



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, MAY 12, 2022 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATION FROM THE PUBLIC

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 Commission Regular Meeting held on Thursday, April 28, 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. SITE PLAN: TANNOS MEDICAL BUILDING

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

5. COMMUNICATIONS

- A. Receive liaison updates and City Council actions and ordinance updates.
- B. Reminder of the next Planning and Zoning Commission regular meetings on (i) Thursday, May 26, 2022 and (ii) Thursday, June 9, 2022.

6. ADJOURNMENT

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:

Becky Bennett

Becky Bennett
Development Coordinator

Leticia Brysch

Posted by: Leticia Brysch, City Secretary
Posted this 5th day of May, 2022, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 12, 2022

Subject: Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held on Thursday, April 28, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. 4-28-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 28, 2022 - 7:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
APRIL 28, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 28, 2022, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TOM HINCKLEY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DEVELOPMENT COORDINATOR BECKY BENNETT

VICE-CHAIRMAN RICHARD SASSON, COMMISSIONER MARCUS PERRY, AND PLANNER AUBREY HARBIN WERE ABSENT FROM THE MEETING.

2. COMMUNICATION FROM THE PUBLIC

(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 Tom Hinckley moved to approve CONSENT AGENDA. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, April 14, 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. Consider approving the Partial Preliminary Plat of Avalon at Friendswood Section 3, a private subdivision, being 55.57 acres of land containing 123 Lots and 12 Reserves in 3 Blocks out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

****Commissioner Tom Hinckley moved to approve the Partial Preliminary Plat of Avalon at Friendswood Section 3. Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

Bennett explained this plat was the last section of the Avalon Planned Unit Development (PUD). She said it consisted of 123 lots on the north side of Friendswood Parkway and would include a landscape buffer along the thoroughfare.

Matrana asked if staff verified the plat complied with the approved PUD and Bennett confirmed the subdivision was compliant.

- B. Consider approving elimination of liaison assignments to various boards and committees.

****Commissioner Catherine Koerner moved to approve elimination of liaison assignments to various boards and committees. Seconded by Commissioner Tom Hinckley.**

Bennett said a list of the liaison assignments had been included as backup material and showed all assignments are currently covered by city staff on a regular basis. Matranga explained the commission meets twice a month, plus subcommittee meetings plus liaison assignments, and he wished to prioritize the commission's regular business above liaison assignments. He further explained it is difficult for commissioners to attend meetings in the middle of the day while they are working. Matranga said he did feel attending City Council meetings was important and planned to maintain that duty. Matranga talked about the assignment to the Galveston County Consolidated Drainage District (GCCDD) and stated they were a relevant board and provided for attendance via Zoom.

Koerner said the Zoning Board of Adjustment meetings she attended did not provide value to the daily operations of the commission. She said if a board wanted or needed a commission liaison, they could also be provided ad hoc. Hinkley and Clark echoed the sentiment.

Mann said he agreed with keeping liaisons to the City Council and GCCDD. He said the GCCDD Chairman, Kevin Holland, encouraged the continuance of a liaison to the GCCDD meetings.

Koerner amended her motion to maintain liaisons with City Council and GCCDD and consider a rotation of attendees and provide liaisons to the remaining boards/committees ad hoc. Matranga clarified he did not wish to rotate the assignment for City Council meetings. Koerner restated her amendment to dissolve standing liaison assignments with the exception of City Council, and to provide liaisons to GCCDD as available, and to the other boards as needed. Seconded by Hinckley. The motion was approved unanimously.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 12, 2022 and (ii) Thursday, May 26, 2022.
- B. Receive liaison updates and City Council actions and ordinance updates.

Commissioner Clark announced he had chosen not to be reappointed next term and the commission thanked him for his service. Hinckley said the Ordinance Subcommittee would be meeting on Monday prior to the City Council meeting. Mann said he attended the GCCDD meeting where Avalon at Friendswood Section 3 had been approved for preliminary drainage approval.

Matranga announced interviews would be held to find a replacement for Commissioner Clark's upcoming open seat.

Councilwoman Hanks thanked Commissioner Clark for his 5 years of service to the city. She reminded everyone early voting was currently being held.

6. ADJOURNMENT

This meeting was adjourned at 07:28 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 12, 2022

Subject: **SITE PLAN: TANNOS MEDICAL BUILDING**

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a four-story, commercial office building being phase I of the approved Planned Unit Development (PUD) 2021-18. Phase II will include improvements to the existing retention pond.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the site plan 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_1715 S Friendswood Dr
2. Colored Rendering_1715 S Friendswood Dr
3. Site Plan_1715 S Friendswood Dr
4. Landscape Plan_1715 S Friendswood Dr
5. Photometric Plan_1715 S Friendswood Dr
6. Elevations_1715 S Friendswood Dr
7. Ord 2021-18 1715 and 1771 S Friendwood Dr PUD

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: May 2, 2022

Re: Tannos Medical Building
1715 S. Friendswood Drive
Commercial Site Plan

Project Description: The proposed project is a four-story medical office building to be located near the intersection of FM 518 and FM 528. The project is phase I of an approved Planned Unit Development to construct more than 100,000 square feet of tenant space.

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 site plan package is subject to approval by the Planning and Zoning Commission. Further approval by multiple city departments is required for permitting and construction.

MEDICAL OFFICE BUILDING
1715 S FRIENDSWOOD DR.
FRIENDSWOOD, TEXAS

12/13/21
ISSUE FOR PERMIT,
PRICING + CONST.



OWNER/DEVELOPER

TANNOS CONSTRUCTION &
DEVELOPMENT, LLC
810 S. FRIENDSWOOD DR. #110
FRIENDSWOOD, TX 77546

PM

ARCHITECTURE

DIAMOND DEVELOPMENT
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

INTERIORS

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HOUSTON, TEXAS 77058
(832) 224-6400

MECHANICAL

DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

ELECTRICAL

DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

PLUMBING

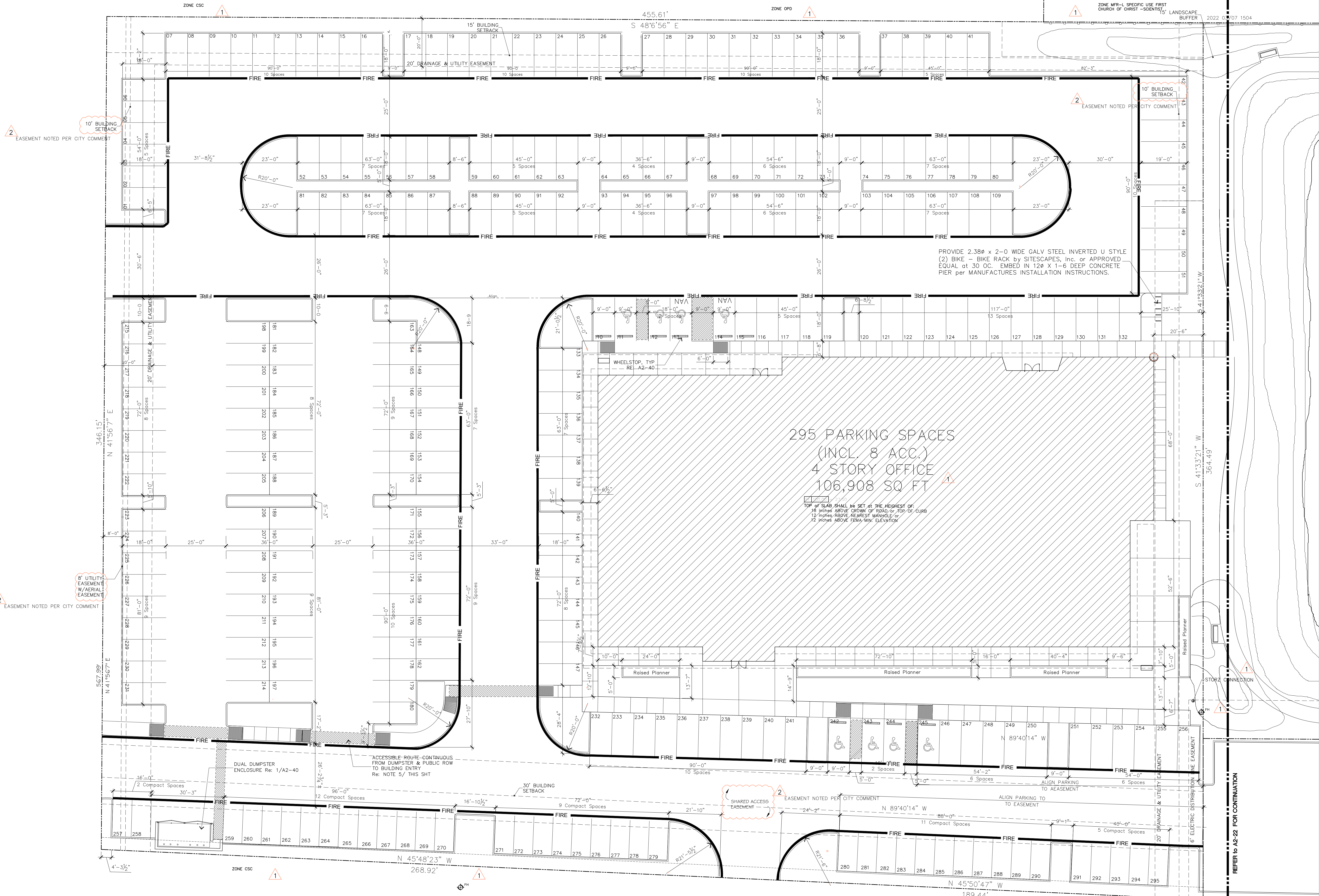
DAWSON VAN ORDEN (F-8334)
825 TOWN & COUNTRY LN
HOUSTON, TEXAS 77024
713-293-7500

STRUCTURAL ENGINEER

DALLY ASSOCIATES (F-3426)
9800 RICHMOND AVE STE 460
HOUSTON, TEXAS 77042
713-337-8881

CIVIL

REKHA ENGINEERING, INC (F-3712)
7676 HILLMONT ST
SUITE 350
HOUSTON, TEXAS 77040
793-895-8080



SITE GENERAL NOTES

- SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.
- SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE AT 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10-0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. SEE SITE PLAN.

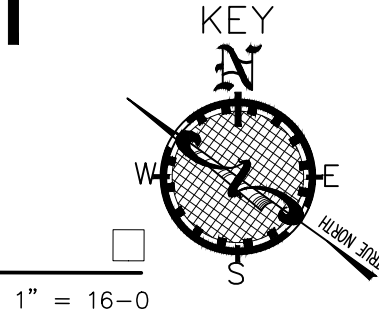
WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY. OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSIDE OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.
- STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY, PROVIDE 3/4" PVC DRAIN THRU CURB AT 10-0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

- EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6-0 X 6-0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND AT THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6-0 BY 6-0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.
- CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.
- RAMP:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR AT THE TOP AND BOTTOM OF RAMP.
- HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
- FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTRASTING LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE" - NO PARKING" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

AREA	USE OF SPACE	AREA #	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD. COMP. ASSIST. VAN	PROPOSED PARKING SPACES STD. COMP. ASSIST. VAN	PUD District - 290 spaces for 100k sq ft 295 TOTAL SPACES (INC. ACCESSIBLE SPACES)
OFFICE	B	106,773 SF	2.8 / 1000 sq GFA	290	273	14	6

1 SITE PLAN



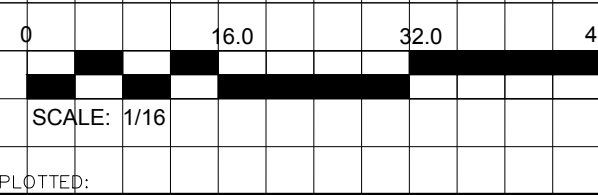
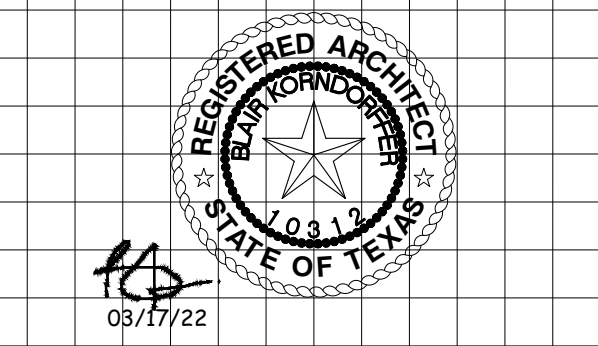
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Revisions

No.	IOC	Date	Description
		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION

1	02/09/22	CITY COMMENTS
2	03/17/22	CITY COMMENTS #2



TANNOS DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113
Sheet Date: 12/13/21

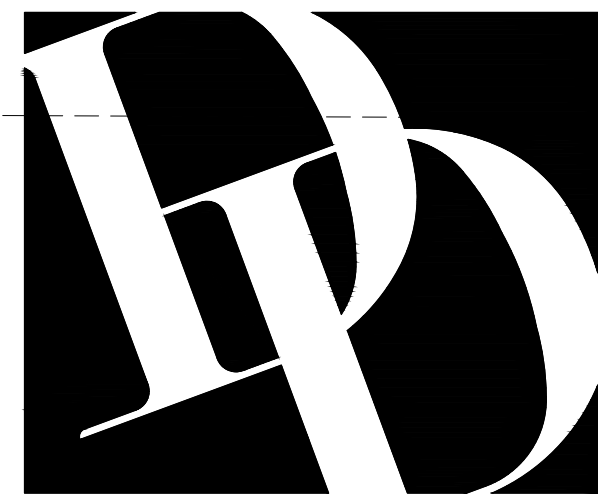
SITE PLAN ENLARGED

Sheet No.:

A2-21

Drawn By: Project Manager: Project Arch: JBK

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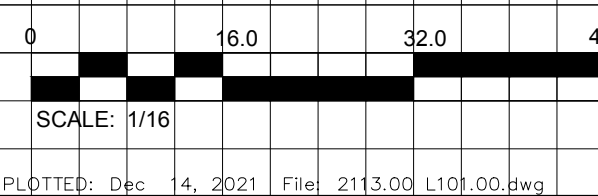
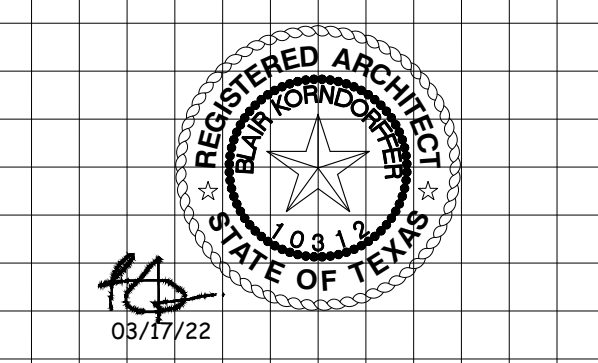
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Revisions

No.	IOC	Date	Description
		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION
1	02/08/22		CITY COMMENTS ADDED DIM ADDED FENCE AND ZONE MFR CALLOUT REVISED PLANTING SPEC
2	03/17/22		CITY COMMENTS #2 TREE SIZES NEAR EASEMENTS REVISED PER COMMENTS EXISTING AND REMOVED TREES LABELED EASEMENTS AND BUILDING SETBACK LINES CLARIFIED FRIENDSWOOD LANDSCAPE TABLE PROVIDED FENCE EXTENDED



PLOTTED: Date: 14. 2021 File: 2113.00 1109.00.dwg

TANNOS
DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113
Sheet Date: 12/13/21

Sheet Title:
LANDSCAPE
PLAN

Sheet No.:

L1-01

Drawn By: Project Manager Project Arch

10431

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PLANTING SCHEDULE				
TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME
TREES				
102	6	06-11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
103	6	09-12	PINUS CARBAREA	LOBLOLLY PINE
104	10	07-14	QUERUS VIRGINIAN	LIVE OAK
203	44	06-11	LEX VOMITORIA	YAUPOIN HOLLY
404	3	06-09	QUERUS FALCATA	SOUTHERN RED OAK
405	5	06-10	QUERUS NIGRA	WATER OAK
407	26	06-10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
501	26	04-09	BETULA NIGRA	RIVERBIRCH
601	6	05-09	CERIS CANADENSIS	EASTERN REDBUD
603	35	06-11	LAGERSTROMIA INDICA	GRAPE MYRTLE
SHRUBS				
722	14	09-11	NERIUM OLEANDER	OLEANDER, SELECT COLOR
723	21	09-11	NERIUM OLEANDER, DWARF	DWARF OLEANDER, SELECT COLOR
734	07-10	Callistemon Viminalis	BOTTLE BRUSH	
803	20	06-10	LLEY CORNUITA ROTUNDA	DWARF CHINESE HOLLY
807	38	06-11	LAGERSTROMIA INDICA PETITE	DWARF GRAPE MYRTLE
810	23	09-11	PITTOSPORUM TOBIIRA WHEELER	DWARF PITTOSPORUM
814	57	08-11	RHAPHIDOPHYLLUS INDICA	INDIAN HAWTHORNE
817	113	06-09	RHOODENDRON INDICA FORMOSA	FORMOSA LAVENDER AZALEAS
823	63	05-10	ROSA RADISUNNY (Yellow/White)	SUNNY KNOCKOUT ROSE
847	6	05-10	LEX OPACA	AMERICAN HOLLY
851	6	08-11	CAUSTICUM VIMINALIS	BOTTLEBRUSH
855	6	11-12	LAGERSTROMIA INDICA	CREPE MYRTLE
861	6	10-11	HAMELIA PATENS	FIREBRUSH

PLANTING SCHEDULE				
TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME
GROUNDCOVERS				
916	2	06-10	LIPOPE GRANDIFLORA	GIANT LIRIOPE
920	1	07-11	IRACAELOSPERMUM JASMINODES	CONFEDERATE JASMINE
922	6	08-11	DIETES RICHOIDES	AFRICAN IRIS
GRASSES				
703	6	06-10	CORTADERIA SELLOANA	PAMPA GRASS
1001	6		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE - RALDIGH
1002	6		STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE-RELEIGH
MISCELLANEOUS MATERIALS				
2001	17		SEASONAL COLOR	SELECT BY OWNER REP
2010			RIERSON STEEL EDGING	TYP. BETWEEN PLANTS AND GRASS AREA UNO
2020			BOULDERS	UNIQUE TYPE, SELECT BY OWNER REP (SEE PLAN)

NOTE: Caliper (trunk thickness or diameter) of all trees shall be measured at a point on the trunk six (6) inches above ground level for sizes under four (4) inch caliper. For size four (4) inch or larger, the measurement shall be at a point twelve (12) inches above ground level.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurseriesmen, where applicable.

PLANT SPACING

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

LANDSCAPE PLANTING REQUIREMENTS

A R E A	Design Criteria	PARAMETER	REQUIRED	PROVIDED
TREE REQUIREMENT	1 Tree/40 LF PL w/10' Buffer + 25 LF PL w/Buffer	1288/40 66/25	33 + 3 = 36	37
PARKING LOT TREES	1 Tree/ per Island	21 Islands	21	40
PRESERVED TREES	1 Replacement of Existing Preserved Trees	5 EXISTING	3 Remain 2 Remove	2
SHRUBS REQUIREMENT	10 Shrubs/ Street Tree	N/A	320	373
LANDSCAPE BUFFER SHRUBS	None	0	14	14

LANDSCAPE DESIGN CRITERIA NOTES:

- LANDSCAPE AREA = (TOTAL AREA OF PARKING+DRIVES) + 10%.
- LANDSCAPE ISLAND AREA = 50% OF LANDSCAPE AREA WHEN PARKING LOT HAS MORE THAN 20 CARS. Provide 1 Tree per Island.
- 1 TREE/40 LF ALONG PROPERTY LINES (PL) NOT REQUIRING A BUFFER YARD, 2 CAL MIN.
- 1 TREE/25 LF ALONG REQUIRED BUFFER YARDS, 2 CAL.
- 10 Ft Buffer Yard abutting ROW, 10 Ft Buffer Yard abutting Residential Uses per Subsection 8.1

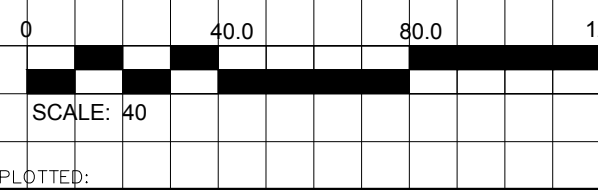
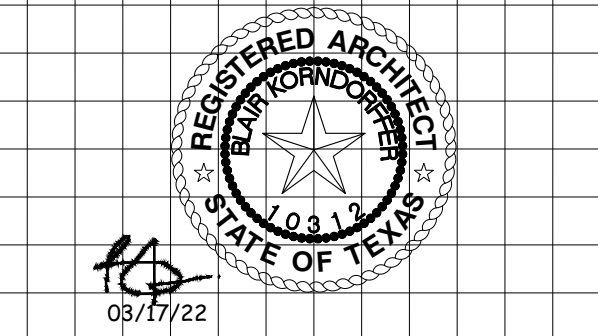
SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT OF SITE
TOTAL AREA of SITE	162,134	100%
PARKING LOT & DRIVE AREA	103,621	63.91%
SIDEWALKS and OTHER NONPERVIOUS AREA	8,615	5.31%
BUILDING SQ FOOTAGE	26,792	16.52%
GREEN SPACE/LANDSCAPED AREA	23,106	14.26% (10,362 SF REQ)
LANDSCAPE ISLAND AREA	8,143	(5,181 SF REQUIRED)

Revisions

No.	IOC	Date	Description
		03/17/22	ISSUE FOR PRICING
		03/17/22	ISSUE FOR PERMIT
		03/17/22	ISSUE FOR CONSTRUCTION

03/17/22 ADDED SHEET PER CITY COMMENT



**TANNOS
DEVELOPMENT**

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

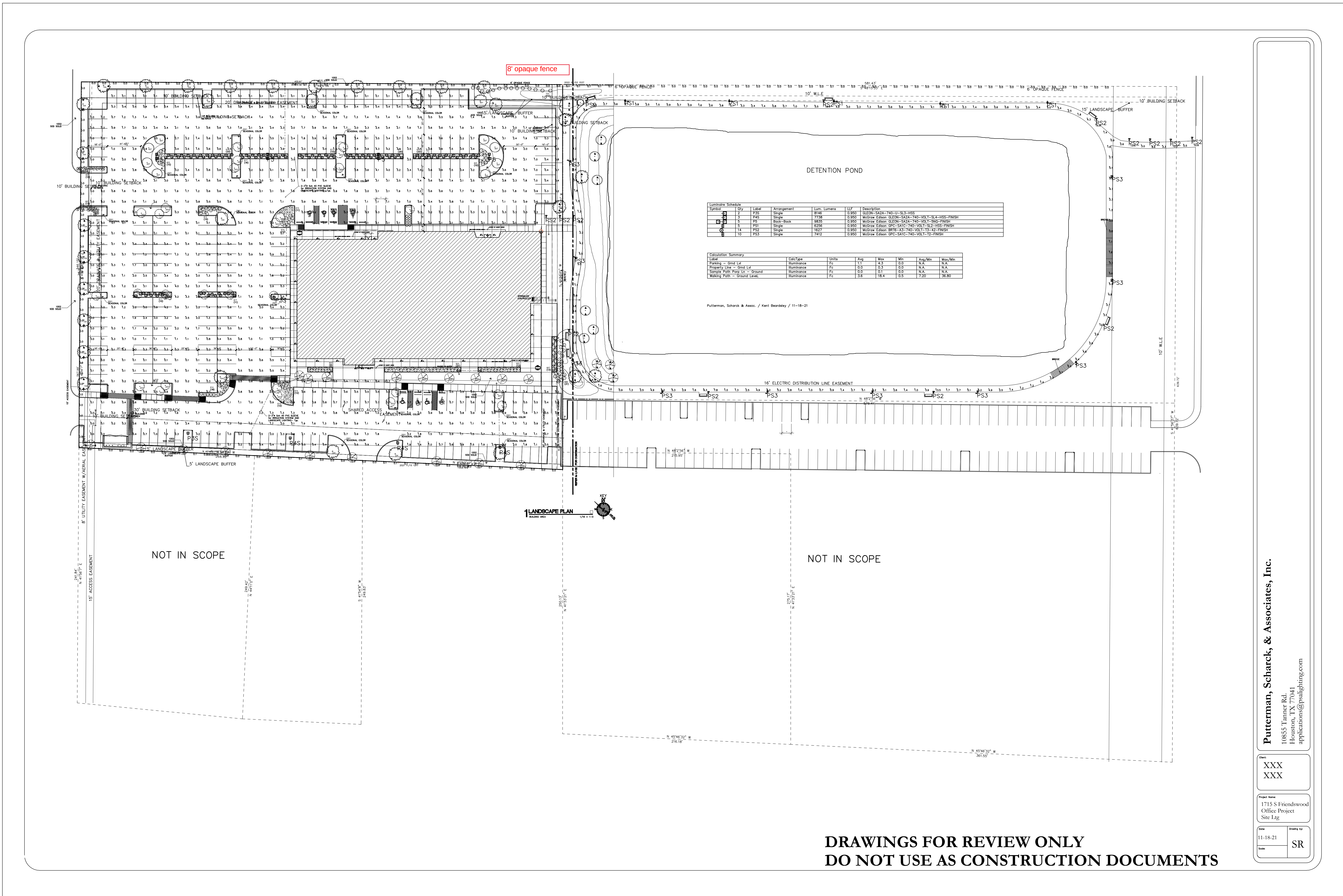
2113
Sheet Date: 03/17/22
Sheet Title:
PHOTOMETRIC

Sheet No.:

A0-50 ¹ ADDED SHEET

Drawn By: Project Manager Project Arch
JBK

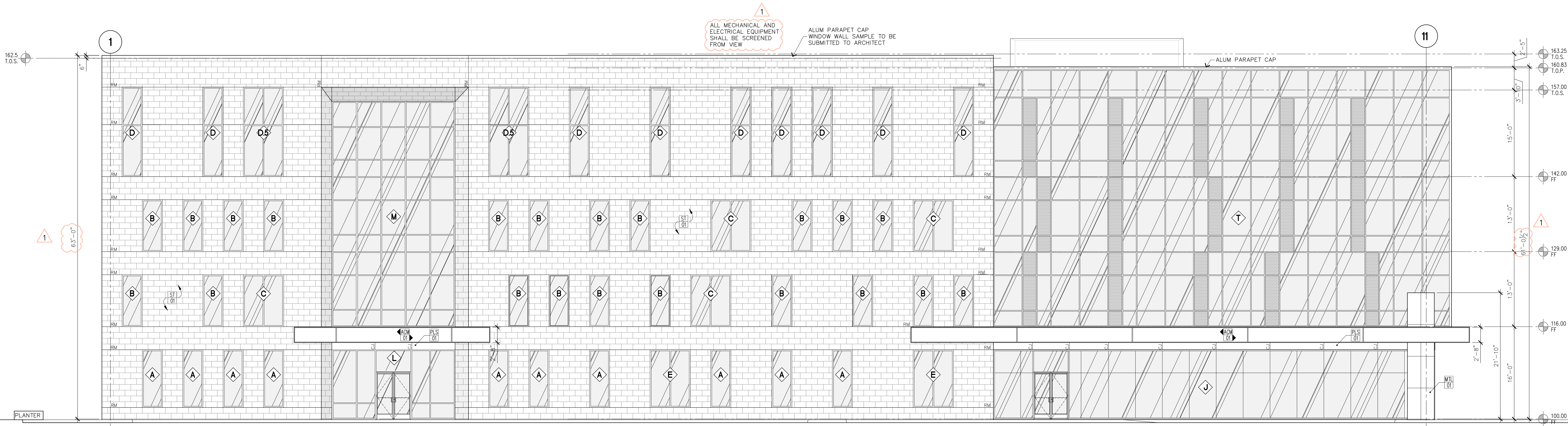
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The Texas Board of Architectural Examiners has jurisdiction
over complaints regarding the Professional Practices of
persons registered as Architects in Texas.
333 Goodridge, Suite 2-350 Austin, Texas 78701



**DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS**

1 PHOTOMETRIC PLAN
FOR REFERENCE ONLY

NTS



1 EXTERIOR ELEVATION
NORTH
1/8" = 1'-0"

ALUMINUM COMPOSITE MATERIAL PANELS

ACM | REYNOLDBOND STD
ALUMINUM COMPOSITE MATERIAL PANELS shall be two sheets of aluminum sandwiching a solid polyethylene core formed in a continuous process using no glue or adhesives between dissimilar materials. The core shall be free of voids and/or air spaces and not contain formed insulation materials.

Acceptable Manufacturer: Reynobond Aluminum Composite Material (ACM) with EcoClean finish as manufactured by Alcoa Architectural Products, 50 Industrial Boulevard, Eastman, Georgia 31023. Contact: 800-841-7774.
ACM 01: REYNOLDBOND DURAGLOSS 5000 INDUSTRIAL
ACM 02: REYNOLDBOND DURAGLOSS 5000 BONE WHITE

General Conditions:
The extent of panel system work is indicated on the drawings and in these specifications and includes parapet coping, column covers, soffits, sills, border and filler items as indicated in the construction documents.

Panel system requirements include the following components:
Aluminum-faced composite panels with mounting system, including shop installed aluminum stiffeners to all panels greater than 15 ft. Panel mounting system shall include channels, fasteners, gaskets and sealants, related flashing systems and masking for a complete installation. All flashing metal shall be provided by the Manufacturer.

Composite panel manufacturer shall have a minimum of 10 years architectural experience in the manufacture of this product and be located within the continental USA. Fabricator and installer shall have a minimum 5 years experience in architectural metal panel work similar in scope and size to this project. Fabricator shall be approved by the Manufacturer.

Provide Shop drawings shall show the preferred joint details providing a watertight and structurally sound wall panel system that allows no uncontrolled water penetration, on the inside face of the panel system as determined by ASTM E331.

Maximum deviation from vertical and horizontal alignment of erected panels: 6 mm (1/4") in 6 m (20') non-accumulative.

Panel fabricator and installer shall assume undivided responsibility for all components of the exterior panel system, including but not limited to, attachment to sub-structure, panel-to-panel joint, panel-to-dissimilar-material joint and joint seal associated with the panel system.

Submittals
Samples
Panel assembly: Provide (2) samples of each type of assembly and attachment.
2. Provide (2) samples of each color or finish selected.

Shop Drawings: Submit shop drawings showing project layout and elevations; fastening and anchoring methods; detail and location of joints, sealants and gaskets, including joints necessary to accommodate thermal movement; trim, flashing and accessories; Manufacturer's literature shall certify that material meets specifications.

Provide product evaluation reports, test results, and other documentation showing product and installation compliance with all applicable building codes and wind conditions specific to this site.

Warranty
A. The fabricator and installer will warrant the panel system for a period of 1 year that the fabrication and installation workmanship will be free from defects and perform as intended.
B. The aluminum composite material manufacturer shall warrant for a period of 20 years against Max. 5 fade based on ASTM D2244 and Max. 8 chulk based on ASTM D4212 and delamination of the paint.

Panel Finish
Duragloss 5000 Finish. Color to be chosen from Alcoa Architectural Products, Reynobond with EcoClean approved colors.12. Paint system shall have more than 20 years of architectural field use.

System Type
Roll-and-Return Wet System: Fabricator and installer must provide an engineered system including clips, fasteners, anchors, spacers, trim, flashings, sealants, etc.. Limited Face Fastening may be utilized using Reynobond Fasteners and Extrusions as provided by Alcoa Architectural Products and as approved by the Owner's representative.

System Performance
Composite panels shall be capable of withstanding building movements and weather exposures based on the following test standards meeting the minimum requirements of all applicable codes and ordinances for conditions specific to this Project.

Wind Load - If system tests are not available, under the direction of an independent third-party laboratory, mockups shall be constructed and tests performed to show compliance to the following minimum standards:

Normal to the plane of the wall between supports, deflection of the secured perimeter-framing members shall not exceed L/175 or 3/4", whichever is less.

Normal to the plane of the wall, the maximum panel deflection shall not exceed L/60 of the full span.

Maximum anchor deflection shall not exceed 1/16". At 1 1/2 times design pressure, permanent deflections of framing members shall not exceed 1/100 of span length and components shall not experience failure or gross permanent distortion. At connection points of framing members to anchors, permanent set shall not exceed 1/16".

Air/Water System Test - If system tests are not available, under the direction of an independent third-party laboratory, mockups shall be constructed and tests performed to show compliance to the following minimum standards:

Air Infiltration: When tested in accordance with ASTM E283, air infiltration at 1.57 psf must not exceed 0.06 cubic feet per minute per square foot of wall area.

Water Infiltration: Water infiltration is defined as uncontrolled water leakage through the exterior face of the assembly. Systems not using a construction sealant at the panel joints (i.e., Dry Systems) shall be designed to drain any water leakage occurring at the joints. No water infiltration shall occur in any system under a differential static pressure of 6.24 psf after 15 minutes of exposure in accordance with ASTM E331.

The above tests are on panel systems that do not include a waterproof membrane behind panels.

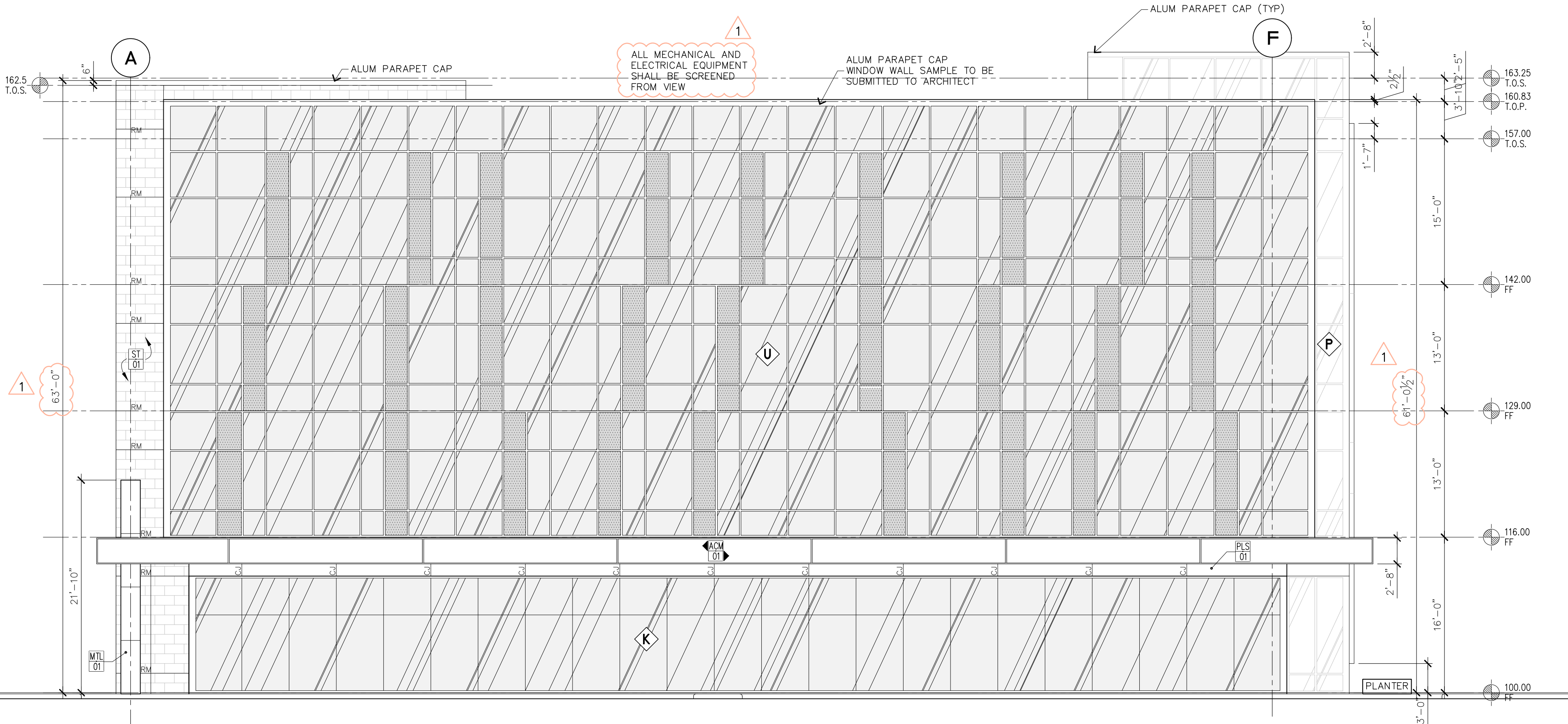
Execution
Refer to General Product Specification for additional information.

System shall be erect plumb and level in accordance with manufacturer's published directions for conditions specific to this Project and as indicated in the approved shop drawings. Buckling of panels, opening of joints, undue stress on fasteners, failure of sealants or any other detrimental effects due to thermal movement are not permitted. Fabrication, assembly and erection procedure shall account for the ambient temperature at the time of the respective operation.

Do not install component parts that are observed to be defective, including warped, bowed, dented, scraped and broken members.

Do not cut, trim, weld or scrape component parts during erection in a manner that would damage the finish, decrease strength or result in a visual imperfection or a failure in performance. Return component parts that require alteration to shop for re fabrication, or for replacement with new parts.

Adjusting and Cleaning
Remove and replace panels damaged beyond repair as a direct result of panel installation. Remove all masking film and clean all exposed surfaces. Verify that all weep holes and drainage channels are unobstructed and free of dirt and sealants.



2 EXTERIOR ELEVATION
WEST
1/8" = 1'-0"



DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

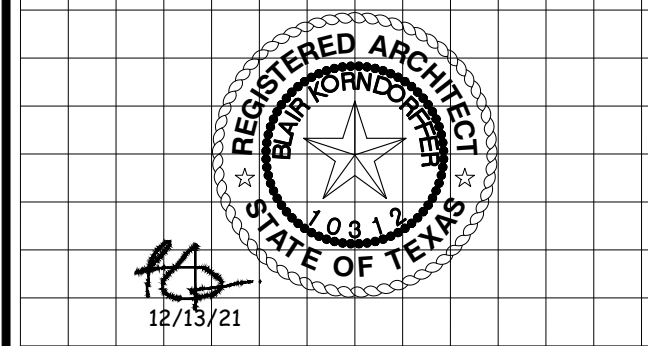
700 Gemini • Suite 260
Houston • Texas
7 7 0 5 8
8 3 2 • 2 2 4 • 6 4 0 0

HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
1		12/13/21	ISSUE FOR PRICING
		12/13/21	ISSUE FOR PERMIT
		12/13/21	ISSUE FOR CONSTRUCTION

02/09/22 CITY COMMENT



0 8.0 16.0 24.0
SCALE: 1/8"
PLOTTER:

TANNOS
DEVELOPMENT

1715 S FRIENDSWOOD
FRIENDSWOOD, TEXAS

2113

Sheet Date: 12/13/21

Sheet Title:

EXTERIOR
ELEVATIONS

Sheet No.:

A5-02

Drawn By: Project Manager Project Arch

JBK

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1046 Firm ID: 1350
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333 Guadalupe, Suite 2-350 Austin, Texas 78701

ORDINANCE NO. 2021-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX “C” “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF FRIENDSWOOD, TEXAS, SECTION 3, “PROVISION FOR OFFICIAL ZONING MAP”, REZONING THE PROPERTY LOCATED AT 1715 AND 1771 S. FRIENDSWOOD DRIVE, SAME NOW CONSISTING OF 7.7054 ACRES ALSO KNOWN AS RESERVES D AND F IN THE HOWARD SUBDIVISION PARTIAL REPLAT NO. 2 PLAT, AS RECORDED IN DOCUMENT 2019019333 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.), FRIENDSWOOD, GALVESTON COUNTY, TEXAS, TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND OFFICE PARK DISTRICT (OPD) TO PLANNED UNIT DEVELOPMENT (PUD), MORE FULLY DESCRIBED IN EXHIBIT “A”, INCORPORATED BY REFERENCE, WITH SUCH PLANNED UNIT DEVELOPMENT (PUD) TO BE GOVERNED FOR ALL PURPOSES AND CONDITIONS PURSUANT TO THE ATTACHED SITE PLANS INCLUDED IN EXHIBIT “B”, ALL AS MORE SPECIFICALLY PROVIDED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, , (the “Owner”) owner of real property located within the City located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD), more fully described in Exhibit “A”, incorporated by reference, with such Planned Unit Development (PUD) to be governed for all purposes and conditions pursuant to the attached site plans included in Exhibit “B”, all as more specifically provided herein; and

WHEREAS, pursuant to the Zoning Code, Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” (2) Application (c)2., Owner has submitted the required plans at this time for a conceptual plan, (Option 2), copies of which are attached hereto as Exhibit “B” and incorporated by reference, which will require site plan approval by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the City Code of Ordinances, public hearings on such request, allowing all persons attending to be heard on the question of whether the changes of the uses being requested would affect the public health, safety, or general welfare of the citizens of Friendswood; and

WHEREAS, the Planning and Zoning Commission has filed its written report with City Council, which recommends disapproval of the application; and

WHEREAS, the City Council deems it appropriate to grant such request, subject to applicable regulations, restrictions, exceptions and conditions; and

WHEREAS, City Council has determined that all public notices have been posted and published, all required hearings on this matter have been held, and that this Ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being expressly understood that City Council of Friendswood (“City Council”) is relying upon the express representations of Owner appearing in the documents submitted for final approval, (specifically including those documents in Exhibit “B”), and the

representations made at the public hearings before the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance.

Section 2. The Friendswood City Code, Appendix C, “Zoning,” Section 3, “Provision for Official Zoning Map,” is hereby amended, rezoning the Property located at 1715 and 1771 S. Friendswood Drive, same now consisting of 7.7054 acres also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2 Plat, as recorded in document 2019019333 of the Galveston County Map Records (G.C.M.R.), Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD) , with such Planned Unit Development (PUD) to be governed for all purposes and conditions as depicted in Exhibits “A” and “B,” (all of which are incorporated by reference), but otherwise consistent and subject to the current Zoning Code, and related conditions contained herein. This rezoning is specifically conditioned upon Owner’s full compliance with Section 7. “Schedule of District Regulations,” J. “Planned Unit Development, General Purpose and Description,” paragraph 7.c.1. and the following use and development regulations: **1. Land Uses:** 521 – Monetary authorities – Central Bank; 522 – Credit Intermediation and related activities; 523 – Securities, commodity contracts, and other financial investments and related activities; 524 – Insurance carriers and related activities; 525 – Funds, trusts, and other financial vehicles; 533 – Lessors of nonfinancial tangible assets (except copyrighted works); 541 – Professional, scientific, and technical services; 551 – Management of companies and enterprises; 6116 – Other schools and instruction; 621 – Ambulatory health care services; 8121 – Personal Care Services; 8129 – Other personal services; 8139 – Business, professional, labor, political and similar organizations; 921 – Executive, legislative, and other general government support; 923 – Administration of human resource programs; 924 – Administration of environment quality programs; 925 – Administration of housing programs, urban planning, and community development; 926 – Administration of economic programs; 927 – Space research and technology; 928 – National security and international affairs **2. Setbacks and Height** (per Tannos Land Holdings PUD Regulation Matrix include in Exhibit “B”) **3. Detention Enhancements** provided for around the existing detention pond detailed in Exhibit “B”.

Section 3. The Official Zoning Map of the City of Friendswood shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who fails to comply with any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

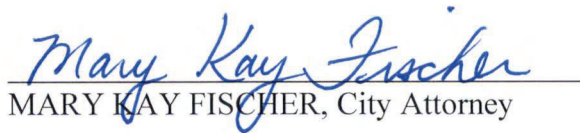
PASSED AND APPROVED on first reading this 12th day of July, 2021.


MIKE FOREMAN, Mayor

ATTEST:

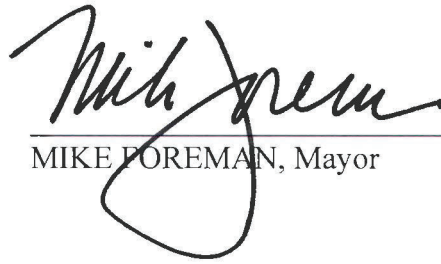

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


MARY KAY FISCHER, City Attorney



PASSED, APPROVED AND ADOPTED on second and final reading this 2nd day of August, 2021.


MIKE FOREMAN, Mayor

ATTEST:

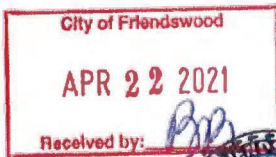

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


MARY KAY FISCHER, City Attorney



EXHIBIT "A"



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Zone Change Application

CURRENT ZONE OF PROPERTY: CSC + OPD

TYPE OF ZONE CHANGE (check one):

☐ Land Use Change to Zone: _____

☐ Specific Use Permit Option 1

☐ Planned Unit Development Option 1

☐ Specific Use Permit Option 2

☒ Planned Unit Development Option 2

SUP for Use(s) #: _____

PROPERTY IDENTIFICATION:

Address: 1715 South Friendswood Drive + 1771 S. Friendswood

Platted Land – Plat Name: Howard Sub Replat NO 2 Lot: _____ Block: _____

Unplatted Land – Attach a certified metes and bounds description

OWNER NAME: Virgata Properties Phone: 713 724-9766

Owner's Mailing Address: 4075 S. Friendswood Dr

City: Friendswood State: TX Zip: 77546 Fax: _____

Owner's Email Address: Jim@Virgataproperty.com

AGENT'S NAME: Louis Tannos Phone: 713-447-3508

Agent's Mailing Address: 1806 Sterling Creek Drive

City: Friendswood State: TX Zip: 77546 Fax: _____

Agent's Email Address: Ltannos@tannosconstruction.com

In authorizing an agent to represent the owner, the owner attests that his/her agent may make verbal or written representations and/or declarations on the owner's behalf and the owner understands and acknowledges that the City of Friendswood shall rely upon the agent's representations in matters pertaining to the above described property. The designation of an agent in this matter in no way absolves the owner of any of the owner's responsibilities outlined by the City of Friendswood. The owner must be the legal owner of record of the property at the time of submittal of the application.

The undersigned hereby request approval by the City Council on the above identified zone change.

Owner's Signature: _____ Date: 4-13-21

Agent's Signature: _____ Date: 4-13-21

Received By: <u>Becky Bennett</u>	Application Number: <u>2021-0017</u>
Date of Public Hearing: <u>10-10, 7-12</u>	Received Date: <u>4-22-2021</u>
Property Owner Notices: <u>5-28-2021</u>	Newspaper Notice: <u>5-17-2021</u>
	Sign on Property: <u>5-28-2021</u>

Address of Grantee:
Leisure Lane LLC
407 S. Friendswood Drive
Friendswood, Texas 77546
Attn: David Boone, Manager

After Recording, Return to:
Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th Floor
Houston, Texas 77056

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That TEXAS CITIZENS BANK, N.A. ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by LEISURE LANE LLC (herein referred to as "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, and the further consideration of **ONE MILLION EIGHT HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$1,888,750.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee their certain tracts or parcels of land in Galveston County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all rights, titles and interests appurtenant thereto (such land and interest are hereinafter collectively referred to as the "Property").

The above-mentioned note is in the total sum of **\$2,688,750.00, \$1,888,750.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

TH17204321-H

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

2nd EXECUTED on the date of the acknowledgment herein below, to be effective as of the day of April, 2018.

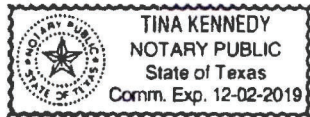
[Signature and acknowledgment on following page]

TEXAS CITIZENS BANK, N.A.

By: 
Duncan W. Stewart, Chairman and
Chief Executive Officer

THE STATE OF TEXAS §
 §
COUNTY OF ~~GALVESTON~~ §
 HARRIS

This instrument was acknowledged before me on this the 29th day of March, 2018, by Duncan W. Stewart, Chairman and Chief Executive Officer of Texas Citizens Bank, N.A., a national banking association, on behalf of said association.



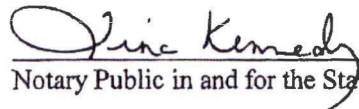

Notary Public in and for the State of Texas

EXHIBIT "A"

PARCEL DESCRIPTION

Tract 1: (Fee)

All of Reserves "A" and "B" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

Tract 2: (Easement)

An easement for vehicular and pedestrian ingress and egress as set forth and described in instrument recorded in/ under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas.

Tract 3: (Easement)

A perpetual, non-exclusive access easement for a shared driveway as set forth and described in instrument recorded County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

Tract 4: (Easement)

A perpetual, non-exclusive easement for drainage as set forth and described in instrument recorded in/under County Clerk's File No. 201707 8149 of the Official Public Records of Galveston County, Texas.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. The restrictive covenants as set forth in County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
2. An easement for purposes of ingress and egress located on subject property granted to Foodmaker, Inc., their successors and assigns, by instrument recorded under County Clerk's File No. 9416478 of the Official Public Records of Real Property of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
3. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
4. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
5. Intentionally Omitted.
6. A water line easement, 10 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
7. A utility easement, 8 feet in width, along the Northwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
8. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
9. Building setback line, 30 feet in width, along the Southwest property line, as recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
10. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in

instrument recorded under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.

11. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded under Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.
12. Oil, gas and mineral lease dated December 04, 1925, recorded under Volume 380, Page 607 in the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.
13. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom as same are set forth in instrument recorded under Volume 923, Page 65 in the Office of the County Clerk of Galveston County, Texas.
14. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.
15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
16. Intentionally Omitted.
17. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line (as to Reserve B) and an electric box located near the southwesterly property line (as to Reserve A), as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 2, 2018.

4828-6999-2032, v. 2

FILED AND RECORDED

Instrument Number: 2018019486

Recording Fee: 46.00

Number Of Pages:7

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SPECIAL
WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: APRIL 2, 2018

Grantor: **JACK A. HOWARD**

Grantor's Mailing Address (including county):
1419 LOMAX SCHOOL RD
LA PORTE, TX 77571

Grantee: **LEISURE LANE LLC**
a Texas Limited Liability Company

Grantee's Mailing Address (including county):

407 S. Friendswood Drive
Friendswood, Galveston County, Texas 77546

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged and the further consideration of **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00)** to Grantor in hand paid by HOMETOWN BANK, NATIONAL ASSOCIATION, of Galveston, Texas, at the special instance and request of the Grantee, in part payment of the purchase price for the land and premises herein conveyed, to evidence which the said Grantee has executed its one certain promissory note to the order of HOMETOWN BANK, NATIONAL ASSOCIATION, payable as therein provided, and secured by a first vendor's lien and superior title herein retained and by deed of trust herewith executed by the said Grantee to G. WILLIAM RIDER, TRUSTEE.

The above-mentioned note is in the total sum of ~~\$2,688,750.00~~, **\$500,000.00** of which represents said part payment of the purchase price, is made payable directly to HOMETOWN BANK, NATIONAL ASSOCIATION, which has advanced said sum of money at the request of Grantee herein to the Grantor herein; and in consideration of the premises that Grantor does hereby SELL, TRANSFER AND ASSIGN unto the said HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, the first vendor's lien and superior title herein retained against the property herein conveyed to secure the payment of the aforesaid note as fully subrogating HOMETOWN BANK, NATIONAL ASSOCIATION, its successors and assigns, to all rights, titles, equities and interest in and to such note and all liens against the property securing payment thereof, such assignment, however, being without recourse in any event against the Grantor herein.

Property (including any improvements):

TRACT ONE:

All of Reserve "D" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

TRACT FOUR: (EASEMENT)

A perpetual, non-exclusive access easement as described and set forth in instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas.

TFF17204320-H

This conveyance and the warranties of title contained herein are expressly made subject to those certain encumbrances, easements, and other matters described below (the "Permitted Encumbrances"), but only to the extent that such Permitted Encumbrances are validly in effect and apply to the Property:

1. An easement for purposes of a private access shared driveway and drainage located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, and JACK A. HOWARD by instrument recorded in/under County Clerk's File No. 2017037652 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
2. An easement for purposes of water, sanitary sewer, drainage, and detention located on subject property by and among LT-CN FRIENDSWOOD, LLC, TEXAS CITIZENS BANK, NA, LEISURE LANE LLC, and JACK A. HOWARD by instrument recorded under County Clerk's File Nos. 2017037653 and 2017038291 of the Official Public Records of Galveston County, Texas and also reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
3. An unobstructed aerial easement above the ground upward located adjacent to all public utility easements is dedicated to the use of the public as reflected on the plat recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.
4. A non-exclusive easement for purposes of underground electric lines and facilities located on subject property granted to Texas-New Mexico Power Company by instrument recorded under County Clerk's File No. 2017069838 of the Official Public Records of Galveston County, Texas.
5. A 1/32nd royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded in/under Volume 357, Page 256 in the Office of the County Clerk of Galveston County, Texas.
6. An undivided 1/32nd of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 369, Page 398 in the Office of the County Clerk of Galveston County, Texas.
7. Oil, gas and mineral lease dated December 04, 1925, recorded in Volume 380, Page 607 in the Office of the County Clerk of Galveston County, Texas in favor of Gulf Production Company.
8. All (except an undivided 1/32nd) of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom, as same are set forth in instrument recorded in Volume 923, Page 65 in the Office of the County Clerk of Galveston County, Texas.
9. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded under County Clerk's File No. 8415657 of the Official Public Records of Real Property of Galveston County, Texas.
10. Any rights, easements, interests or claims which may exist by reason of a fence line not following along the northeasterly property line, as reflected on survey drawing made by Brian Nesvadba, R.P.L.S. No. 5776, dated February 02, 2018.

Grantor, for the Consideration and subject to the Permitted Encumbrances, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor and not otherwise, except as to the Permitted Encumbrances.

The vendor's lien against and superior title to the Property are retained until the note described herein is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

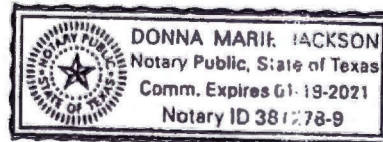
EXECUTED this 2 day of APRIL, 2018.

Robert Nolan Allen
ROBERT NOLAN ALLEN,
Attorney-in-Fact for JACK A. HOWARD

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 2nd day of April 2018, by ROBERT NOLAN ALLEN, Attorney-in-Fact for JACK A. HOWARD (also known as JACK ALLEN HOWARD).

Donna Marie Jackson
Notary Public in and for THE STATE OF TEXAS



Loan origination organization: HOMETOWN BANK, NATIONAL ASSOCIATION
NMLS ID 478260
Loan Originator: Allan Rasnaussen, Jr.
NMLS ID 684576

AFTER RECORDING RETURN TO:

Andrews Myers, P.C.
Attn: Scott McKaig
1885 Saint James Place, 15th FL
Houston, Texas 77056

PREPARED IN THE LAW OFFICE OF:

RIDER & WILSON
Suite 802, 2200 Market Street Tower
2200 Market Street
Galveston, Texas 77550

FILED AND RECORDED

Instrument Number: 2018019487

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 04/03/2018 3:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan". The signature is written in dark ink and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

This is a Correction Deed, given and accepted in place of that certain Contribution Special Warranty Deed dated October 11, 2018, executed from Grantor to Grantee and recorded under Instrument No. 2018062010 of the Official Public Records of Galveston County, Texas, to correct the description of the property conveyed therein.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

This conveyance, however, is made and accepted subject to (a) the matters herein stated, (b) those easements, restrictions, reservations, and other matters of record set forth in the public records, and (c) real estate taxes and standby fees for the year 2018 (which have been prorated as of the date hereof and assumed by Grantee) and subsequent years.

[Remainder of page left blank; Signature page follows]

EXECUTED this 11th day of October, 2018.

GRANTOR:

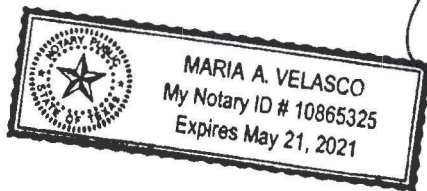
Rob Allen

ROBERT NOLAN ALLEN, in his capacity as
power-of-attorney for and on behalf of JACK A.
HOWARD

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 11 day of October, 2018, by Robert Nolan Allen, in his capacity as power-of-attorney for and on behalf of Jack A. Howard.



Maria A. Velasco
Notary Public, in and for the State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

All of Restricted Reserve "F" of the PARTIAL REPLAT HOWARD SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2017058432 of the Map Records of Galveston County, Texas.

4836-8668-3254, v. 1

FILED AND RECORDED

Instrument Number: 2018062191

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/15/2018 11:11AM

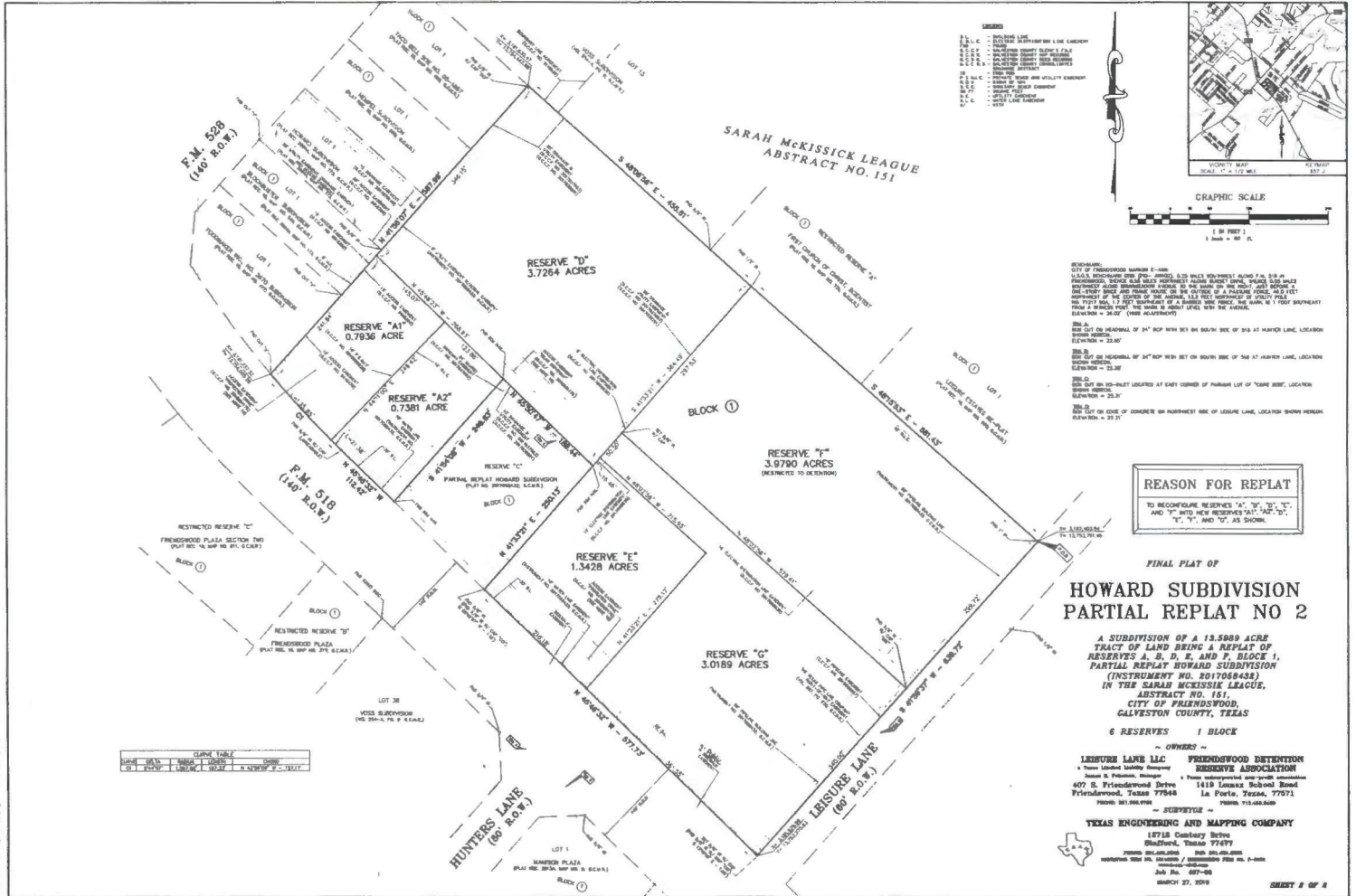
I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan", written over a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

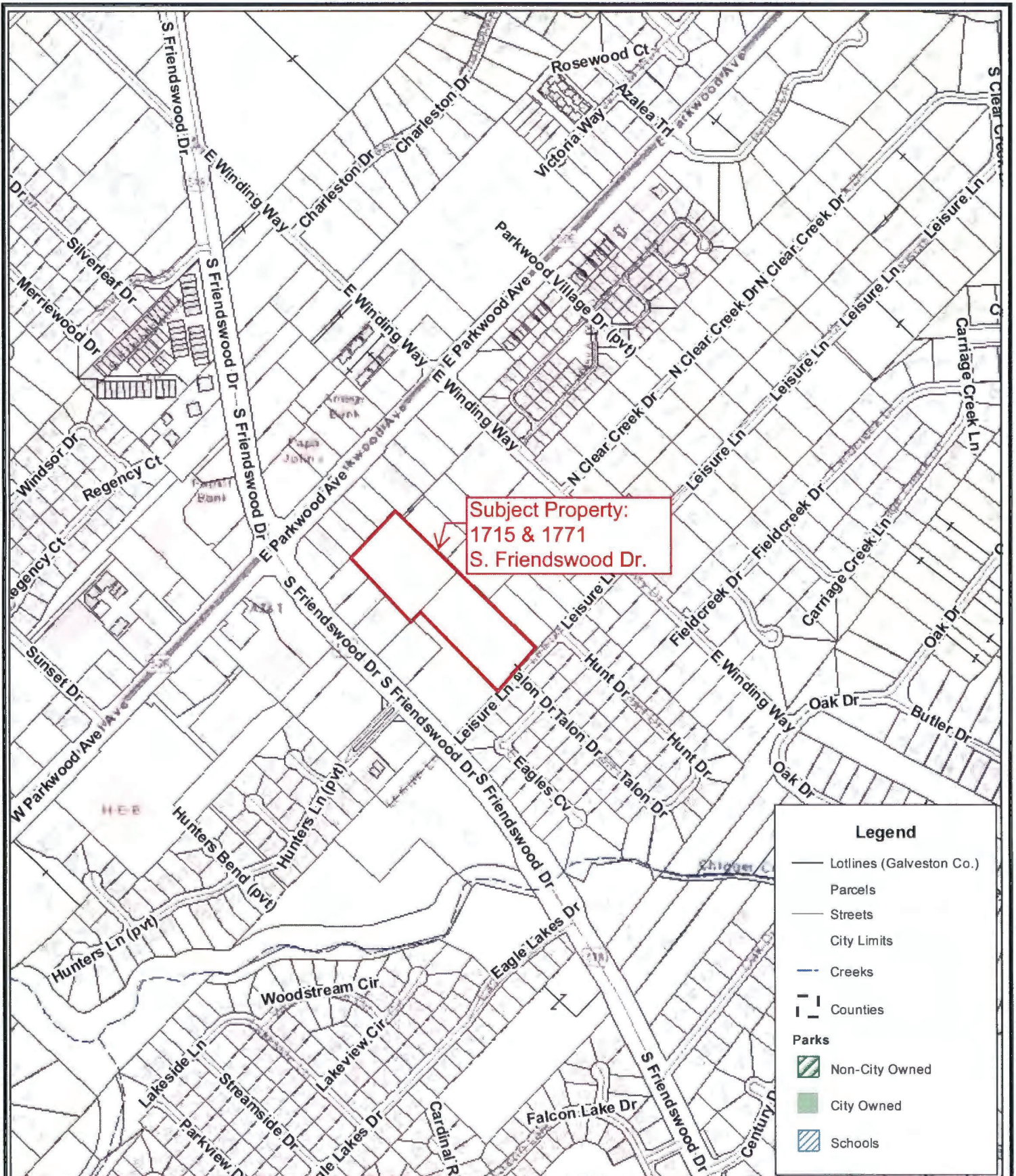


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 188'



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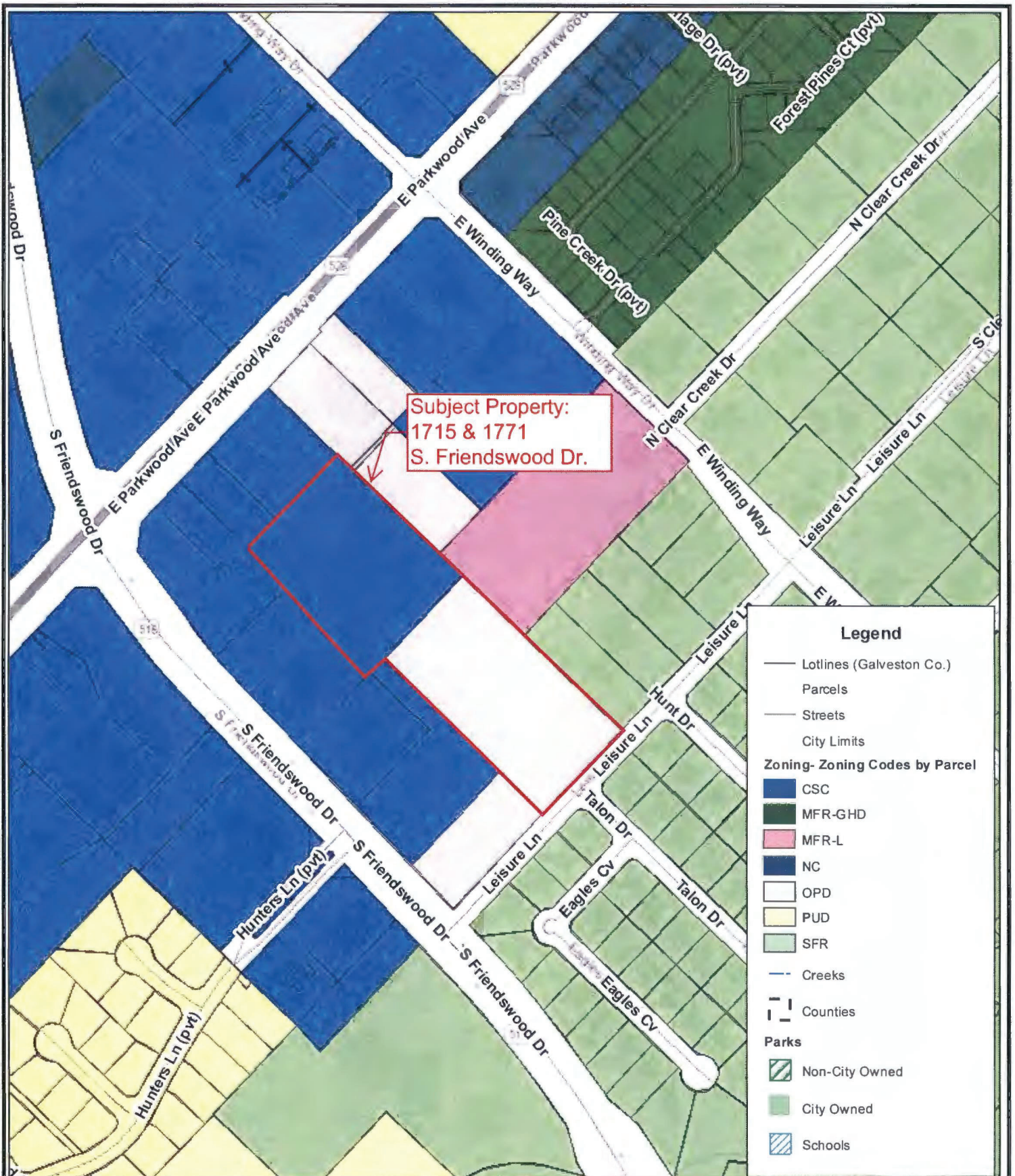


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 752'



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City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 376'

EXHIBIT “B”

A DEVELOPMENT FOR TANNOS LAND HOLDING II FRIENDSWOOD, TEXAS.

INDEX:

COVER SHEET
MEMO
SURVEY
SITE PLAN (COLORED)
SITE PLAN
BUILDING ELEVATIONS





MEMORANDUM

4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

Building Description

The Proposed Project consist of a four-story Class A Office Building of approximately 100,000 SF office with 290 parking spaces. The Building is designed to attract regional and national tenants into the Friendswood area and will have an occupancy load of approximately 750 people. As the anchor to an established development that already includes many restaurant and retail businesses, the concept of the design is to unite the area into a master planned development that promotes walkability and a relaxed working environment. To accomplish this, the Project will beautify the existing detention area into a park with improved landscaping and security lighting; locate the building as central in the development as possible to create unity with the existing establishments while being as far away from our residential neighbors as possible; and by enhancing a sense of place by continuing the established Architectural Style with a complementary backdrop.

Detention Enhancements

- 45 large trees | 11 small trees
- Approximately 1,434 linear feet of 5 to 7 feet wide crushed granite paths with steel edging
- 7 park benches
- 3 dog stations
- 2 Water Fountains with lighting
- Accent Landscape Lighting in Park Area Trees
- Walk Path and Accent Lighting

Please feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

Blair Korndorffer

Diamond Development Group

700 GLENN, SUITE 260

HOUSTON, TEXAS 77058

832.224.6400

www.diamonddevelopmentgroup.com



MEMORANDUM

4/19/2021

Tannos Land Holding I
1715 Friendswood, Texas

PUD Regulation Matrix based on OPD

Zoning District	Lot Area Minimum Square Feet	Lot Width Minimum Feet	Lot Depth Minimum Feet	Yards—Minimum Feet						Height Maximum Feet (b, e and k)	Landscape Requirements	Exception Notes	Maximum Lot Coverage
				Front	Rear (a)	Side							
						Interior		Exterior					
						When Abutting Property in a Residential District or Garden Home District	When Abutting Property in a Nonresidential District	When Backing Up to an Abutting Side Yard	When Backing Up to an Abutting Rear Yard				
PUD	10,000	100	100	30	15	25	10	25	10	70 (max. 4 stories)	Yes	H	30%

Zoning Ordinance Section 7.P. Permitted Use Table

Permitted uses would include:

- Monetary authorities – Central Bank
- Credit intermediation and related activities
- Securities, commodity contracts, and other financial investments and related activities
- Insurance carriers and related activities
- Funds, trusts, and other financial vehicles
- Lessors of nonfinancial intangible assets (except copyrighted works)
- Professional, scientific and technical services
- Management of companies and enterprises
- Other school and instruction
- Ambulatory health care services
- Personal care services
- Other personal services
- Business, professional, labor, political, and similar organizations
- Executive, legislative, and other general government support

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
832.224.6400
CONTACT@DIAMONDDEVELOPMENTGROUP.COM



- Administration of human resource programs
- Administration of environment quality programs
- Administration of housing programs, urban planning, and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Parking Analysis

Parking would comply with the City of Friendswood Design Criteria Manual: General Business Offices – 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.

Please feel free to contact me with questions, comments or additional information that I may assist you with.

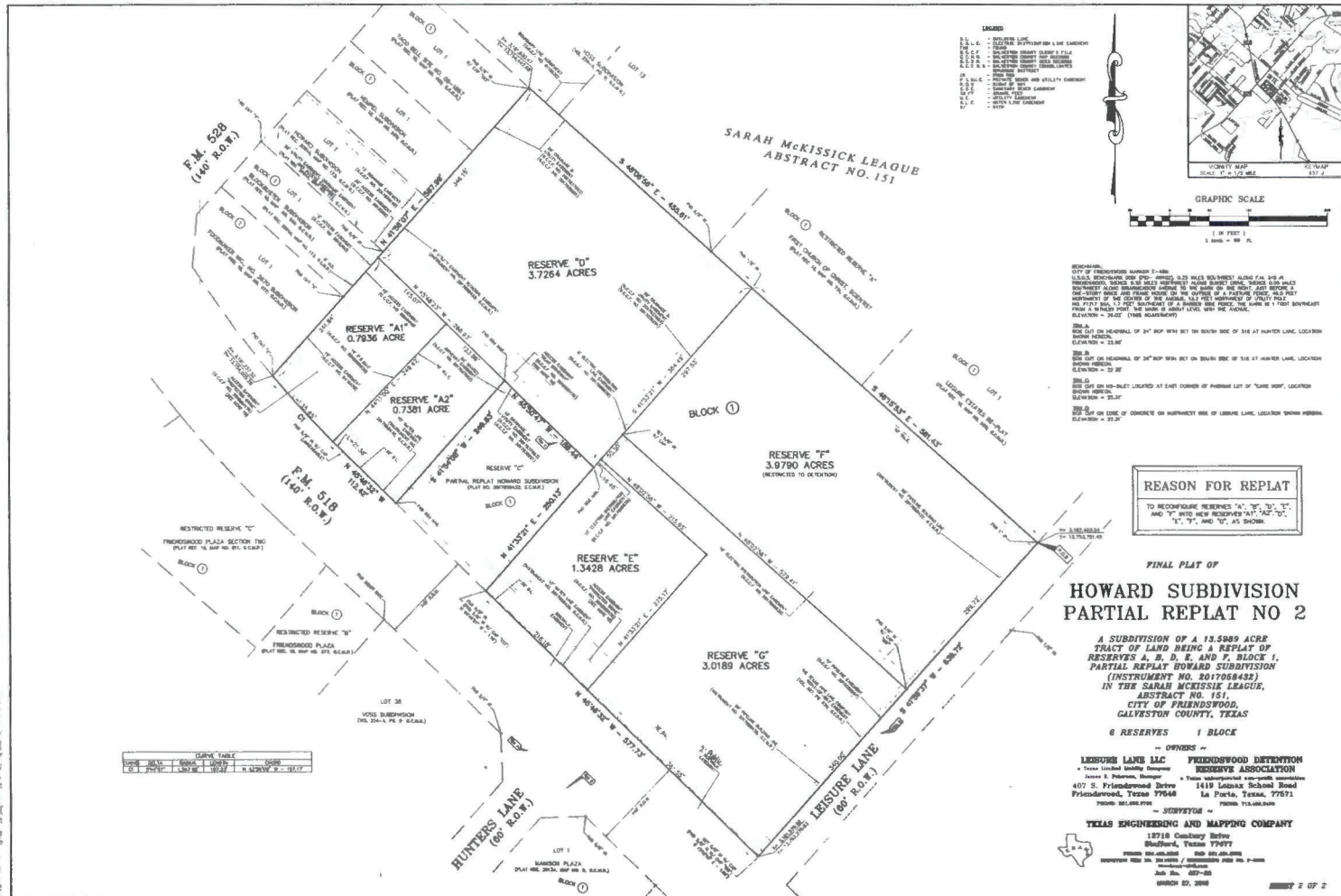
Best Regards,

A handwritten signature in black ink, appearing to read 'BK' followed by a flourish.

Blair Korndorffer

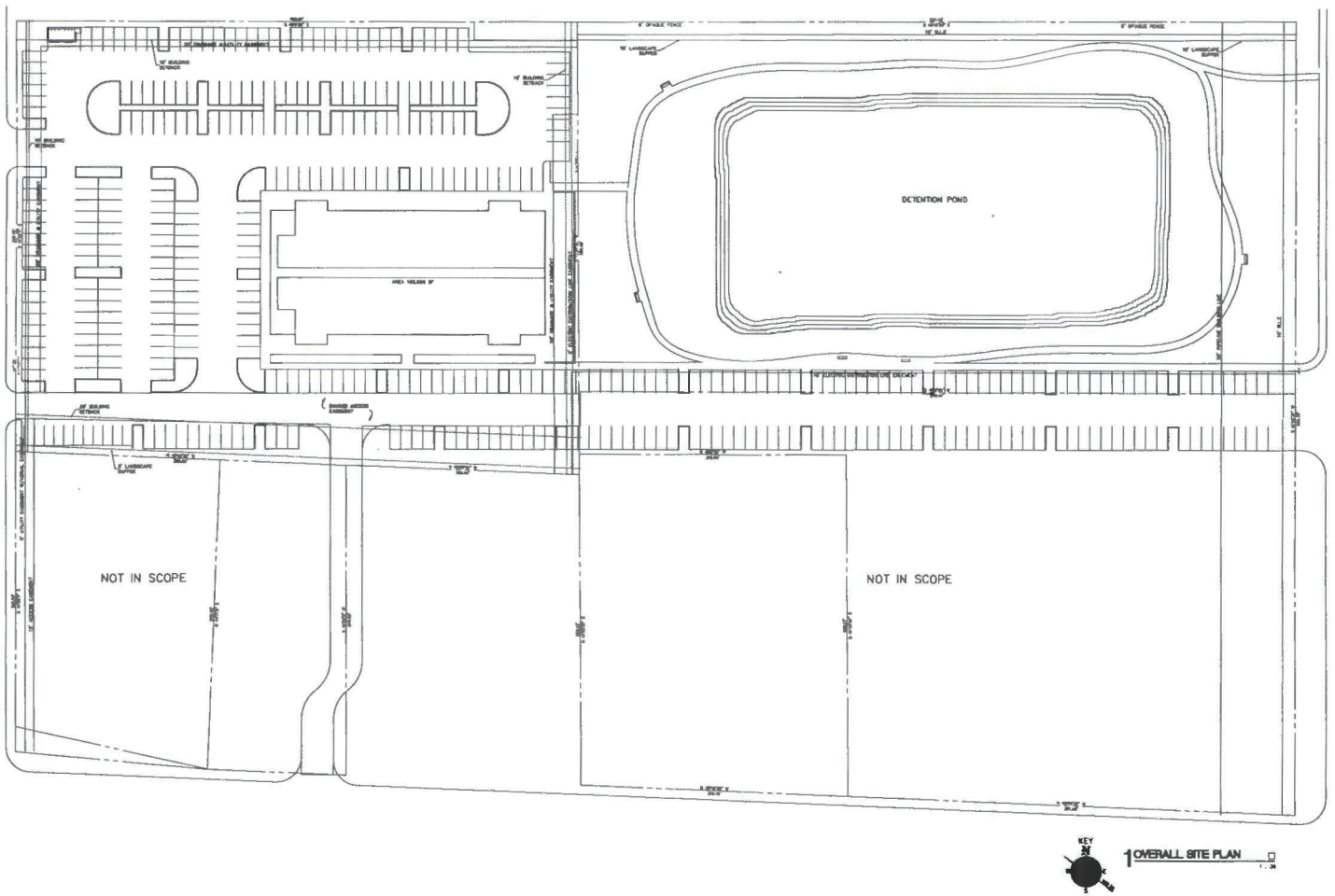
Diamond Development Group

700 GEMINI, SUITE 260
HOUSTON, TEXAS 77058
281.204.8400
www.diamonddevelopmentgroup.com



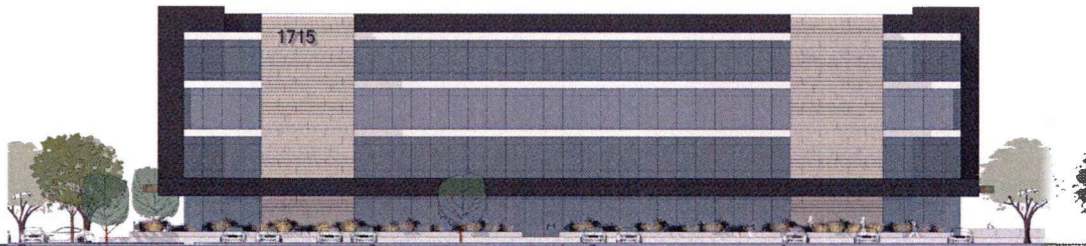


1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS









FRONT ELEVATION



SIDE ELEVATION



TANNOS LAND HOLDING I
1715 FRIENDSWOOD, TEXAS



FRONT ELEVATION



SIDE ELEVATION



1715 TANNOS LAND HOLDING I
FRIENDSWOOD, TEXAS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 12, 2022

Subject: Receive liaison updates and City Council actions and ordinance updates.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: May 12, 2022

Subject: Reminder of the next Planning and Zoning Commission regular meetings on (i) Thursday, May 26, 2022 and (ii) Thursday, June 9, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS