



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 22, 2022 - 7:00 P.M.
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. 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 approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, August 11, 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 a one-time, six-month extension for Avalon Section 3 Preliminary Plat.
B. Consider approving the site plan for Frost Bank to be located at 1506 S. Friendswood Drive.

5. Communications

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, October 13, 2022 and (ii) Thursday, October 27, 2022.
B. Receive the August 2022 DRC Report, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.
C. Discussion regarding scheduling a date for the Planning and Zoning Annual Retreat proposed for Tuesday, November 29, 2022 at 6:00 P.M.

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



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



Posted by: Leticia Brysch, City Secretary
Posted this 19th day of September, 2022, at 5:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 22, 2022

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, August 11, 2022

Action:

SUMMARY / ORIGINATING CAUSE

Minutes are attached for consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 8-11-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 11, 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
AUGUST 11, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 11, 2022, AT 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER CATHERINE KOERNER 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 public 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 Vice-Chairman Richard Sasson. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, July 14, 2022.
- B. Consider approving the Final Plat of the Avalon at Friendswood Detention Pond.

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. **ZONE CHANGE REQUEST: 2100 WEST PARKWOOD AVE. TO AMEND SPECIFIC USE PERMIT (SUP 98-7).**

- i Conduct a public hearing regarding a request for a zone classification change to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of FISD Intermediate School #2, Galveston County, Texas.

Harbin explained the request to amend the Specific Use Permit was to construct six new classrooms, relocate the track and detention pond, and improve off-street parking and stacking. Harbin also mentioned a sidewalk would be installed on Windsong Lane. She said the proposed work was approved as part of the school bond project.

Melissa Turnbaugh/PBK Architects said the design was intentional to create more stacking space on the school site instead of the main road. Turnbaugh stated the layout would exceed the recommendations of the traffic impact analysis.

- ii Consider approving a request to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of FISD Intermediate School #2, Galveston County, Texas.

****Commissioner Travis Mann moved to recommend approval to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Sasson asked if the trees being removed would be replaced. Bennett that the tree mitigation plan was approved by staff during the plan review. Matranga asked if the detention pond would be a wet pond or a dry

pond and if a fence would surround the pond. Turnbaugh responded that the pond would be unfenced but a dry pond and very shallow. She said the plantings will be for educational purposes.

B. ZONE CHANGE REQUEST: 5.7092 ACRES LOCATED ON W. PARKWOOD AVE. TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC)

- i Conduct a public hearing regarding a zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

Harbin said the 5.7 acre property has frontage on both FM 528 (West Parkwood Ave) and Mandale Road. She said the city's Future Land Use Map identified the property as being for retail use and the proposed zone change would be compliant.

Scott Sheridan/Daniel Scott Engineering stated his client was looking to market the property for commercial use.

- ii Consider approving the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

****Commissioner Marcus Rives moved to recommend approval of the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

The commissioners commented that the request met the future needs of the city. Sasson said the property was naturally buffered from the neighbors by a canal and a large utility easement.

C. SUBDIVISION VARIANCE REQUEST: FRIENDSWOOD TRAILS SECTIONS 3A & 4A
Consider approving a Subdivision Variance request to reduce the required minimum block length for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

****Commissioner Marcus Rives moved to discuss a Subdivision Variance request to reduce the required minimum block length for Narrows Trail. Seconded by Commissioner Tom Hinckley.**

****Commissioner Marcus Rives moved to approve a Subdivision Variance request to reduce the required minimum block length for Narrows Trail. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin explained the public hearing had been held in July and the applicant is now ready to proceed with the request and the plat. Rives asked if lot 1 of block 1 was for residential use or a reserve. Oanh Nguyen/LJA Engineering answered that the lot would be for residential use.

Hinckley asked the purpose of a 300-foot minimum block length. Harbin answered that staff benchmarked block length against other cities and it varies. Matranga said he found reasoning for

block lengths along major roadways to decrease traffic conflicts, but not so much within subdivisions where the speed limit is slower.

Bounds asked if the road could be shifted west and remove the residential lot. Nguyen answered the plat is drawn to match the land plan in the approved Planned Unit Development. Rives asked if the Fire Marshal had reviewed the request. Harbin responded that the Fire Marshal's Office had reviewed the preliminary plat design.

D. PARTIAL PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTIONS 3A & 4A

Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 30.433 acres of land containing 46 Lots and 10 Reserves in 5 Blocks situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, also being a Partial Replat of Reserve "T" of Friendswood Trails Sections 1, 2, and Commercial recorded in Doc No 2019069867, Friendswood, Texas, Galveston County.

****Vice-Chairman Richard Sasson moved to approve a partial preliminary plat of Friendswood Trails Sections 3A & 4A. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said the commission had seen this plat before but this version removed four pockets of land being retained by Denbury Resources. She said if or when Denbury cleans the oil wells and releases the land, those pockets will need to be platted.

Sasson asked if secondary access to Brazoria County had been formalized. Harbin responded that due to the parallel roads within the development, secondary access is not a necessity but a convenience in case of a catastrophic event. Nguyen said her firm found that Denbury owns the land where access is proposed, but Denbury has been difficult. Sasson commented that an event within the parallel roads could create a single point failure. Harbin explained the creek crossing would be a divided boulevard and provide two points of access. Bounds commented that the private land owner could block access. Nguyen responded that if the Brazoria County land was developed in the future, the roads may be connected through it.

Matranga asked about the timing of Denbury cleaning and releasing the oil wells. Nguyen said she could not provide an answer for Denbury Resources. Matranga said, for the record, he is not comfortable with oil wells being within a residential development.

5. Communications

- A. Receive a report from the Ordinance Subcommittee regarding progress on the 2022 Action Items developed as a result of the Annual Retreat that was held December 2, 2021.

Bennett explained the commission holds an annual retreat where goals are set for the year. She said Ordinance Subcommittee Chairman Hinckley would go through the report. Hinckley provided updates on the subcommittee items and reported that all items are on track for the year.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 25, 2022 and (ii) Thursday, September 8, 2022.

Bounds said he would be out of town for the next meeting.

- C. Receive the July 2022 DRC Report, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Sasson relayed information that a recent survey showed Clear Creek to be the cleanest creek in the area. Hinckley said the Ordinance Subcommittee would be meeting soon to work on the unfinished items for the year.

Councilmember Hanks reported on the August City Council meeting saying the meeting had been dominated by budget discussions. She announced the upcoming Labor Day Ice Cream Social to be held at the Perry House.

Councilmember Griffon announced that council would be participating in chair volleyball at the Activity Center for World Senior Citizen's Day on August 18th.

Harbin stated the July DRC report was in the backup material. She reminded the commission to RSVP for the American Planning Conference if they would like to attend in October.

6. ADJOURNMENT

This meeting was adjourned at 07:49 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 22, 2022

Subject: Consider approving a one-time, six-month extension for Avalon Section 3 Preliminary Plat.

Action:

SUMMARY / ORIGINATING CAUSE

The applicant is requesting a one-time, six-month extension for the preliminary plat. They are still working on construction plans.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

n/a

ATTACHMENTS

1. Avalon at Friendswood Sec 3_EOA Request_COF_2022-08-15
2. Approval_Avalon Sec 3 Prelim Plat
3. Plat_Avalon Sec 3 Prelim Plat

August 15, 2022

Becky Bennett
Planning and Zoning Department
910 South Friendswood Drive
Friendswood, Texas 77546

RE: Avalon at Friendswood Section 3 Preliminary Plat

Dear Becky,

On behalf of Taylor Morrison, we, META Planning + Design LLC, respectfully submit this request to the City of Friendswood for a six (6) month extension of approval for the Avalon at Friendswood Section 3 Preliminary Plat, which was approved by the Planning and Zoning Commission on April 28, 2022.

Enclosed you will find:

- City of Friendswood Plat Approval Letter for Avalon at Friendswood Sec 3

As construction plans and the final plat are not yet ready to be finalized or submitted to the City of Friendswood for approval, an extension of approval is requested to give adequate time to finalize those items. Please review and let us know if you have any questions or comments.

Feel free to contact me if you need any additional information.

Sincerely,



Colin Davidson
Planner



CITY OF FRIENDSWOOD

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546

April 29, 2022

META Planning & Design LLC
24275 Katy Freeway, Suite 200
Katy, TX 77494
Via Email: dvaldez@meta-pd.com

Re: Avalon at Friendswood Section 3 Preliminary Plat

Dear Sir/Madam,

At the regular meeting on April 28, 2022, the Planning and Zoning Commission of the City of Friendswood granted approval of the above referenced project provided a letter of no objection is received from Texas New Mexico Power Company.

Preliminary plat approval will expire six (6) months from the date of approval by the commission. The subdivider may apply in writing prior to the end of the six-month period for an extension. Reasons for the request must be included in the written request and an extension may be granted by the commission, upon a showing of good cause, for a single extension of six months.

The next step in this process is to submit infrastructure plans followed by final plat. If you have any questions, you may contact me at 281-996-3290.

Sincerely,

Becky Bennett
Development Coordinator

CC: Aubrey Harbin, LEED AP, CDD Director/City Planner
Brian Rouane, CFM, Chief Building Official
Rene Ibarra, CFM, Director of Public Works
Jil Arias, PE, CFM, Director of Engineering/City Engineer

DESCRIPTION OF
55.57 ACRES
(AVALON AT FRIENDSWOOD SECTION 3)
GALVESTON COUNTY, TEXAS

Being 68.51 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.) and a portion of that certain called 4.994 acre tract described in the deed to City of Friendswood by an instrument of record in File Number 2019064237, G.C.O.P.R., said 68.51 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):

Beginning 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 Film Code Number 2021090827 of the Map Records of said Galveston County, Texas (G.C.M.R.), common to the southwest corner of said 4.994 acre tract, in the southeast 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, North 41° 54’ 02” East, along the northwesterly lines of said 4.994 acre tract, and said 96.944 acre tract, common with the southeasterly lines of said 194.21 acre tract, Reserve “A” of Dominion at Friendswood Lakes, a subdivision of record under Plat Record 2011A, Map Number 53–54, G.C.M.R., Reserve “B” of Eagle Lakes Section 6, a subdivision of record under Volume 18, Page 770, G.C.O.P.R., and Reserve “B” of Eagle Lakes Section 5, a subdivision of record under Volume 18, Page 554–555, G.C.O.P.R., 2,541.04 feet to a 5/8–inch iron rod with cap stamped “Wilson Survey Group” found for a northeasterly corner of said Reserve “B” of Eagle Lakes Section 5, same being on a southwesterly line of Falcon Ridge Section 3, a subdivision recorded under Volume 18, Page 282, G.C.O.P.R.,

Thence, South 48° 14’ 25” East, along a northerly line of said 96.944 acre tract, common to said southwesterly line, 60.39 feet to a 5/8–inch iron rod with cap stamped “Wilson Survey Group” found for the most southerly corner of said Falcon Ridge Section 3, common to a westerly corner of West Ranch West Lake Section 2, a subdivision recorded under Plat Record 2012–A, Map Number 56–57, G.C.M.R.;

Thence, South 03° 05’ 47” East, along an easterly line of said 96.944 acre tract, common to the west lines of said West Ranch West Lake Section 2, West Ranch West Lake Section 3, a subdivision of record under Plat Record 2013A, Map Number 97–98, G.C.M.R., passing a 1/2–inch iron rod with cap stamped “Brown & Gay” found for the southeast corner of said West Ranch West Lake Section 3, common to the northwest corner of West Ranch Lakeside Section 2, a subdivision of record under Film Code Number 2014009933, G.C.M.R. at 1,097.69 feet, continuing along the west lines of said West Ranch Lakeside Section 2, Sierra at West Ranch Section 1, a subdivision of record under Plat Record 2014A, Map Number 54–55, G.C.M.R., passing a 1/2–inch iron rod with cap stamped “Brown & Gay” found for the southeast corner of said West Ranch Lakeside Section 2, common to the northwest corner of said Sierra at West Ranch Section 1, at 2,098.69 feet, for a total distance of 2,889.68 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for the northeast corner of the aforementioned Avalon at Friendswood Section 1, same being the northeast corner of said 4.994 acre tract;

Thence, North 65° 45’ 30” West, departing said west line, along the north line of said 4.994 acre tract and said Avalon at Friendswood Section 1, 198.84 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner;

Thence, South 24° 15’ 06” West, departing the north line of said 4.994 acre tract and continuing along the north line of said Avalon at Friendswood Section 1, 100.00 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner on the south line of said 4.994 acre tract;

Thence, North 65° 45’ 30” West, along the south line of said 4.994 acre tract, common to the north line of said Avalon at Friendswood Section 1, 757.75 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner, the beginning of a tangent curve;

Thence, continuing along said common line, 601.18 feet along the arc of a tangent curve to the right, having a radius of 2,100.00 feet, a central angle of 16° 24’ 09”, and a chord which bears North 57° 33’ 26” West, 599.13 feet to a 5/8–inch iron rod with cap stamped “LJA SURVEY” previously set for corner;

Thence, North 49° 21’ 21” West, continuing along said common line, 631.57 feet to the POINT OF BEGINNING and containing 68.51 acres of land, SAVE AND EXCEPT the following described 12.94 acres of land:

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 Film Code 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.

Said 68.51 acre tract, save and except said 12.94 acre tract results in a net acreage of 55.57 acres

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

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 FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR 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.

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 permits. This preliminary approval shall expire in six (6) months.

GCDD REF ID G220014

GCDD 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, signs, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the District.

GENERAL NOTE:

- “B.L.” INDICATES BUILDING LINE.
- “U.E.” INDICATES UTILITY EASEMENT.
- “L.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.
- LOTS BACKING OR SIDING FRIENDSWOOD LAKES BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET
- 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 WELL OR FACILITY.
- 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 OR WITHIN PUBLIC 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.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA AND/OR MUD.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE “E/PUE” (NGRESS/EGRESS AND PUBLIC UTILITY EASEMENT).
- “W.L.E.” INDICATES WATER LINE EASEMENT.
- “S.S.E.” INDICATES SANITARY SEWER EASEMENT.

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 2		BLOCK 3	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	9,995	1	10,721	27	9,382	53	10,397	1	16,451
2	10,187	2	9,679	28	9,432	54	9,405	2	15,647
3	10,125	3	9,633	29	8,084	55	9,438	3	16,476
4	10,125	4	9,450	30	8,083	56	9,966	4	19,211
5	10,122	5	9,513	31	8,083	57	12,407	5	18,940
6	10,007	6	10,275	32	8,082	58	15,642	6	15,864
7	9,800	7	11,350	33	8,082	59	10,192	7	15,300
8	9,975	8	10,443	34	8,081	60	9,890	8	15,300
9	10,136	9	15,438	35	8,081	61	9,454	9	15,300
10	9,897	10	14,285	36	8,080	62	9,445	10	15,300
11	9,748	11	10,248	37	8,079	63	9,445	11	15,300
12	9,565	12	11,438	38	8,481	64	9,445	12	15,300
		13	10,508	39	14,553	65	9,445	13	15,300
		14	9,564	40	19,092	66	9,446	14	15,081
		15	9,441	41	9,836	67	9,396	15	16,475
		16	9,441	42	11,865	68	10,071	16	15,367
		17	9,441	43	10,306	69	10,121	17	16,129
		18	9,439	44	12,818	70	10,122	18	18,528
		19	9,439	45	13,653	71	9,943	19	17,325
		20	9,438	46	12,076	72	10,776	20	16,150
		21	9,437	47	10,032	73	12,310	21	16,150
		22	9,437	48	9,195	74	14,710	22	16,150
		23	9,436	49	9,788	75	16,969	23	16,150
		24	9,435	50	9,464	76	9,487	24	15,300
		25	9,435	51	9,043	77	9,682	25	15,300
		26	9,383	52	9,182	78	10,785	26	15,300
								27	17,731
								28	16,729
								29	19,613
								30	13,792
								31	15,304
								32	15,586
								33	16,398

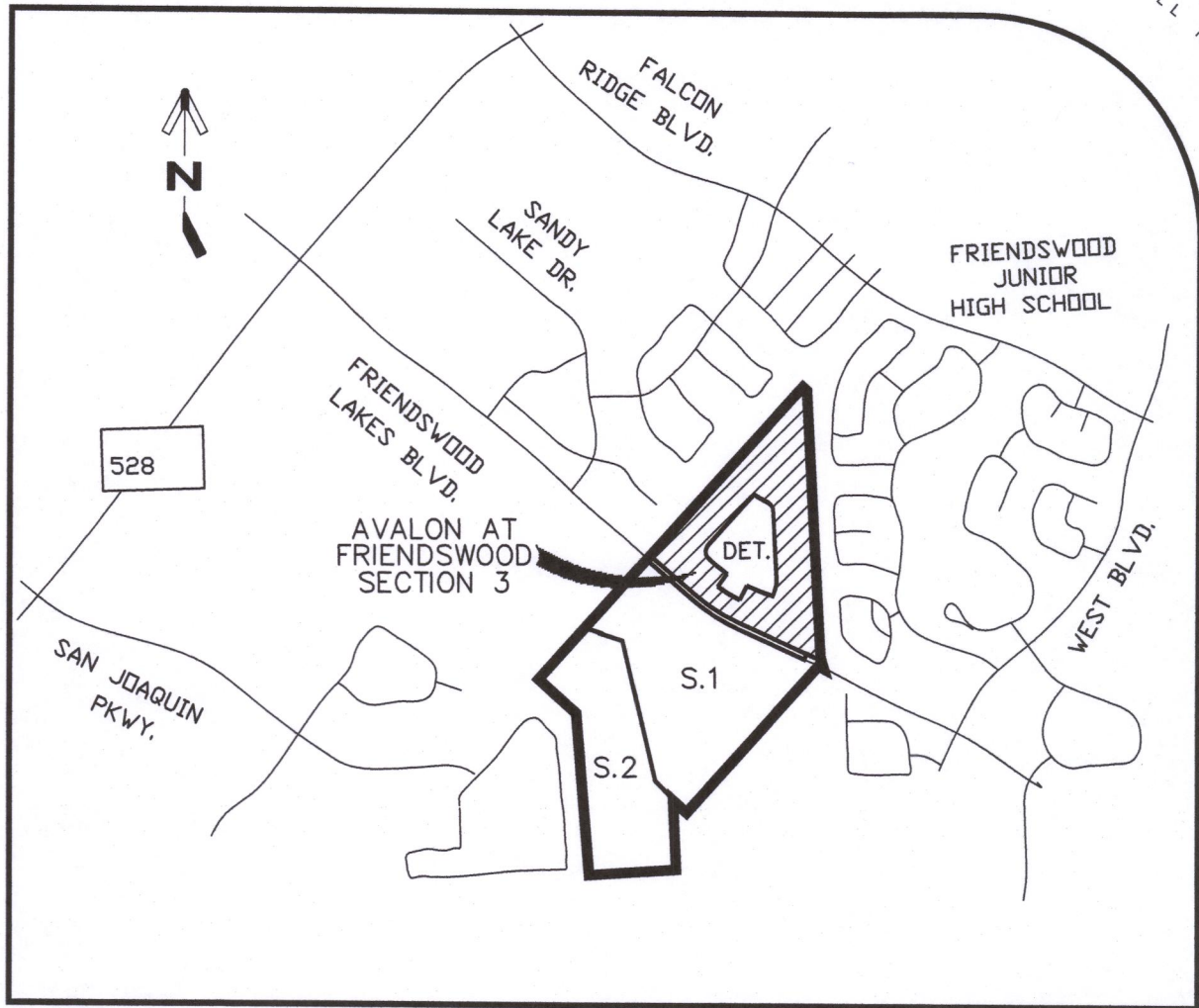
PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	TOTAL LOTS
60'x130'	22 LOTS	10 LOTS	23 LOTS	55 LOTS
70'x130'	61 LOTS	45 LOTS	67 LOTS	173 LOTS
90'x130'	22 LOTS	12 LOTS	33 LOTS	67 LOTS
TOTAL	105 LOTS	67 LOTS	123 LOTS	295 LOTS

AVALON PUD REGULATION MATRIX

	UNITS PER ACRE	LOT AREA (MINIMUM SQ.FT.)	MINIMUM LOT WIDTH	SETBACKS				HEIGHT MAXIMUM (Ft)	PARKING REQUIREMENTS (per UNIT)	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
				FRONT (Ft)	REAR (Ft)	INTERIOR SIDE (Ft)	CORNER SIDE (Ft)				
SINGLE FAMILY RESIDENTIAL	4.5	7,200	60	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%
SINGLE FAMILY RESIDENTIAL	4	8,400	70	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%
SINGLE FAMILY RESIDENTIAL	3	10,800	90	25 (TYP)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%

A– PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL



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 8" logo cap stamped HCOSD 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

A PARTIAL PRELIMINARY PLAT OF

AVALON AT
FRIENDSWOOD
SECTION THREE
A PRIVATE SUBDIVISION

BEING 55.57± ACRES OF LAND
CONTAINING 123 LOTS (60'/70'/90' X 130' TYP) AND
TWELVE RESERVES IN THREE BLOCKS.

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

ENGINEER/SURVEYOR:

LJA ENGINEERING
ATTN: EDDIE RUCKER
1904 W. GRAND PKWY. N, SUITE 100
KATY, TEXAS 77449

OWNER:

TAYLOR MORRISON OF TEXAS, INC.
ATTN: BOBBY SKINNER
LAND PLANNING AND DEVELOPMENT MANAGER
2929 BRIARPARK DR. NORTH, SUITE 400
HOUSTON, TEXAS 77042

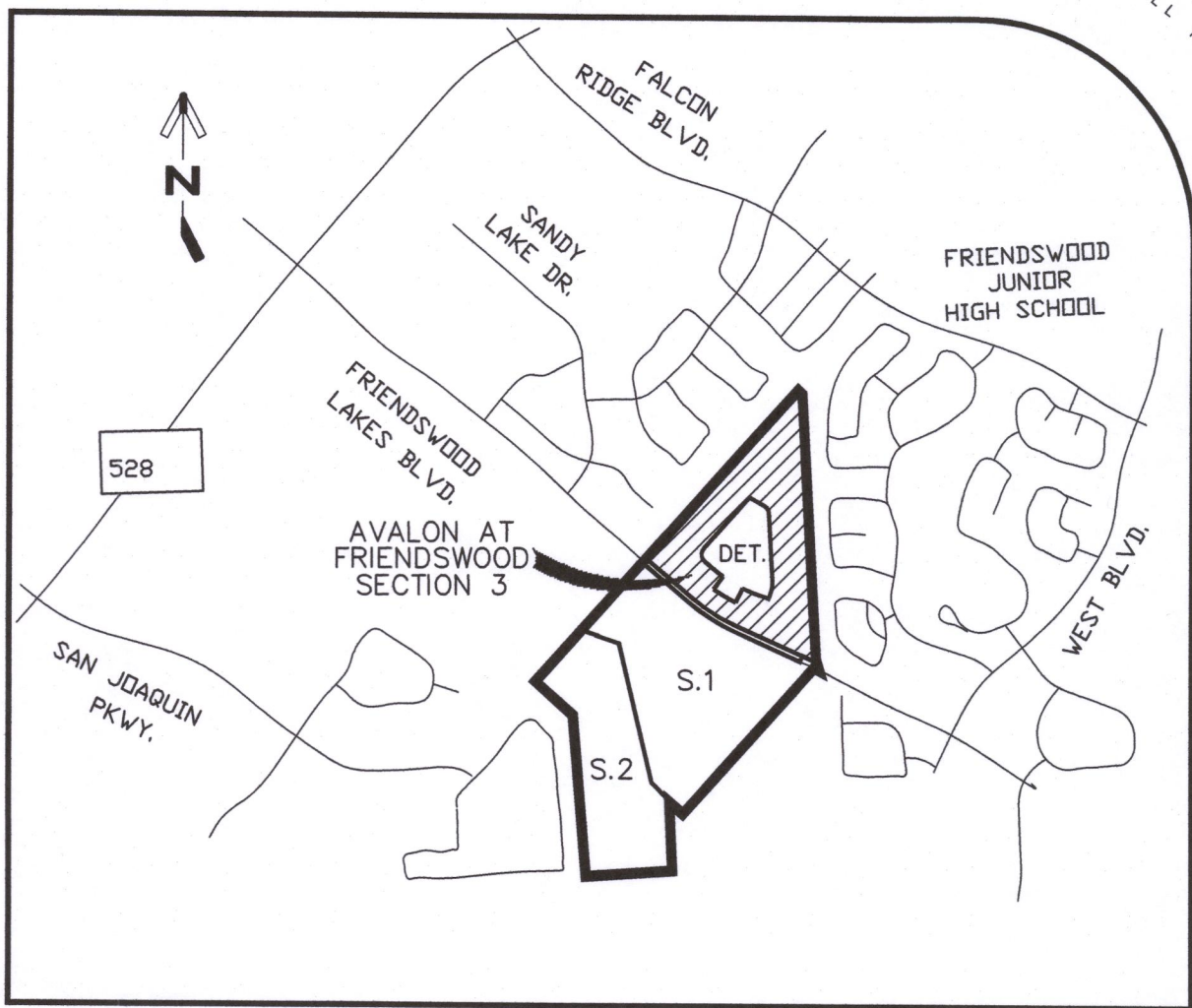
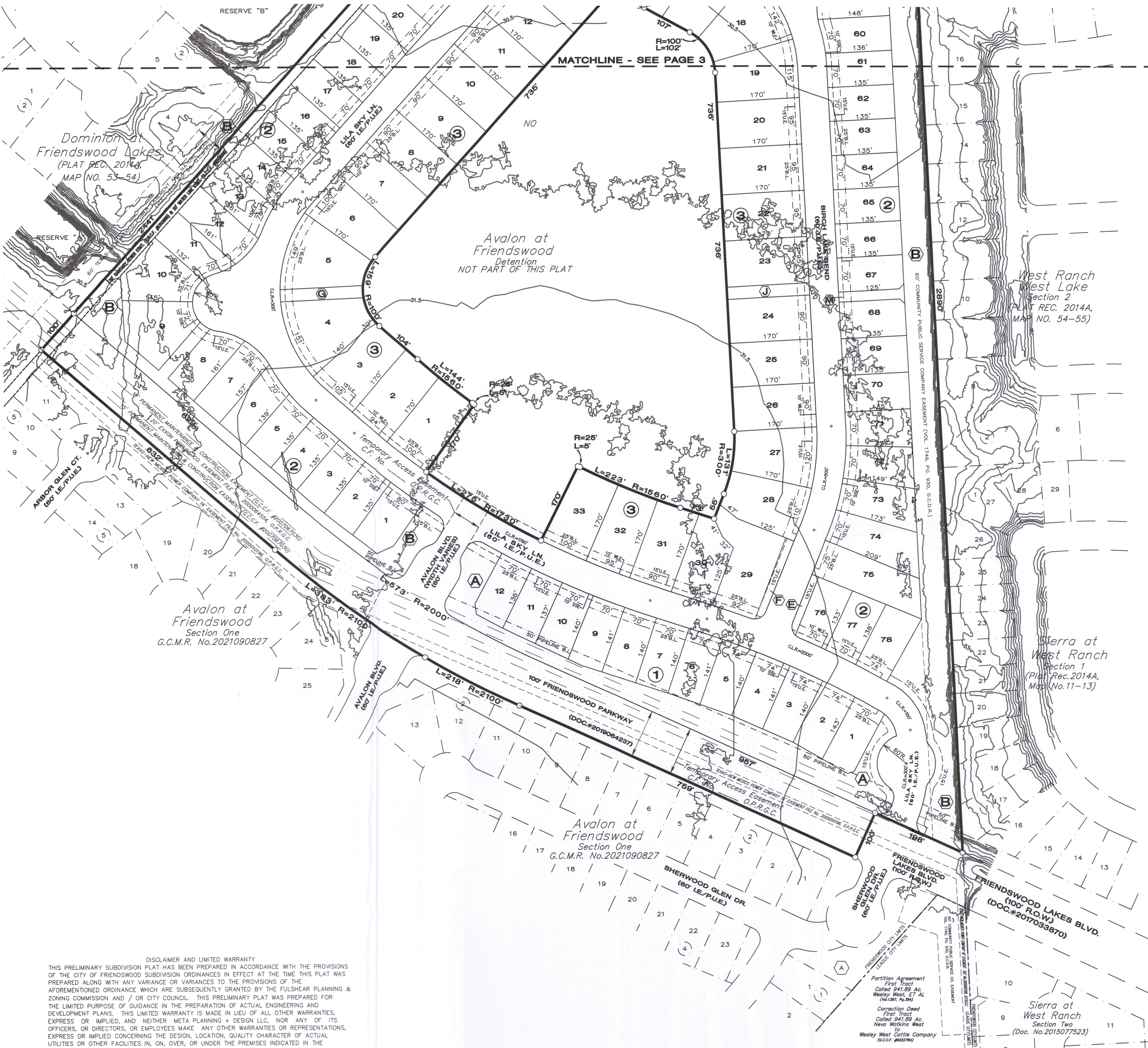
PLANNER:

META
PLANNING + DESIGN

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

PAGE 1 OF 3
SCALE: 1"= 100'
0 50 100 200

MARCH 14, 2022
MTA# 4711A



Vicinity Map
SCALE: 1"=2000'

- NOTE:
- | | |
|--|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±1.33 ACRES | G RESTRICTED RESERVE "G"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| B RESTRICTED RESERVE "B"
UTILITIES/OPEN SPACE
±6.22 ACRES | H RESTRICTED RESERVE "H"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| C RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.08 ACRE | J RESTRICTED RESERVE "J"
DRAINAGE/OPEN SPACE
±0.10 ACRE |
| D RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.08 ACRE | K RESTRICTED RESERVE "K"
UTILITIES/OPEN SPACE
±0.04 ACRE |
| E RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.04 ACRE | L RESTRICTED RESERVE "L"
UTILITIES/OPEN SPACE
±0.04 ACRE |
| F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE | M RESTRICTED RESERVE "M"
UTILITIES/OPEN SPACE |

A PARTIAL PRELIMINARY PLAT OF

AVALON AT FRIENDSWOOD

SECTION THREE

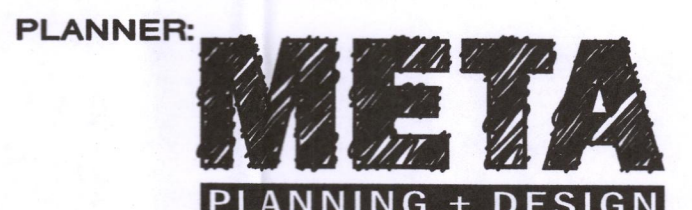
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KATY, TEXAS 77449

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



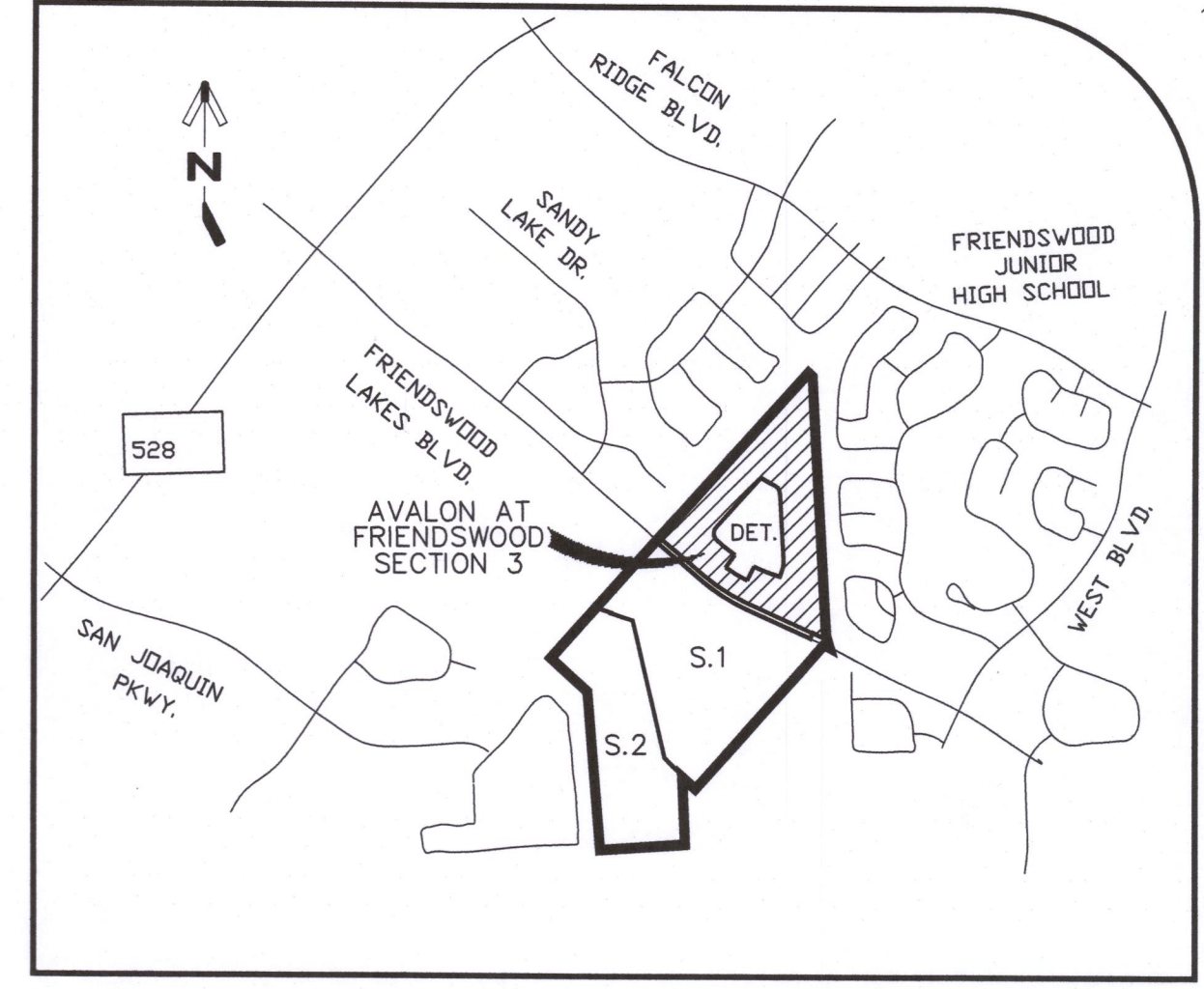
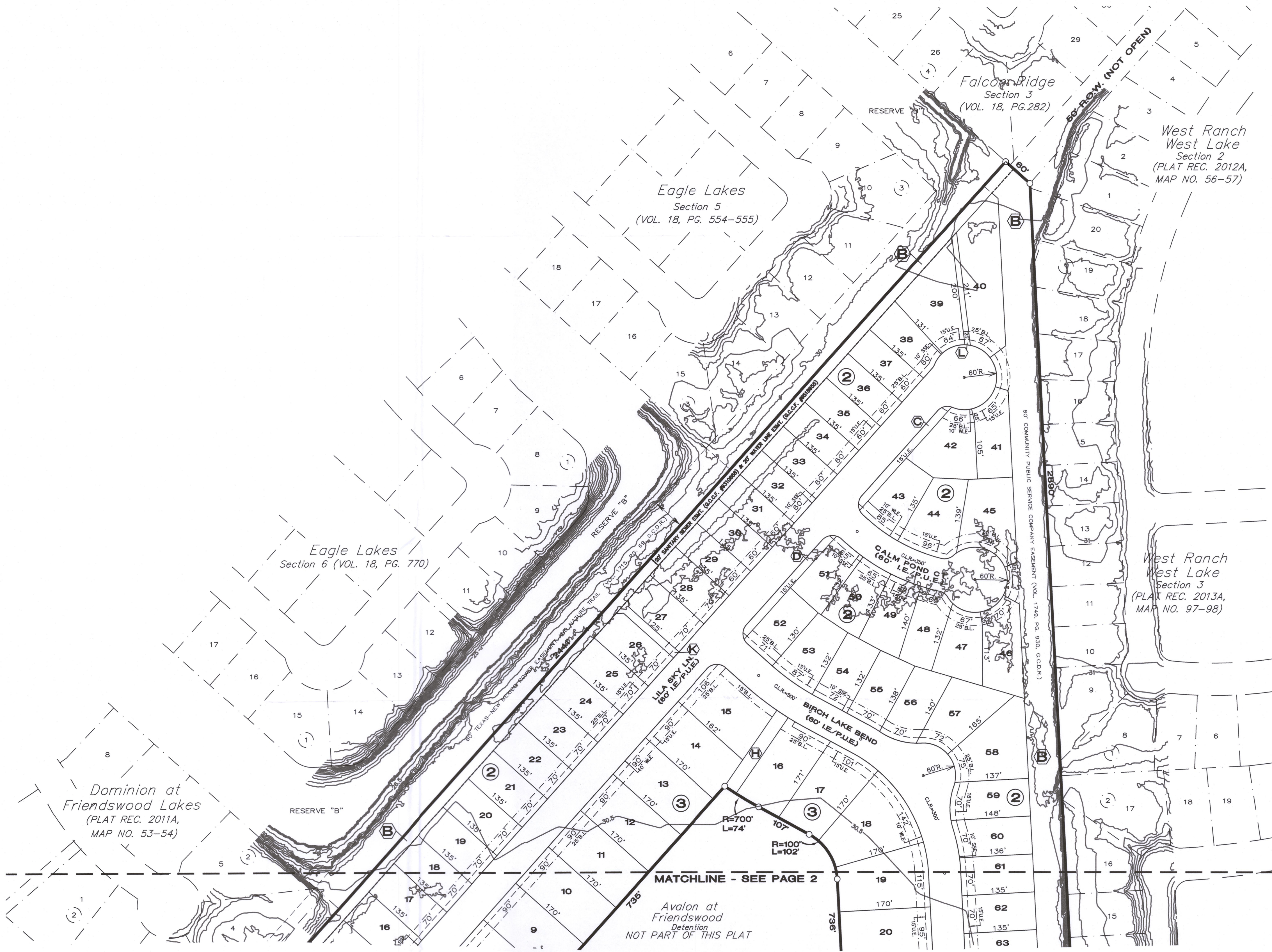
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 2 OF 3
SCALE: 1" = 100'
0 50 100 200

MARCH 14, 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 FULSHEAR 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.

Partition Agreement
First Tract
Called 941.89 Ac.
Wesley West, ET AL
(1981, 1982, Pg. 384)
Correction Deed
First Tract
Called 941.89 Ac.
New Wesley West
to
Wesley West, Cattle Company
(2022, 2023)



Vicinity Map
SCALE: 1"=2000'

NOTE:

- | | |
|--|---|
| A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±1.33 ACRES | G RESTRICTED RESERVE "G"
DRAINAGE/OPEN SPACE
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| F RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE | M RESTRICTED RESERVE "M"
UTILITIES/OPEN SPACE |

A PARTIAL PRELIMINARY PLAT OF
AVALON AT FRIENDSWOOD
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PLANNER:



24275 KATY FREEWAY, SUITE 200
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PAGE 3 OF 3
SCALE: 1" = 100'
0 50 100 200

MARCH 14, 2022
MTA# 4711A

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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 22, 2022

Subject: Consider approving the site plan for Frost Bank to be located at 1506 S. Friendswood Drive.

Action:

SUMMARY / ORIGINATING CAUSE

The new Frost Bank will be located at 1506 S Friendswood Drive. The bank building is 5,387 square feet plus four drive-thru lanes. The property is zoned Community Shopping Center (CSC) and is subject to the Community Overlay District (COD). A sidewalk is planned along FM 518.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Redevelopment of this site will be an asset to the community. Before, it was an abandoned house that code enforcement was having mowed and filing liens on the property.

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

ATTACHMENTS

1. Compliance Memo_Frost Bank
2. Cover Sheet_Frost Bank Friendswood
3. Site Plan_Frost Bank Friendswood
4. Landscape Plan_Frost Bank Friendswood
5. Elevations_Frost Bank Friendswood
6. Colored Rendering_Frost Bank Friendswood
7. Photometric Plan_Frost Bank Friendswood

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

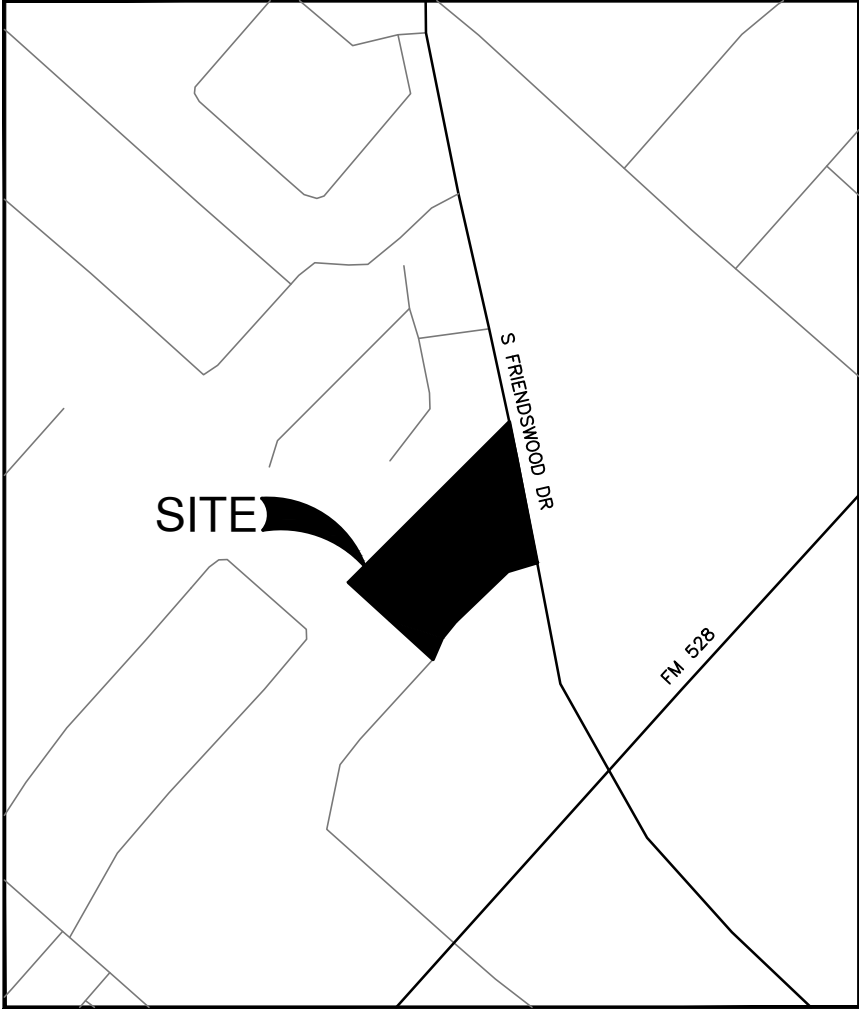
Date: September 19, 2022

Re: Frost Bank
Commercial Site Plan

Project Description: The proposed project is a new commercial building to be located at 1506 S. Friendswood Drive. The bank building is 5,387 square feet plus four drive-thru lanes.

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



LOCATION MAP
KEY MAP: 656K
SCALE: 1"= 500'

COUNCIL MEMBER

MAYOR
MAYOR PRO-TEM
COUNCIL POSITION 1
COUNCIL POSITION 2
COUNCIL POSITION 3
COUNCIL POSITION 5
COUNCIL POSITION 6
CITY MANAGER

MIKE FOREMAN
ROBERT J. GRIFFON
STEVE ROCKEY
SALLY H. BRANSON
TRISH HANKS
JOHN H. SCOTT
BRENT ERENWERT
MORAD KABIRI

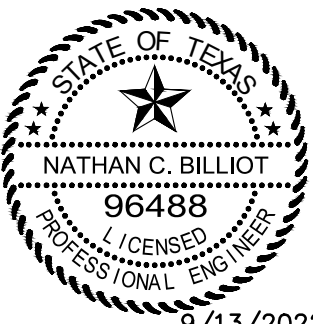
LEGAL DESCRIPTION

A 1.430 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 1.4282 ACRE TRACT OF LAND CONVEYED TO 1506 FRIENDSWOOD, LP, AS DESCRIBED IN A DEED RECORDED IN G.C.C.F. NO. 2021027287, SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, IN THE CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS AND BEING A PORTION OF LOT 42 OF VOSS SUBDIVISION AS RECORDED IN VOLUME 254, PAGE 72 AND VOLUME 5, PAGE 8 OF THE MAP RECORDS OF GALVESTON COUTNY, TEXAS.

FEMA FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48167C0014G DATED AUGUST 15, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK:
HARRIS COUNTY FLOOD CONTROL REFERENCE MARK NO. 010090 ELEVATION: 23.89 NAVD88, 2001 ADJ.
TBM A:
BOX CUT IN CONC. CURB, AS SHOWN HEREON. ELEVATION: 25.77' NAVD88, 2001 ADJ.
TBM B:
BOX CUT IN CONC. HEADWALL, AS SHOWN HEREON. ELEVATION: 24.30' NAVD88, 2001 ADJ.



9/13/2022
Nathan C. Billiot

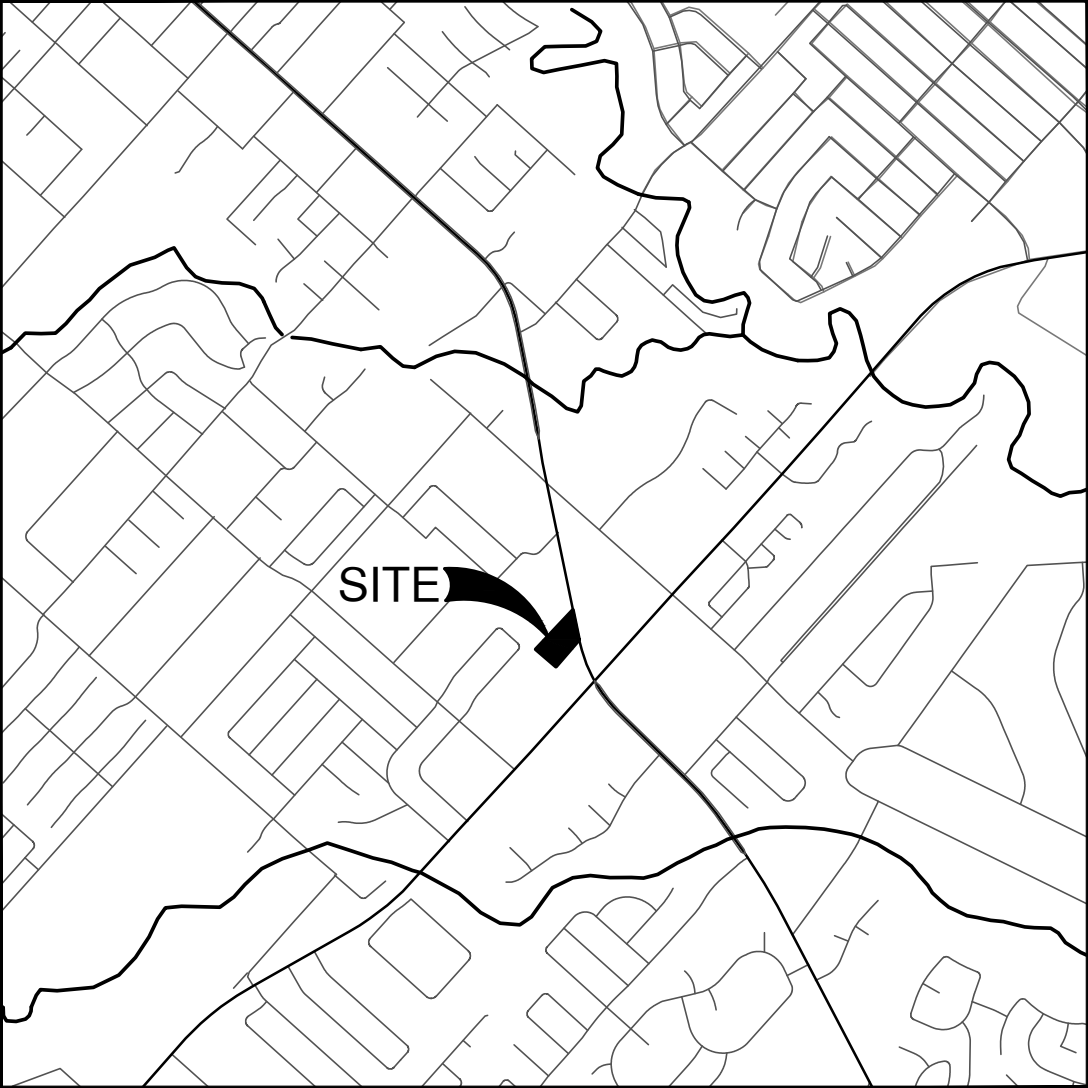
GALVESTON COUNTY

CITY OF FRIENDSWOOD, TEXAS

FROST BANK FRIENDSWOOD
CIVIL CONSTRUCTION PLANS



SEPTEMBER 2022



VICINITY MAP
KEY MAP: 656K
SCALE: 1"= 2500'

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.00
CONSTRUCTION NOTES (1 OF 3)	C0.10
CONSTRUCTION NOTES (2 OF 3)	C0.20
CONSTRUCTION NOTES (3 OF 3)	C0.30
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY	C0.40
STORM WATER POLLUTION PREVENTION PLAN	C1.00
STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)	C1.10
STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)	C1.20
DEMOLITION PLAN	C2.00
OVERALL SITE PLAN	C3.00
PAVING PLAN	C3.10
FIRE PROTECTION PLAN	C3.20
GRADING PLAN	C4.00
DRAINAGE PLAN	C5.00
DRAINAGE AND DETENTION CALCULATIONS	C5.10
UTILITY PLAN	C6.00
CONSTRUCTION DETAILS (1 OF 8)	C7.00
CONSTRUCTION DETAILS (2 OF 8)	C7.10
CONSTRUCTION DETAILS (3 OF 8)	C7.20
CONSTRUCTION DETAILS (4 OF 8)	C7.30
CONSTRUCTION DETAILS (5 OF 8)	C7.40
CONSTRUCTION DETAILS (6 OF 8)	C7.50
CONSTRUCTION DETAILS (7 OF 8)	C7.60
CONSTRUCTION DETAILS (8 OF 8)	C7.70
PERMAVOID LAYOUT	C8.00
PERMAVOID DETAILS	C8.10

APPENDIX A

PRELIMINARY Signature Block

For Drainage Plans

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 (6) months.
GCCDD REF. NO.: G220013

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
△			
△			



JILDARDO ARIAS, PE, CFM
DIRECTOR OF ENGINEERING & PROJECTS/
CITY ENGINEER

RENE IBARRA, CFM, CFM
DIRECTOR OF PUBLIC WORKS

NOTE:
THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

EFFECTIVE DATE: MARCH 30, 2022

FROST BANK CORPORATE REAL ESTATE TEAM
PO BOX 1600
SAN ANTONIO, TEXAS 78205
(210) 220 - 4011

PAPE-DAWSON ENGINEERS
TPBE FIRM # 470
10350 RICHMOND AVE., SUITE 200
HOUSTON, TEXAS 77042
(713) 428 - 2400

Date: Sep. 13, 2022, 1:36pm, User ID: jmonti
File: K:\Projects\11103\11103-0-Drawing\12-1 Civil\13.00-4110900-0A.dwg

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JUAN CARLOS ARRIAS, P.E., CFM DIRECTOR OF ENGINEERING & PROJECTS/ CITY ENGINEER	DATE
RENE BARBA, CFM, CFM DIRECTOR OF PUBLIC WORKS	DATE
NOTE: THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY DAYS. PLEASE NOTE: THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.	
EFFECTIVE DATE: MARCH 30, 2022	

FEMA FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP FOR GALVESTON
COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY
PANEL NO. 48167C0014G DATED AUGUST 15, 2019, THIS
PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN.

LOT COVERAGE PERCENTAGE (%)	
LANDSCAPE	41%
BUILDING	9%
SIDEWALK/PAVEMENT	46%
SOUTH WESTERN BELL TELEPHONE COMPANY	4%
TOTAL	100%

BACK OF CURB CURVE TABLE		
NUMBER	RADIUS	ARC DISTANCE
C1	52'	6.78'
C2	0.5'	0.68'
C3	0.5'	0.69'
C4	52'	6.78'
C5	1.25'	3.92'
C6	52.33'	6.81'
C7	0.50'	0.72'
C8	0.60'	0.86'
C9	51.08'	6.65'
C10	1.25'	1.96'
C11	1.25'	1.92'
C12	52.00'	6.78'
C13	0.50'	0.64'
C14	0.50'	0.69'
C15	52.00'	6.78'
C16	1.52'	4.23'

BACK OF CURB LINE TABLE	
NUMBER	DISTANCE
L1	16.31'
L2	0.66'
L3	16.30'
L4	16.26'
L5	2.12'
L6	16.26'
L7	1.54'
L8	16.30'
L9	1.16'
L10	16.30'

PARKING SUMMARY TABLE	
MINIMUM SPACES REQUIRED*	21
PROPOSED PARKING SPACES	29
MINIMUM ADA SPACES REQUIRED	1
MINIMUM VAN ACCESSIBLE SPACES REQUIRED	1
PROPOSED ACCESSIBLE SPACES	2 (1 VAN)

*PER CITY OF FRIENDSWOOD DESIGN CRITERIA MANUAL
FINANCE AND INSURANCE - GENERAL BUSINESS OFFICE
(3.8 SPACES PER 1,000 SF GFA)
(5,402SF * 3.8 SPACES / 1,000 SF GFA) = 21 SPACES
TOTAL REQUIRED PARKING SPACE = 21
TOTAL PARKING PROVIDED = 29

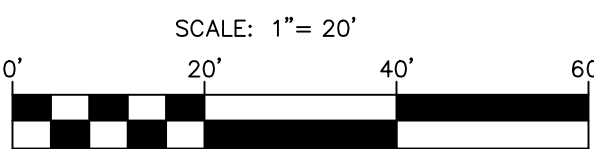
BENCHMARK:
HARRIS COUNTY FLOOD CONTROL REFERENCE MARK
NO. 010090 ELEVATION: 23.89 NAVD88, 2001 ADJ.
TBM A:
BOX CUT IN CONC. CURB, AS SHOWN HEREON.
ELEVATION: 25.77' NAVD88, 2001 ADJ.
TBM B:
BOX CUT IN CONC. HEADWALL, AS SHOWN HEREON.
ELEVATION: 24.30' NAVD88, 2001 ADJ.

LEGEND

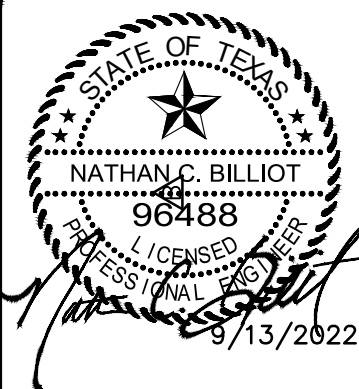
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- EXISTING CONCRETE CURB
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE CURB
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LANDSCAPING TREE
- PROPOSED PARKING COUNT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED IRRIGATION WATER METER/BFP
- PROPOSED DOMESTIC WATER METER/BFP
- PROPOSED AC UNIT (BY OTHERS)
(REF ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED LIGHT POLE AND LIGHT
(REF ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED FLAG POLE
(REF ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED MONUMENT SIGN

KEY NOTES

- PROPOSED CURBED ISLAND
(REF ARCHITECTURAL PLANS FOR DETAILS).
- PROPOSED WHEEL STOP
(REF. DETAIL SHEET C7.00)
- 4" WIDE SINGLE WHITE STRIPES 45' TO
EDGE STRIPING @ 24' O.C.
- PROPOSED ADA SIGN (REF DETAIL SHEET
C7.00)
- PROPOSED DIRECTIONAL ARROW STRIPING.
- 4" WIDE SINGLE WHITE STRIPE (TYP.)
- MECHANICAL SCREEN WALL
(REF ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED BOLLARD
(REF. DETAIL SHEET C7.00)
- PROPOSED CONCRETE SIDEWALK (REF. DETAIL
SHEET C7.10)
- PROPOSED 6" CURB (REF. DETAIL SHEET C7.10)
- PROPOSED LIGHT POLE (REF STRUCTURAL PLANS FOR DETAILS)
- PROPOSED TRASH ENCLOSURE
(REF ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED REGRADE TO DRAINAGE DITCH
(REF C4.00 FOR PROP ELEVATION OF
DITCH SWALE)
- PROPOSED 8' OPAQUE FENCE
- PROPOSED RELOCATED CRAPE MYRTLES
- PROPOSED SLOPED PAVING (REF SHEET
C7.70 FOR DETAIL)



NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	05/02/2022
2	RESUBMIT TO CITY OF FRIENDSWOOD	05/16/2022
3	RESUBMIT TO CCOD	06/16/2022
4	AGENCY COMMENTS	08/11/2022



**PAPE-DAWSON
ENGINEERS**
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP# FIRM REGISTRATION #170 | TBP# FIRM REGISTRATION #10193974

FROST BANK - FRIENDSWOOD
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

OVERALL SITE PLAN

PLAT NO.	
JOB NO.	41109-00
DATE	MAY 2022
DESIGNER	WB
CHECKED	WB
DRAWN	MY
SHEET	C3.00

Landscape Requirements:

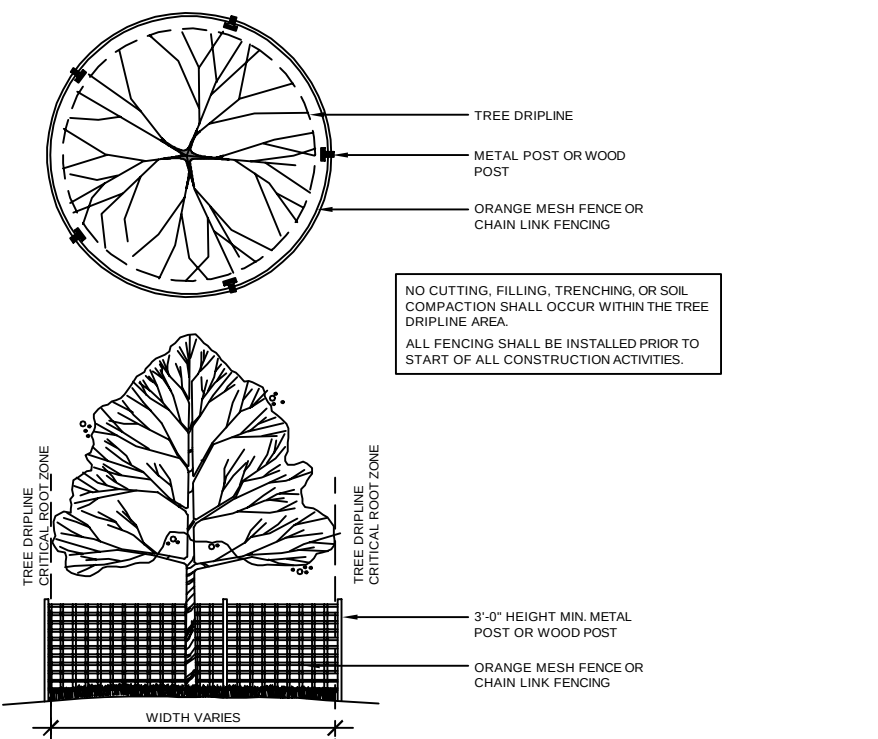
1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
3. All plant materials shall possess the following minimum qualities:
- a. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - b. All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - c. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - d. All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - e. Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - f. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - g. All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
4. Planting mix shall be thoroughly mixed in the following proportions:
- a. Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - b. Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
5. Excavation work and Surface drainage works shall conform to the following requirements:
- a. Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - b. Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - c. Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - d. Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - e. Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
6. Additional work requirements on landscape areas:
- a. Prior to installation of any planting works (trees, shrubs, groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - b. **ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - c. Use "Shovel Edge" to separate all plant beds from grass areas.
 - d. Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
7. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
- a. The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
 - b. The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - c. Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys, resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invogants as are necessary to keep plantings free of insects and disease and in a thriving condition.
8. Warranty Periods, Plant Guarantees, and Replacements:
- a. Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

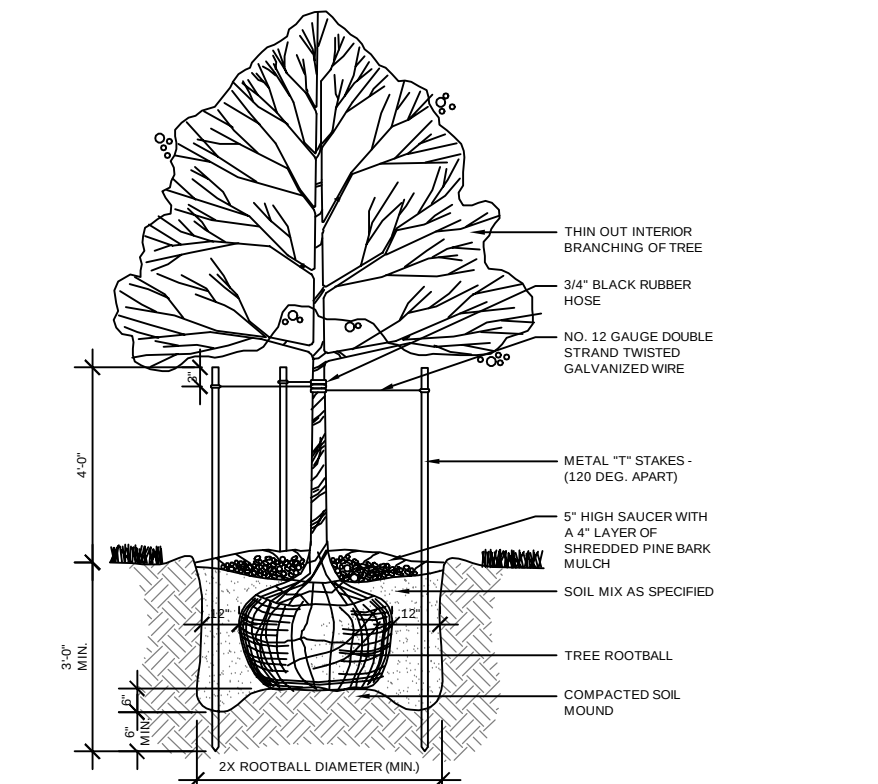
1. Grass works:
- a. Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - c. Grass seed shall have the following minimum ratio:
Summer Mix:
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
Winter Mix:
Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
2. Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydromulched seeding on Prepared finished grades:
- a. Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - b. Bed preparation: Immediately after the finished grade has been approved, begin hydros seeding operation to reduce excessive weed growth and erosion.
 - c. Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - e. Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
4. Maintenance:
- a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - b. Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - c. Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
5. Inspection and Final Acceptance:
- Final acceptance of lawn establishment shall mean that hydrosseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

Special Notes for Protection of Existing Trees:

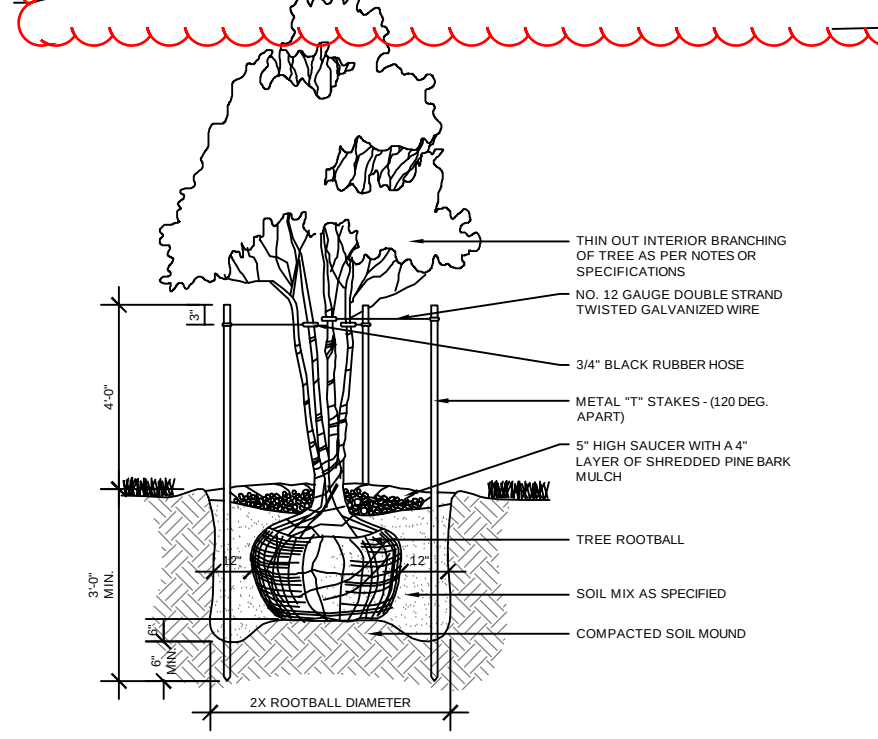
1. Tree protection fencing shall be installed to eliminate activities detrimental to trees including but not limited to the following:
- a. Soil compaction in the critical root zones resulting from heavy equipments, vehicular or excessive pedestrian traffic or storage of equipments or materials.
 - b. Root disturbance due to cuts, fills, or trenching works.
 - c. Wounds to exposed roots, trunks or limbs by mechanical equipments.
 - d. Other activities such as chemical storage, cement truck cleaning, fire, etc. are not acceptable or allowed around existing trees designated to remain on site.
2. Location and types of tree protection devices:
- a. Tree protection devices are to be installed to completely surround the critical root zones (tree drip line) of all trees to be preserved.
 - b. Tree protection fencing shall consist of chain link fencing or accepted substitutes (orange colored fabric mesh membrane). In addition to fencing, where tree trunks are in jeopardy of being damaged by equipments, 2x4 inch boards may be required to be strapped around the trunks of trees.
 - c. Tree protection fence may be installed around a grouping of existing trees for better control.
3. All tree protection fencing shall be installed prior to any clearing, grubbing or grading. Tree protection fences must remain in functioning condition throughout all phases of the site development/construction.
4. The contractor shall provide Class One Tree works for all trees designated to remain on the project site. Work shall include required root pruning; removal of dead/dying branches; trimming/thinning out of tree branches; repair of tree cavities and other tree damages. Trees shall be fertilized annually. A 3-1-1 ratio of nitrogen, phosphorus and potassium containing slow release, non-burning nitrogen should be applied according to manufacturer's instructions.
5. All existing trees to remain shall be maintained by a certified tree arborist.
6. During construction, no excess soil, additional fill, equipment, liquids or construction debris shall be placed inside the protective barrier, upon the root protection zone, nor shall any soil be removed from within the barrier.
7. The proposed finished grade and elevation of land within the root protection zone of any tree to be preserved shall not be raised or lowered more than one inch. Welling and retaining methods are allowed outside the root protection zone and shall be done in conformance with the Texas A & M University, Extension Landscape Horticulture, Protecting Existing Landscape Trees from Construction Damage Due to Grade Changes", Everett E. Janne and Douglas F. Welch, PhD, authors.



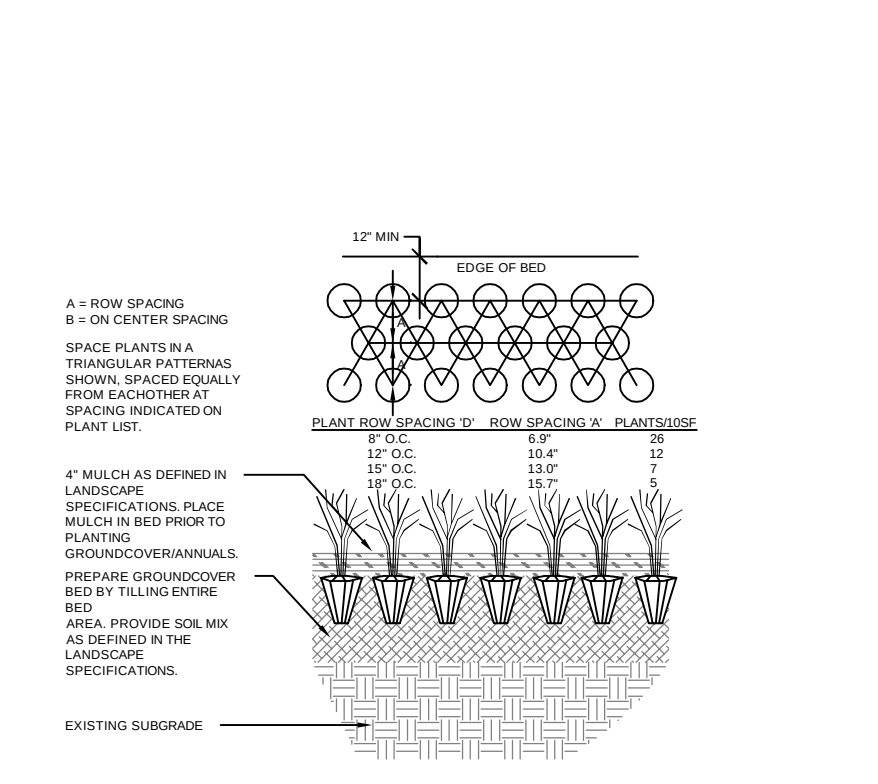
A L1.1 TREE PROTECTION DETAIL SCALE: NOT TO SCALE



D L1.1 SINGLE-TRUNK TREE PLANTING SCALE: NOT TO SCALE



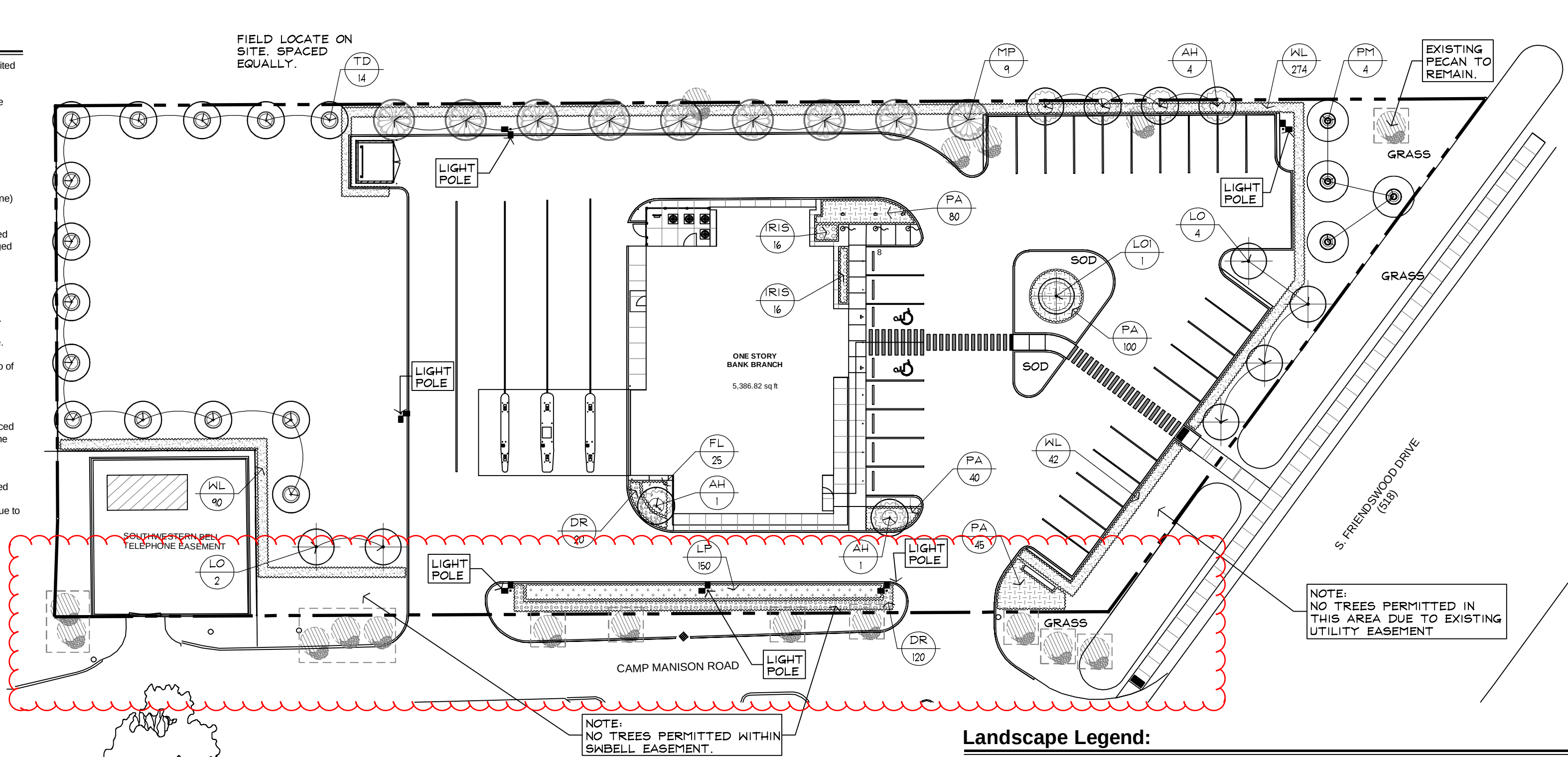
B L1.1 MULTI-TRUNK TREE PLANTING SCALE: NOT TO SCALE



E L1.1 GROUND COVER PLANTING SCALE: NOT TO SCALE

Grass Sod Work Requirements:

1. Sod shall be Cynodon Dactylon (Common Bermuda) grass sod with 95% purity and shall be dense with the grass having been mowed at one inch (1") height before lifting from field. All sod to be grown on fertile topsoil. Sod shall be in vigorous condition, dark green in color, free of all disease, undesirable weed growths, and harmful insects. Sod is not to be stacked for more than twenty four (24) hours between time of cutting and time of delivery.
2. The ground surface shall be cleared of all materials which might hinder proper tillage and materials which might be harmful to plant growth or subsequent maintenance operations (mowing) and therefore must be removed from the site completely.
3. Spread a minimum one inch layer of topsoil over all areas to be receive solid sodding work.
4. Bed preparations - immediately after the finish grade has been approved, begin sodding operations to reduce excessive weed growth.
5. Lay sod so that adjacent strips butt tightly with no spaces between strips. Lay sod on mounds and slopes with strips parallel to the contours. Stagger the joints. Topsoil shall be raked over all joints to fill any spaces that may permit air to enter and dry the joints. Tamp and roll sod thoroughly to make contact with sod bed. Tamp and roll with lightweight turf roller so as to eliminate all air pockets, provide a true and even surface, and insure knitting without displacement of sod or deformation of the surface of the sodded areas.
6. Water sod thoroughly, immediately after installation. The entire sodded areas shall be saturated to a depth of 4" watering with fine spray within five (5) hours after the sod has been installed.
7. All unpaved and disturbed areas on the project site including right of way areas and landscape easements shall be cleaned up and fine graded to drain properly prior to sodding work. Coordinate drainage of all grass areas with general contractor on project.
8. Areas to be solid sodded shall be maintained until substantial completion of the project. Maintenance shall consist of weeding, fertilizing, insect control, watering and mowing. Begin maintenance of sod immediately after sod work has been completed. The maintenance period shall begin upon inspection and approval at Substantial Completion date and shall be for sixty (60) days.
9. Final acceptance for sod establishment means a complete lush cover with no brown sections or cracks showing. Sod shall have established to the extent that satisfactory capillary action between the sod and the soil has been established.



Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO1	1	Quercus Virginiana	Live Oak	6" cal. machine dugged and machine planted; 18' to 20' ht.
MP	9	Prunus Mexicana	Mexican Plum	3" cal. 65 gal. container; 12' to 14' ht.
PM	4	Platanus Mexicana	Mexican Sycamore	3" cal. 65 gal. container; 12' to 14' ht.
TD	14	Taxodium Distichum	Bald Cypress	3" cal. 65 gal. container; 12' to 14' ht.
LO	6	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
AH	6	Ilex x Attenuata	Eagleton American Holly	3" cal. 65 gal. container; 12' to 14' ht. tree form.
WL	406	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 24" o.c. min. 24" spread x 36" ht.
DR	140	Rosa Drift Red	Drift Red Roses	5 gal. planted at 30" o.c. triangularly spaced.
LP	150	Loropetalum Chinesense	Purple Pixie Loropetalum	5 gal. planted at 30" o.c. triangularly spaced.
FL	25	Daniella Tasmanica	Variegated Flax Lily	1 gal. planted at 24" o.c. triangularly spaced.
Iris	32	Morae Dietes	Bi Color Iris	1 gal. planted at 24" o.c. triangularly spaced.
PA	265	Perisetum Alopecuroides	Hamlin Pennisetum	1 gal. planted at 24" o.c. triangularly spaced.
SOD	Verify CY.	Cynodon Dactylon	Common Bermuda	Solid sod. Areas to be solid sodded shall be cleaned up of all foreign or construction debris. Fine grade with one inch layer of top soils and shall adhere to civil grading/ drainage plan.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Hydromulch for all other areas on site including all right of ways and detention pond areas. All areas to be grassed shall be cleaned up and fine graded to adhere to civil grading/ drainage plan.
13 Existing trees to be fence protected. Refer to Tree Protection Detail and Tree Preservation requirements.				

Owner's Responsibility for Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation systems, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must adequately have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edge of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE INDICATED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS. IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.

LANDSCAPE TABLE (COMMUNITY OVERLAY DISTRICT) FOR FRIENDSWOOD :

- A. LARGE PARKING LOT (MORE THAN 20 CARS)
TOTAL AREAS OF PARKING & DRIVEWAY (AREA): 30,979 X 20% 6196 SF LANDSCAPE AREAS REQUIRED.
25,490 SF LANDSCAPE AREAS PROVIDED.
- B. PERIMETER LANDSCAPE; 1 TREE PER 30 LINEAR FEET FOR PROPERTY LINES NOT REQUIRING A LANDSCAPE BUFFER: (448.45 + 330.30 (- 48)) = 730.75 LF.
- PERIMETER TREE REQUIRED: 25 PERIMETER TREES PROVIDED: 29
- C. PLUS LANDSCAPE BUFFERS (ALONG RIGHT OF WAY AND / OR SEPARATE USES PER SUBSECTION 8.1)
BUFFER WIDTH: MINIMUM 15 FEET
- REQUIRES (TREE PLANTED EVERY 25 LINEAR FEET; MINIMUM 2" CALIPER TREES MEASURED 18 INCHES ABOVE NATURAL GROUND LEVEL:
- 199.56 + 129.49 (MINUS 50) = 279.05 = 12 TREES REQUIRED. 12 TREES PROVIDED.

1 L1.1 LANDSCAPE PLAN SCALE: 1" = 30'-0"



MGARCHITECTS

14333 GRISBY RD
HOUSTON TEXAS 77079

P: 713 552 0707
F: 713 552 9810

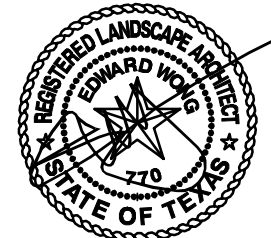
MGARCHITECTS.COM
TX FIRM REG #BR 50

CONSULTANTS

STRUCTURAL ENGINEER:
Pinnacle Structural Engineers

M/P ENGINEER:
Moose Engineers

ELECTRICAL ENGINEER:
Big State Electric



Wong & Associates, Inc.
P.O. Box 1020 Houston, Texas 77402-2018
Tel: 713.777.3198 Fax: 713.557.5298
Website: www.wongandassociates.com

CONTACT DURING BIDDING:
Matt White mwhite@mgarchitects.com
CONTACT DURING CONSTRUCTION:
Mark Farrior mfarrior@engarchitects.com



Friendswood
1506 S. Friendswood Drive
Friendswood, Texas 77546

ISSUE		
MARK	DATE	DESCRIPTION
	03/09/22	ISSUED FOR PERMIT
	03/24/22	SITE REVISION
	05/02/22	ISSUE FOR PERMIT
	05/25/22	CITY REVIEW COMMENTS

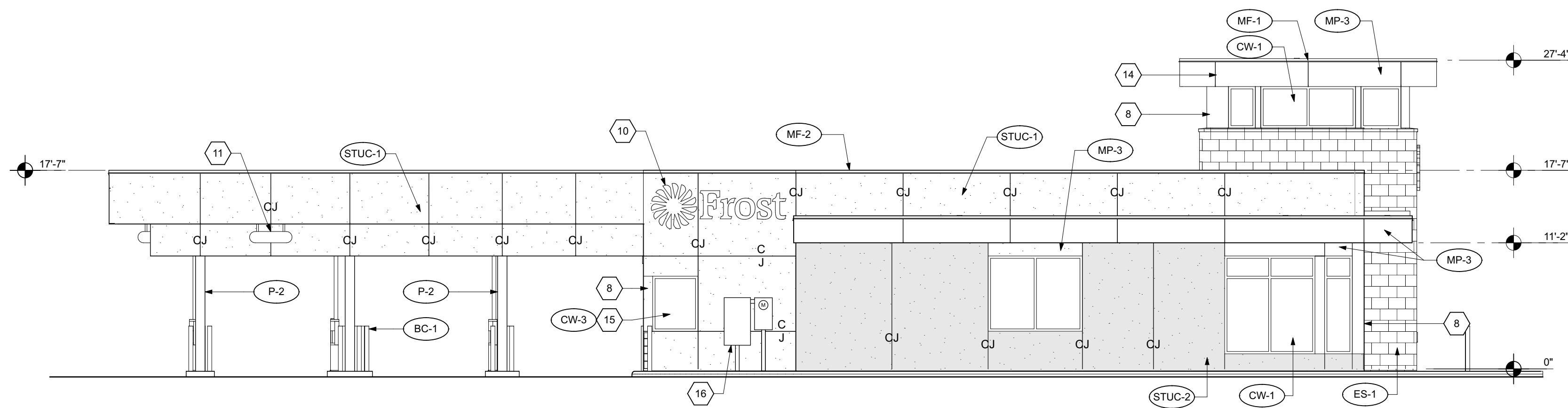
PROJECT NO:

21-158.a

LANDSCAPE PLAN

L1.1

ENVELOPE CALCS. - EAST ELEVATION		
WALL COMPONENT	AREA	PROJECTION FACTOR
TOTAL WALL AREA	1,282.87 sq ft	
TOWER WINDOW	55.92 sq ft	0.65
LEFT WINDOW	19.50 sq ft	
CENTER WINDOW	55.56 sq ft	0.45
RIGHT WINDOW 1	69.33 sq ft	0.36
RIGHT WINDOW 2	21.19 sq ft	1.58
TOTAL WINDOWS	221.50 sq ft	



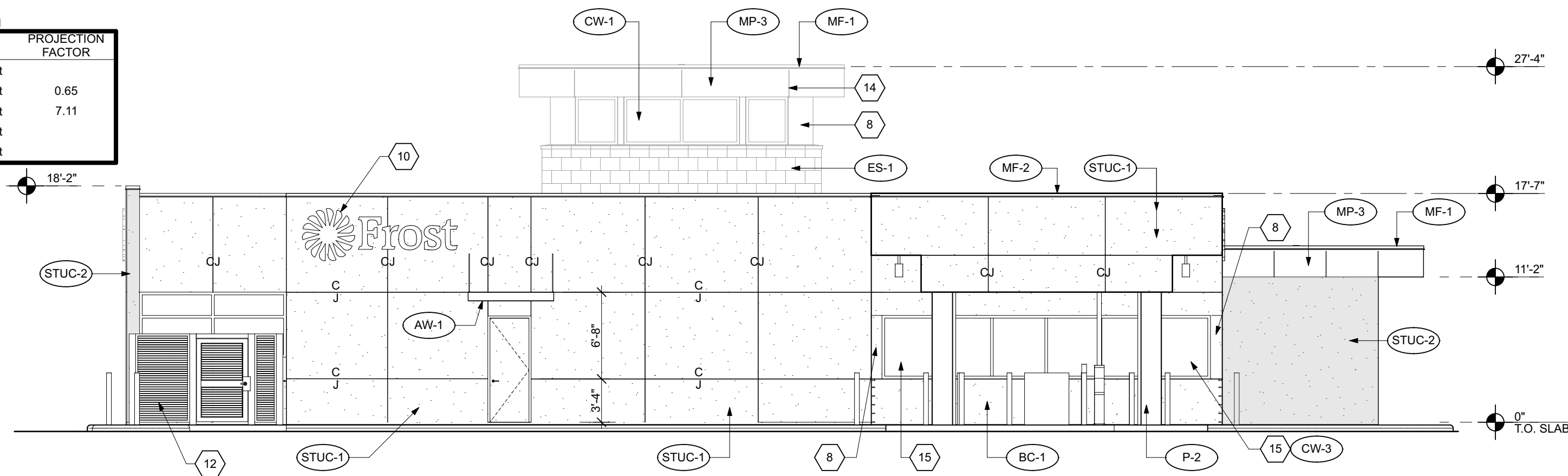
- COVER DOWNSPOUT IN WEB WITH SHEET METAL. MATCH COLUMN PAINT COLOR.
- WALL LOUVER RE: MECHANICAL
- LANE LIGHTS. CENTER ABOVE LANE.
- BOLLARDS, PAINT EP-1
- BANK EQUIPMENT
- MOTOR BANK RAMP
- ALUMINUM LOUVER WITH CLEAR ANODIZED FINISH. RE: MEP
- ALUMINUM BREAK METAL. MATCH WINDOW FRAME FINISH.
- LIGHT FIXTURE. RE: ELECTRICAL
- ELECTRIFIED BUILDING SIGN. REFER TO SIGNAGE PACKAGE
- "DO NOT ENTER" SIGN. MATCH LANE LIGHTS
- ALUMINUM LOUVERED FENCE
- ALUMINUM DOWNSPOUT. CLEAR ANODIZED FINISH
- PANEL JOINT, TYP.
- BULLET RESISTANT GLASS
- ELECTRICAL GEAR. RE: ELEC.

D1 East Elevation

SCALE: 1/8" = 1'-0"

D5 Key Notes

ENVELOPE CALCS. - SOUTH ELEVATION		
WALL COMPONENT	AREA	PROJECTION FACTOR
TOTAL WALL AREA	1,637.68 sq ft	
TOWER WINDOW	59.89 sq ft	0.65
MB WINDOW	123.19 sq ft	7.11
LEFT WINDOW	56.46 sq ft	
TOTAL WINDOWS	239.54 sq ft	



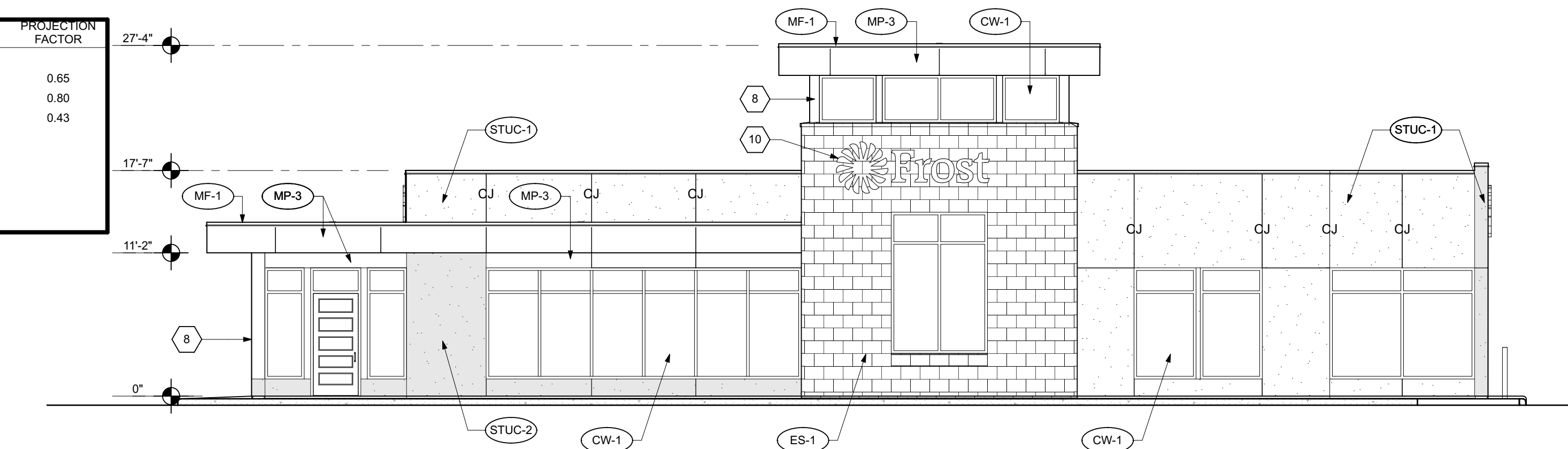
C1 South Elevation

SCALE: 1/8" = 1'-0"

ENVELOPE CALCS. - NORTH ELEVATION		
WALL COMPONENT	AREA	PROJECTION FACTOR
TOTAL WALL AREA	1,719.04 sq ft	
TOWER WINDOW	68.44 sq ft	0.65
ENTRY DOOR/WINDOW	100.65 sq ft	0.80
LEFT WINDOW 1	212.88 sq ft	0.43
CENTER WINDOW	82.50 sq ft	
RIGHT WINDOW 1	86.64 sq ft	
RIGHT WINDOW 2	97.86 sq ft	
TOTAL WINDOWS	648.97 sq ft	

TOTAL AREA

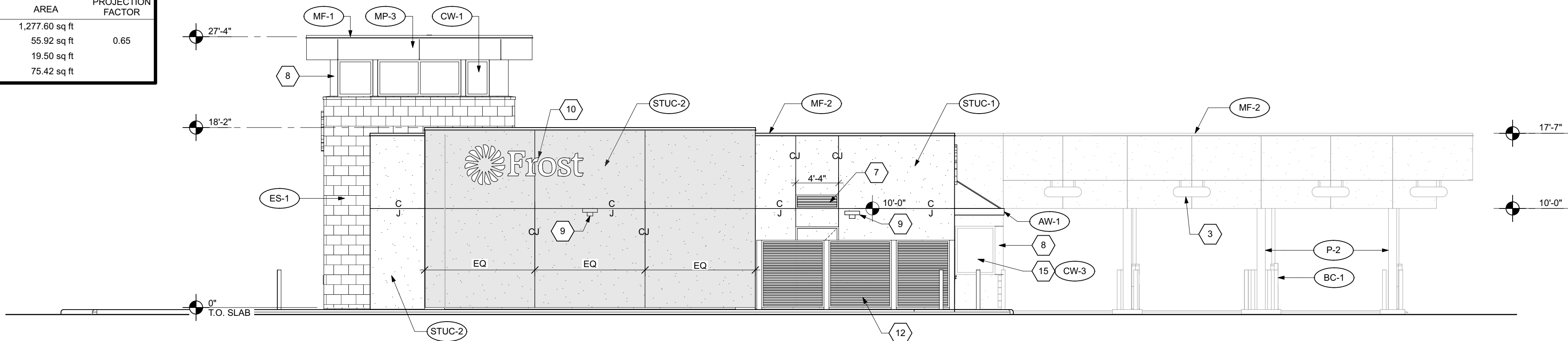
1,871.68 sq ft



B1 North Elevation

SCALE: 1/8" = 1'-0"

ENVELOPE CALCS. - WEST ELEVATION		
WALL COMPONENT	AREA	PROJECTION FACTOR
TOTAL WALL AREA	1,277.60 sq ft	
TOWER WINDOW	55.92 sq ft	0.65
MB TELLER WINDOW	19.50 sq ft	
TOTAL WINDOWS	75.42 sq ft	



A1 West Elevation

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

Code	Material	Manufacturer	Description	Color	Remarks
AW-1	ALUMINUM CANOPY	CANOPY SOLUTIONS	8" DEEP CANOPY	CLEAR ANODIZED	
BC-1	BOLLARD COVER	ULINE	EXTERIOR PLASTIC POST BOLLARD SLEEVE H-3007		
CW-1	ALUMINUM CURTAIN WALL	KAWNEER	2250LR - 6"	CLEAR ANODIZED	
CW-3	BULLET RESISTANT CURTAIN WALL	ARMORTEX	TH600 IMPACT, BULLET AND BLAST RESISTANT FRAMING SYSTEM	CLEAR ANODIZED	
ES-1	LIMESTONE	UPCHURCH KIMBROUGH CO.	17 5/8" X 11 5/8" X 3"	ALAMO IVORY	USE WI M-1 MORTAR
ES-2	SEE INTERIOR MATERIAL SCHEDULE				
P-2	EXTERIOR PAINT	BENJAMIN MOORE	SEE COATING SCHEDULE	AC-27 GALVESTON GRAY, SEMI-GLOSS	STEEL COLUMNS
P-3	EXTERIOR PAINT	BENJAMIN MOORE	SEE COATING SCHEDULE	HC-45 SHAKER BIEGE	HOLLOW METAL DOOR & FRAME
P-4	EXTERIOR PAINT	FLUROPON/SHERWIN WILLIAMS	SEE COATING SCHEDULE	SEAWOLF BEIGE 397F199	LOUVERS
GL-1	GLASS	VITRO	1" INSULATED TINTED LOW E; SOLARBAN 60 (2)	PACIFICA	NOTE 1; U-VALUE 0.24; SHGC 0.22
GL-3	BULLET RESISTANT GLASS	ARMORTEX	EXTERIOR - 1 1/4" PACIFICA W/ SOLARBAN 60 LOW-E @ 2 + 3/4" AIR SPACE + 1" CLEAR ARMORGARD BALULN25 BR LAM-UL TESTED LEVEL 3.44 MAGNUM 3 SHOT-NO SPALL GLASS CLAD POLYCARBONATE		
LMC-2	LINEAR METAL CEILING	ARMSTRONG	MEETALWORKS LINEAR EXTERIOR, 8" WIDE PLANKS 5491	EFFECTS DARK CHERRY EXTERIOR FXDC2	8" PANEL (5/8" X 8" X 96") UNPERFORATED EXTERIOR SOFFIT
M-1	MORTAR	CUSTOM BUILDING PRODUCTS	SEE PROJECT MANUAL	#333 ALABASTER	TOOLED JOINT; USE WITH ES-1 & ES-2
MF-1	METAL FLASHING		PREFINISHED ALUMINUM DRIP EDGE	CLEAR ANODIZED	FACTORY COATED METAL
MF-2	METAL FLASHING	BERRIDGE	PREFINISHED BREAK METAL	SIERRA TAN	FACTORY COATED METAL
MP-3	ALUMINUM COMPOSITE PANELS	ALUCOBOND	2' X 5' TYP. PANEL/CUSTOM CORNERS AND SOFFIT	ANODIC CLEAR MICA PDVDF-2/GLOSS 30	
PKT-1	FENCE PICKETS	TREX	1" X 5 1/2"W X 7"-L SYNTHETIC PICKETS (TREX DECKING)	PEBBLE GREY	
RP-1	RAMP PAVER	PAVESTONE	4" X 8" X 2 2/3" ADA DETECTABLE WARNING PAVER	ADA CHARCOAL GRAY	
STUC-1	STUCCO		PAREX PORTLAND CEMENT PLASTER ASSEMBLY	MATCH BENJAMIN MOORE - "SHAKER BEIGE"	
STUC-2	STUCCO		PAREX PORTLAND CEMENT PLASTER ASSEMBLY	MATCH BENJAMIN MOORE - "BUCKHORN"	
SLT-1	EXTERIOR SEALANT	TREMCO	SPECTRUM 3	PRECAST WHITE OR IVORY	AT ES-1 & ES-2; PROVIDE MOCKUP FOR REVIEW
SLT-2	EXTERIOR SEALANT	TREMCO	SPECTRUM 3	SANDSTONE OR IVORY	AT STUC-1; PROVIDE MOCKUP FOR REVIEW

NOTE 1: TEMPERED OR LAMINATED WHERE REQUIRED BY CODE.

NOTE 2: PROVIDE MATERIAL SAMPLE MOCK UP PANELS OF STONE AND PLASTER FOR FINAL APPROVAL BY OWNER BEFORE ORDERING MATERIALS. EACH MOCK UP SHALL DEMONSTRATE DIFFERING SHADES OF MATERIALS.

- COORDINATE WITH BANK EQUIPMENT SUPPLIER (B.E.S.)
 - PROVIDE SAFETY GLASS IN ENTRY DOOR AND SIDE LIGHTS, AND/OR LOCATIONS REQUIRED BY CODE.
 - AT SIGNAGE LOCATIONS PROVIDE 1/2" EXTERIOR GRADE PLYWOOD IN LIEU OF SHEATHING.
 - VERIFY BRICK CONTROL JOINT LOCATIONS WITH ARCHITECT.
 - ALL REVEALS, EXPANSION JOINTS, & MISCELLANEOUS EDGES ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL COLOR, U.N.O.
 - ALL GLASS TO BE GL-1, U.N.O.
- * ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF RIGHT-OF-WAY

A5 General Notes (1)



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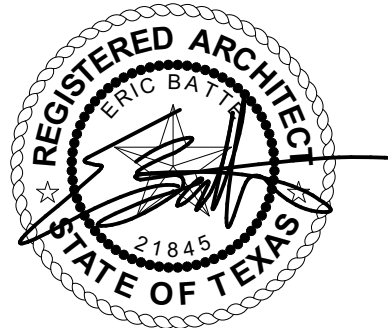
14333 GRISBY RD
HOUSTON TEXAS 77079

P: 713 552 0707
F: 713 552 9810

MGARCHITECTS.COM
TX FIRM REG #BR 50

CONSULTANTS

STRUCTURAL ENGINEER:
Pinnacle Structural Engineers
M/P ENGINEER:
Moose Engineers
ELECTRICAL ENGINEER:
Big State Electric



SEE CONTACTS BELOW FOR QUESTIONS DURING BIDDING OR CONSTRUCTION

CONTACT DURING BIDDING:
Matt White mwhite@mgarchitects.com
CONTACT DURING CONSTRUCTION:
Mark Farrior mfarrior@mgarchitects.com



Friendswood
1506 S. Friendswood Drive
Friendswood, Texas 77546

ISSUE

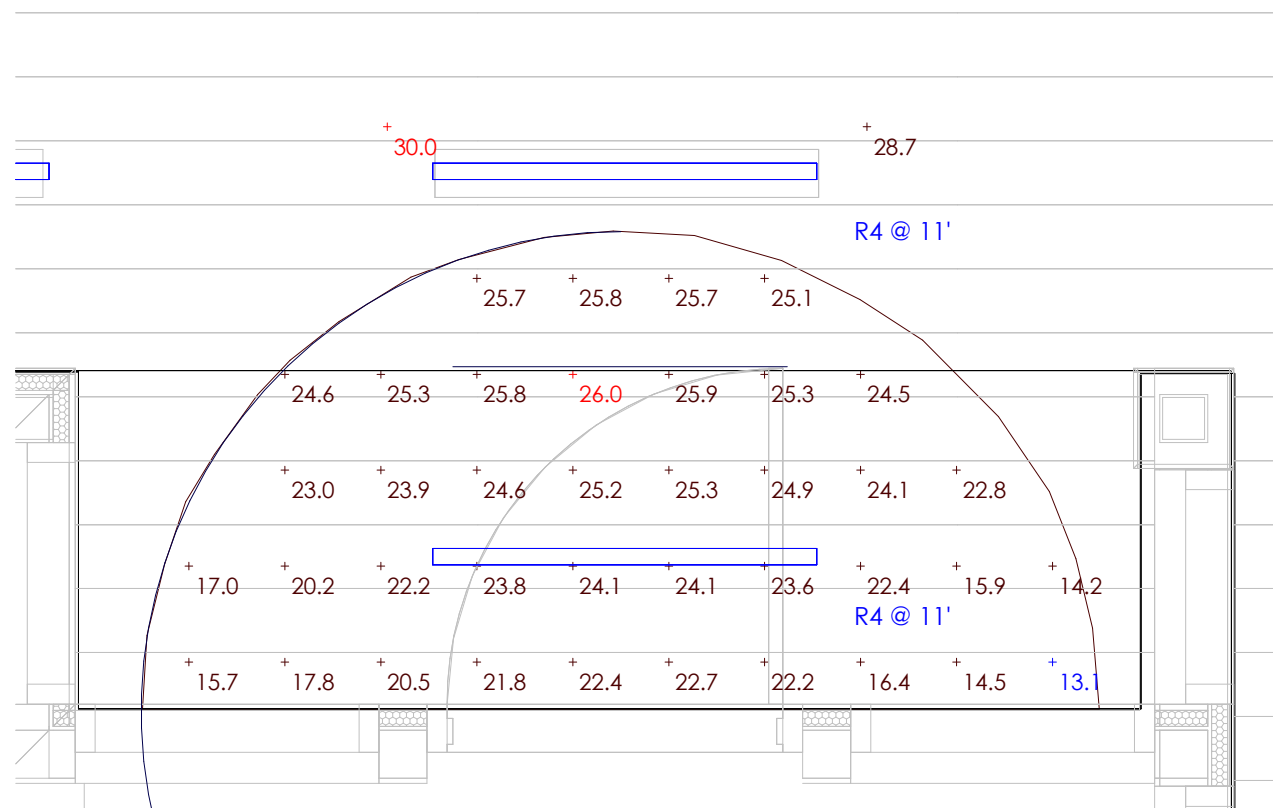
MARK	DATE	DESCRIPTION
	03/24/22	TAS REVIEW
	04/01/22	BID & PERMIT
1	05/27/22	RESPONSE TO PERMIT COMMENTS

PROJECT NO:
21-158.a

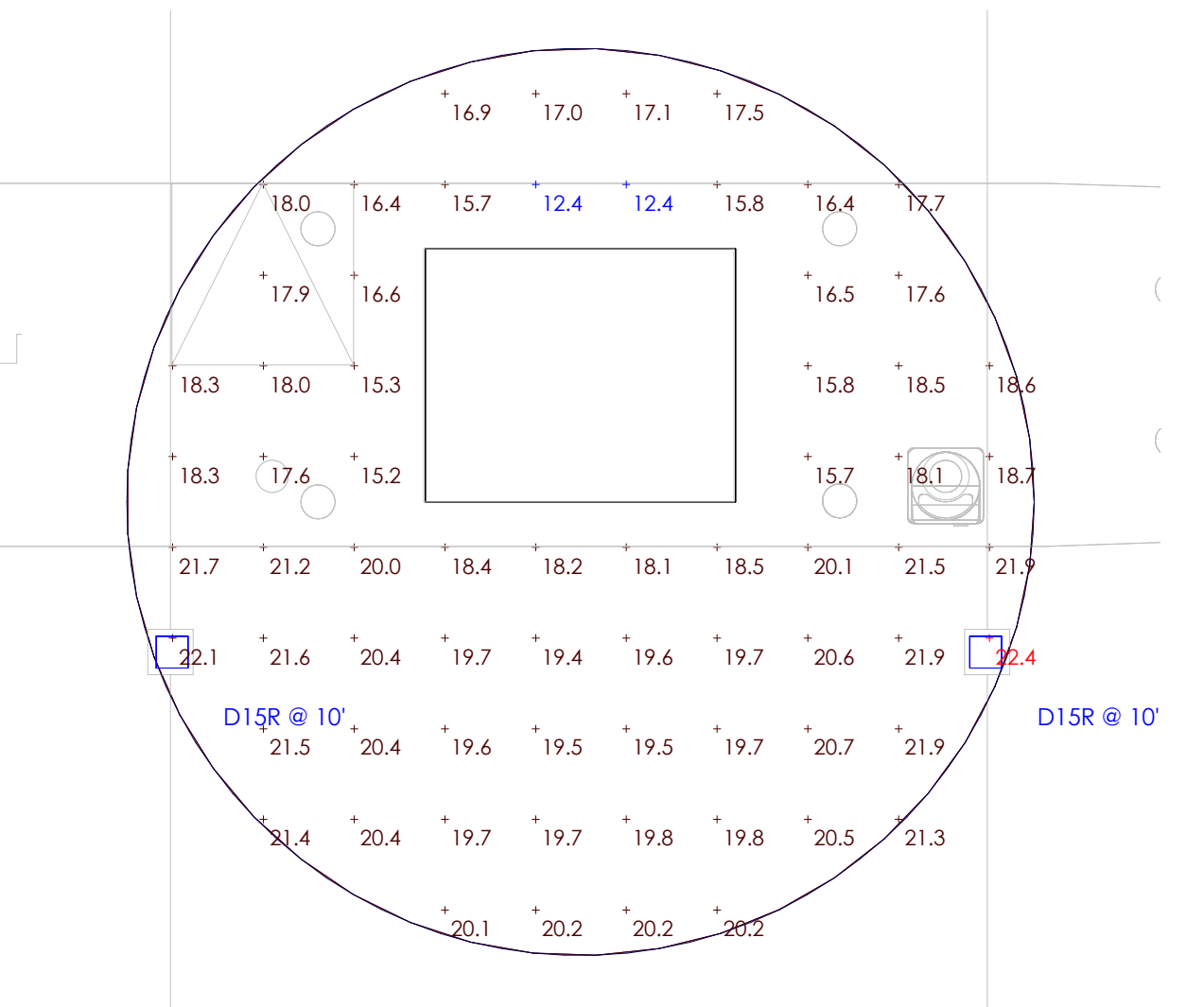
EXTERIOR ELEVATIONS

A-201





3 VESTIBULE ATM - PHOTOMETRICS
EPM1 NTS



2 MOTOR BANK ATM- PHOTOMETRICS
EPM1 NTS

COMPLIANCE NOTE:

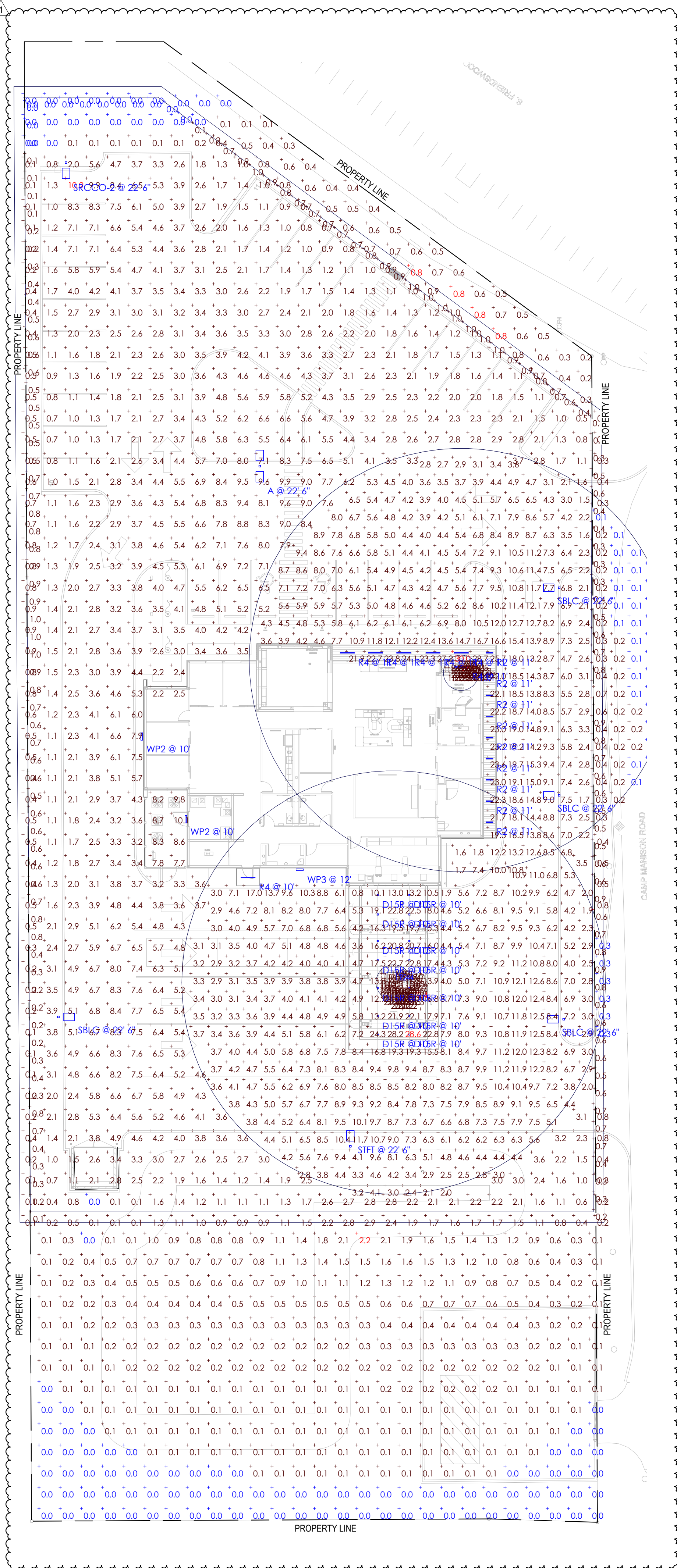
ALL CONTENTS WITHIN THIS SHEET ARE NOT FOR CONSTRUCTION. THIS SHEET AND THE CONTENT WITHIN ARE FOR THE SOLE PURPOSE LIGHTING COORDINATION REQUIREMENTS PER TEXAS FINANCE CODE SECTION 59.307 - ATM LIGHTING IN ORDER TO ENSURE PATRON SAFETY AND SECURITY.

CALCULATION NOTES:

- ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
- ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
- ATM CALCULATIONS ARE TAKEN AT 3'-0" AFG.
- VALUE NEXT TO LUMINAIRE LABEL ON DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.
- TREES/REFLECTANCE/TRANSMITTANCE VALUES ARE ASSUMED BASED ON ROUGH ESTIMATIONS.
- PHOTOMETRY ANALYSIS WAS DONE USING VISUAL LIGHTING 2020 R2 SOFTWARE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE THRU ATM 5'	+	18.9 fc	22.4 fc	12.4 fc	1.8:1	1.5:1
DRIVE THRU ATM 60'	+	7.5 fc	28.6 fc	0.3 fc	95.3:1	25.0:1
ENTRANCE ATM 60'	+	6.9 fc	30.0 fc	0.1 fc	300.0:1	69.0:1
PROPERTY LINE	+	0.6 fc	1.4 fc	0.0 fc	N/A	N/A
SITE	+	3.1 fc	10.2 fc	0.0 fc	N/A	N/A
Vestibule ATM ZONE	+	22.3 fc	26.0 fc	13.1 fc	2.0:1	1.7:1
North Property Line	+	0.5 fc	0.8 fc	0.0 fc	N/A	N/A
South Property Line	+	0.3 fc	2.2 fc	0.0 fc	N/A	N/A



1 SITE PLAN - PHOTOMETRICS
EPM1 1"=20'

Schedule - NOT FOR USE IN CONSTRUCTION DOCUMENTS								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
R2		9	Mark Architectural Lighting	SL2L 2 FLP 80CRI 40K 600LMF	Slot 2 LED, 2ft Length, Flushed Lens Position, 80CRI, 4000K LED Boards, 600LMF	1	2192	0.45
R4		7	Mark Architectural Lighting	SL2L 4 FLP 80CRI 40K 600LMF	Slot 2 LED, 4ft Length, Flushed Lens Position, 80CRI, 4000K LED Boards, 600LMF	1	2192	0.9
WP2		2	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	7572	0.9
WP3		1	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	7711	0.9
D15R		14	Lithonia Lighting	LDN4SQ 40/15 LS4AR LSS	4IN LDN SQUARE, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180	1	1267	0.9
STFT		1	Lithonia Lighting	DSX2 LED P5 40K T1FM MVOLT	DSX2 LED P5 40K T1FM MVOLT	1	37949	0.9
SRCCO-2		1	Lithonia Lighting	DSX2 LED P2 40K RCCO MVOLT	DSX2 LED P2 40K RCCO MVOLT	1	14674	0.9
SBLC		4	Lithonia Lighting	DSX2 LED P3 40K BLC MVOLT	DSX2 LED P3 40K BLC MVOLT	1	23165	0.9
A		1	Lithonia Lighting	[...]	[...]	1	[...]	0.9
			Lithonia Lighting	DSX2 LED P3 40K T5M MVOLT	DSX2 LED P3 40K T5M MVOLT	1	29334	0.9
			Lithonia Lighting	DSX2 LED P3 40K T1FM MVOLT	DSX2 LED P3 40K T1FM MVOLT	1	28254	0.9



MGARCHITECTS

20002 NORTHWEST FWY.
HOUSTON TEXAS 77065

P: 713 552 0707
F: 713 552 9810

MGARCHITECTS.COM
TX FIRM REG #BR 50

CONSULTANTS

STRUCTURAL ENGINEER:
Pinnacle Structural Engineers
M/P ENGINEER:
Moose Engineers
ELECTRICAL ENGINEER:
Big State Electric



05/27/2022

CONTACT DURING BIDDING:

Matt White mwhite@mgarchitects.com

CONTACT DURING CONSTRUCTION:

Mark Farrior mfarrior@mgarchitects.com



Frost Friendswood
1506 Friendswood Drive
Friendswood, Texas 77646

ISSUE

MARK	DATE	DESCRIPTION
1	04/01/22	Bid and Permit
	05/27/2022	City Comments Response

PROJECT NO:

21-158.a

SITE PLAN - PHOTOMETRICS

EPM1



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: September 22, 2022

Subject: Receive the August 2022 DRC Report, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Action:

SUMMARY / ORIGINATING CAUSE

August 2022 DRC Report is attached.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

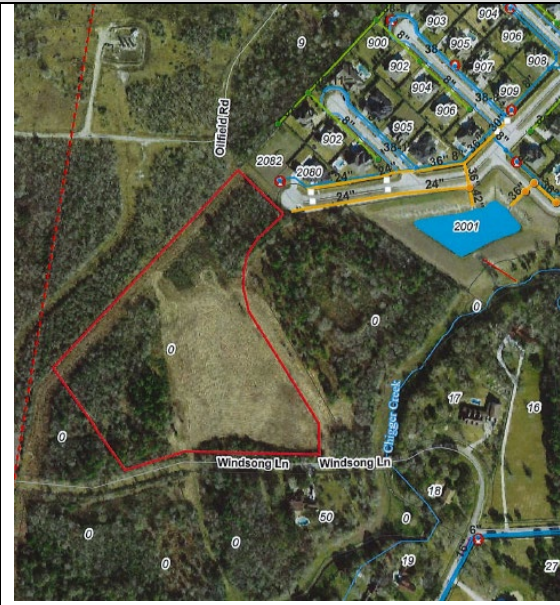
ATTACHMENTS

1. August 2022 DRC Report

Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: September 6, 2022
 Re: DRC Report

The following DRC Meetings were held in August 2022.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
61 Windsong Lane Proposed: One single family home - approx. 20,000 square feet covered area	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ Eligible for regional detention; make request to GCCDD ☐ High hazard flood zone(s) ☒ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Structures 12,000sqft or larger require fire sprinkler and fire alarm system.	

2920 W Parkwood Ave Proposed: Multi-family residential – approx. 200 or more apartment units	CSC	Yes	☒ Zone change ☐ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☒ Community Overlay District ☐ Downtown District ☒ Water Available – looped system required ☒ Sewer Available – extend line and improve lift station ☒ On-site detention required ☐ Make request to GCCDD to purchase regional detention ☐ High hazard flood zone(s) ☐ Pipelines ☒ TxDOT Permits required Misc Notes: Five-foot sidewalk required along FM 528.	
Lundy Lane – 13.9 acres Proposed: one single family home – 4000 square feet	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available – 8" line along Lundy Lane ☐ Sewer Available ☒ On-site detention required ☒ Make request to GCCDD to purchase regional detention ☐ High hazard flood zone(s) ☒ Pipelines – no habitable structures within 50 feet ☒ TxDOT Permits required ☒ Make application to Galveston Co. Health District – septic system	

2020 Lundy Lane Proposed: One room schoolhouse for K-5 grades	SFR	Yes; Specific Use Permit (SUP) for NAICS Use 6111	☒ Zone change ☐ Meets Future Land Use Map ☐ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available – 8" line along Lundy Lane; loop and increase size ☐ Sewer Available ☒ On-site detention required ☒ Make request to GCCDD to purchase regional detention ☐ High hazard flood zone(s) ☒ Pipelines – no habitable structures within 50 feet ☐ TxDOT Permits required ☒ Make application to Galveston Co. Health District – septic system	
W Edgewood Drive – 4.62 acres Proposed: single family homes with possible commercial frontage	PUD Planned Unit Development for independent living, assisted living and memory care	Yes	☒ Zone change ☐ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☐ Downtown District ☒ Water Available – 8" line along FM 2351 ☒ Sewer Available – along side of property ☒ On-site detention required ☐ Make request to GCCDD to purchase regional detention ☐ High hazard flood zone(s) ☒ Pipelines – no habitable structures within 50 feet ☐ TxDOT Permits required ☐ Make application to Galveston Co. Health District Misc Notes: 5-foot sidewalk required along FM 2351	

901 S Friendswood Drive Proposed use: space open to the public for rentals for events, photography, pop up boutiques, etc. Existing Glines House: 950 square feet	NC	Not required, but recommended to change to Downtown District (DD)	☒ Zone change ☒ Meets Future Land Use Map ☐ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval ☐ Community Overlay District ☒ Downtown District ☒ Water Available – 8" line along FM 2351 ☒ Sewer Available – along side of property ☐ On-site detention required ☒ Make request to GCCDD to purchase regional detention – for any impervious additions ☐ High hazard flood zone(s) ☐ Pipelines – no habitable structures within 50 feet ☒ TxDOT Permits required – for any work in ROW ☐ Make application to Galveston Co. Health District Misc Notes: 5-foot sidewalk required along FM 2351	
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