



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, JUNE 9, 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/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. 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: 4552 FM 2351 and 4550 FM 2351

Consider approving the site plan for Industry Park 2, an industrial, storage and warehouse development to be located at 4552 FM 2351 (2 buildings) and 4500 FM 2351 (11 buildings).

4. Communications

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 23, 2022 and (ii) Thursday, July 14, 2022.

B. Receive liaison updates, updates of City Council actions, and ordinance updates.

5. 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: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

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

Posted by: Leticia Brysch, City Secretary
Posted this 6th day of June, 2022, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION

AGENDA ITEM FORM

Meeting Date: June 9, 2022

Subject: **SITE PLAN: 4552 FM 2351 and 4550 FM 2351**

Consider approving the site plan for Industry Park 2, an industrial, storage and warehouse development to be located at 4552 FM 2351 (2 buildings) and 4500 FM 2351 (11 buildings)

Action:

SUMMARY / ORIGINATING CAUSE

Industry Park 2 will consist of two office/warehouse buildings (Building A and B) and also a storage facility of 11 buildings capable of housing a variety of boats, recreational vehicles and other types of storage. Some buildings provide covered parking while others provide for enclosed storage.

Jil Aria, the City Engineer, approved a Design Modification to reduce the number of parking spaces required due to considerations of the proposed use. Ample parking spaces are provided for the office warehouse buildings outside of the fenced area. A few additional parking spaces have also been provided at the entrance to the proposed storage facility. Within the storage facility, there are a few unmarked parking spaces, but other than that, tenants will most likely park in front of their unit while they are on location.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the commercial site plan will allow the development to move forward with construction.

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. The applicant is still working through some drainage, utility and fire requirements. However, the placement of the buildings and zoning related items should not be affected.

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

ATTACHMENTS

1. Compliance Memo_Industry Park Phase II
2. Cover_Industry Park Phase II
3. Site Plan_Industry Park Phase II
4. Landscape_Industry Park Phase II
5. Elevations_Industry Park Phase II
6. Photometric_Industry Park Phase II
7. Design Modification Form - Industry Park II Parking

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

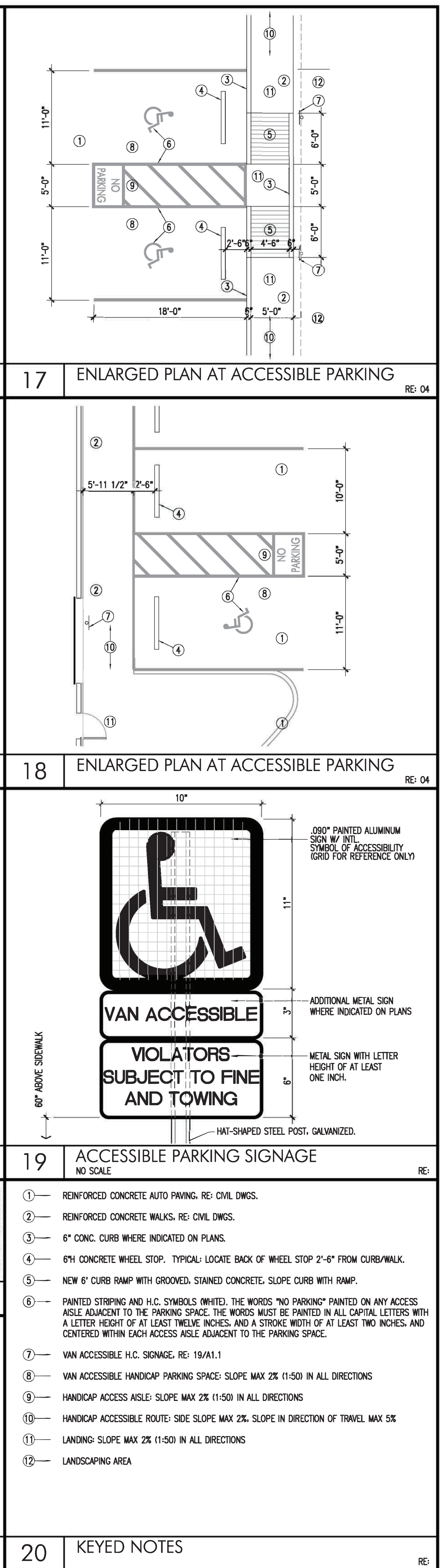
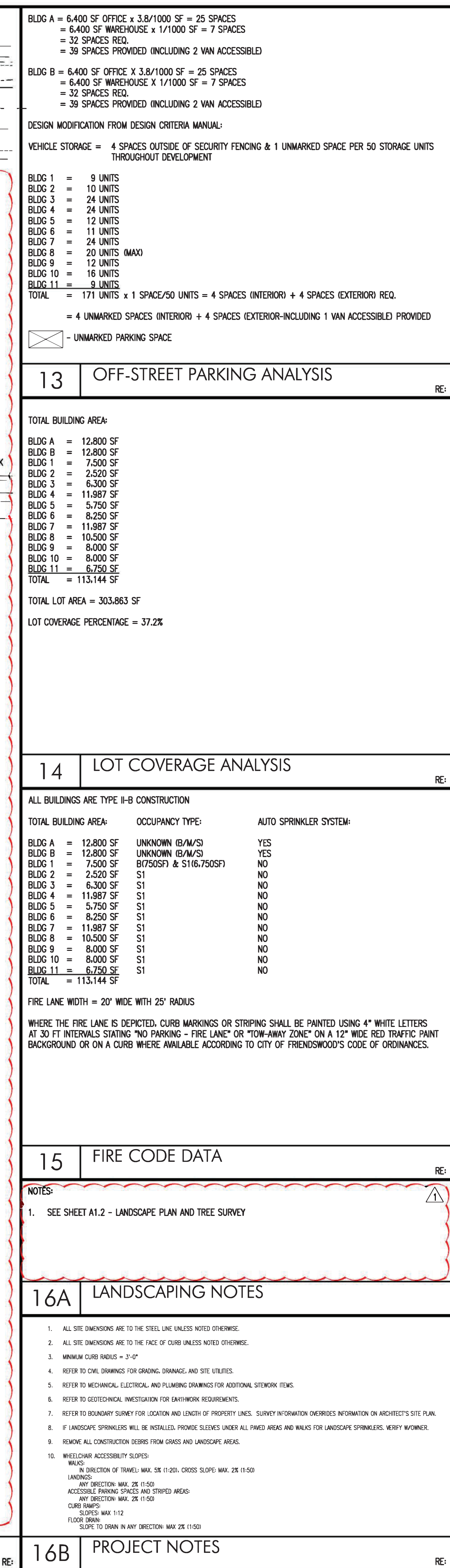
Date: June 6, 2022

Re: Industry Park Friendswood Phase II
Commercial Site Plan

Project Description: The proposed project is the second phase of Industry Park Friendswood located near FM 2351 and Timber Creek Golf Club Driveway. The project includes two (2) shell buildings and eleven (11) warehouse/storage buildings.

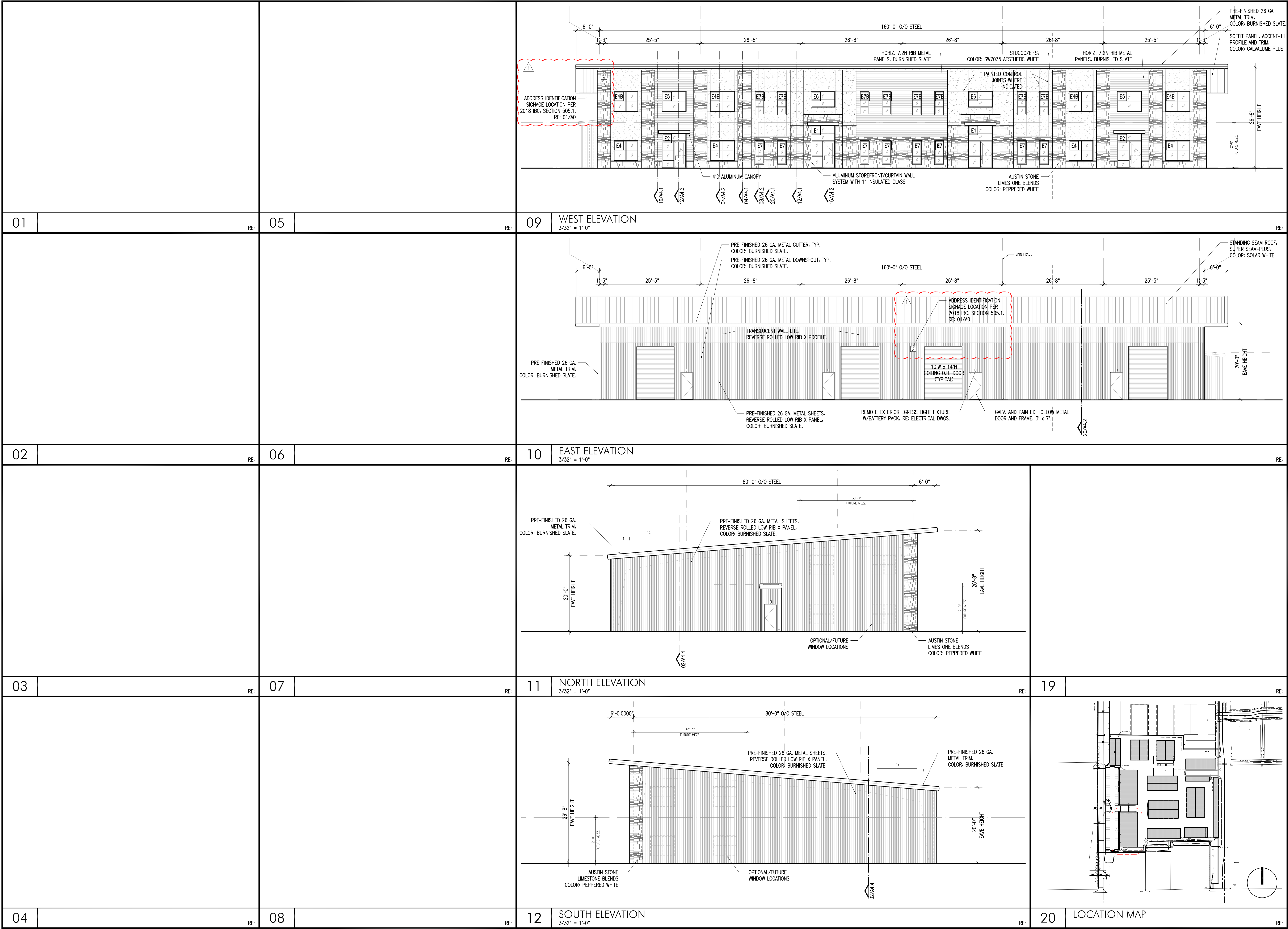
The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project layout and density of buildings has been approved by the Planning Department.

Further plan review by Public Works, Engineering, and the Fire Marshal are required prior to permit issuance.





age 6 of 22



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STATE OF TEXAS

05/24/2022

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Fax: (713) 671-5340

INDUSTRY PARK

PHASE II

FRIENDSWOOD, TEXAS 77546

ISSUE/REVISION:

DATE:

1

04/11/2022

05/25/2022

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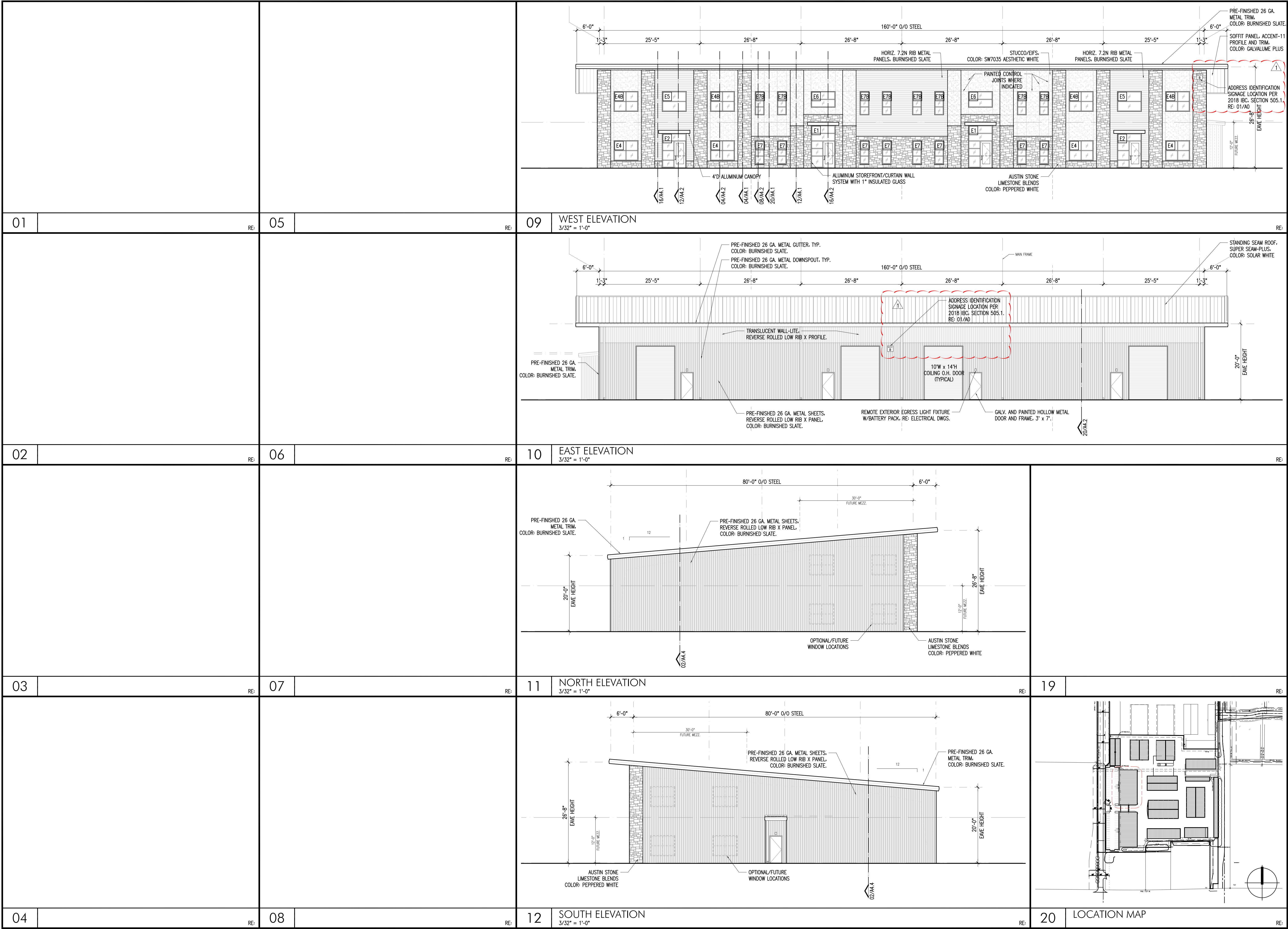
TITLE:

Building Elevations

DRAWING:

A3.A

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Building Elevations

DRAWING:
A3.B

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01	WEST ELEVATION 3/32" = 1'-0"	RE:	09	RE:	13	RE:	17	RE:
02	EAST ELEVATION 3/32" = 1'-0"	RE:	10	RE:	14	RE:	18	RE:
03	NORTH ELEVATION 3/32" = 1'-0"	RE:	15	RE:	19	RE:		RE:
04	SOUTH ELEVATION 3/32" = 1'-0"	RE:	16	RE:	20	LOCATION MAP		RE:

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TITLE:
Building Elevations

DRAWING:
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02	EAST ELEVATION 3/32" = 1'-0"	10	RE:	14	RE:	18	RE:
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04	SOUTH ELEVATION 3/32" = 1'-0"	16	RE:	20	RE:	LOCATION MAP	

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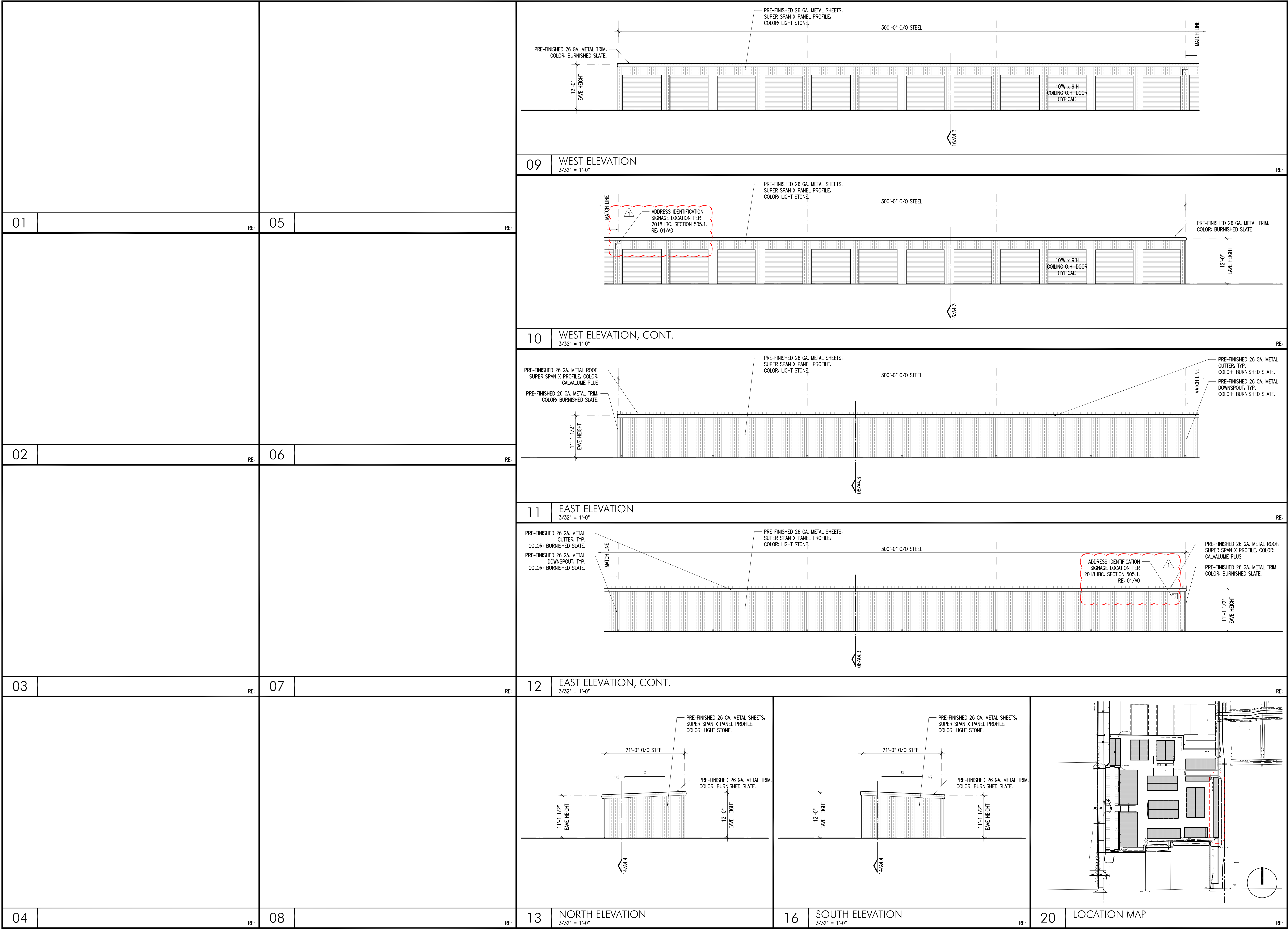
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TITLE:
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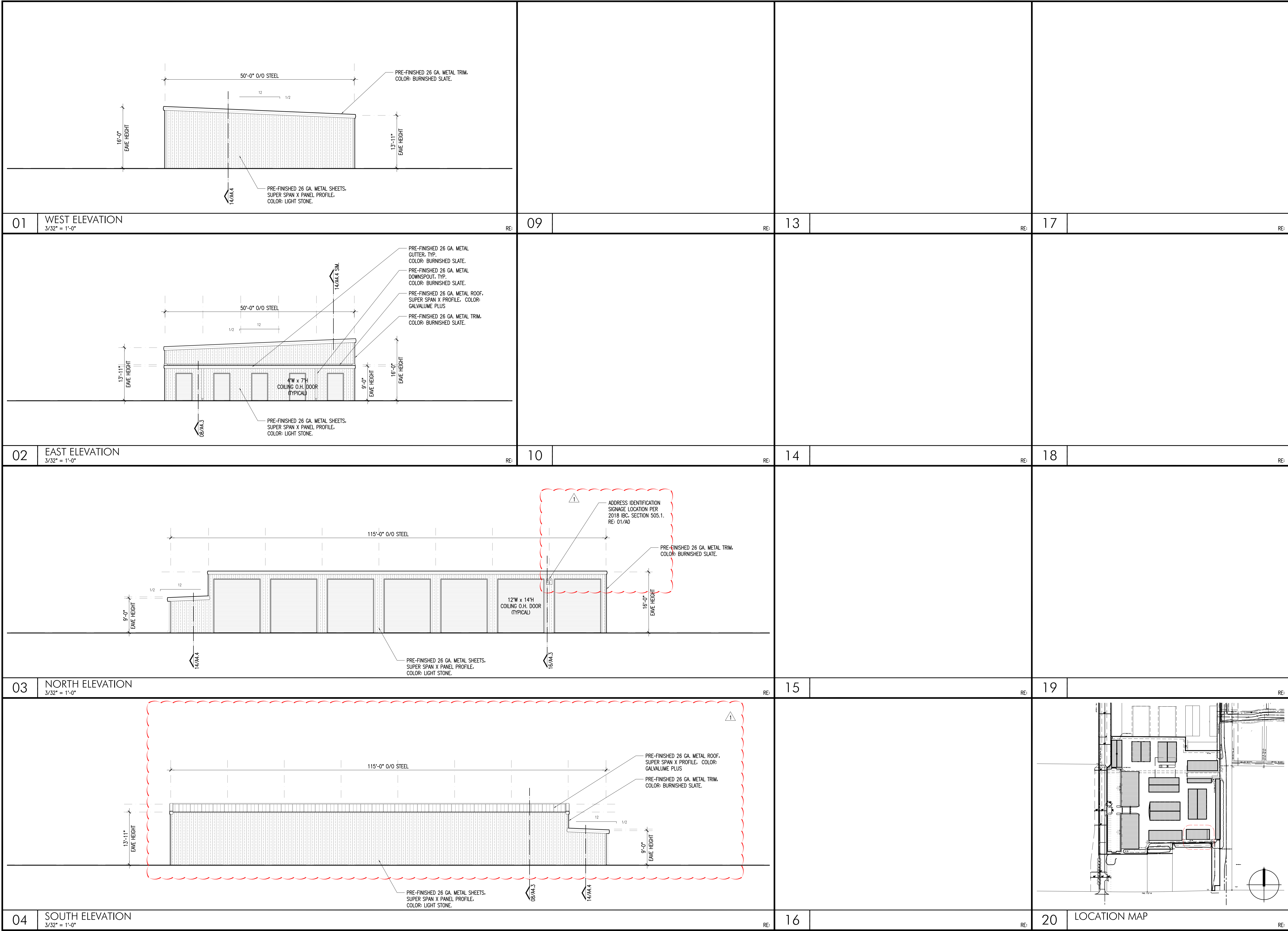
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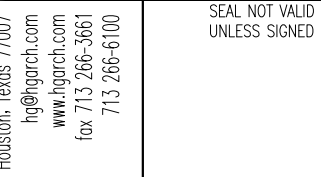
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Building Elevations

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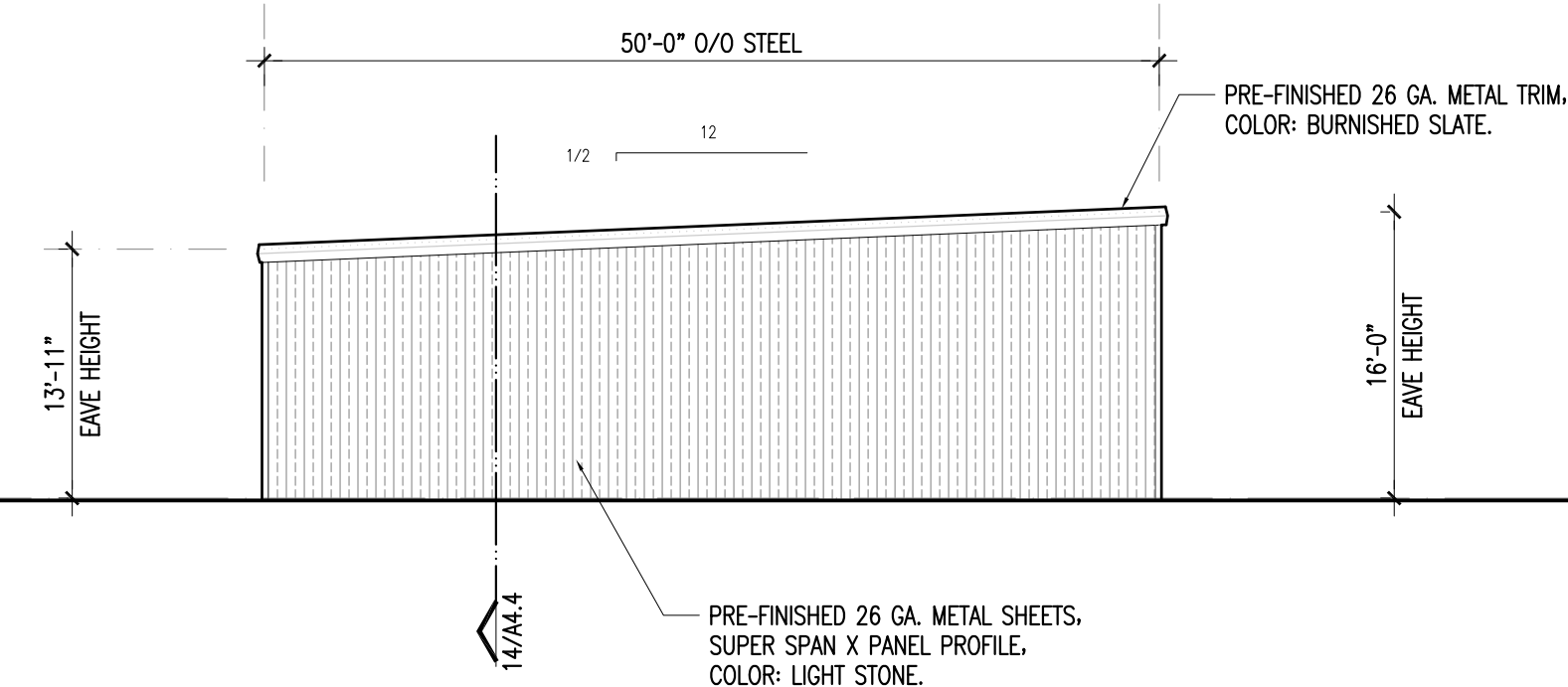
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Building Elevations

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01	WEST ELEVATION 3/32" = 1'-0"
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09

RE:

13

RE:	17
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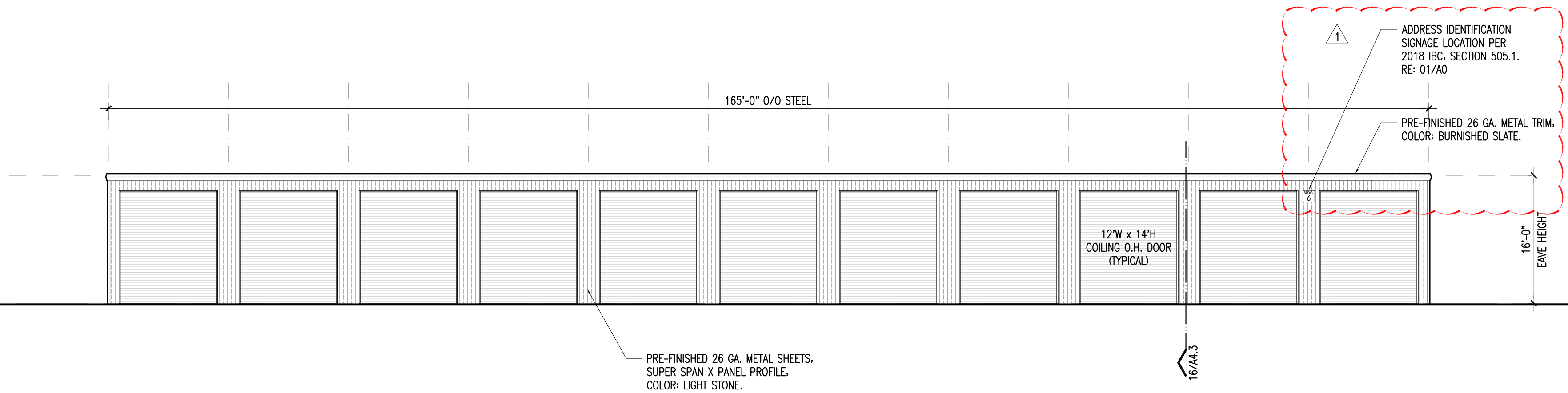
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10

RE:

14

RE:	18
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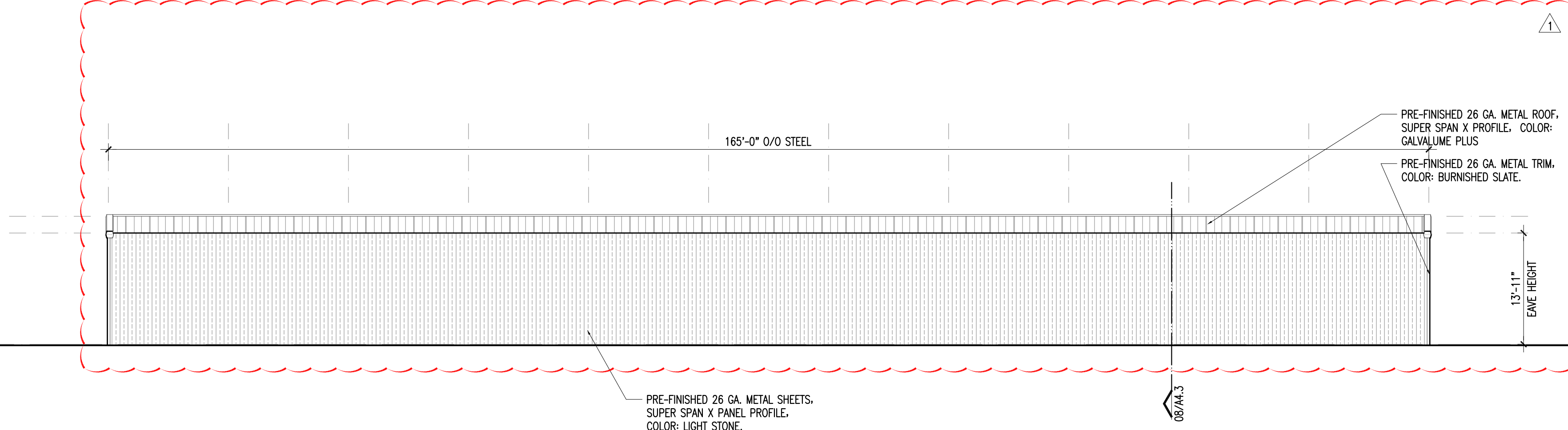


03	NORTH ELEVATION 3/32" = 1'-0"
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RE:

15

RE:	19
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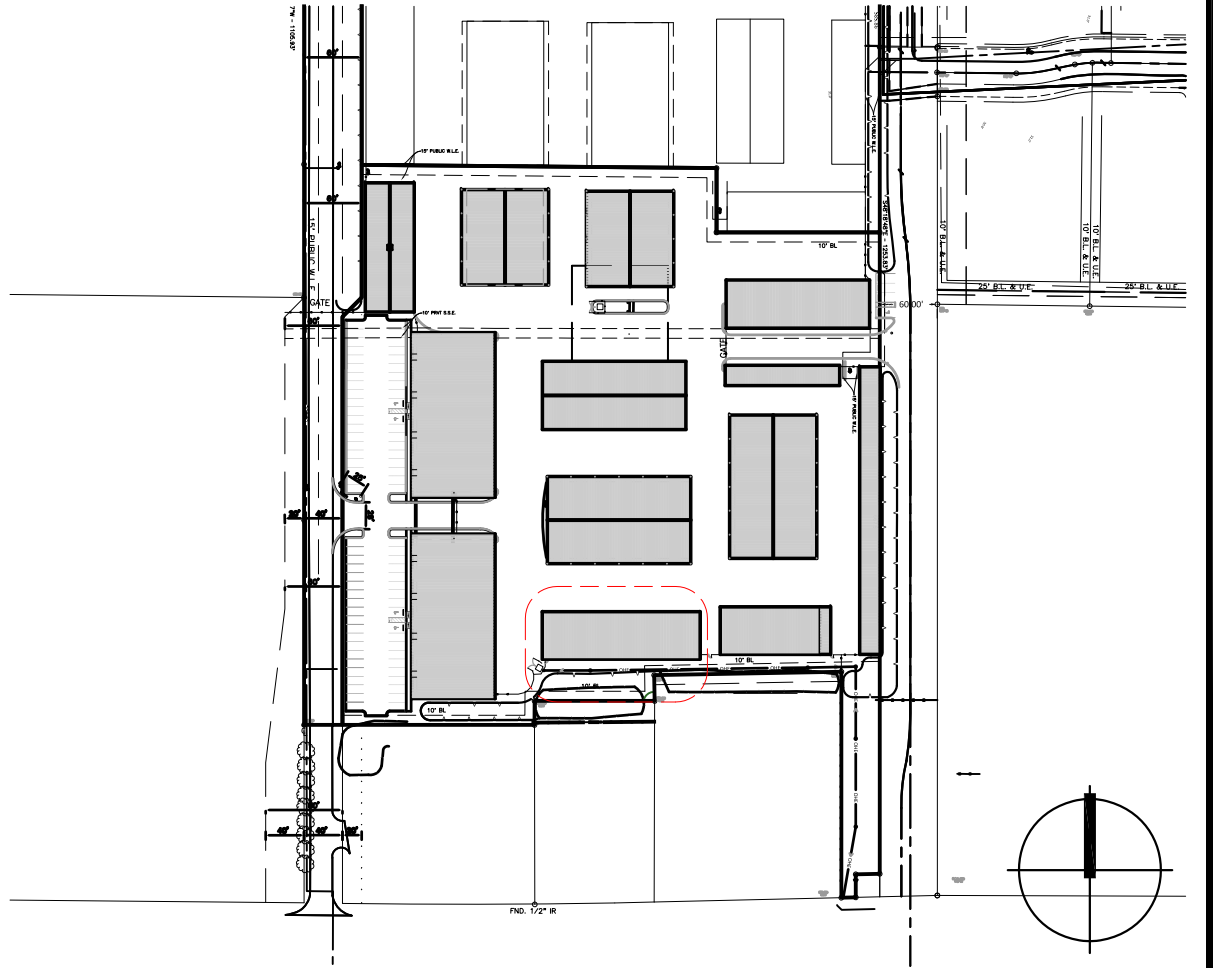
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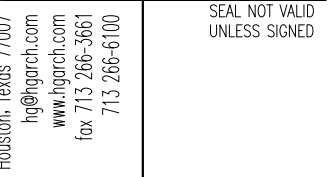
RE:

16

RE:	20
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LOCATION MAP





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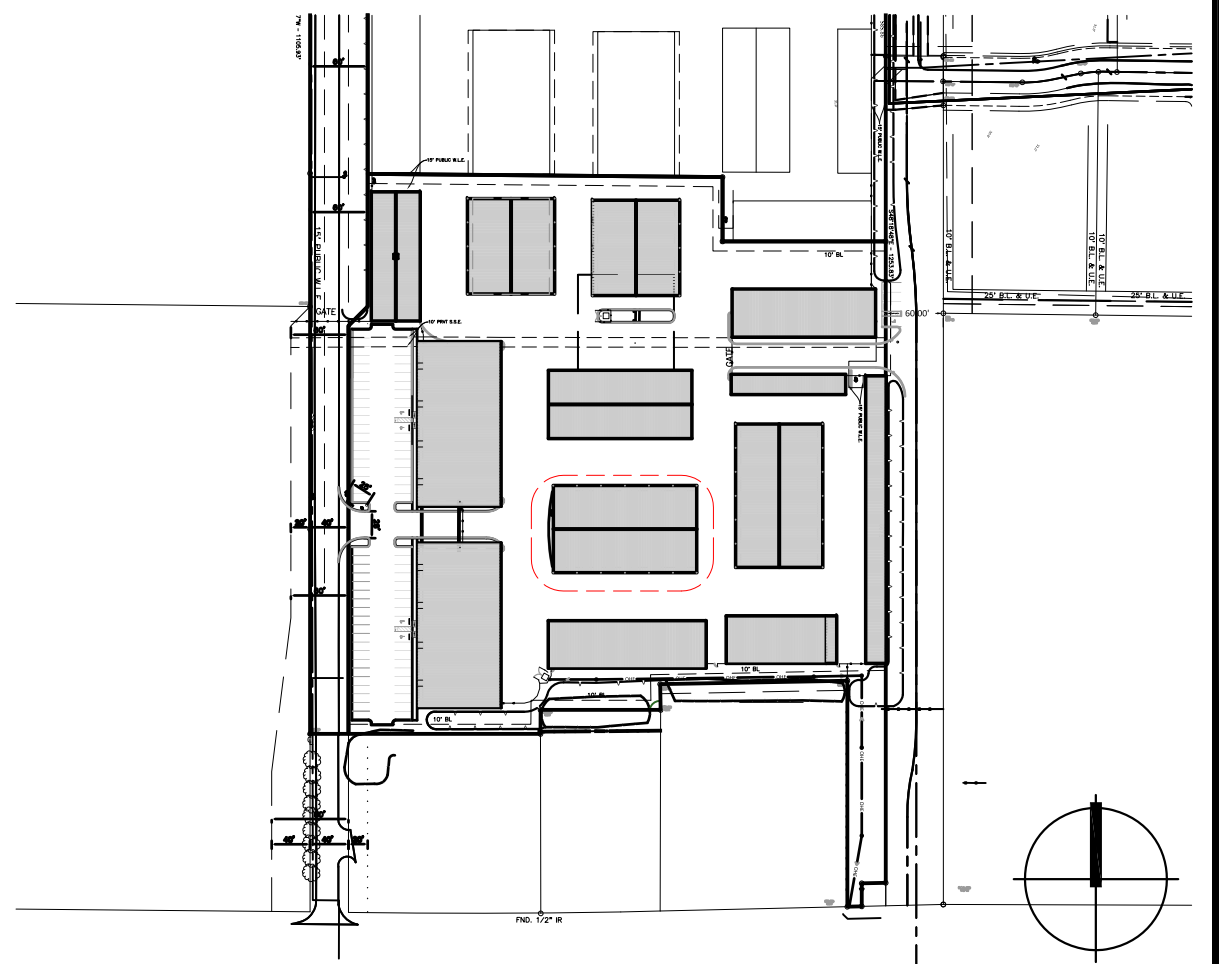
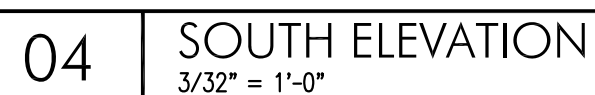
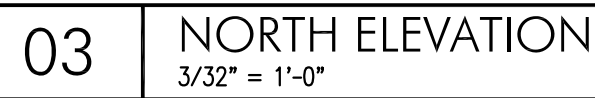
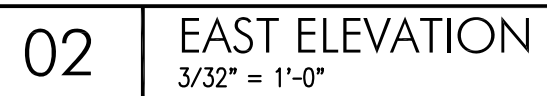
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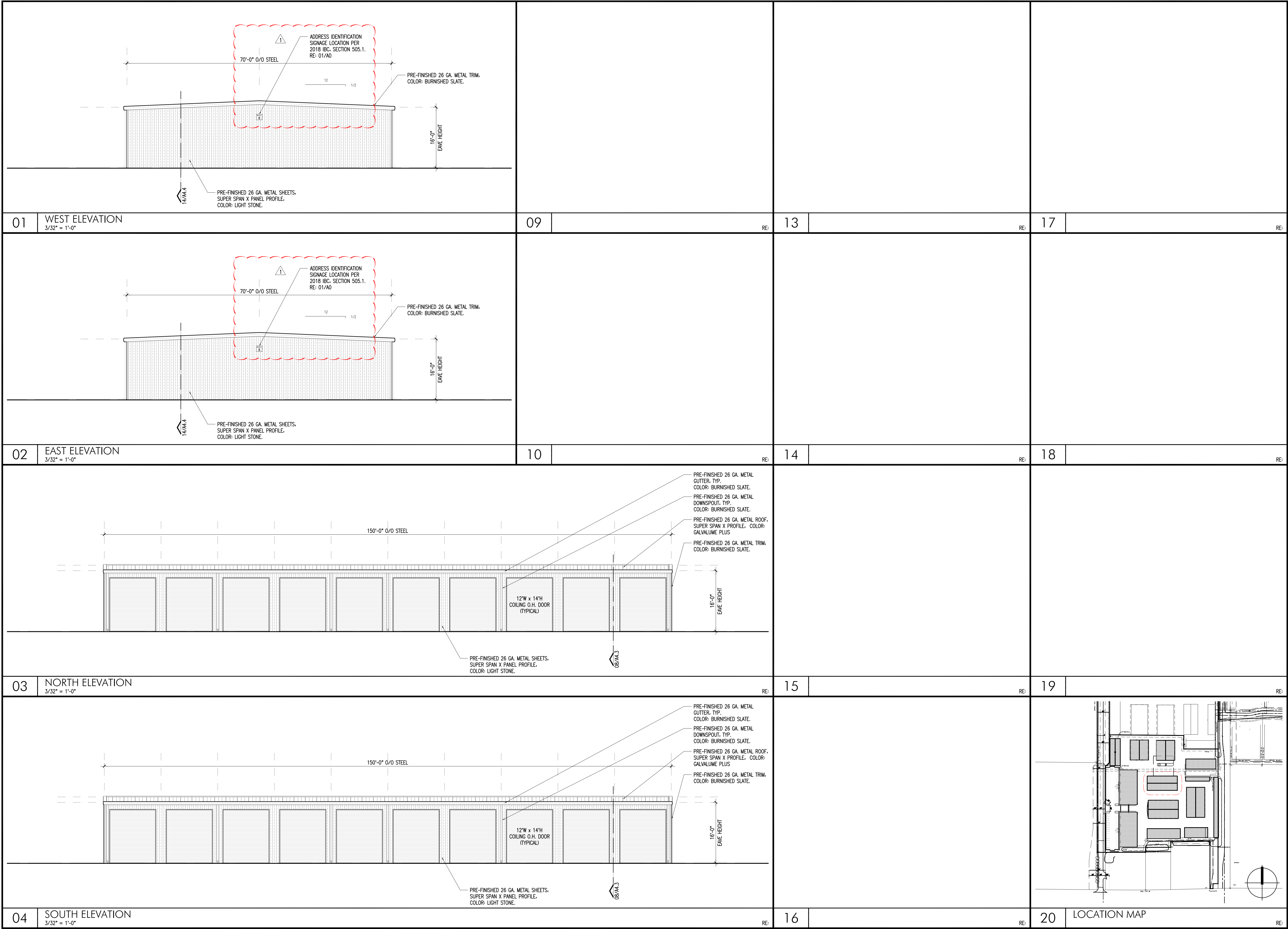
Building Elevations

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20	LOCATION MAP
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Building Elevations

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01		RE:	05		RE:	09	WEST ELEVATION 3/32" = 1'-0"		RE:
02		RE:	06		RE:	10	EAST ELEVATION 3/32" = 1'-0"		RE:
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04		RE:	08		RE:	12	SOUTH ELEVATION 3/32" = 1'-0"		RE:

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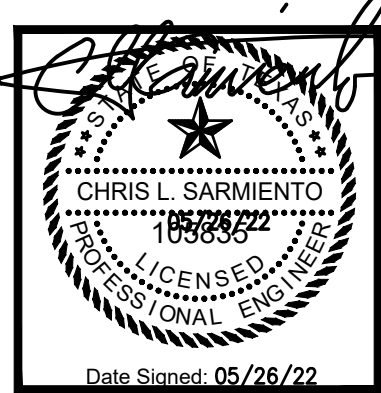
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Building Elevations

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Page 18 of 22

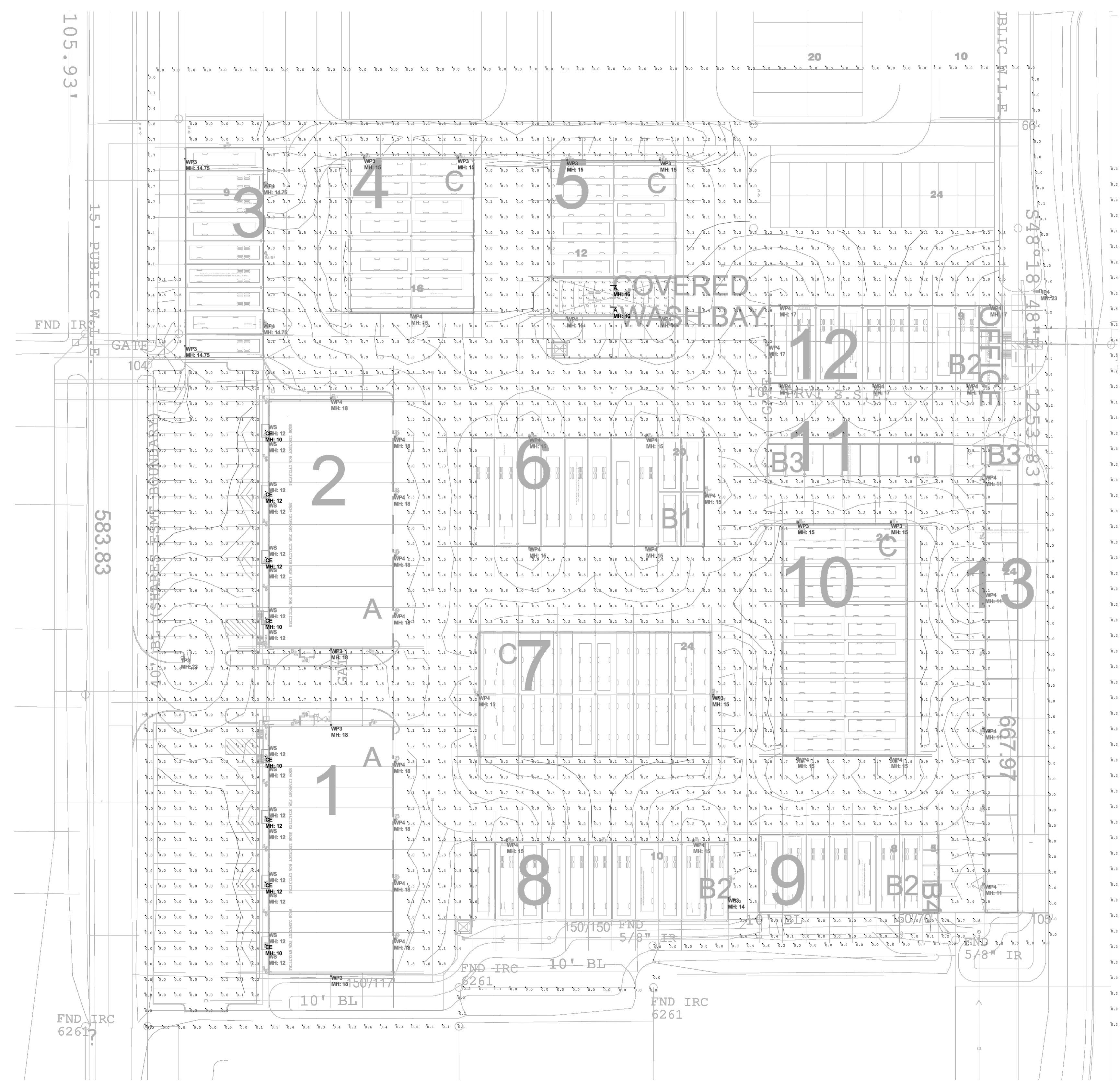


INDUSTRY PARK
PHASE II
FRIENDSWOOD, TEXAS 77546

DATE: 04/11/2022
05/05/2022
ISSUE FOR PERMIT
ISSUE FOR PERMIT

TITLE:
PHOTOMETRIC
SITE PLAN

DRAWING:
E1.2



PHOTOMETRIC SITE PLAN

1" = 40'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED WASH BAY	Illuminance	Fc	3.00	9.1	0.3	10.00	30.33
EAST NEIGHBOR PROPERTY LINE	Illuminance	Fc	0.06	0.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.18	4.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.86	5.3	0.0	N.A.	N.A.
SOUTH OF BUILDING 9	Illuminance	Fc	0.33	2.6	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	
	1	LP3	Single	12698	0.850	LSI # SSA-LED-12L-ACR-3-UNV-40	
	1	LP4	Single	12341	0.850	LSI # SSA-LED-12L-ACR-FT-UNV-40	
	2	A	Single	5418	0.850	ILP # VVT4-5L-U-40-FRL	
	8	CE	Single	1509	0.850	H.E. WILLIAMS # 6DR-TL-L15-840-EM/7W-DIM-UNV-OW-OF-CS-WET/CC	
	13	WP3	Single	4541	0.850	ILP # WPCS-44WLED-UNIV-40-T3	
	34	WP4	Single	4378	0.850	ILP # WPCS-44WLED-UNIV-40-T4	
	16	WS	Single	2537	0.399	SISTEMALUX # S3952-935-NF-UNV-14-D10	

TEXAS ENGINEER FIRM REGISTRATION #F-15201

ASEIENGINEERING350 Glenborough Dr. #270, Houston, TX 77067
aseiengineering.com o 713.300.9579

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JOB NO: 220600
DFT: AP
DSN: AP
CHK: CLS

CITY OF FRIENDSWOOD DESIGN CRITERIA MODIFICATION FORM

Modifications to standards identified in the Design Criteria Manual may be permitted by the City of Friendswood's City Engineer. The modification proposal must be submitted by a Professional Engineer licensed by the State of Texas and shall follow generally accepted engineering standards for traffic, sidewalk and other infrastructure as applicable, and such proposal contains the following information and substantiates the findings in Paragraph 4 below. If an appeal to the City of Friendswood City Engineer decision is requested, the Construction Board of Adjustment (hereinafter referred to as "the City") will review that appeal.

PROJECT NAME: INDUSTRY PARK FRIENDSWOOD PHASE II RESERVE A SITE IMPROVEMENTS
PROJECT ENGINEER: COASTAL BEND ENGINEERING, LLC - STEPHANIE CANADY

This entire form must be completed in its entirety. If form is submitted incomplete, it will be administratively rejected.

SUBMITTAL DATE: 5-27-22
SUBDIVISION NAME: INDUSTRY PARK FRIENDSWOOD PHASE II

MODIFICATION

LOCATION:

PARKING LOT SERVING THE VEHICLE STORAGE FACILITY - BUILDINGS 1-11 AT 4500
FM 2351 RD.

1. Set forth the proposed deviation to the technical standard.

SPECIFIC PROPOSED DEVIATION FROM TECHNICAL STANDARD:

WE ARE PROPOSING TO PROVIDE 4 EXTERIOR PARKING SPACES AND 4 INTERIOR
UNMARKED PARKING SPACES FOR A TOTAL OF 8 PARKING SPACES, PROVIDING 1
INTERIOR UNMARKED PARKING SPACE FOR EVERY 50 VEHICLE STORAGE UNITS.

2. Set forth the impact such deviation has on speed differential and street capacity, the likelihood of accidents, the long term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

IMPACT OF DEVIATION:

ALLOWS FOR MORE FLEXIBLE PARKING ON THE INTERIOR.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters

COMPARISON OF TECHNICAL STANDARD TO PROPOSED DEVIATION:

DEPENDING ON THE AMOUNT OF PARKING SPACES THE CITY REQUIRES USING THE
PARKING TABLE, THE DEVELOPMENT WOULD NEED TO REPLACE VEHICLE STORAGE
UNITS WITH OUTSIDE, STRIPED PARKING SPACES.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

MITIGATING IMPROVEMENTS THAT REDUCE NEGATIVE IMPACT:

SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:

THE PROPOSED EXTERIOR & FLEXIBLE
INTERIOR PARKING SPACES ARE A REASONABLE
AMOUNT OF PARKING SPACE FOR THIS TYPE OF
DEVELOPMENT.

List of Supporting Documentation Attached?

Yes _____ No X



Seal of Professional Engineer:

Department of Public Works Use ONLY

Reviewed By:

Date

Modification Request Approved / Denied By:
Copies of Backup Information Notes Attached

[Signature]
City Engineer

6/6/22
Date