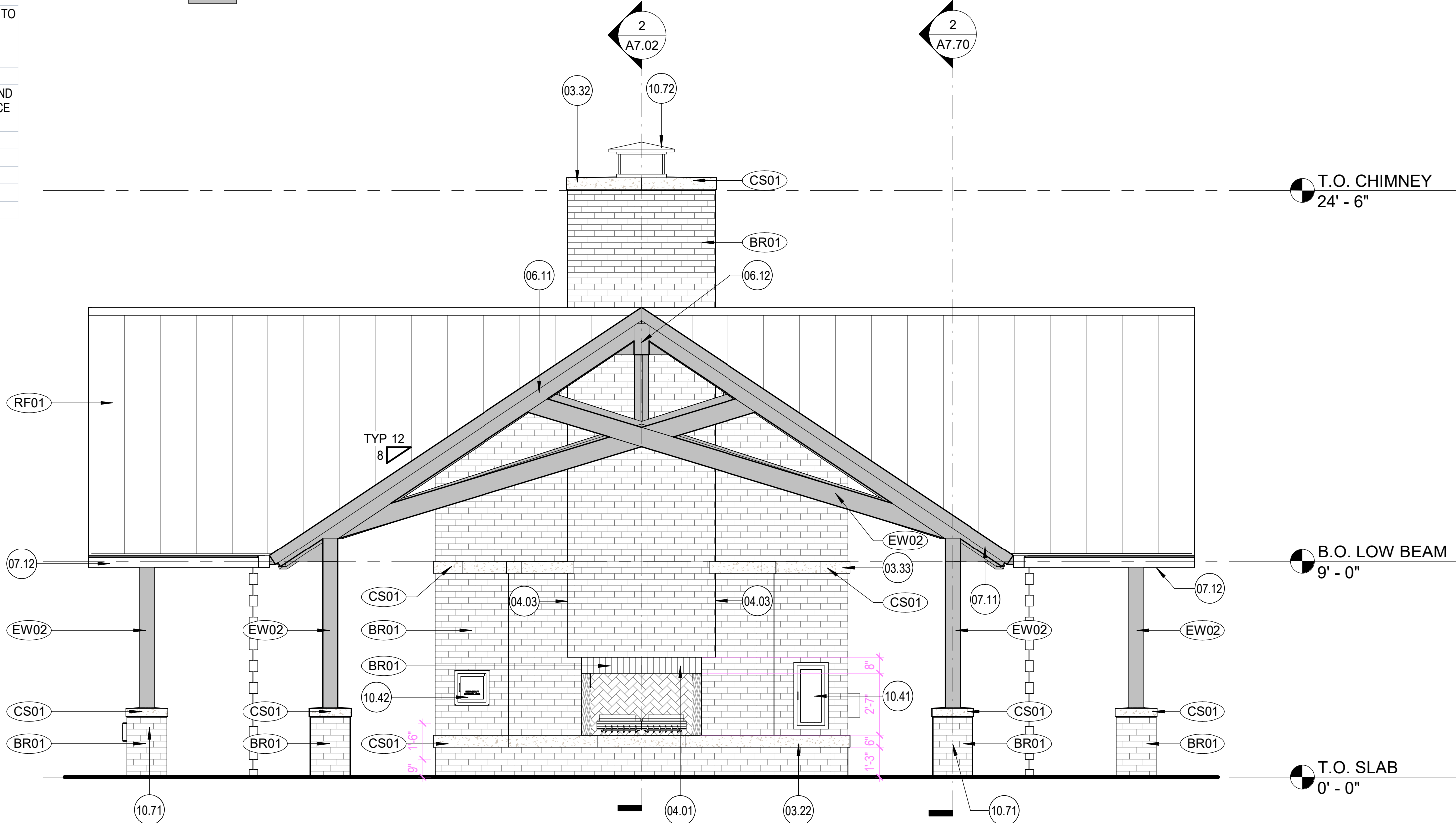
NUMBER	DESCRIPTION
03.22	CAST STONE CONCRETE HEARTH
03.32	CAST STONE FIREPLACE CHIMNEY CAP
03.33	CAST STONE BANDING
04.01	BRICK HEADER COURSE
04.03	CONTROL JOINT
06.11	STRUCTURAL TIMBER TRUSS, TYP.
06.12	8X16 STRUCTURAL TIMBER RIDGE BEAM, TYP.
06.13	8X12 STRUCTURAL TIMBER LOW BEAM, TYP.
06.14	8X16 CENTER STRUCTURAL TIMBER RIDGE BEAM, TYP.
07.11	WOOD FASCIA, TYP.
07.12	6" SQUARE PREFINISHED DARK BRONZE GUTTER W/ GUTTER HANGERS
07.13	LARGE LINK STAINLESS STEEL RAINCHAIN SUSPENDED FROM GUTTER AND AFFIXED TO DRAIN INLET GRATE BELOW. COORDINATION EXACT LOCATIONS WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER. PROVIDE GUTTER SPLASH BREAK AT ALL INSIDE CORNER GUTTERS.
07.14	PREFINISHED METAL REGLET, COUNTERFLASHING, AND HEAD FLASHING
10.04	FIREPLACE CONTROL BOX WITH ELECTRONIC IGNITION, SAFETY SHUT OFF VALVE, AND TIMER. ENSURE CONTROL BOX IS SECURE AND LOCKABLE. LOCATE IN CONFORMANCE WITH ADA REQUIREMENTS.
10.41	SPECIFIED RECESSED FIRE EXTINGUISHER CABINET
10.42	SPECIFIED RECESSED AED CABINET BY OWNER
10.71	STRUCTURAL TIMBER COLUMN ASSEMBLY, TYP.
10.72	MANUFACTURED DECORATIVE CHIMNEY CAP, DARK BRONZE, TYP.
10.73	ROOF VENT, TYP. LOMANCO MODEL 600-WB, OR SIM.

LEGEND - ELEVATIONS

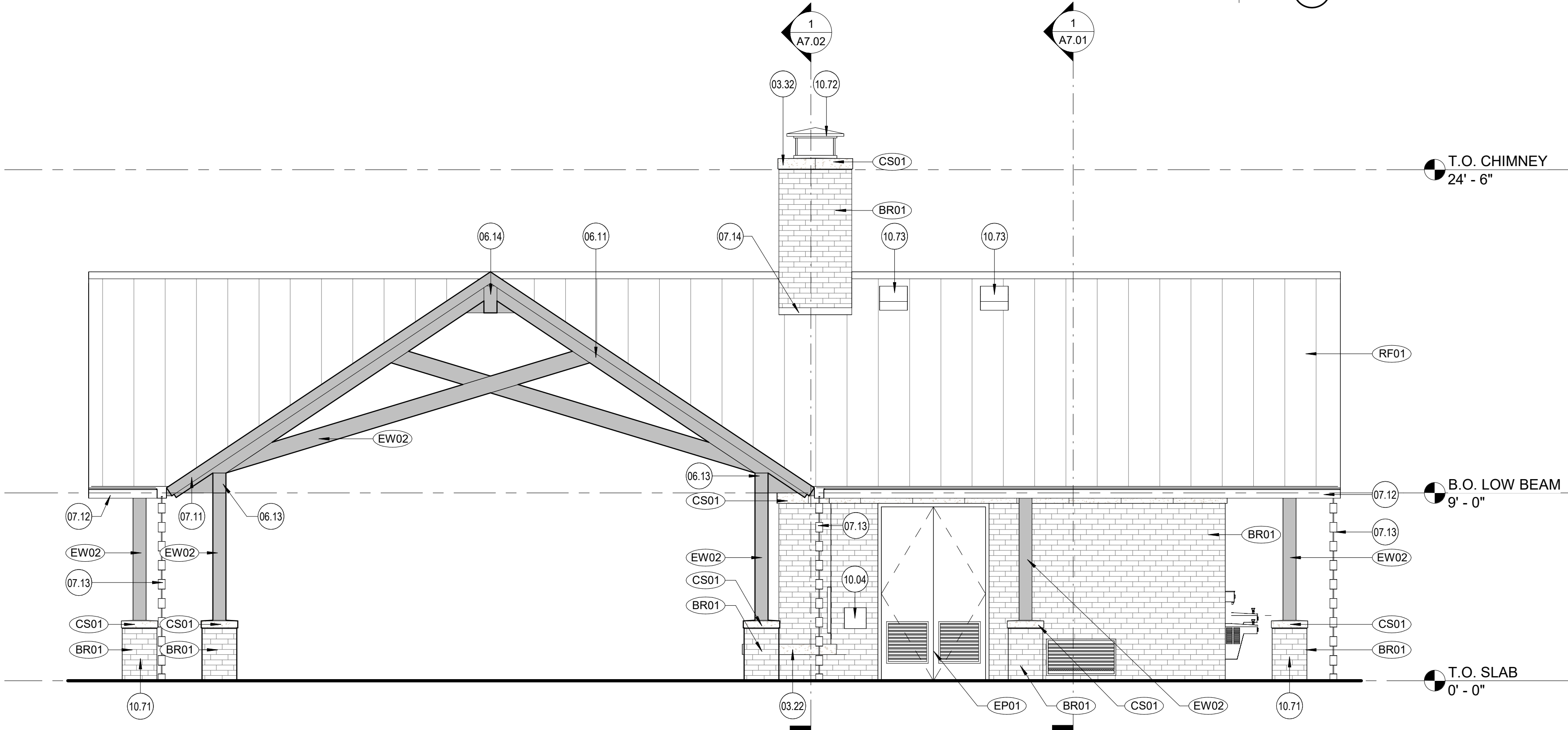
	BR01 - KING SIZE BRICK VENEER
	RF01 - STANDING SEAM METAL ROOF
	CS01 - CAST STONE
	EW02 - SEALED TIMBER

GENERAL NOTES - ELEVATION

1. REFER TO A0.30 FOR DOOR AND LOUVER TYPES AND ELEVATIONS
2. PROVIDE SILICONE SEALANT OVER BACKER ROD AROUND ALL LOUVERS AND DOORS AND AT CONTROL JOINTS.
3. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS BETWEEN ELEVATIONS AND PLANS, SECTIONS, OR DETAILS PRIOR TO CONSTRUCTION.
4. PROVIDE WEEP HOLES, WICKS, AND OR VENTS AS RECOMMENDED BY THE MASONRY INSTITUTE OF AMERICA AND AS SPECIFIED.



EXTERIOR ELEVATION - NORTH 1/4" = 1'-0" 2



EXTERIOR ELEVATION - WEST 1/4" = 1'-0" 1

CLIENT



TAYLOR MORRISON

5353 WEST SAM
HOUSTON PKWY N #190
T (281) 598-3000
F Fax

ARCHITECT



PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

CONSULTANT

REGISTRATION

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2022/02/17

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	2021/06/28	100% REVIEW
2	2021/11/08	ISSUED FOR PERMIT

PROJECT NAME

AVALON AT
FRIENDSWOOD

PROJECT LOCATION

1700 TANNER BROOK
LANE
FRIENDSWOOD, TEXAS
77546

PROJECT NUMBER

1005587.00

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A6.01

KEYNOTES

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION.

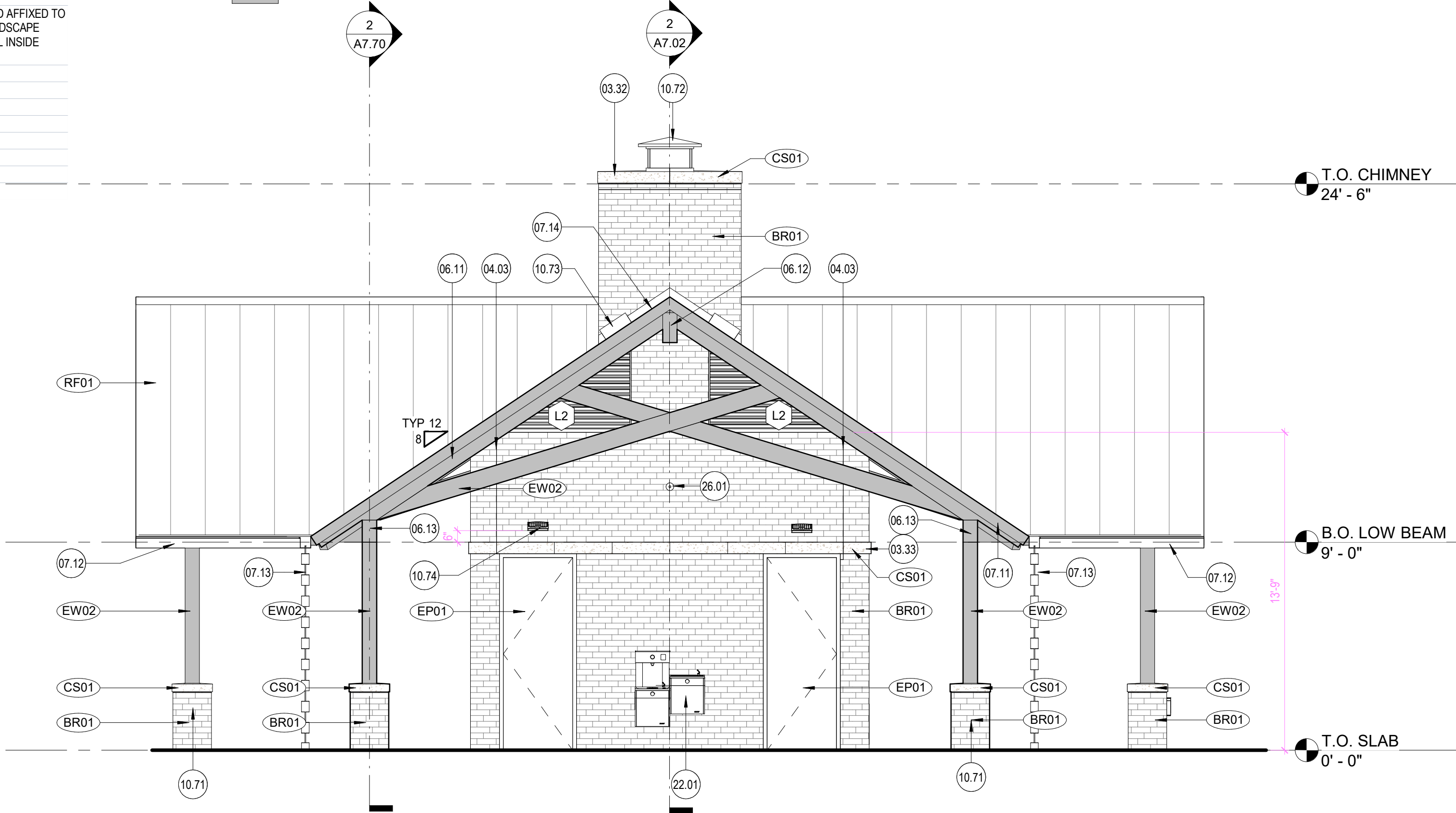
NUMBER	DESCRIPTION
03.22	CAST STONE CONCRETE HEARTH
03.32	CAST STONE FIREPLACE CHIMNEY CAP
03.33	CAST STONE BANDING
04.03	CONTROL JOINT
04.04	2" PVC DRAINAGE SLEEVE @5'-0" O.C., CENTER ALONG LENGTH OF HALF WALL, TYP.
06.11	STRUCTURAL TIMBER TRUSS, TYP.
06.12	8X16 STRUCTURAL TIMBER RIDGE BEAM, TYP.
06.13	8X12 STRUCTURAL TIMBER LOW BEAM, TYP.
06.14	8X16 CENTER STRUCTURAL TIMBER RIDGE BEAM, TYP.
07.11	WOOD FASCIA, TYP.
07.12	6" SQUARE PREFINISHED DARK BRONZE GUTTER W/ GUTTER HANGERS
07.13	LARGE LINK STAINLESS STEEL RAINCHAIN SUSPENDED FROM GUTTER AND AFFIXED TO DRAIN INLET GRATE BELOW. COORDINATION EXACT LOCATIONS WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER. PROVIDE GUTTER SPLASH BREAK AT ALL INSIDE CORNER GUTTERS.
07.14	PREFINISHED METAL REGLET, COUNTERFLASHING, AND HEAD FLASHING
10.03	RAISED CHANNEL PIN MOUNT LETTERS, REFER TO SIGNAGE SCHEDULE
10.71	STRUCTURAL TIMBER COLUMN ASSEMBLY, TYP.
10.72	MANUFACTURED DECORATIVE CHIMNEY CAP, DARK BRONZE, TYP.
10.73	ROOF VENT, TYP. LOMANCO MODEL 600-WB, OR SIM.
10.74	EXTERIOR WALL PACK
22.01	DRINKING FOUNTAIN, RE: PLUMBING
26.01	PHOTOCELL

LEGEND - ELEVATIONS

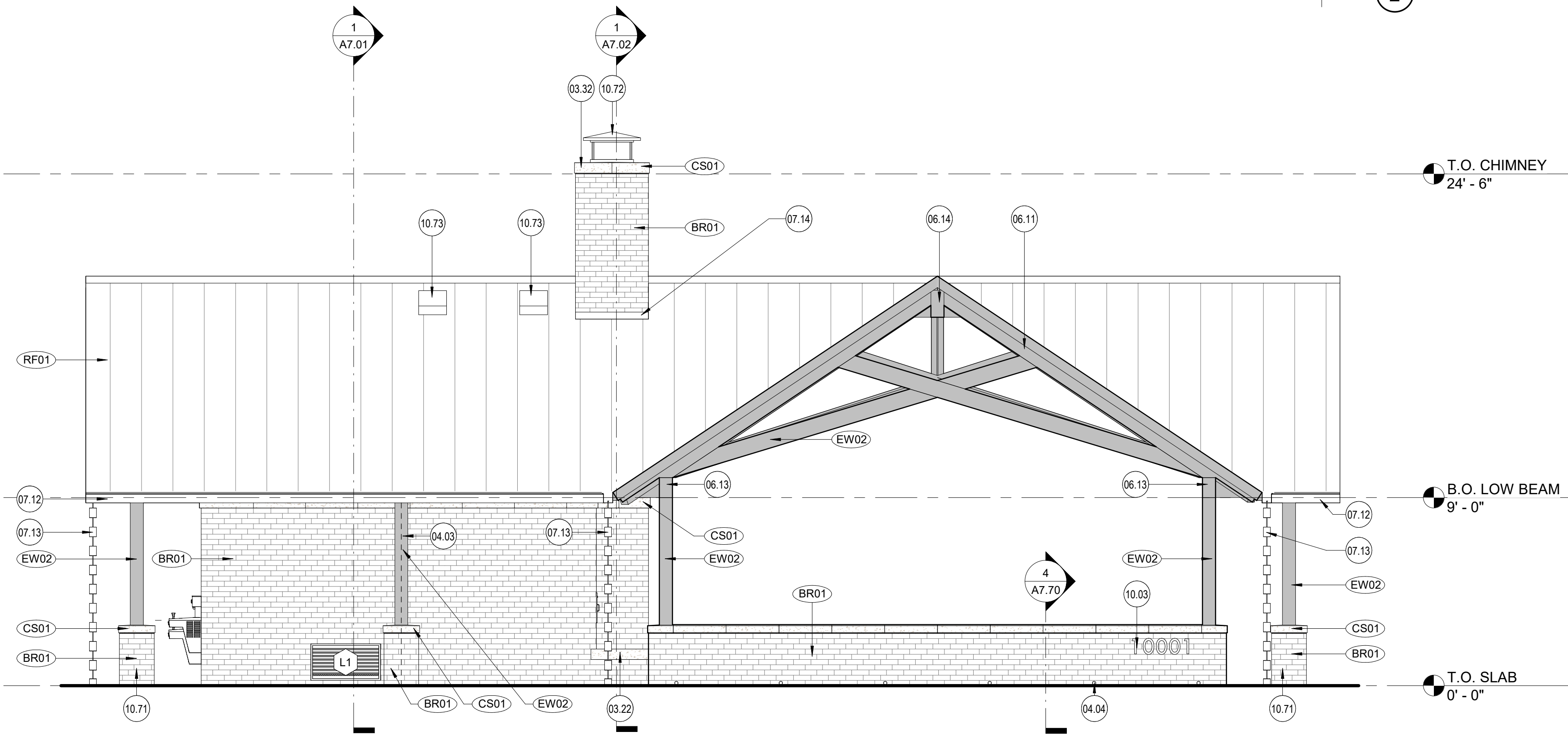
	BR01 - KING SIZE BRICK VENEER
	RF01 - STANDING SEAM METAL ROOF
	CS01 - CAST STONE
	EW02 - SEALED TIMBER

GENERAL NOTES - ELEVATION

1. REFER TO A0.30 FOR DOOR AND LOUVER TYPES AND ELEVATIONS
2. PROVIDE SILICONE SEALANT OVER BACKER ROD AROUND ALL LOUVERS AND DOORS AND AT CONTROL JOINTS.
3. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS BETWEEN ELEVATIONS AND PLANS, SECTIONS, OR DETAILS PRIOR TO CONSTRUCTION.
4. PROVIDE WEEP HOLES, WICKS, AND OR VENTS AS RECOMMENDED BY THE MASONRY INSTITUTE OF AMERICA AND AS SPECIFIED.



EXTERIOR ELEVATION - SOUTH 1/4" = 1'-0" 2



EXTERIOR ELEVATION - EAST 1/4" = 1'-0" 1

CLIENT



TAYLOR MORRISON

5353 WEST SAM
HOUSTON PKWY N #190
T (281) 598-3000
F Fax

ARCHITECT



PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

CONSULTANT

REGISTRATION

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2022/02/17

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	2022/02/17	ISSUED FOR PERMIT

PROJECT NAME

AVALON AT
FRIENDSWOOD

PROJECT LOCATION

1700 TANNER BROOK
LANE
FRIENDSWOOD, TEXAS
77546

PROJECT NUMBER

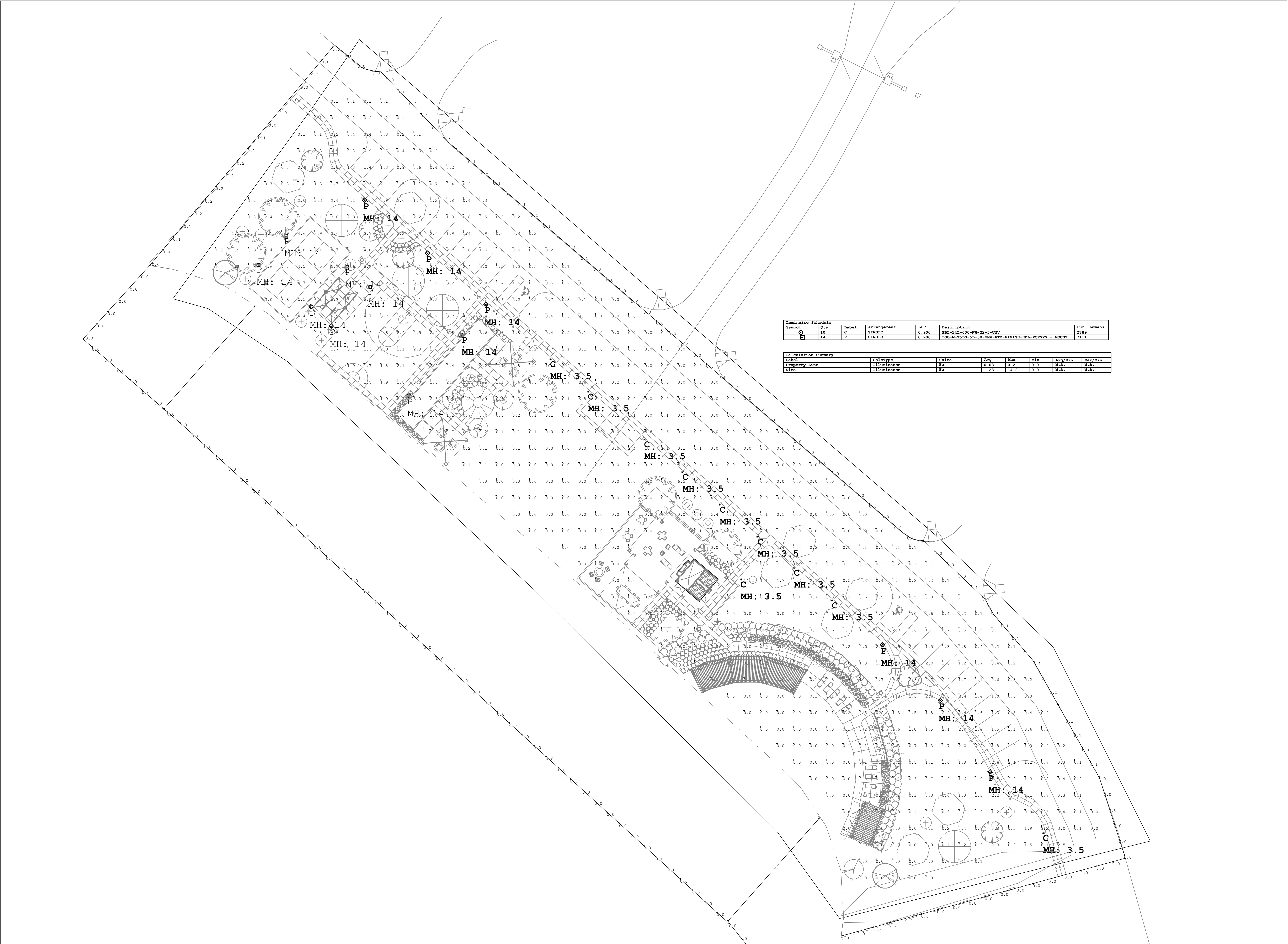
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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A6.02



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	ELF	Description	Lum. Lumens
O	10	C	SINGLE	0.900	PBL-14L-600-MW-G2-5-UNV	2789
□	14	P	SINGLE	0.900	L80-M-T512-SL-3K-UNV-PTD-FINISH-HDL-PCRXXX - MOUNT	7111

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	FC	0.03	0.2	0.0	N.A.
Site	Illuminance	FC	1.23	14.2	0.0	N.A.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: March 24, 2022

Subject: **SITE PLAN: OFFICE COMPLEX**

Consider approving the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project will include phased construction of three shell buildings, one story each, and 5,480 square feet of office space per building. The property is a long narrow lot and is zoned Downtown District (DD).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the site plan will allow another development to take place in the Downtown District (DD) and provide for office space for potential tenants.

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

ATTACHMENTS

1. Compliance Memo_1 Hatcher Ln
2. 1 Hatcher Ln Office Complex Cover Sheet
3. 1 Hatcher Ln Office Complex Site Plan and Landscape Plan
4. 1 Hatcher Ln Office Complex Building Elevations
5. 1 Hatcher Ln Office Complex Colored Rendering
6. 1 Hatcher Ln Office Complex Photometric Plan

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: March 15, 2022

Re: 1 Hatcher Lane
Commercial Site Plan

Project Description: The proposed project will include phased construction of three shell buildings, one story each, and 5,480 square feet of office space per building.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to compliance with current city codes.

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

GALVESTON COUNTY
CITY OF FRIENDSWOOD, TEXAS
FINAL CONSTRUCTION PLANS FOR
1 HATCHER LANE

DRAWING INDEX

SHEET # DRAWING NAME

ARCHITECTURAL PLANS

A0.00	COVER SHEET
A0.10	SITE & LANDSCAPE PLAN
A1.10	BUILDING LAYOUT PLAN
A2.10	FLOOR PLAN BUILDING 1
A2.20	ELEVATION BUILDING 1
A3.10	FLOOR PLAN BUILDING 2
A3.20	ELEVATION BUILDING 2
A4.10	FLOOR PLAN BUILDING 3
A4.20	ELEVATION BUILDING 3
A5.10	DUMPSTER ENCLOSURE DETAIL
E1.10	PHOTOMETRIC PLAN & LOAD ANALYSIS
P1.10	PLUMBING PLAN

STRUCTURAL PLANS

S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	WINDSTORM PLAN
S4	ROOF FRAMING PLAN
S5	FRAMING DETAILS



MARCH 03, 2022

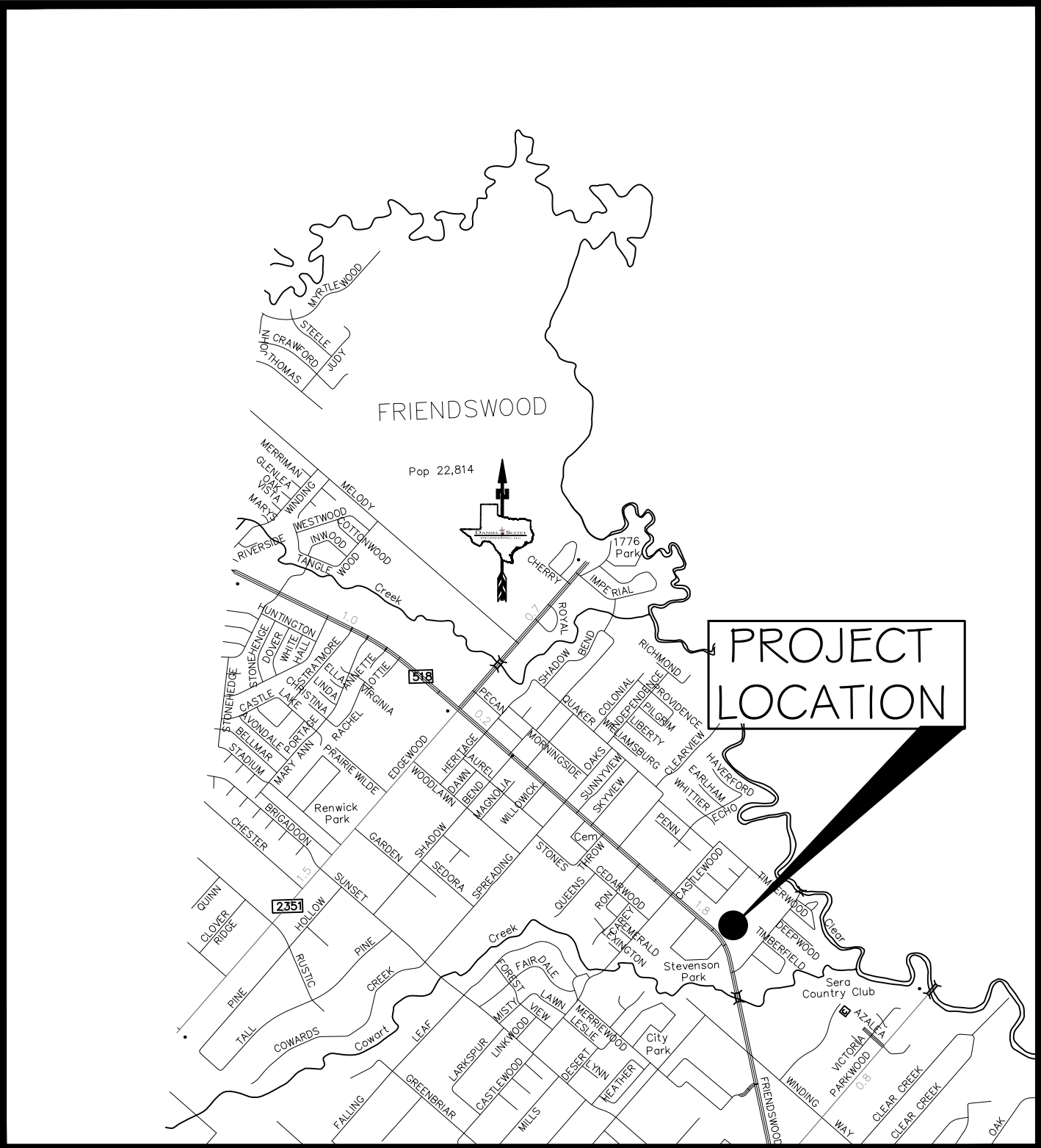
CONTRACTOR/OWNER NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CONFIRM THAT THE PROPOSED SITE WILL MEET ADA REQUIREMENTS FOR ACCESSIBILITY.



DEVELOPER:
H & H DEVELOPERS
ADAM HILL
1506 WINDING WAY, SUITE 301
FRIENDSWOOD, TEXAS 77546
PHONE: (281) 482-3034

TBPE F-9827 (281) 519-8530
P.O. BOX 1549, ALVIN, TX 77512 scott@danielscotteengineering.com



VICINITY MAP
SCALE: 1" = 2000'

Project Address

1 Hatcher Lane
Friendswood, Texas

Building Code

2018 International Building Code- Texas Amendments
2018 Mechanical Code
2017 National Electrical Code
2018 Plumbing Code
All City Adopted Ordinances and Codes
American With Disabilities Act
Texas Accessibility Standards
Texas Department of Insurance (TDI)

Occupancy Use
Business Group B

Construction Type
Type III B

Zone Use
Commerical

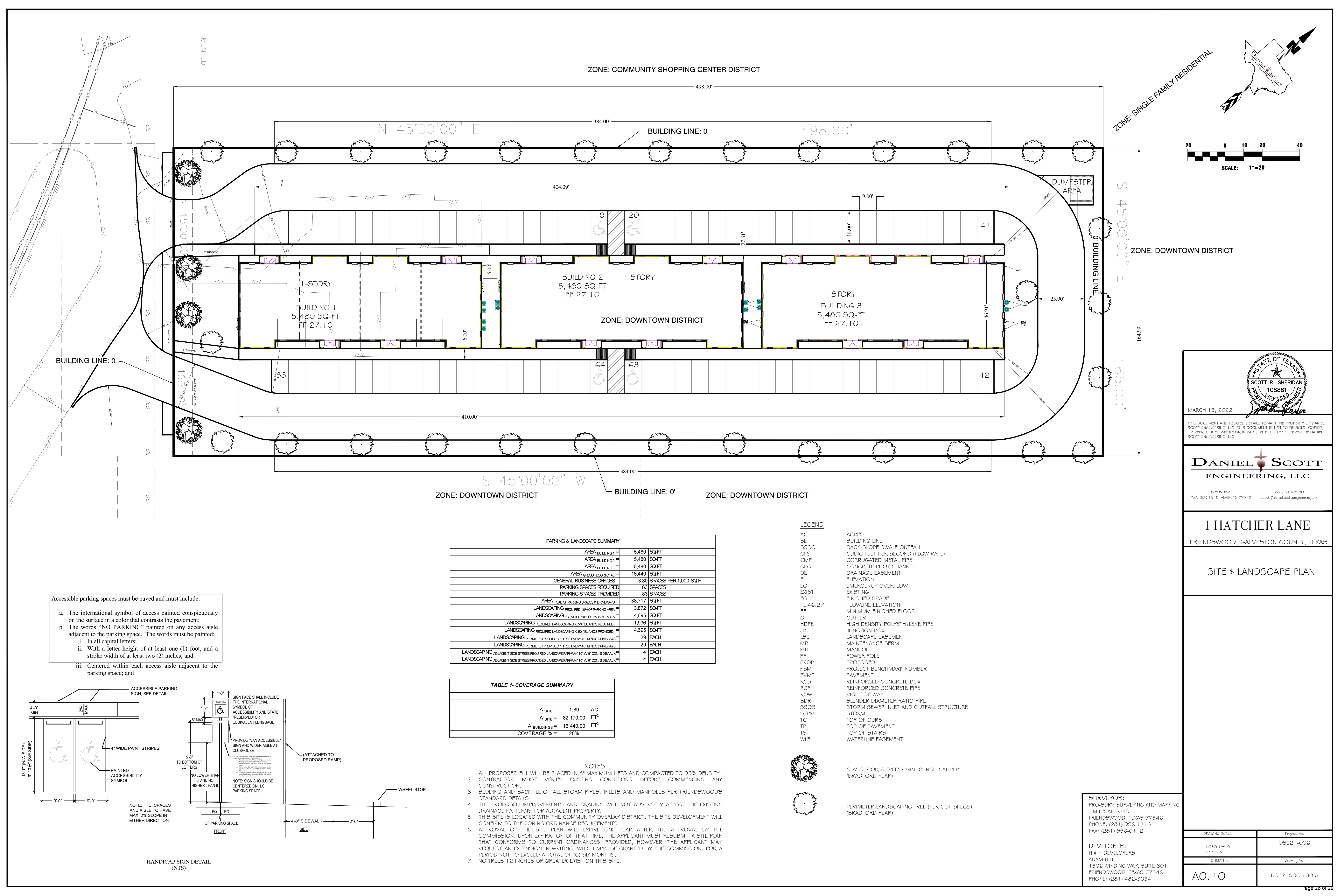
Project Scope
Three Building Business Park

Summary of Work
Wood frame addition

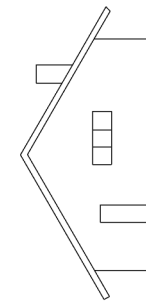


1 HATCHER LANE

WARNING:
CONTRACTOR TO PERFORM A TEXAS ONE CALL
AT LEAST 48 HRS PRIOR TO COMMENCING
CONSTRUCTION.



To the best of my knowledge, these plans are drawn to comply with the owners specifications and all local building codes. Every attempt has been made in the preparation of these drawings to avoid mistakes. It shall be the responsibility of the contractor and / or Owner to verify all dimensions and details. The designer will be unable to correct any mistakes after construction has started.



Dan-Tex Design
Danbury, Tx (979) 299-7378

1 Hatcher Lane Friendswood, Texas

Rev.	Date	By	Check
10			
9			
8			
7			
6			
5			
4	2-24-22		
3	1-24-22		
2	1-12-22		
1	1-6-22		
Rev. #	Date	By	Check
Revisions			
By: PK			
Scale: 3/16"=1'-0"			
Plan Number			
1000-XXXX-XX			
Sheet			
A2.20			



West Elevation



South Elevation



North Elevation

NOTES:
1. ALL MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

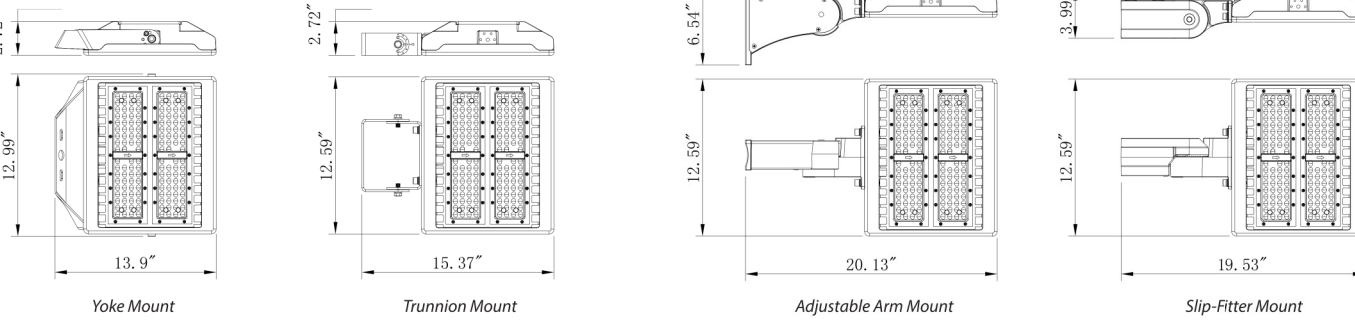


East Elevation

Elevations Building 1



Dimensions

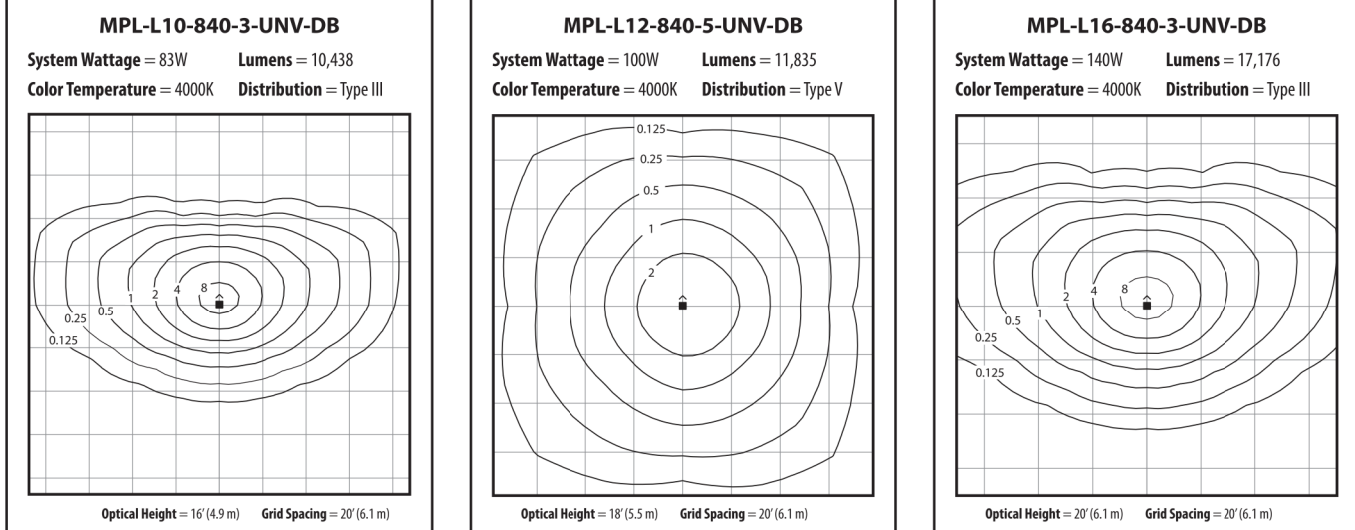


Small (L10, L12 & L16)
EPA 0.29 ft² (0.03 m²)
Weight L10: 9.3 lbs (4.2 kg) L12: 9.3 lbs (4.2 kg) L16: 9.3 lbs (4.2 kg)

Performance Data

Wattage Summary						Ambient Data	
Model	LED Qty	Drive Current	Input Watts	Average Lumens	Lumen Maintenance (L70 at 25°C) (L70 at 40°C)	Ambient Temperature	Lumen Multiplier
L10	112	98 mA	83	10,430	>54,000 hrs. >54,000 hrs.	15°C	1.02
L12	112	126 mA	100	12,521	>54,000 hrs. >54,000 hrs.	25°C	1.00
L16	140	141 mA	140	17,176	>54,000 hrs. >54,000 hrs.	40°C	0.98

Photometric Data



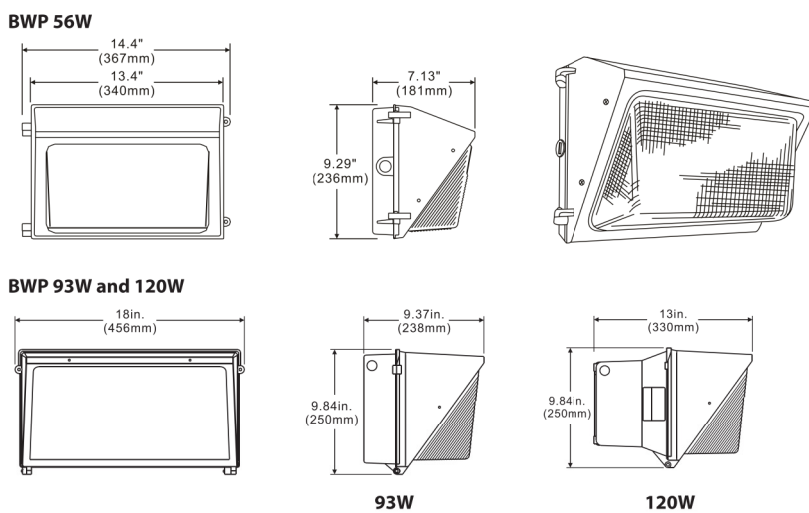
- Product specifications subject to change or product may be discontinued without notice.
- Data shown typical and based on laboratory conditions. Actual performance in specific applications may vary.
- Results may vary from test due to power, ambient conditions and individual component performance variations.
- Data is provided to estimate typical performance.
- Engineering estimates and data are based on initial absolute lumens.
- Lumen output may vary 10% due to LED manufacturer flux specification.
- Predicted performance calculated from LED manufacturer data and engineering estimates based on test methodologies of IESNA LM-80, LM-79 and TM-21.
- L70 Hours is the predicted time when LED performance degrades to 70% of initial lumen output.
- EYE Lighting reserves the right to change materials or modify the design of its product without notification.
- Consult factory for lead time and availability.
- Other modes of failure could occur after the 50,000 hour period.
- Reference photometric data sheet for lumen levels based on color temperature and distribution type.

EYE Lighting International of North America, Inc.
a division of Iwaseki Electric of Japan
9150 Hendricks Road
Mentor, Ohio 44060

Tel: (888) 665-2678
Fax: (440) 350-7001

www.eyelighting.com
EG54427 / 1220

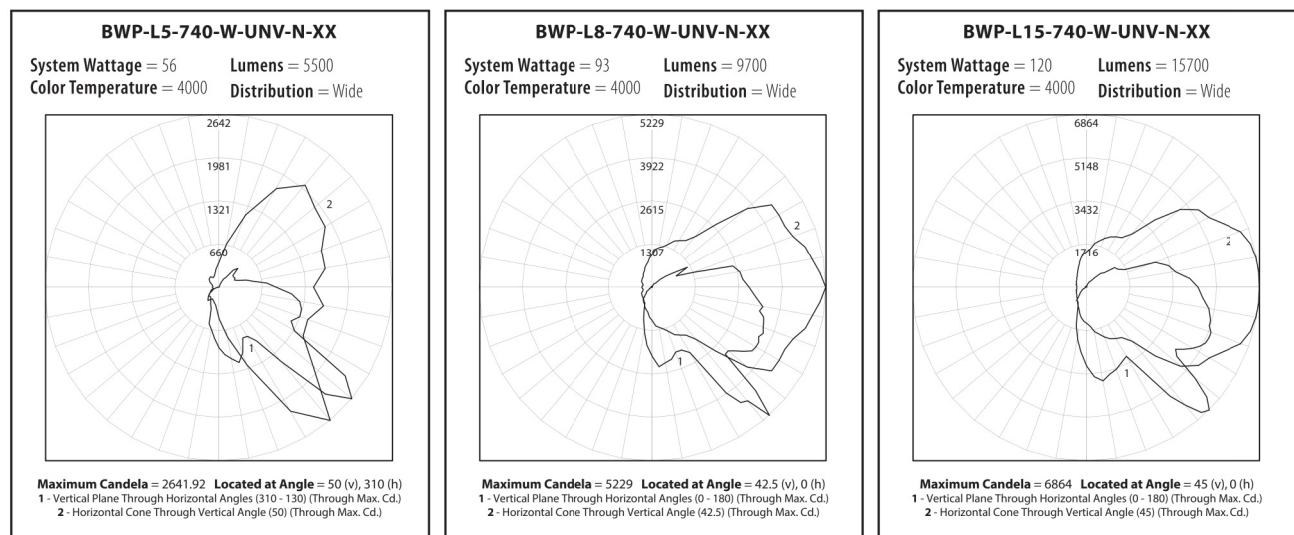
Dimensions



Performance Data

Wattage Summary						Ambient Data	
Model	LED Qty	Drive Current	Average Lumens	CCT	CRI	Lumen Maintenance (L70 at 25°C)	Lumen Multiplier
56W	2	700mA	5500	4000K	70	>100,000	1.02
93W	3	700mA	9700	4000K	70	>50,000	1.00
120W	4	975mA	15700	4000K	70	>50,000	0.98

Photometric Data



- Results may vary from test due to power, ambient conditions and individual component performance variations.
- Data is provided to estimate typical performance.
- Engineering estimates and data are based on initial absolute lumens.
- Lumen output may vary 10% due to LED manufacturer flux specification.
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EYE Lighting International of North America, Inc.
a division of Iwaseki Electric of Japan
9150 Hendricks Road
Mentor, Ohio 44060

Tel: (888) 665-2677
Fax: (440) 350-7001

www.eyelighting.com
Rev Apr 2017 EG53781

Standard Calculation
120/240V SINGLE PHASE

DATE: 01/26/22
BUILDER: STERLING BUILDERS
PLAN # 6500 OFFICE
LOCATION: 1 HATCHER

LIGHTING
6500 SQUARE FOOT X 1.3= 8450 X 1.25= 10562.5

RECEPTACLE
142 X 180 = 25560
25560-10000=15560 * .5= 7780

SIGN
1200 X 1.25= 1500

WATER HEATER
1 x 1800= 1800

LARGER OF- (AC OR HEAT)
A/C
4 X 4800 = 19200

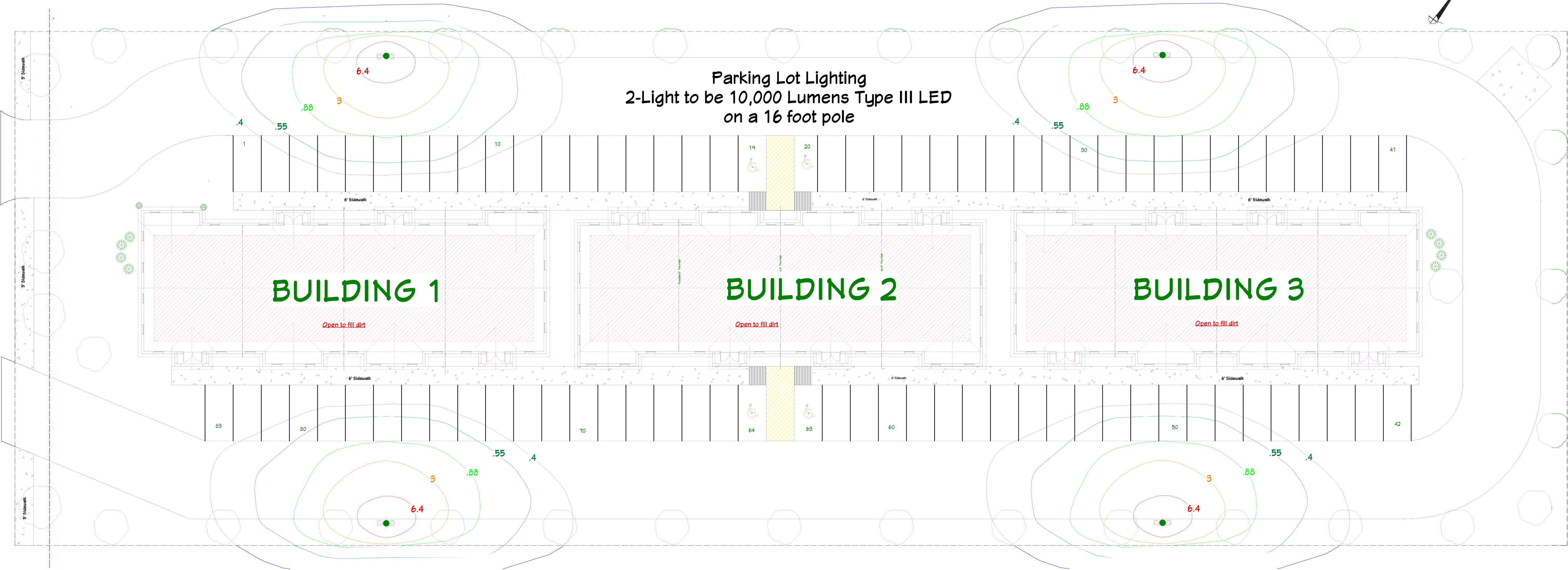
HEAT (ELECTRIC)
4 X 10000 = 40000

TOTAL WATTS
71642.5
240

TOTAL LOAD @ 120/240 SINGLE PHASE 298.51 AMPS

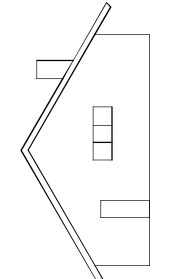
RAVE ELECTRIC
TECL# 266467
832-738-1356
832-738-1369 FAX

Parking Lot Lighting
2-Light to be 10,000 Lumens Type III LED
on a 16 foot pole



Photometric Plan

To the best of my knowledge, these plans are drawn to comply with the owners specifications and all to all building codes. Every attempt has been made in the preparation of these drawings to avoid mistakes. I shall be the responsibility of the contractor and not the designer will be unable to correct any mistakes after construction has started.



Dan-Tex Design
Danbury, Tx (979) 299-7378

1 Hatcher Lane
Friendswood, Texas

Rev #	Date	Description
1	1-12-22	1-12-22
2	1-24-22	1-24-22
3	2-24-22	2-24-22
4	1-6-22	1-6-22
5	1-6-22	1-6-22
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