



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 22, 2022 - 7:00 PM
CITY COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. PUBLIC COMMUNICATION

To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.

3. CONSENT AGENDA

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Consider approving the minutes of the Planning and Zoning Regular Meeting held on Thursday, December 8, 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 approval of the Preliminary Plat of Hagewood Estates, a subdivision of 13.5075 acres, located on Lundy Lane, being all of Lot 7 and a portion of Lot 8, George Van Pelt's Subdivision, City of Friendswood, Galveston County, Texas.
- B. Consider approval of the site plan for the Friendswood Mini Mart to be located at 4321 Friendswood Link Road.

5. COMMUNICATIONS

- A. Announcement of upcoming Planning and Zoning Commission meetings -
 - (i) Thursday, January 12, 2023
 - (ii) Thursday, January 26, 2023.
- B. Receive Council Liaison updates concerning action taken by the City Council on

Planning and Zoning related items and Commissioner comments concerning items of community interest and/or requesting future agenda items.

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 TYY 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 in compliance with the Texas Open Meetings Act this 19th day of December, 2022, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 22, 2022

Subject: Consider approving the minutes of the Planning and Zoning Regular Meeting held on Thursday, December 8, 2022.

Action:

SUMMARY / ORIGINATING CAUSE

The draft of the minutes is attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 12-08-2022 PZ Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 8, 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
DECEMBER 8, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 8, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DEVELOPMENT COORDINATOR BECKY BENNETT

CITY PLANNER HARBIN WAS ABSENT FROM THE MEETING.

2. PUBLIC COMMUNICATION

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.

None.

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.

****Vice-Chairman Richard Sasson moved to approve the CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Regular Meeting held on Thursday, November 10, 2022.
- B. Consider approving the minutes of the Planning and Zoning Special Meeting held on Tuesday, November 29, 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. **ZONE CHANGE REQUEST: 110 HUNTERS LANE TO CHANGE FROM CSC TO MFR-M**
 - i Conduct a public hearing regarding a request for a zone classification change from a Community Shopping Center (CSC) Zoning District to a Multi-Family Residential – Medium Density (MFR-M) Zoning District for the property located at 110 Hunters Lane, Friendswood, Galveston County, Texas.

Commissioner Rives recused himself and left the dais.

Bennett said the property is .89 acres currently zoned Community Shopping Center between Masa Sushi and Hunters Creek Estates subdivision. A 15-foot landscape buffer would be required between the proposed development and Hunters Creek Estates. The property is currently undeveloped and the Future Land Use Map indicates retail use. Bennett said detention for the tract was previously accounted for in the Hunters Creek Estates detention facility.

Michael Zhou/property owner said he plans a gated, six-unit townhome project which would be less noisy than a commercial strip center. Jennifer Somich/Remax explained custom townhomes should offer a good buffer between the restaurant and Hunters Creek Estates and be a nice housing alternative in Friendswood.

Meaghan Terminella/1705 Hunters Cove explained she bought her house knowing it backed up to a commercial property with business hours and a rezoning would be devastating. She was concerned a two-story home would have windows looking into her rear windows.

Rob Mulcahy/1701 Hunters Cove said he purchased his home a few months ago and was okay with the adjacent commercially zoned property. He was concerned adding six more homes would add additional traffic.

John Penny expressed concern about drainage and flooding. He also said he was concerned about the additional residents coming in and out of the townhomes, being a revolving door of long-term

leases, and creating a backup in front of Hunters Creek Estates.

Gerry Corona said he is worried about the type of people that will be living there and walking into their neighborhood. He explained they would have no control over background checks. He also expressed concern over devaluing their property values.

Ben Mills/509 Hunters Lane said he is part of the Homeowners Association and is neither for nor against the project. He disagreed with associating multi-family or rentals with any demographic. He said a residential property would be a good buffer but was concerned about traffic in the area. He said they would like to understand more about the project, discuss cost sharing for amenities and drainage, and see a traffic plan that could be shared with their 53 households.

Don Scott/201 Hunters Ln said the gate for the proposed community could conflict with the existing gate for Hunters Creek Estates. He also commented on mowing and drainage cost sharing with the adjacent businesses.

Janet LeCompte/421 Hunters Ln said there is no good to come from a zone change. She said the townhomes would devalue their property. She also spoke about flooding issues. She proposed making the subject property a road to HEB.

Benjamin LeCompte/421 Hunters Ln said there is only one way in and out of Hunters Creek Estates subdivision. He said if anything happened in the multi-family property, his subdivision would be prisoners.

Mary Garnett/Hunters Forest said every property in Friendswood does not need growth. She reiterated the safety issue of only one entrance into the subdivision and flooding. She said there are empty apartments in Friendswood. She also said a fence has been built at the new business and they can no longer drive to HEB.

Cameron Putnman/1710 Hunters Forest said the past few years of Friendswood has mirrored Pearland's expansion. He spoke about traffic and flooding as well as another gated community being so close to Hunters Creek Estates. He said "go build somewhere else" because it is too condensed.

Don Scott spoke against the project again. The public hearing was closed.

- ii Consider making a recommendation to City Council concerning a request for a zone classification change from a Community Shopping Center (CSC) Zoning District to a Multi-Family Residential – Medium Density (MFR-M) Zoning District for the property located at 110 Hunters Lane, Friendswood, Galveston County, Texas.

****Vice-Chairman Richard Sasson moved to make a positive recommendation to City Council concerning a request for a zone classification change from a Community Shopping Center (CSC) Zoning District to a Multi-Family Residential – Medium Density (MFR-M) Zoning District for the property located at 110 Hunters Lane. Seconded by Commissioner Tom Hinckley. The motion was approved 5-1 with Hinckley opposed.**

Bennett said the city received a letter from the HOA discussing cost sharing for the maintenance of the median and detention pond. She stated City Attorney Horner had drafted a response to the HOA explaining the city cannot consider the request in conjunction with the zone change request. She said that agreement would be a private, civil matter. Bennett responded to the public comments about zero foot setbacks. She explained a landscape buffer would be required between

the two different zoning districts and along the right-of-way. Koerner asked what the buffer would be if the property remained commercial. Bennett answered a 15-foot buffer would still be required adjacent to the residential subdivision but not along the other sides. Koerner commented that leaving the property commercial would allow more developable area than changing the zoning to residential.

Sasson said the maximum number of units allowed in multi-family residential- medium is 9 units per acre, but since the property is .89 acres, only 8 units would be allowed. Bennett confirmed. Sasson asked about drainage. Bennett said when the area was originally developed, the detention volume for the commercial tracts was calculated into the Hunters Creek Estates detention pond. She further stated the development, regardless of zoning, will undergo review by the Galveston County Consolidated Drainage District and the City of Friendswood Engineering Department. Sasson said the commission balances the wants of the developer, the wants of the residents, the needs of the city, and the long-term plans of the city. He said the real question is whether to allow townhomes or an Arby's or a tattoo shop. He explained the property would not remain empty and the resident concerns would be valid with both residential and commercial.

Hinckley said traffic would be an issue with residential and commercial developments but is not necessarily something that can be used to make zone change decisions. He said six, beautiful townhomes could be a good buffer but that the commission was only considering the zone change request at this meeting. He said a different developer could build some other type of multi-family residential medium density housing.

Mann acknowledged he heard the residents' concerns but felt the commercial impact would be higher than a residential buffer.

Koerner thanked the residents' participation in the meeting. She explained some of the concerns expressed were outside the purview of the Planning and Zoning Commission. She said her fear is that leaving the commercial zoning would be worse than a residential development.

Bounds asked how many stories the townhomes would be. Mr. Zhou stated the development would be two-story townhomes. Koerner questioned the current height allowance per the zoning ordinance. Bennett answered that commercial zoning allowed 40-foot buildings that could be increased to 70-feet with enough of a setback.

Matranga asked if the commission would see this project again. Bennett answered that preliminary and final plats would go before the commission, followed by a site plan. Matranga asked Mr. Zhou why he wanted to change the zoning from commercial to residential. Mr. Zhou said commercial development would be worse for the neighbors and he did not want to be at odds with the neighbors. Matranga acknowledged the resident concerns and agreed with the majority of the commission that a residential buffer would provide more protection for the adjacent neighborhood.

B. ZONE CHANGE REQUEST: 1376 W PARKWOOD AVE SUP TO ALLOW RELIGIOUS ORGANIZATIONS

Commissioner Rives returned to the meeting.

- i Conduct a public hearing regarding a request for a Specific Use Permit (SUP) to allow for NAICS Use #8131 Religious Organizations (the underlying Single Family Residential (SFR) Zoning District will remain) for the property located at 1376 W. Parkwood Ave., Friendswood, Galveston County, Texas.

Bennett explained the applicant is requesting to add a Specific Use Permit to allow Religious Organizations at an existing single family residence. She said the church is looking to use the home as their administrative office. Bennett said interior renovations would be required but no major exterior changes are proposed. The church would install landscaping buffers in compliance with the Community Overlay District, plus add a parking area. She explained the long-term goal of the church is to build their sanctuary on the adjacent property and leave the frontage on FM 528 as commercial to meet the city's long-term goals. She stated the site plan would go before the commission at a later date.

Pastor Scott Neimeyer of HighPoint Church said the church is currently portable and leasing space from the Friendswood Independent School District. He stated HighPoint Church is looking forward to putting down roots. He mentioned the church has inherited the current tenants on a month-to-month basis.

- ii Consider making a recommendation to City Council regarding a Specific Use Permit (SUP) to allow for NAICS Use #8131 Religious Organizations (the underlying Single Family Residential (SFR) Zoning District will remain) for the property located at 1376 W. Parkwood Ave., Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to make a positive recommendation to City Council regarding a Specific Use Permit (SUP) to allow for NAICS Use #8131 Religious Organizations for the property located at 1376 W. Parkwood Ave. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Rives said the church retaining commercial zoning along the frontage would fit with the city's long-term plans. Sasson asked about utilities for the site. Bennett said the existing water service would be sufficient for office use. She also said the property uses a septic system but any future development would require a connection to a sanitary sewer. Sasson said the plans call for a 4-foot sidewalk and Bennett confirmed a 5-foot sidewalk would be required along FM 528. Sasson asked the pastor if the two oak trees would remain in front of the house. Pastor Neimeyer said the church has been discussing trees and will defer to their arborist and the city requirements. Pastor Neimeyer said the 4-foot sidewalk should be from the building to the crosswalk.

Koerner asked if the current renters would remain once the building was converted to office use. Pastor Neimeyer said the tenants would not remain when the church takes occupancy. Koerner asked if the SUP would affect the renters. Bennett explained that the SUP is a layer on top of the residential zoning.

Hinckley questioned why the SUP is not being applied to the future sanctuary property. Pastor Neimeyer explained the sanctuary plans are not developed yet, so they are moving forward with the one acre tract for the administrative building.

C. ZONE CHANGE REQUEST: FM 2351/W EDGEWOOD DR FROM PUD TO SFR

- i Conduct a public hearing regarding a request for a zone classification change from Planned Unit Development (PUD) 2017-12 Zoning District to a Single Family Residential (SFR) Zoning District for a tract of land located on W. Edgewood Drive/FM 2351, being a 4.621 acre tract of land out of Lot Two (2), in Block One (1), of Friendswood, a subdivision out of the Sarah McKissick Survey, Abstract 151, in Friendswood, Galveston County, Texas.

Bennett said the property is located on FM 2351 across the street from Red Top diner. She said the current PUD was approved in 2017 for a three-building project including memory care, independent living, and assisted living. She said the property has been rezoned multiple times over the years and is surrounded by a variety of zoning districts.

Bijan Sadoughi/Sorento Builders said he and his partner, Jason Ritchmond, have 50 years of experience between them both. He said the property is not in a flood zone and experiences heavy traffic. He said they have begun coordinating with TxDOT. Sadoughi said the proposed development would be a gated, luxury development of 12 homes around a cul-de-sac. Jason Ritchmond said TxDOT denied commercial use and the highest and best use is residential. He said the project will be a 20 million dollar development and they would like to install a flashing light at the entrance.

George Guirgis/407 W Edgewood Dr said he is not against the project but is concerned about detention. He said his property did not flood during Hurricane Harvey and he would like to keep it that way. He acknowledged FM 2351 traffic is bad but did not agree that residential use would be better for traffic than commercial use.

- ii Consider making a recommendation to City Council regarding a request for a zone classification change from Planned Unit Development (PUD) 2017-12 Zoning district to a Single Family Residential (SFR) Zoning District for a tract located on W. Edgewood Dr/FM 2351, being a 4.621-acre tract of land out of Lot Two (2), in Block One (1), of Friendswood, a subdivision out of the Sarah McKissick Survey, Abstract 151, in Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to make a positive recommendation to City Council regarding a request for a zone classification change from Planned Unit Development (PUD) 2017-12 Zoning district to a Single Family Residential (SFR) Zoning District for a tract located on W. Edgewood Dr/FM 2351, being a 4.621-acre tract of land out of Lot Two (2), in Block One (1), of Friendswood, a subdivision out of the Sarah McKissick Survey, Abstract 151, in Friendswood, Galveston County, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Rives said the property is surrounded by residential areas and thinks a change to residential would be acceptable. He did say he was curious how 12 homes plus drainage would fit on the property, but that was a conversation for another time.

Sasson commented that TxDOT denying commercial use was bizarre. Sadoudhi clarified TxDOT did not deny commercial use but that Sorento Builders feel a residential use would create less traffic. Matranga asked Sadoughi to comment on the drainage, of which Sadoughi said the property is not in a flood zone. Matranga asked Bennett to clarify the confusion around TxDOT's role in zoning. Bennett said TxDOT is not involved in zoning but TxDOT will require permits for the driveway, sidewalk, etc. during the construction plan review. Ritchmond discussed his construction plans. Sasson informed the applicant that only the zone change was on the agenda. Sasson asked Bennett if there were any exceptions to lot size being requested. Bennett answered the minimum lot size would be 90-feet and a 10-foot landscape buffer would be required along FM 2351 because this property is subject to the Community Overlay District regulations.

Koerner questioned the future land use of the adjacent mobile home park. Bennett said there is no intended change to the mobile home park zoning. Rives said he was speculating on future use of the property. Koerner said the most powerful statement made is that three sides of this property are currently residential. She thought it was odd that the future land use of the tract is retail.

Bounds commented that traffic flow needs to be considered whether the property is commercial or residential.

Hinckley said he would like to follow the Future Land Use map but understood the rationale for a change to residential. Matranga said the history of zone changes on this property shows it could go either way and would defer to the property owner as to what use is best for them.

5. COMMUNICATIONS

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

Bennett said the November DRC report was in the backup material. Matranga said he would call the GCCDD Chairman to discuss the liaison assignment.

- B. Receive Liaison and Commission Comments and Reports.
Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the Planning and Zoning Commission of the City of Friendswood may receive reports about items of community interest from City staff and/or a member of the Commission, but no action or possible action shall be taken or discussed concerning the subject of such report, except as provided by Section 551.042 of the Texas Government Code.

Bounds said the meeting's discussions were very informative and he learned a lot as a commissioner.

- C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, December 22, 2022 and (ii) Thursday, January 12, 2023.

Chairman Matranga and Commissioner Mann said they would not be present at the December 22nd meeting.

6. ADJOURNMENT

This meeting was adjourned at 08:51 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 22, 2022

Subject: Consider approval of the Preliminary Plat of Hagewood Estates, a subdivision of 13.5075 acres, located on Lundy Lane, being all of Lot 7 and a portion of Lot 8, George Van Pelt's Subdivision, City of Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed plat will create one single residential tract. The property is zoned Single Family Residential (SFR). Access and public water are available from Lundy Lane; no city sewer service is available. The Galveston County Consolidated Drainage District (GCCDD) requires an easement along Lundy Ditch.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Approval of the plat will allow the property owner to move forward with building permits and construction.

RECOMMENDATIONS

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

ATTACHMENTS

1. Hagewood Estates Preliminary Plat
2. Compliance Memo_Hagewood Estates PP

STATE OF TEXAS
COUNTY OF GALVESTON

WE, Clint and Jessica Hagewood, owners, hereinafter referred to as Owners, whether one or more, of the 13.5075 acre tract described in the above and foregoing plat of **HAGWOOD ESTATES**, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement above the ground level upward, to all public easements shown hereon.

WITNESS our hand in the City of Friendswood, Texas, this _____ day of _____, 2022.

By: _____ By: _____
Clint Hagewood, Owner Jessica Hagewood, Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Clint and Jessica Hagewood, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Ronald Patrick Kell, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Ronald Patrick Kell
Registered Professional Land Surveyor
State of Texas No. 6424

Date

This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of **HAGWOOD ESTATES** in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this _____ day of _____, 2022.

By: _____ By: _____
Becky Bennett, Development Coordinator Joe Matrangola, Chairman

I, Jildardo Arias, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas and further it complies with all of the ordinances as currently adopted by City Council.

By: _____
Jildardo Arias, P.E., CFM, City Engineer/Director of Engineering

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

Director _____ Date _____

This is to certify that the above was signed based on the recommendation of the District's Engineer having reviewed all sheets provided and found them to be in general compliance with the District's "Drainage Criteria Manual". This approval is only valid for three hundred sixty-five (365) calendar days. Please note that this does not necessarily mean that the plat has been completely checked and verified. The plat as submitted, was prepared, signed, and sealed by a Professional Land Surveyor licensed to practice surveying in the State of Texas, which conveys responsibility and accountability to that Surveyor.

GCDD Ref # G220030

REGULATION MATRIX

	UNITS PER ACRE	LOT AREA (MIN. SQ. FT.)	MINIMUM LOT WIDTH	SETBACKS					HEIGHT MAXIMUM	PARKING REQUIREMENTS	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
				FRONT	REAR	INTERIOR SIDE	CORNER LOT SIDE	CORNER REAR				
SFR SINGLE-FAMILY RESIDENTIAL	2.7	11,600	90'A	25'B	25'	10'F	25'A	20'C	40'	K	N	35%
SFR SINGLE-FAMILY RESIDENTIAL	2.7	15,600	120'A	25'B	25'	10'	25'B	20'C	40'	K	N	35%

NOTES:

- Lots of less than 120 feet wide require curbs. Lots 120 feet wide or greater may use open ditches.
- 35 feet on thoroughfares.
- 25 feet on thoroughfares.
- Zero-foot lot line on one side only.
- Ten-foot minimum separation between buildings.
- Lots currently in existence with less than 90 feet of width may continue with the same existing setback provided they are not less than a minimum of five feet.
- Developer must elect either units per acre or lot area. Two-family residential units on two lots are required when lot area is elected. Example: a duplex requires two 45-foot-wide lots.
- Setbacks shall be measured from the edge of the street ROW. If streets or drives are private, setbacks shall be measured from the edge of the drainage, utility, or access easement, whichever is greater.
- 25 feet when abutting land zoned single-family residential (SFR) district.
- Reserved.
- Parking is required in accordance with the parking group table in the design criteria manual.

WE, American Bank, N.A. a National Association, owners of holders of a lien against the property described in the plat known as **HAGWOOD ESTATES**, said lien being evidenced by instrument of record in County Clerk's File No. 2022071561, of the Mortgage Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

Printed Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, an officer of American Bank, N.A. a National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°25'32" E	54.74'
L2	N 06°34'28" E	142.05'
L3	N 07°46'45" E	72.83'

GENERAL NOTES:

- ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

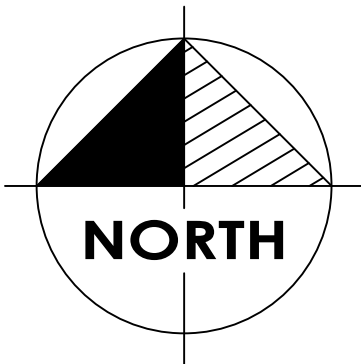
B.L. - BUILDING LINE
CNC - CONCERN
D.E. - DRAINAGE EASEMENT
DOC - DOCUMENT
ESMT. - EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
O.P.R.G.C., Tx. - OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STM.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

FH - FIRE HYDRANT
P - POWER LINE
PP - POWER POLE
WM - WATER METER VAULT

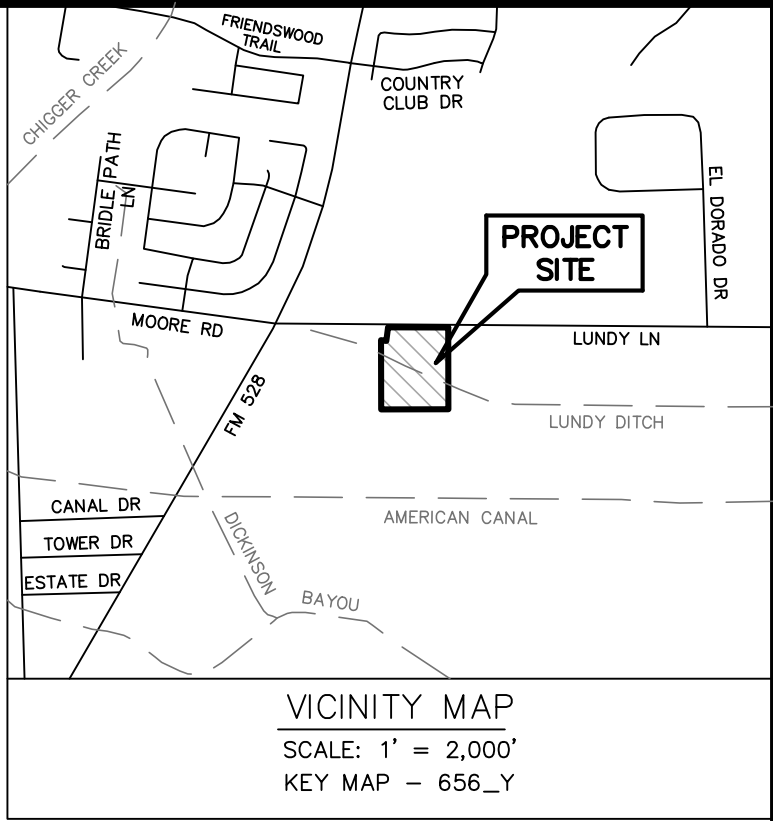
- SIDEWALKS AND ADA RAMPs ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPs ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED 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 30 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 OWNERS 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 TEXAS NEW MEXICO POWER.
- 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 OWNER.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987606026040.
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO TEXAS PIPE LINE CO. PER VOL. 597, PG. 623, O.P.R.G.C., Tx. (BLANKET IN NATURE).
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO PHILLIPS PETROLEUM COMPANY PER VOL. 983, PG. 118, VOL. 1676, PG. 459, AND C.F. No. 8451556 O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO DOW CHEMICAL COMPANY PER VOL. 2399, PG. 486, VOL. 2945, PG. 777, VOL. 2417, PG. 400, AND C.F. No. 810232120 O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- PLAT SUBJECT TO PIPELINE RIGHT-OF-WAY GRANTED TO LO-VACA GATHERING CO. PER VOL. 1527, PG. 680, O.P.R.G.C., Tx. (BLANKET IN NATURE, FIELD VERIFIED)
- DEDICATED BY FINAL PLAT OF MILLS ESTATE, INST. NO. 2018005341, O.P.R.G.C., Tx.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 48167C0201G AND 48167C0202G, MAP REVISED APRIL 15, 2019, THE SURVEYED TRACT LIES IN ZONE UNSHADED ZONE X (AREA SUBJECT TO MINIMAL ANNUAL CHANCE FLOOD HAZARD).

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES, OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY. THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEDE THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED, AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.



GRAPHIC SCALE: 1" = 100'
100 0 100 200 Feet



METES AND BOUNDS DESCRIPTION:

A TRACT OR PARCEL CONTAINING 13.5075 ACRES OR 588,386 SQUARE FEET OF LAND SITUATED IN THE B. S. & F. SURVEY, ABSTRACT NO. 625, GALVESTON COUNTY, TEXAS, BEING ALL OF A CALLED 13.5206 ACRE TRACT OF LAND CONVEYED TO JESSICA HAGEWOOD AND CLINT HAGEWOOD, AS RECORDED IN INSTRUMENT NO. 22174195 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE [NAD 83]:

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE LUNDY LANE, THE NORTHEAST CORNER OF A CALLED 1.670 ACRE TRACT OF LAND CONVEYED TO TODD ALAN LANDER AS RECORDED IN INSTRUMENT NO. 2021057952 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID 13.5075 ACRE AND HEREIN DESCRIBED TRACT

THENCE, NORTH 89 DEG. 02 MIN. 22 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, AND NORTH LINE OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT, A DISTANCE OF 626.43 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE AND WEST RIGHT-OF-WAY LINE OF SCHULTE LANE (65' WIDE PRIVATE DRIVE) AS RECORDED IN INSTRUMENT NO. 2018005341;

THENCE, SOUTH 01 DEG. 14 MIN. 33 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SCHULTE LANE, A DISTANCE OF 851.53 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A CALLED 10.4813 ACRE TRACT OF LAND CONVEYED TO AMERICA SEABRA AND WIFE, MARIA F. SEABRA AS RECORDED IN INSTRUMENT NO. 2021026014 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, A NORTHEAST CORNER OF A CALLED 45.273 ACRE TRACT OF LAND CONVEYED TO CORDERO GROUP, LLC AS RECORDED IN INSTRUMENT NO. 2014052504 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS

THENCE, SOUTH 88 DEG. 50 MIN. 14 SEC. WEST, ALONG A NORTHERLY LINE OF SAID 45.273 ACRE TRACT, A DISTANCE OF 720.36 FEET TO A 1 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID 45.273 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 13.5206 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, N 01 DEG. 10 MIN. 53 SEC. WEST, ALONG AN EAST LINE OF SAID 45.273 ACRE TRACT, A DISTANCE OF 720.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET IN THE NORTHERLY LINE OF SAID 45.273 ACRE TRACT, THE SOUTHERLY LINE OF SAID 1.670 ACRE TRACT, AND AN EXTERIOR CORNER OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 25 MIN. 32 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 1.670 ACRE TRACT, A DISTANCE OF 54.74 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 1.670 ACRE TRACT AND AN INTERIOR CORNER OF SAID 13.5206 ACRE AND HEREIN DESCRIBED TRACT;

THENCE, NORTH 06 DEG. 34 MIN. 28 SEC. EAST, ALONG THE EASTERLY LINE OF SAID 1.670 ACRE TRACT, A DISTANCE OF 142.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.5075 ACRES OR 588,386 SQUARE FEET OF LAND MORE OR LESS.

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT

THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____

AT _____ O'CLOCK, _____ M. AND DULY RECORDED ON _____, 20____

AT _____ O'CLOCK, _____ M. INSTRUMENT # _____ GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

By: _____
DEPUTY

A PRELIMINARY PLAT OF
HAGWOOD ESTATES

A SUBDIVISION OF 13.5075 AC. / 588,386 SQ. FT.,
BEING ALL OF LOT 7 AND A PORTION OF LOT 8,
GEORGE VAN PELT'S SUBDIVISION,
RECORDED IN VOL. 14, PG. 34, OF THE MAP RECORDS OF GALVESTON COUNTY,
SITUATED IN THE B.S. & F. SURVEY, ABSTRACT NO. 625,
CITY OF FRIENDSWOOD,
GALVESTON COUNTY, TEXAS.

1 BLOCK 1 LOT

NOVEMBER 28, 2022

Owners
CLINT & JESSICA HAGEWOOD
2870 Wimbeldon Lane
Friendswood, TX 77546
(903) 436-4978



Prepared By
BEACON
LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

9984 NORRILL HEIGHTS LN. | BROOKSHIRE, TX 77623 | 281.634.0044
FIRM REGISTRATION NO. 101946141 | PRELIMPLANDSERVICES.COM

PROJECT NO. 5504 / SHEET 1 OF 1

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: December 12, 2022

Re: Hagewood Estates Preliminary Plat

Project Description: The proposed plat will create one single residential tract. Access and public water are available from Lundy Lane. The Galveston County Consolidated Drainage District (GCCDD) requires an easement along Lundy Ditch.

Approval Options:

☐ Approval

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

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

☐ Conditional Approval with the following conditions*

☐ Disapproval due to the following reasons*

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

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

None.

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

None.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: December 22, 2022

Subject: Consider approval of the site plan for the Friendswood Mini Mart to be located at 4321 Friendswood Link Road.

Action:

SUMMARY / ORIGINATING CAUSE

The proposed project is a new commercial building to be located at 4321 Friendswood Link Road. The project will include a 14,000 square foot convenience store plus five 2-sided gas pumps. Onsite detention is required. A 10-foot landscape buffer will be installed to buffer the residential properties at the rear of the tract, and a 10-foot landscape buffer will be required along the road right-of-way. The property is zoned Neighborhood Commercial (NC).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Retail businesses contribute toward the economic development of the city. Additionally, the location of the store will provide the surrounding residential areas with additional services for gas and food.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Compliance Memo_Friendswood Mini Mart
2. Plans_4321 Friendswood Link Rd

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

Date: December 13, 2022

Re: Friendswood Mini Mart
Commercial Site Plan

Project Description: The proposed project is a new commercial building to be located at 4321 Friendswood Link Road. The project will include a 14,000 square foot convenience store plus five 2-sided gas pumps. Onsite detention is required. A 10-foot landscape buffer will be installed buffering the rear residential properties and adjacent to the right-of-way.

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.

" PROPOSED SINGLE STORY GAS CANOPY & C-STORE BUILDING "

LOCATED AT
4321 FRIENDSWOOD LINK Rd, FRIENDSWOOD, TX 77546

Friendswood Fire Marshal's Office	
Received	11/14/22
Reviewed	11/14/22
See FMO Plan Review Form	

NOTE:
FUEL CANOPY IS REQUIRED SEPARATE PERMIT.

SUITE - LOCATION

SCOPE OF PROJECT

A GROUND UP CONSTRUCTION OF SINGLE STORY GAS STATION BUILDING WITH PROP DELI INSIDE

CODE ANALYSIS:

THE DESIGN DRAWING CRITERIA OF THIS PROJECT HAVE BEEN PREPARED AS PER THE FOLLOWING CODE AND WITH LOCAL CITY ORDINANCE ADOPTED. ALL WORK SHALL COMPLY WITH THE FOLLOWING CODE. NOTIFY THE DESIGNER FOR ANY CONFLICTS.

- 2018 IBC INTERNATIONAL BUILDING CODE W/COM AMENDMENT
- 2018 IFI INTERNATIONAL FIRE CODE
- 2018 IECC INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 ADA AMERICAN DISABILITIES ACT LATEST EDITION (WITH ALL THE ADDENDUMS); TEXAS DEPARTMENT OF LICENSING & REGULATIONS.
- 2017 NEC NATIONAL ELECTRICAL CODE
- 2018 IMC INTERNATIONAL MECHANICAL CODE
- 2018 IPC INTERNATIONAL PLUMBING CODE
- 2018 IFGC INTERNATIONAL FUEL GAS CODE

BUILDING DATA ANALYSIS:

OCCUPANCY GROUP : M-MERCANTILE GROUP (SECTION - 309)

TYPE OF CONSTRUCTION : II - B (SPRINKLED - S1)

BUILDING HEIGHT (ALLOWABLE) : 75'-0" (3 STORY)

BUILDING HEIGHT (ACTUAL) : 33'-0" (1 STORY)

BUILDING AREA (ALLOWABLE) : 50,000 SQ-FT

PROP C-STORE : 14,000 SQ-FT

EGRESS CRITERIA :

AS PER SECTION 1005 & 1005.3.2 : EGRESS WIDTH REQUIREMENT
AS PER SECTION 1016.1 EXIT ACCESS TRAVEL DISTANCE (WITHOUT SPRINKLER SYSTEM)
MIN. EGRESS REQUIREMENTS:

* 2 EXISTS ARE REQUIRED WHEN OCCUPANT LOAD IS > 49

EXISTS PROVIDED : 05'-0" EXISTING
MIN. TOTAL EGRESS WITH REQ'D : 0.20 x 213 = 42.6 INCH
(TABLE 1005.3.2 IBC 2018)
TOTAL EGRESS WITH PROVIDED : 2 x 3'-0" DOORS = 108 INCH.
2 x 6'-0" DOORS = 144 INCH.
ALLOWABLE MAX. DEAD LIMIT : 20'-0"
ALLOWABLE MAX. TRAVEL DISTANCE TO EXIT : 200'-0" (IBC 1016.1)

FIRE PROTECTION/ LIFE SAFETY SYSTEM:

SPRINKLER SYSTEM : YES
STANDPIPES : YES
FIRE LANE PROPOSED : YES
EXIT SIGN : YES
FIRE ALARMS : YES
EMERGENCY LIGHTING : YES

AN AUTOMATIC SPRINKLER NOT REQUIRED AS PER IBC CODE

SHEET INDEX

ARCHITECTURE

- A-0.0 COVER SHEET
- ADA-1 STANDARD DESIGN AND DETAILS
- ADA-2 STANDARD DESIGN AND DETAILS
- A-1.1 FLOOR PLAN
- A-1.2 ROOF PLAN
- A-1.3 FLOOR PLAN (DIMENSION)
- A-1.4 REFLECTED CEILING PLAN
- A-1.5 EQUIPMENT PLAN
- A-1.6 FINISH SCHEDULE PLAN
- A-2.0 ELEVATIONS 1 & 2
- A-2.1 ELEVATIONS 3 & 4
- A-3.0 WALL SECTIONS (1/4)
- A-3.1 WALL SECTIONS (2/4)
- A-3.2 WALL SECTIONS (3/4)
- A-3.3 WALL SECTIONS (4/4)
- A-3.4 INTERIOR WALL SECTIONS (2/2)
- A-3.5 INTERIOR WALL SECTIONS (2/2)
- A-3.6 TYPICAL WALL TYPE DETAILS
- A-3.7 TYPICAL STUCCO DETAILS
- A-3.8 TYPICAL MILL WORK DETAILS
- A-4.0 RESTROOM - 1 DETAILS
- A-4.1 RESTROOM - 2 DETAILS
- A-4.2 INTERIOR DETAILS (1/3)
- A-4.3 INTERIOR DETAILS (2/3)
- A-4.4 INTERIOR DETAILS (2/3)
- A-5.0 DOORS SCHEDULE & DETAILS 1/2
- A-5.1 DOORS SCHEDULE & DETAILS 2/2
- A-5.2 WINDOWS SCHEDULE & DETAILS 1/2
- A-5.3 WINDOWS SCHEDULE & DETAILS 2/2

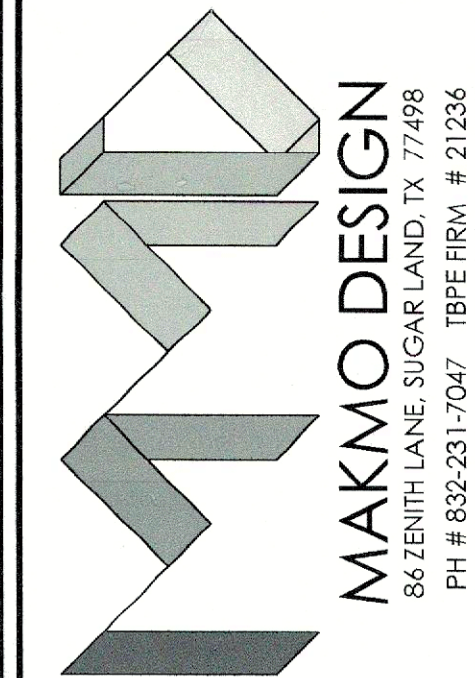
DEFERRED SUBMITTAL
1: UNDER GROUND TANKS DRAWINGS
2: KITCHEN HOOD DRAWINGS
3: GAS CANOPY STRUCTURAL DRAWINGS

TEXAS DEPARTMENT OF LICENSING AND REGULATION

REGISTRATION NO : TABS2022011882

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION
01	07-09-2022	CITY OF FRIENDSWOOD



MAKMO DESIGN
86 ZENITH LANE, SUGAR LAND, TX 77498
PH # 832-2317047 TBE FRW # 21236

PROPOSED RETAIL SHOP
LOCATED AT
4321 FRIENDSWOOD LINK Rd.
FRIENDSWOOD, TX 77546

SEAL :



DATE:

PROJECT NUMBER : 21-060
SCALE : N.T.S=1"=0'
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :

COVER
SHEET

DRAWING NUMBER:
A-0.0

IMPORTANT POINTS FOR GENERAL CONTRACTOR:

CONTRACTOR MUST BE FAMILIAR WITH THE EXISTING SITE CONDITIONS AND ANY RESTRICTIONS REGARDING OF ARC-CITY OR COUNTY FOR FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY PER RECIPROCAL EASEMENT AGREEMENT WITH CONVENTS. GENERAL CONTRACTOR MUST HAVE A COPY OF THE ABOVE DOCUMENT FROM THE OWNER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE DOCUMENT AS MENTION ABOVE AND THE APPLICABLE BUILDING CODE REQUIREMENTS PER ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE. FOR MORE INFORMATION PLEASE CONTACT THE OWNER OR THE OWNER'S REPRESENTATIVE.

OTHER IMPORTANT NOTES:

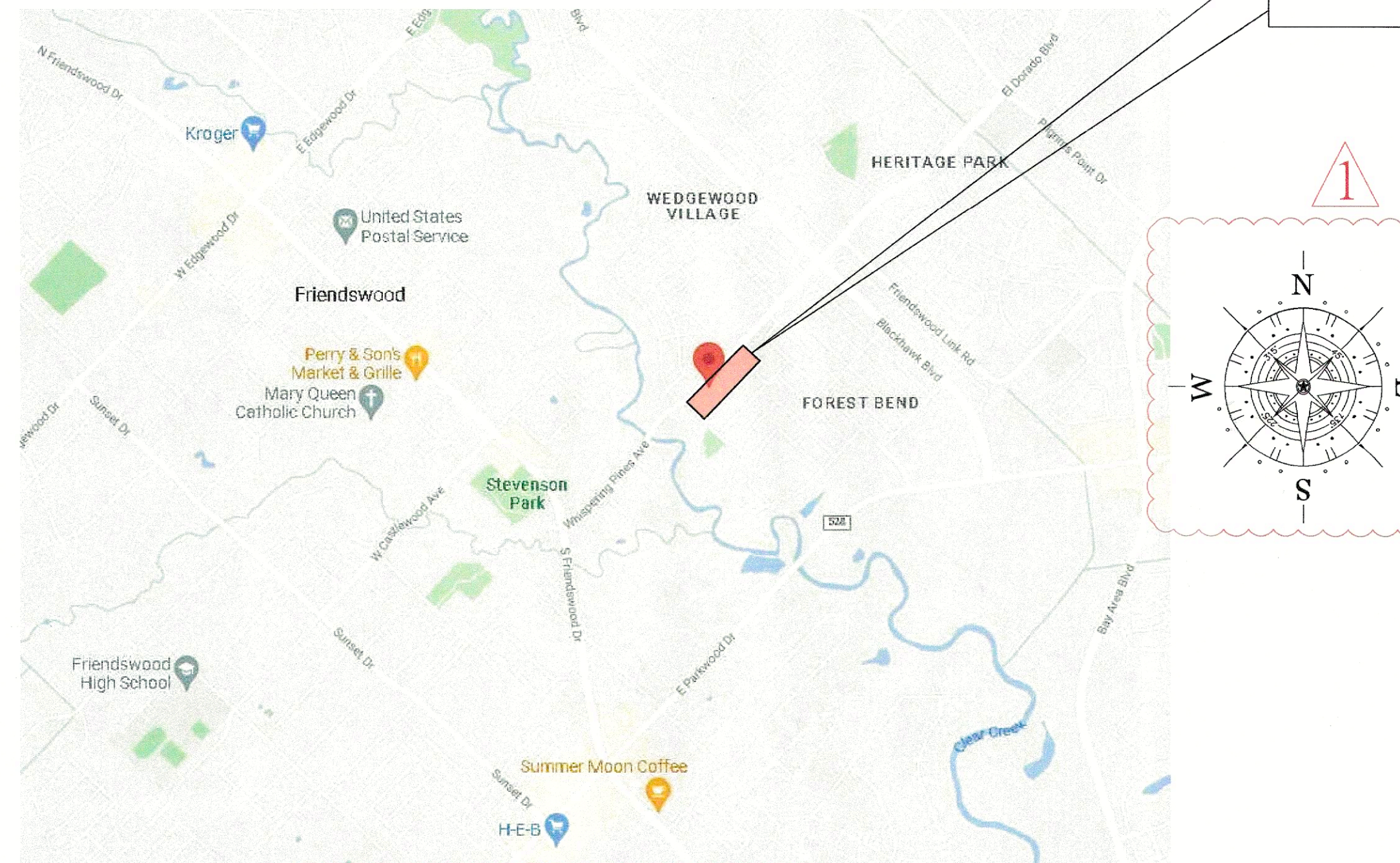
IF THE DRAWING ARE MARK WITH - NOT SCALE DRAWING.
WRITTEN DIMENSION TAKE PRECEDENCE. NOTIFY DESIGNER FOR ANY DISCREPANCIES BEFORE STARTING ANY WORK.

SYMBOLS MARK

SYMBOL EXAMPLE	SYMBOL DESCRIPTION
100 RESTROOM MENS/ WOMEN	AREA NO AREA NAME
01 SHEET	DETAIL SHEET
01/A-1.0	ENLARGED DETAIL CALL OUT DETAIL NO. / SHEET NO.
A	COLUMN GRID CALL OUTS
+ 0'-0" KEYWAY	BUILDING DATUM ELEVATION OR ELEVATION NOTATIONS
1 A-2.0	INTERIOR ELEV NO. / SHEET NO.
1 A-3.0	WALL SECTION
MD. 00	DOOR SYMBOL & MARK (MD. 00)
4	WALL TYPE AND PARTITION TYPE TAG
AW. 00	WINDOW SYMBOL (AW. 00)
1	REVISION CLOUD & COMMENTS NO

MATERIAL INDICATIONS :

CONCRETE BLOCK (PLAN)	WOOD BLOCKING CONTINUOUS
CONCRETE	EARTH / SOIL
HARD1 PLANK/CEMENT	GRASS
BRICK	INSULATION (BLANKET OR BATT)
STONE	WOOD BLOCKING
RIGID BOARD INSULATION	CERAMIC TILE
METAL	PAVERS
STUCCO OR PLASTER	GRAVEL OR CRUSHED ROCK OR POROUS FILL



VICINITY PLAN

Scale: 1"=2000'



FRONT VIEW

Scale: N.T.S.

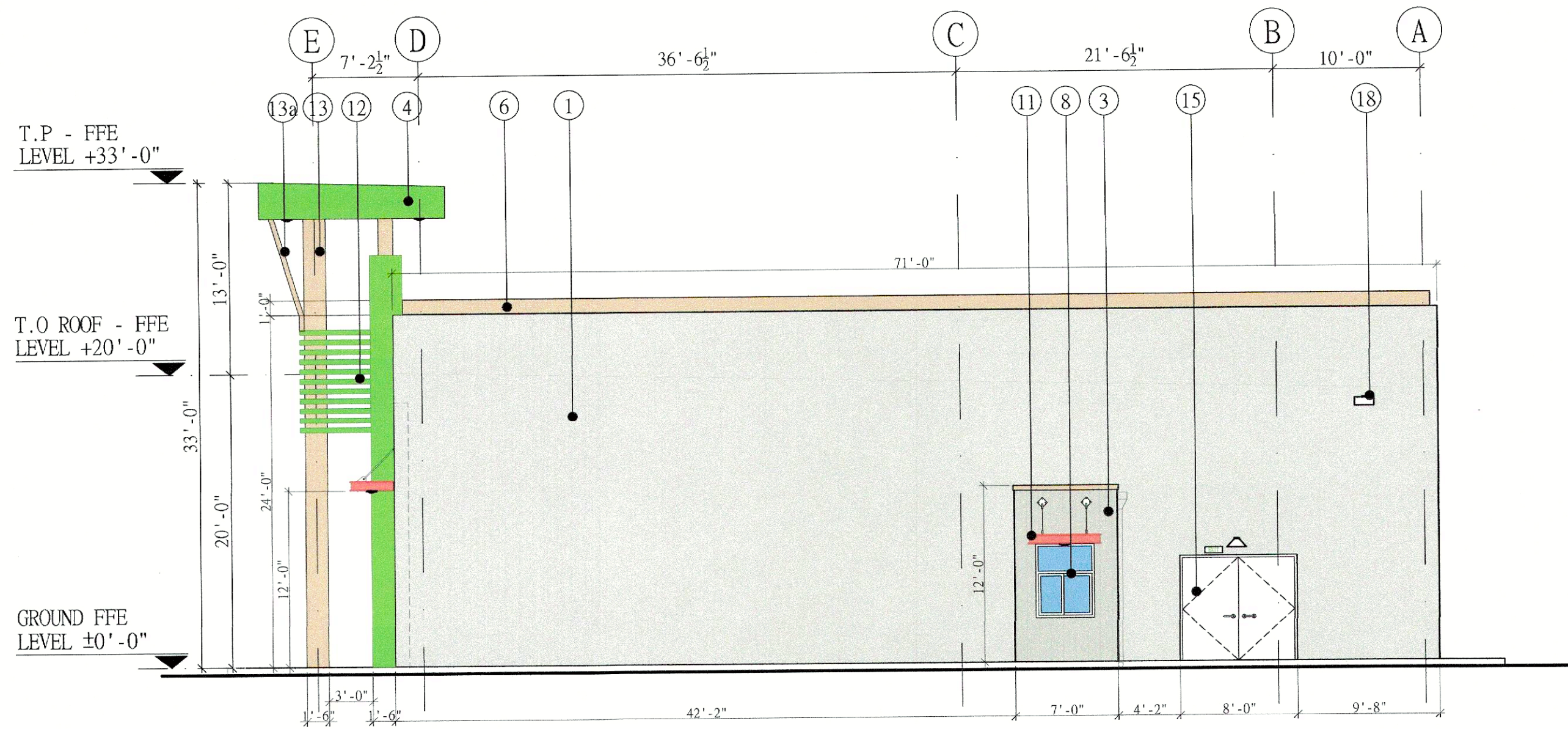
FIRE SPRINKLER NOTE:

* FIRE SPRINKLER SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH CURRENT NFPA STANDARD #13. IFC SEC. 903

* A FIRE ALARM SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CURRENT NFPA STANDARD #72 AND IFC SECTION 907.

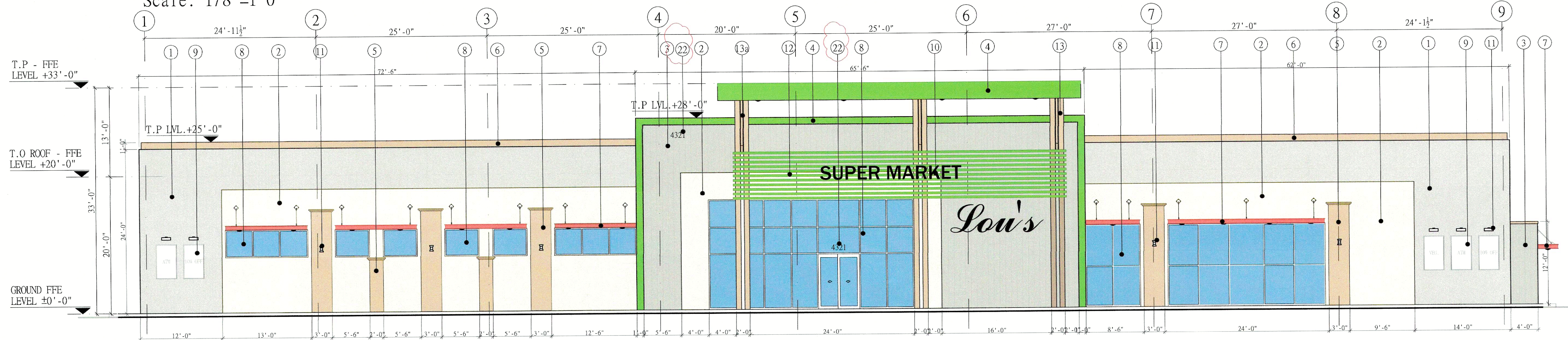
OCCUPANCY LOAD PER 2018 IBC (1004.1.2)

RM TAG	RM NAME	SQ.FT	OCCUPANCY FACTOR	OCCUPANCY LOAD
F-100	ENTRANCE LOBBY	408	60	7
F-101	SALES & DISPLAY AREA	7937	60	132
F-102	OFFICE ROOM	89	60	2
F-103	CHECK CASHING	192	60	3
F-104	SEATING AREA	450	15	30
F-105	VESTIBULE	127	N/A	N/A
F-106	MEN'S RESTROOM	160	N/A	N/A
F-107	WOMEN'S RESTROOM	155	N/A	N/A
F-108	DELI	380	100	4
F-109	PREP.	254	100	2
F-110 & 111	UTILITY	680	100	7
F-112	FREEZER & REFRIGERATOR	125	300	1
F-113	STOCK ROOM	588	100	6
F-114	VESTIBULE	78	N/A	N/A
F-115 & 116	WALK-IN COOLER	589	300	2
F-117	BEER CAVE	178	300	1
F-118	GENERATOR ROOM	88	100	1
F-119	SPRINKLER ROOM	66	100	1
F-120 & 121	RENTABLE AREA	342	60	6
F-122	PRODUCE DISPLAY	454	60	8
TOTAL		13340		213



ELEVATION -2

Scale: 1/8"=1'0"



ELEVATION -1

Scale: 1/8"=1'0"

DESIGN CRITERIA:

- THE BUILDING CODE USED FOR THE BASIS ON TABLE 1604.5, 1607.1 WITH AMENDED 2018 IBC.
- STRUCTURAL DESIGN CRITERIA:
 - GRAVITY LOAD
 - DESIGN LOADS

ROOF - LIVE LOAD	-----	20 PSF
DEAD LOAD	-----	SELF WT. OF
 - STRUCTURAL ELEMENTS

FLOOR - LIVE/DEAD	-----	100 PSF/ 20 PSF
-------------------	-------	-----------------
 - WIND LATERAL
 - WIND LOAD CRITERIA (AS PER ASCE 7)
 - ULTIMATE DESIGN WIND SPEED, V_{ult} = 140 MPH
 - RISK CATEGORY - II
 - IMPORTANCE FACTOR - 1.0
 - EXPOSURE CLASSIFICATION - B

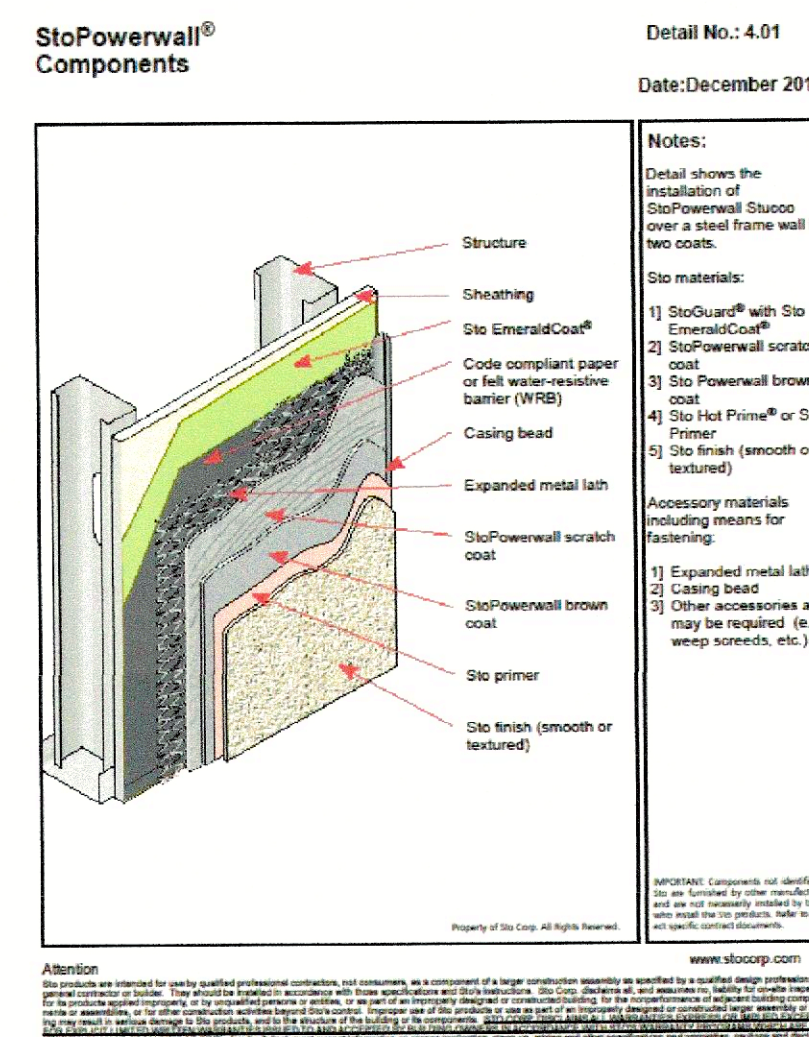
AWNINGS AND CANOPIES ARE DESIGNED FOR A MINIMUM UNIFORM LIVE LOAD OF 20 PSF AS PER TABLE 1607.1 AS WELL AS FOR THE REQUIRED ULTIMATE DESIGN WIND SPEED, V_{ULT} .

MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	3/4" STUCCO FINISH #1	
	3/4" STUCCO FINISH #2	
	FIBER CEMENT PANEL (WOOD TEXTURE)	
	FIBER CEMENT BOARD #1	
	FIBER CEMENT BOARD #2	
	CMU BLOCK	

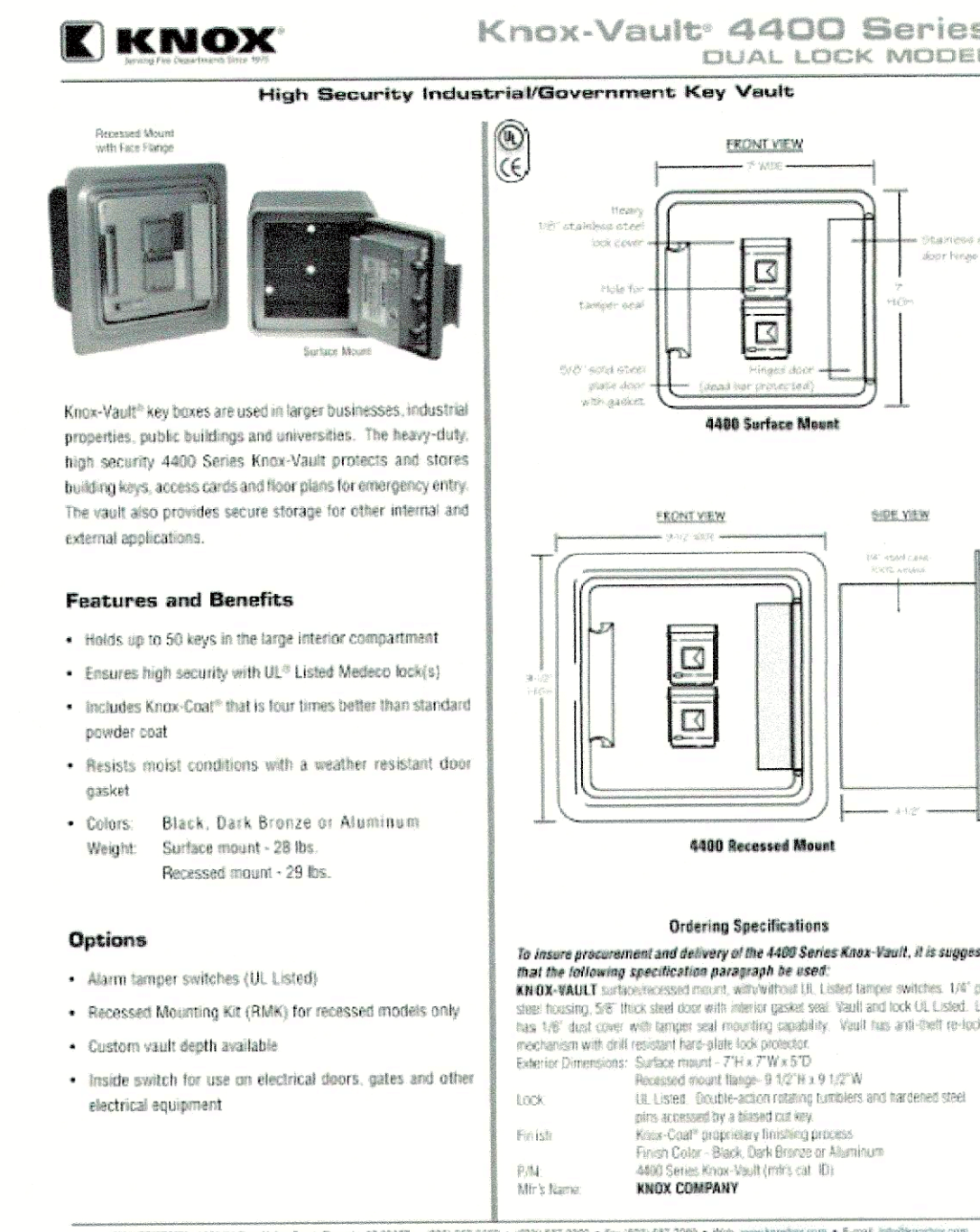
KEYED NOTES

- 3/4" STUCCO FINISH #1 OVER 5/8" DENSGLASS SHEATHING / 8" CMU BLOCK
- 3/4" STUCCO FINISH #2 OVER 5/8" DENSGLASS SHEATHING / 8" CMU BLOCK
- FIBER CEMENT PANEL (WOOD TEXTURE) OVER 5/8" DENSGLASS SHEATHING / 8" CMU BLOCK
- FIBER CEMENT BOARD #1 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
- FIBER CEMENT BOARD #2 PAINTED FINISH OVER 5/8" DENSGLASS SHEATHING
- PARAPET WALL WITH PAINTED METAL FLASHING
- METAL ENTRANCE CANOPY (BY APPROVED SUPPLIER)
- ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
- ADVERTISEMENT BOARD
- EXTERIOR SIGN BY OWNERS
- LED DROP LIGHT
- ALUMINUM SQUARE CHANNEL PAINTED FINISH
- WOOD PANEL PAINTED FINISH OVER METAL COLUMN
- WOOD FINISH METAL AWNINGS
- 8" CMU SMOOTH PAINTED FINISH
- EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
- SECONDARY SCUPPER (RE: PLUMBING DRAWINGS)
- DOWNSPOUT (RE: PLUMBING DRAWINGS)
- WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
- CAT LADDER
- EMERGENCY EXIT LIGHT
- METAL-ROLLING-SHUTTER-DOOR (RE: DOOR SCHEDULE)
- ADDRESS TO BE POSTED AS PER IFC 505.1



STUCCO DETAIL

Scale: N.T.S.

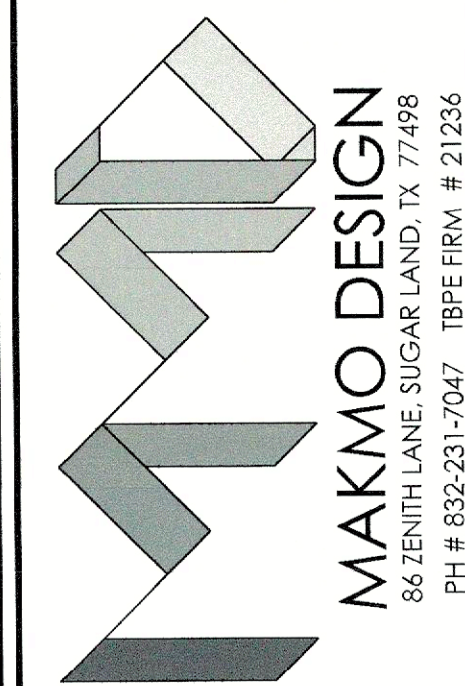


KNOX BOX DETAIL

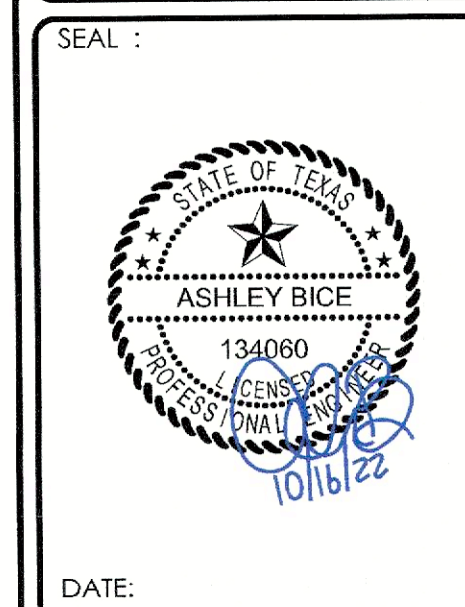
Scale: N.T.S.

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

NO.	DATE	DESCRIPTION



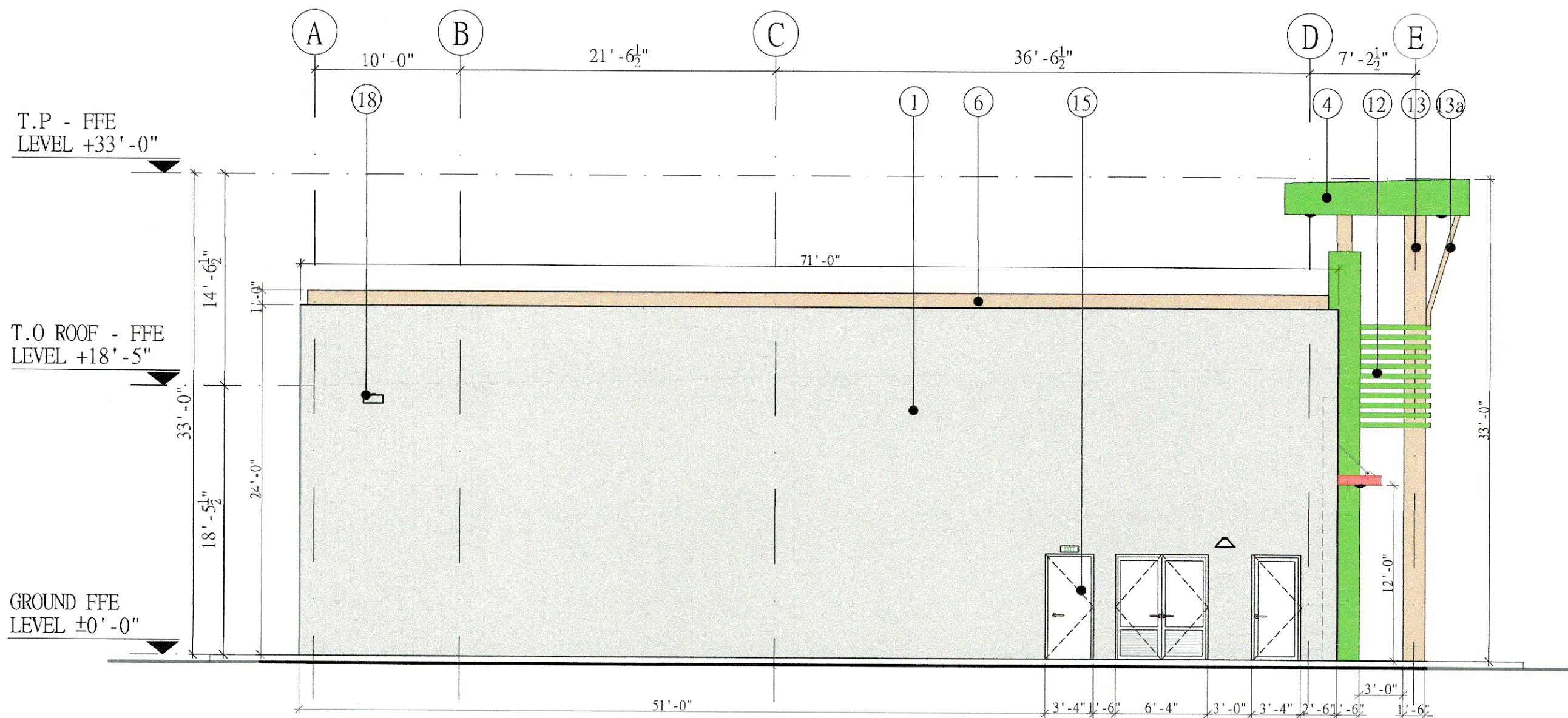
PROPOSED RETAIL SHOP
LOCATED AT
4321 FRIENDSWOOD LINK Rd.
FRIENDSWOOD, TX 77546



DATE: _____
PROJECT NUMBER : 21-040
SCALE : 1/8"=1'-0"
DRAWN BY : A.Z.
CHECKED BY : A.Z.
SHEET TITLE : _____

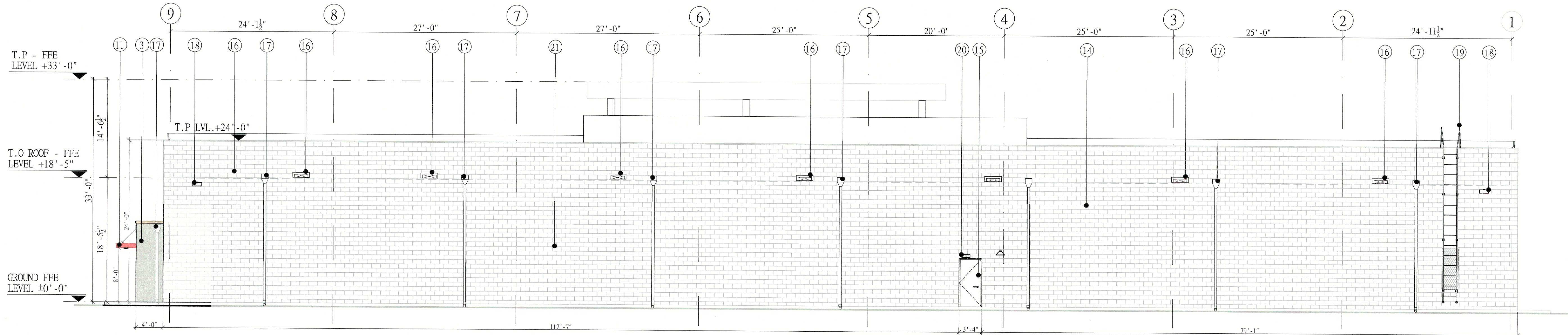
ELEVATION 1 & 2

DRAWING NUMBER:
A-2.0



ELEVATION -4

Scale: 1/8"=1'0"



ELEVATION -3

Scale: 1/8"=1'0"

LIGHT GAUGE METAL FRAMING NOTES:

1. ALL STUDS AND / OR JOIST AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
3. ALL STUDS, RUNNERS, JOISTS AND TRUSSES SHALL BE FORMED FROM GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR .097, .068, .054 THICK MEMBERS AND 33 KSI FOR .043 AND .033 THICK MEMBERS AND FLAT STRAP BRACING.
4. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
5. PREFABRICATED PANELS SHALL BE SQUARE, WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING, HANDLING AND LIFTING SHALL BE DONE IN A MANNER SO AS NOT CAUSE DISTORTION IN ANY MANNER.
6. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
7. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT THEIR ENDS ARE POSITIONED AGAINST THE INSIDE OF TRACK WEB PRIOR TO FASTENING.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF - DRILLING SCREWS OR WELDS. SCREW OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL BE TOUCHED - UP WITH A ZINC - RICH PAINT.
9. RUNNER SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE. PROPOSED CONNECTION TO BE SUBMITTED FOR APPROVAL.
10. ABUTTING LENGTHS OF TRACK SHALL EACH BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, BUTT - WELDED, OR SPLICED.
11. STUDS SHALL BE PLUMB, ALIGNED AND SECURELY ATTACHED TO FLANGES OF BOTH UPPER AND LOWER TRACKS.
12. JACK STUDS OR CRIPPLES SHALL BE INSTALLED BELOW WINDOW SILLS, ABOVE WINDOW AND DOOR HEADERS, AND WHERE NEEDED TO FURNISH SUPPORT, AND SHALL BE SECURELY ATTACHED TO CONNECTING MEMBERS.
13. RESISTANCE TO MINOR AXIS BENDING AND ROTATION SHALL BE PROVIDED BY GYPSUM BOARD OR GYPSUM SHEATHING AND BY HORIZONTAL STRAP AND BLOCKING OR COLD - ROLLED CHANNEL BRACING AT THIRD POINTS.
14. SPLICES IN AXIALLY LOADED STUDS SHALL NOT BE PERMITTED.
15. PROVIDE A MINIMUM OF (3) #12 SCREWS FOR ALL STUD CONNECTIONS.
16. BRIDGING SHALL BE INSTALLED IMMEDIATELY AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED TO PREVENT FRAMING ROTATION AND TO SUPPORT FLANGES IN COMPRESSION. BRIDGING SHALL CONSIST OF SOLID BLOCKING PLUS STRAP BRACING OR 1 1/2" COLD - ROLLED CHANNELS SCREW - ATTACHED OR WELDED TO BOTTOM JOIST FLANGES. BRIDGING SHALL BE INSTALLED AT MID SPAN FOR SPAN 16'-0" OR LESS AND AT 8' - 0" O.C. MAX. FOR SPANS GREATER THAN 16'-0" U.N.O. SOLID BLOCKING, OF FIELD - CUT TRACK OR JOIST SECTION, SHALL BE PROVIDED. WELDED OR SCREW - ATTACHED BETWEEN OUTER JOISTS, OVER ALL INTERIOR SUPPORTS AND ADJACENT TO OPENING AT 10' - 0" O.C. MAX. COLD - ROLLED CHANNELS OR STRAP BRACING OF 1 1/2" X 33 MIL (0.033") CORROSION - RESISTANT STEEL SHALL BE SCREW - ATTACHED TO BOTTOM JOIST FLANGE BETWEEN SOLID BLOCKING. REFERENCE MANUFACTURER INSTALLATION INSTRUCTIONS.

MATERIAL LEGEND

SYMBOL	DESCRIPTION	COLOR
	3/4" STUCCO FINISH #1	
	3/4" STUCCO FINISH #2	
	FIBER CEMENT PANEL (WOOD TEXTURE)	
	FIBER CEMENT BOARD #1	
	FIBER CEMENT BOARD #2	
	CMU BLOCK	

KEYED NOTES

- 1 3/4" STUCCO FINISH #1 OVER 5/8" DENSGLOSS SHEATHING / 8" CMU BLOCK
- 2 3/4" STUCCO FINISH #2 OVER 5/8" DENSGLOSS SHEATHING / 8" CMU BLOCK
- 3 FIBER CEMENT PANEL (WOOD TEXTURE) OVER 5/8" DENSGLOSS SHEATHING / 8" CMU BLOCK
- 4 FIBER CEMENT BOARD #1 PAINTED FINISH OVER 5/8" DENSGLOSS SHEATHING
- 5 FIBER CEMENT BOARD #2 PAINTED FINISH OVER 5/8" DENSGLOSS SHEATHING
- 6 PARAPET WALL WITH PAINTED METAL FLASHING
- 7 METAL ENTRANCE CANOPY (BY APPROVED SUPPLIER)
- 8 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATING TEMPERED LOW-E GLASS (RE: WINDOW SCHEDULE)
- 9 ADVERTISEMENT BOARD
- 10 EXTERIOR SIGN BY OWNERS
- 11 LED DROP LIGHT
- 12 ALUMINUM SQUARE CHANNEL PAINTED FINISH
- 13 WOOD PANEL PAINTED FINISH OVER METAL COLUMN
- 13a WOOD FINISH METAL AWNINGS
- 14 8" CMU SMOOTH PAINTED FINISH
- 15 EXTERIOR HOLLOW CORE METAL DOOR (RE: DOOR SCHEDULE)
- 16 SECONDARY SCUPPER (RE: PLUMBING DRAWINGS)
- 17 DOWNSPOUT (RE: PLUMBING DRAWINGS)
- 18 WALL PACK LIGHT (RE: ELECTRICAL DRAWINGS)
- 19 CAT LADDER
- 20 EMERGENCY EXIT LIGHT
- 21 METAL ROLLING SHUTTER DOOR (RE: DOOR SCHEDULE)
- 22 ADDRESS TO BE POSTED AS PER IFC 505.1

STUCCO COMPOSITION NOTES:

SECTION 2512: EXTERIOR PLASTER:

2512.1 GENERAL

Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete or gypsum board backing as specified in Section 2510.5. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

2512.1.1 ON-GRADE FLOOR SLAB

On wood-framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

2512.1.2 WEEP SCREEDS

A minimum 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3-1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

2512.2 PLASTICITY AGENTS

Only approved plasticity agents and approved amounts thereof shall be added to Portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plasticizer is permitted to be added to cement plaster or cement and lime plaster in an amount not to exceed that set forth in two coats, provided the total thickness is as set forth in ASTM C 926.

2512.3 LIMITATIONS

Gypsum plaster shall not be used on exterior surfaces.

2512.4 CEMENT PLASTER

Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40°F (4°C), unless provisions are made to keep cement plaster work above 40°F (4°C) during application and 48 hours thereafter.

2512.5 SECOND COAT APPLICATION

The second coat shall be brought out to proper thickness, rodged and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/4 inch (6.4 mm) in any direction under a 5-foot (1524 mm) straight edge.

2512.6 CURING AND INTERVAL

First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and Table 2512.6.

TABLE 2512.6 CEMENT PLASTERS ^a		
COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
FIRST	48 HOURS ^b	48 HOURS ^b
SECOND	48 HOURS	7 DAYS ^c
FINISH	—	NOTE C

a. The first two coats shall be as required for the first coats of exterior plaster, except that the moist-curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

b. Twenty-four-hour minimum interval between coats of interior cement plaster. For alternate method of application, see Section 2512.8.

c. Finish coat plaster is permitted to be applied to interior Portland cement base coats after a 48-hour period.

2512.7 APPLICATION TO SOLID BACKINGS

When applied over gypsum backing as specified in Section 2510.5 or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hard-ness.

2512.8 ALTERNATE METHOD OF APPLICATION

The second coat is permitted to be applied as soon as the first coat has attained sufficiently rigidity to receive the second coat.

2512.8.1 ADMIXTURES

When using this method of application, calcium aluminate cement up to 15 percent of the weight of the Portland cement is permitted to be added to the MIX.

2512.8.2 CURING

Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926 and Table 2512.6.

2512.9 FINISH COATS

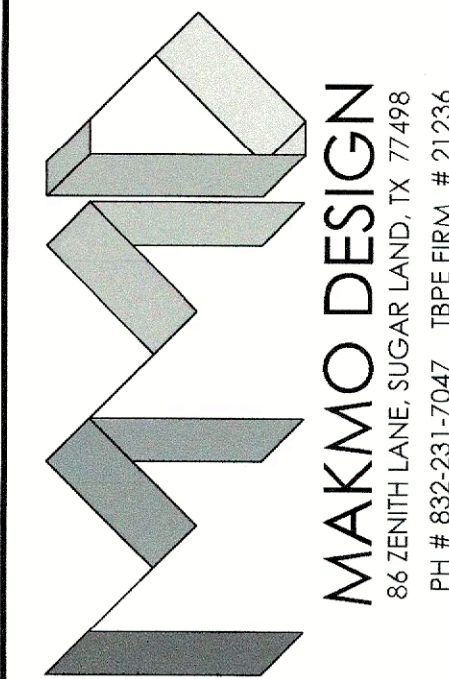
Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thickness to conceal the brown coat.

These notes were obtained from 2018 IBC.

ISSUE FOR:
FOR INTER REVIEW ONLY
NO ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION



PROPOSED RETAIL SHOP
LOCATED AT
4321 FRIENDSWOOD LINK Rd.
FRIENDSWOOD, TX 77546

SEAL :



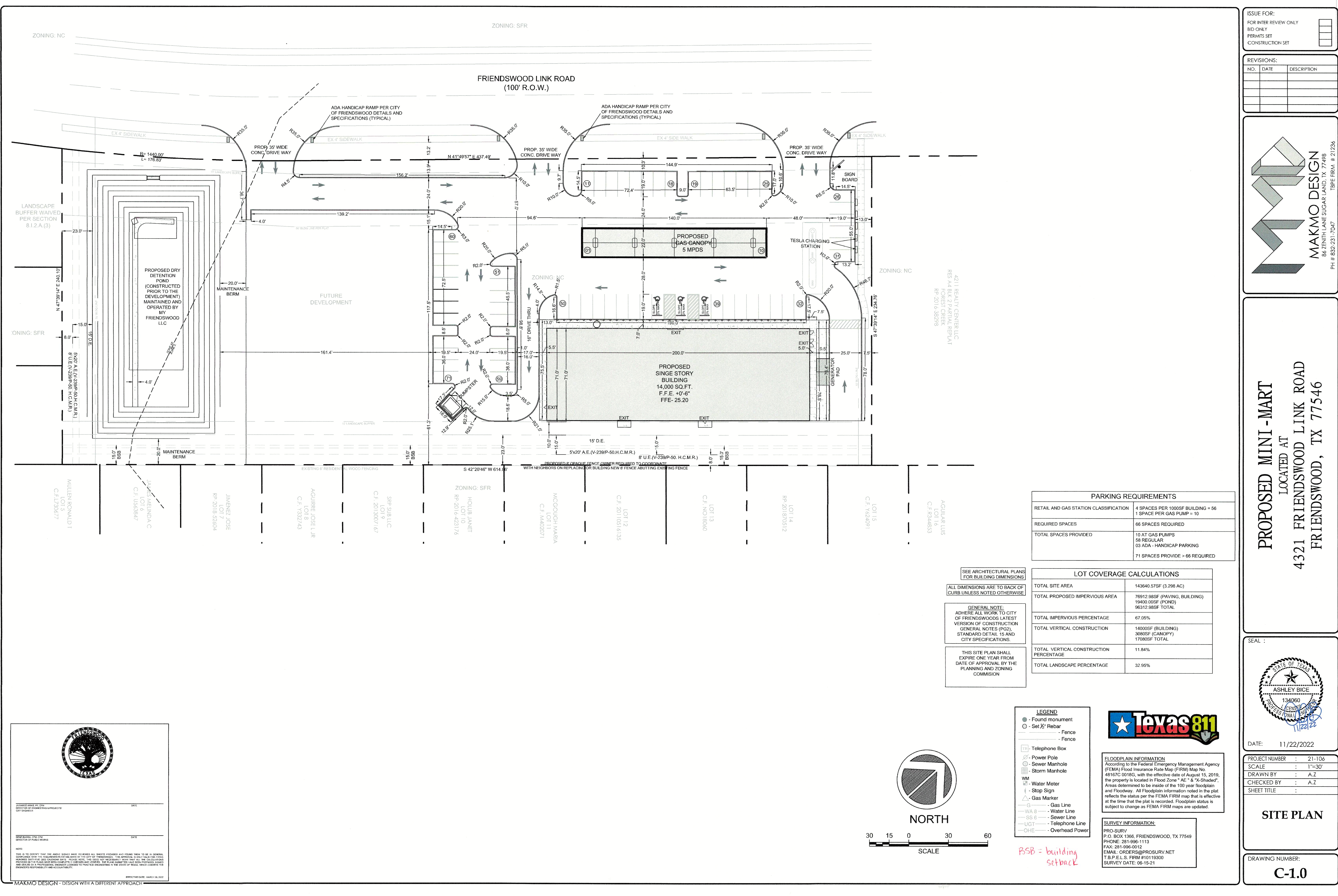
DATE:

PROJECT NUMBER : 21-060
SCALE : 1/8"=1'-0"
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :

ELEVATION
3 & 4

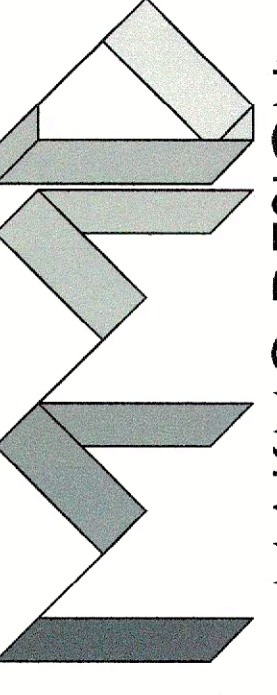
DRAWING NUMBER:

A-2.1



ISSUE FOR:		
FOR INTER REVIEW ONLY		
BID ONLY		
PERMITS SET		
CONSTRUCTION SET		

REVISIONS:		
NO.	DATE	DESCRIPTION



MAKMO DESIGN
86 TENTH LANE SUGAR LAND, TX 77498
PH # 832-231-7047
TBP# FIRM # 21036

PROPOSED MINI-MART
LOCATED AT
4321 FRIENDSWOOD LINK ROAD
FRIENDSWOOD, TX 77546

SEAL :



DATE: 11/22/2022

PROJECT NUMBER	: 21-106
SCALE	: 1"=30'
DRAWN BY	: A.Z
CHECKED BY	: A.Z
SHEET TITLE	:

SITE PLAN

DRAWING NUMBER:
C-1.0

PARKING REQUIREMENTS	
RETAIL AND GAS STATION CLASSIFICATION	4 SPACES PER 1000SF BUILDING = 56 1 SPACE PER GAS PUMP = 10
REQUIRED SPACES	66 SPACES REQUIRED
TOTAL SPACES PROVIDED	10 AT GAS PUMPS 58 REGULAR 03 ADA - HANDICAP PARKING 71 SPACES PROVIDE > 66 REQUIRED

LOT COVERAGE CALCULATIONS	
TOTAL SITE AREA	143840.57SF (3.298 AC)
TOTAL PROPOSED IMPERVIOUS AREA	78912.98SF (PAVING, BUILDING) 19400.00SF (POND) 95312.98SF TOTAL
TOTAL IMPERVIOUS PERCENTAGE	67.05%
TOTAL VERTICAL CONSTRUCTION	14000SF (BUILDING) 3080SF (CANOPY) 17080SF TOTAL
TOTAL VERTICAL CONSTRUCTION PERCENTAGE	11.84%
TOTAL LANDSCAPE PERCENTAGE	32.95%

SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

ALL DIMENSIONS ARE TO BACK OF
CURB UNLESS NOTED OTHERWISE

GENERAL NOTE:
ADHERE ALL WORK TO CITY
OF FRIENDSWOODS LATEST
VERSION OF CONSTRUCTION
GENERAL NOTES (PG.)
STANDARD DETAIL 15 AND
CITY SPECIFICATIONS.

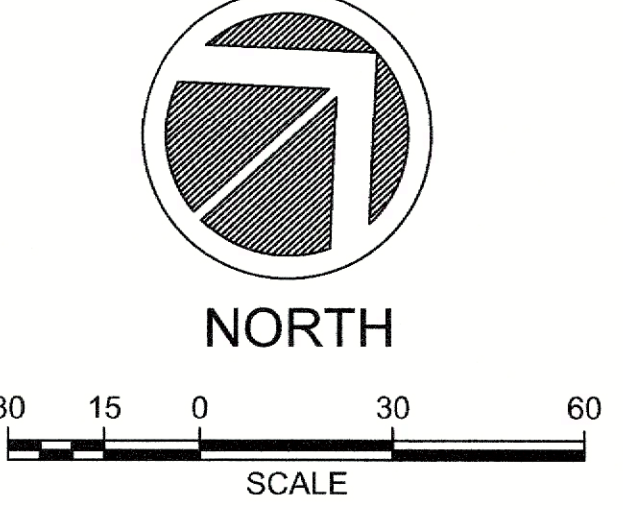
THIS SITE PLAN SHALL
EXPIRE ONE YEAR FROM
DATE OF APPROVAL BY THE
PLANNING AND ZONING
COMMISSION

- LEGEND
- Found monument
 - Set 1/2" Rebar
 - Fence
 - Fence
 - Telephone Box
 - Power Pole
 - Sewer Manhole
 - Storm Manhole
 - Water Meter
 - Stop Sign
 - Gas Marker
 - Gas Line
 - Water Line
 - Sewer Line
 - Telephone Line
 - Overhead Power



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C 0018G, with the effective date of August 15, 2019, the property is located in Flood Zone "AE" & "X-Shaded". Areas determined to be inside of the 100 year floodplain and Floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

SURVEY INFORMATION:
PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
FAX: 281-996-0012
EMAIL: ORDERS@PROSURV.NET
T.B.P.E.L.S. FIRM #10119300
SURVEY DATE: 06-15-21





APPROVED FOR THE CITY OF FRIENDSWOOD
DIRECTOR OF PLANNING AND PROJECTS
CITY ENGINEER

DATE: _____

DATE: _____

NOTE:
THIS IS TO CERTIFY THAT THE ABOVE DRAWING HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THE
PURPOSES OF THE CITY OF FRIENDSWOOD. THIS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
THE CITY OF FRIENDSWOOD DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF FRIENDSWOOD
DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY OF FRIENDSWOOD DOES NOT WARRANT THE ACCURACY OF THE
INFORMATION PROVIDED. THE CITY OF FRIENDSWOOD DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

REVISIONS:		
NO.	DATE	DESCRIPTION

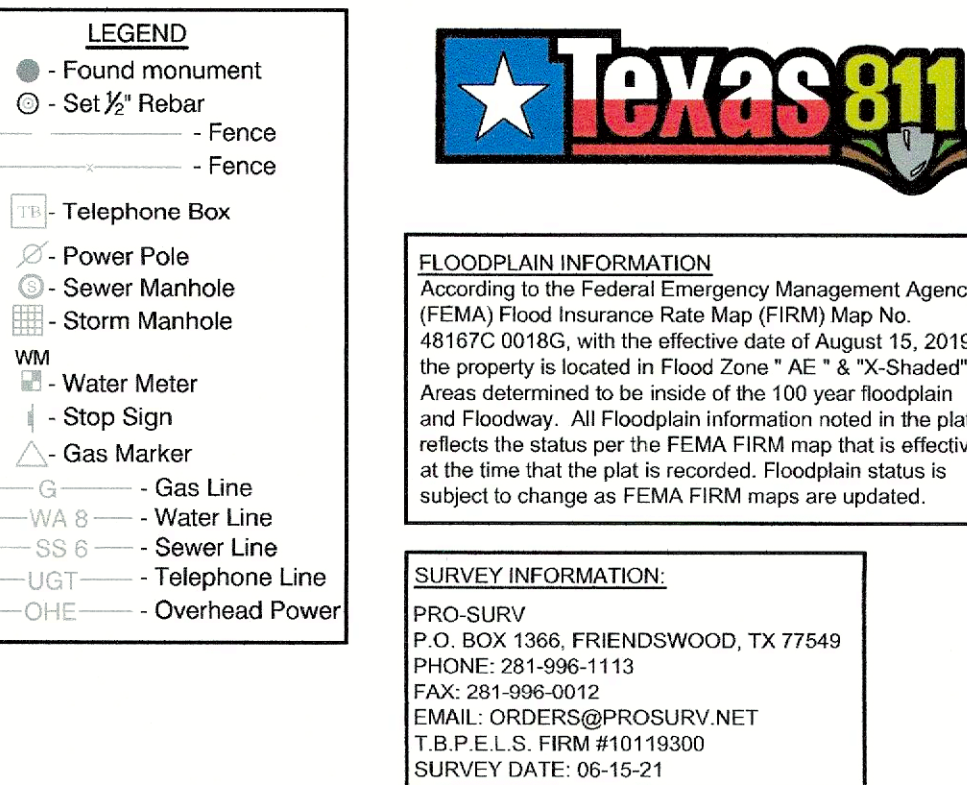
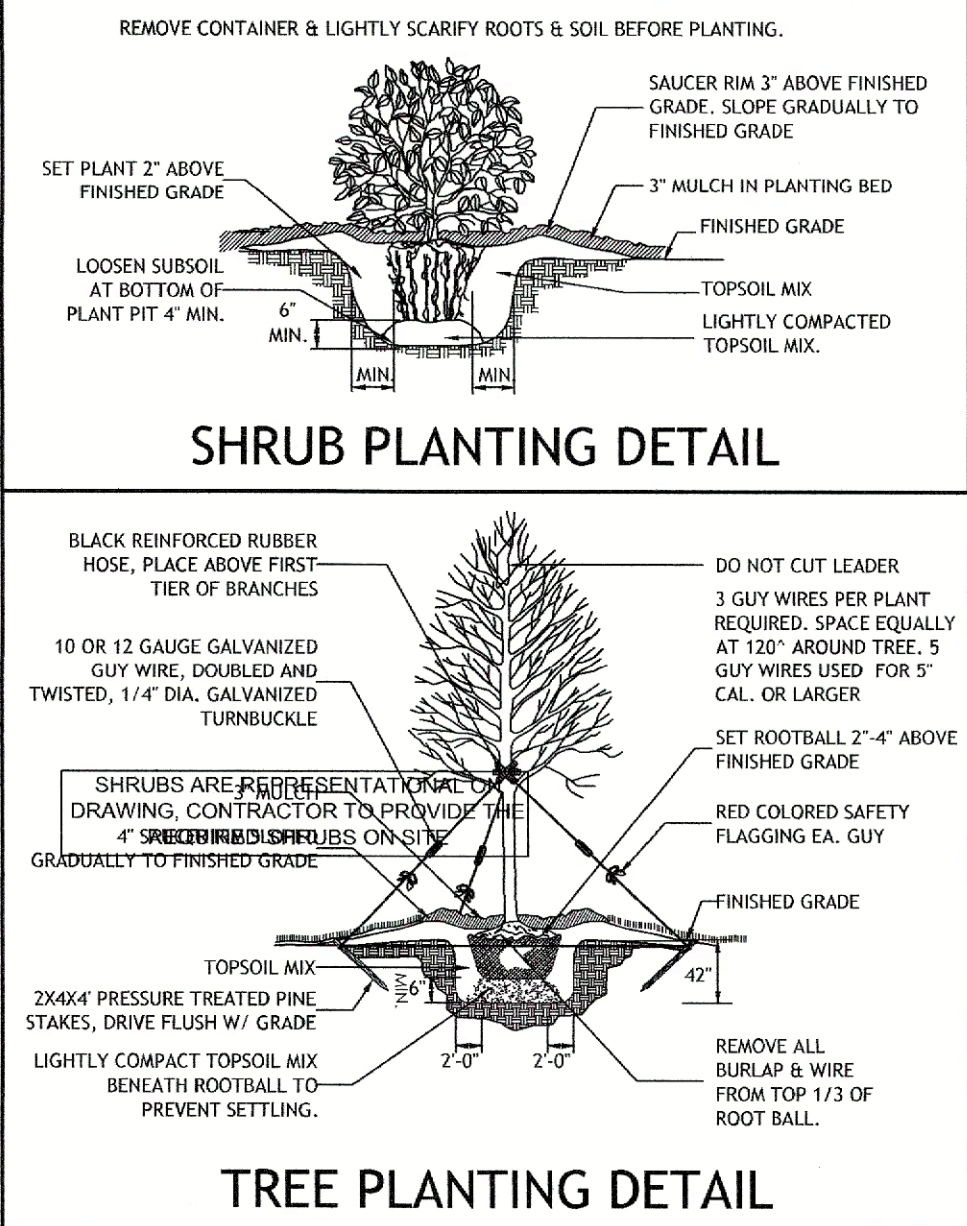
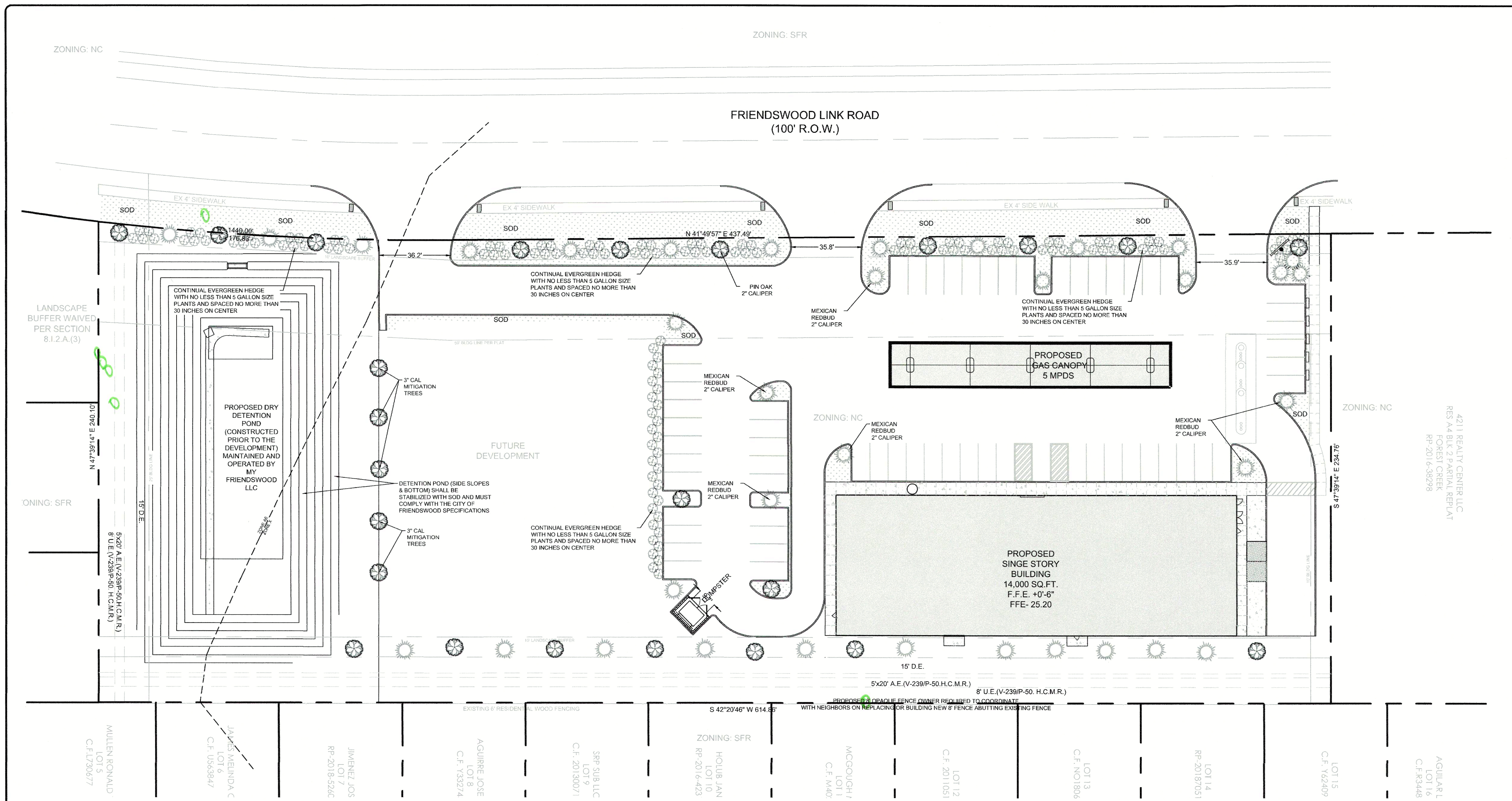


MAKMO DESIGN
86 ZENITH LANE SUGAR LAND, TX 77498
PH # 832-231-7047
TBPE FIRM # 21236

PROPOSED MINI -MART
LOCATED AT
4321 FRIENDSWOOD LINK ROAD
FRIENDSWOOD, TX 77546

PROJECT NUMBER	:	21-106
SCALE	:	1"=30'
DRAWN BY	:	A.Z
CHECKED BY	:	A.Z
SHEET TITLE	:	

LANDSCAPE PLAN



TREE LEGEND					
 	(SHRUBS) EVERGREEN SHRUBS/HEDGE - COMBINATION OF DWARF GARDENIA, WAXLEAF LIGUSTRUM & INDIAN HAWTHORNE "CLARA" (5 GALLON)				
	(PARKING LOT TREES) HARDWOOD BLEND - PIN OAK / WATER OAK (2" CALIPER, 6 FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. TREES SHALL HAVE AN AVERAGE MATURE CROWN GREATER THAN 15 FEET)				
PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	"ALL TREES SHALL BE 8' TALL AT TIME OF PLANTING" "ALL MITIGATION TREES TO BE 3" CAL. MINIMUM" STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 8' TO 15' HT. X 30" SPREAD MULTI TRUNK FULL SYMMETRICAL HEAD 8' TO 15' HT. X 15" SPREAD 10' HT. X 15" MIN. SPREAD FULL POT. 2' YEAR PLANT
GP	19	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER	
MR	33	CERCIS MEXICANA	MEXICAN RED BUD	2" CALIPER	
QS	147	LIGUSTRUM	WAXLEAF	5 GAL 2'-0" O.C.	

GENERAL NOTE:
ADHERE ALL WORK TO CITY
OF FRIENDSWOODS LATEST
VERSION OF CONSTRUCTION
GENERAL NOTES (PG2),
STANDARD DETAIL 15 AND
CITY SPECIFICATIONS.

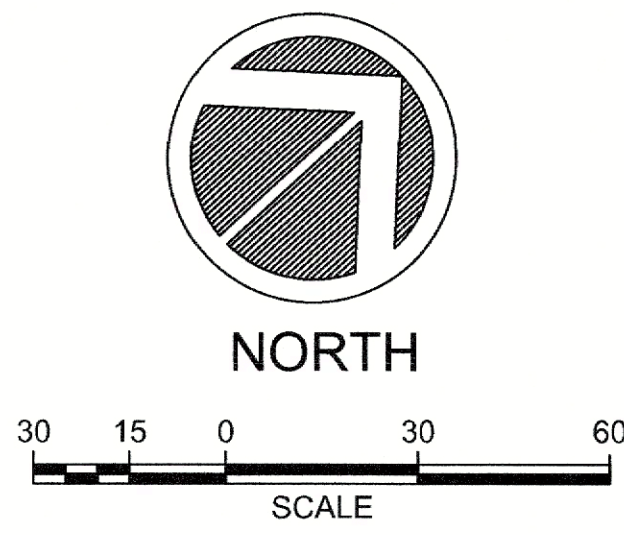
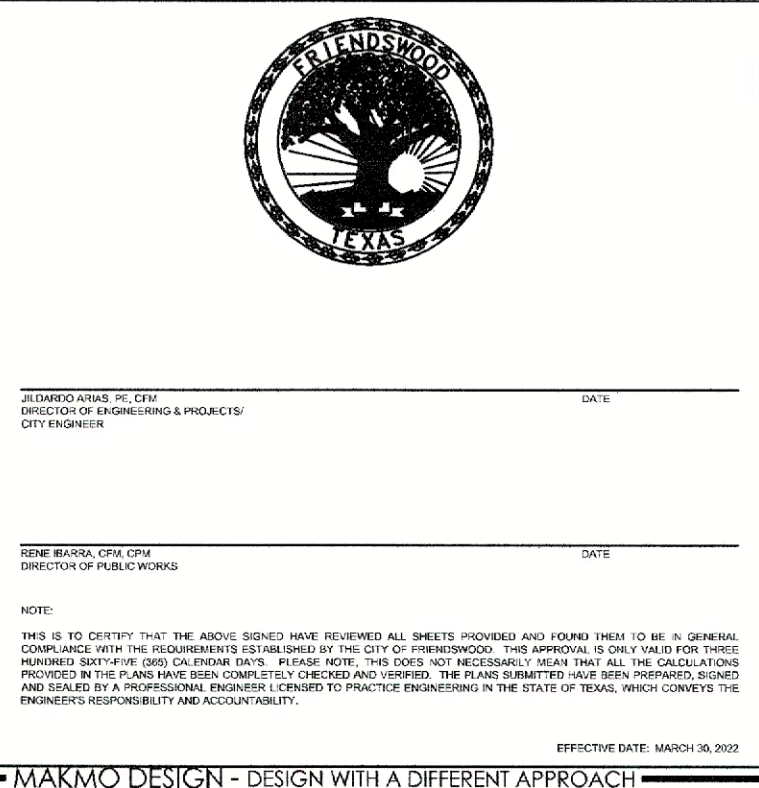
0 Trees to be protected

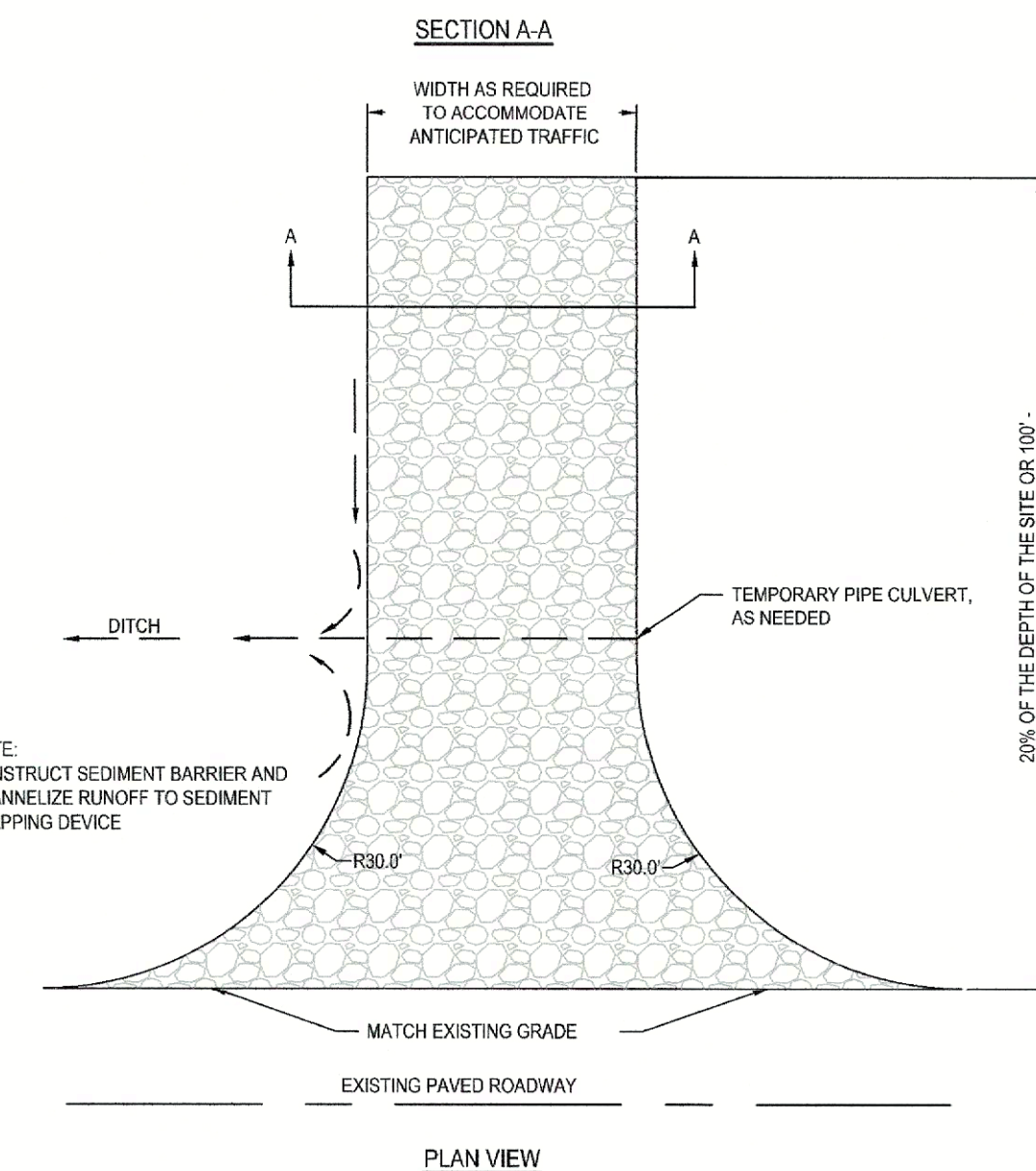
8' minimum

LANDSCAPING CALCULATIONS:

A. STREET TREES:
(LENGTH OF PROPERTY LINE IN LINEAL FEET AS MEASURED ALONG ALL SIDES OF THE
PROPERTY FRONING ON A PUBLIC STREET(S)
510/25 = ~~13.63~~ OR ~~14~~ STREET TREES REQUIRED ON FRIENDSWOOD LINK ROAD 31
438/25 = 17.52 TREES REQUIRED AT THE BACK OF THE PROPERTY

B. PARKING LOT TREES:
TREES PROVIDED AT PARKING ISLANDS = 1 TREE PER ISLAND

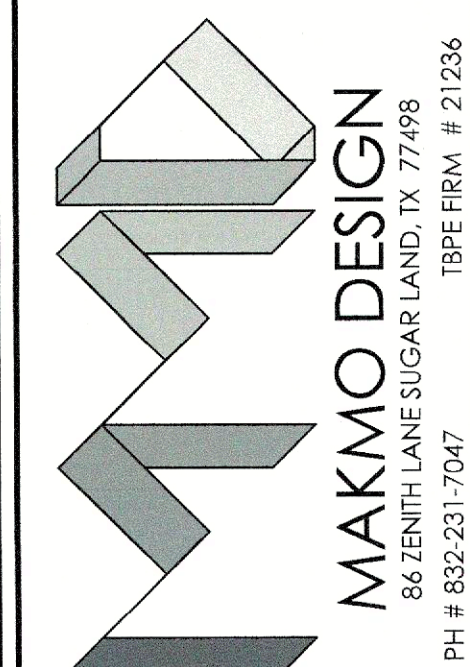




DRAWING NUMBER:
C-7.0

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED MINI-MART
LOCATED AT
4321 FRIENDSWOOD LINK ROAD
FRIENDSWOOD, TX 77546

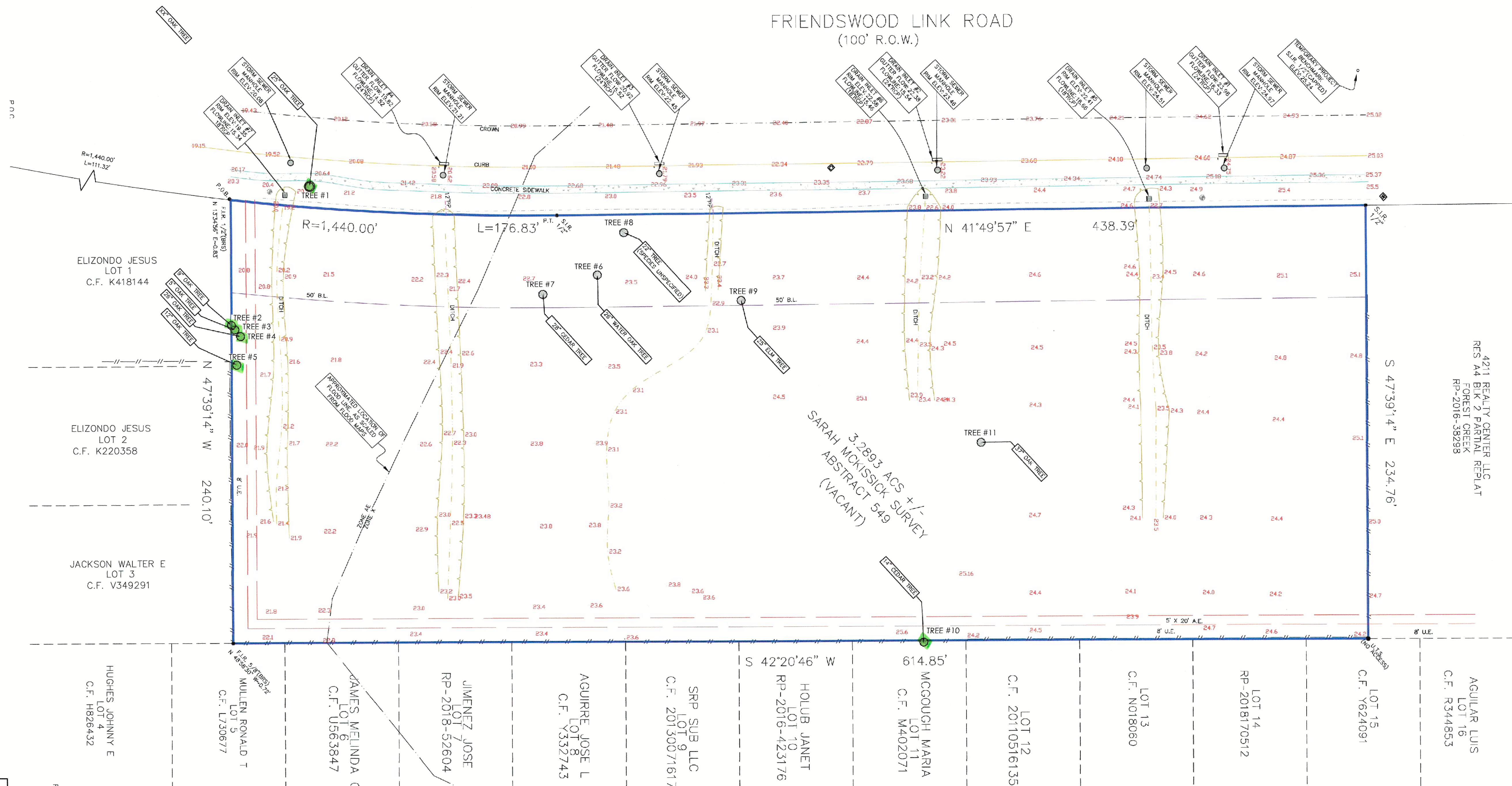
SEAL:

DATE: 11/22/2022

PROJECT NUMBER : 21-106
SCALE : 1"=30'
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :

TREE
SURVEY

DRAWING NUMBER:
TS 1.0



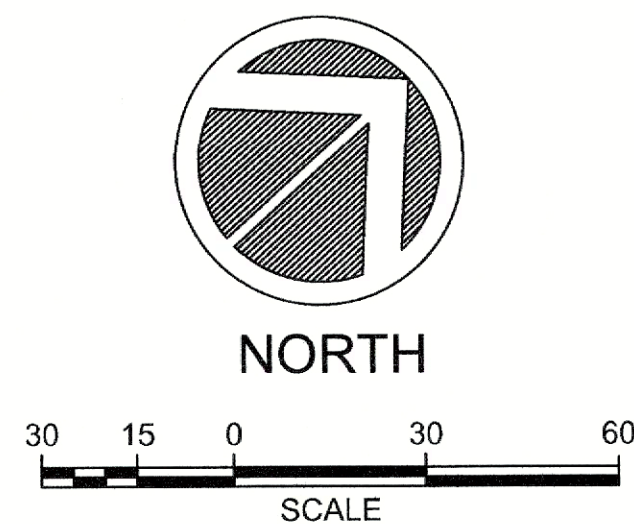
FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C 0016G, with the effective date of August 15, 2019, the property is located in Flood Zone "AE" & "X-Shaded". Areas determined to be inside of the 100 year floodplain and Floodway. All Floodplain information noted in the plot reflects the status per the FEMA FIRM map that is effective at the time that the plot is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

SURVEY INFORMATION:
PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
FAX: 281-996-0012
EMAIL: ORDERS@PROSURV.NET
T.B.P.E.L.S. FIRM #0119300
SURVEY DATE: 06-15-21

MAKMO DESIGN - DESIGN WITH A DIFFERENT APPROACH

TREE MITIGATION CALCULATIONS:	
TREES REMOVED 12" DBH OR GREATER - 5	
5 TREES AT 3" DBH WILL BE NEEDED FOR MITIGATION	

EXISTING TREE LIST				
TREE NO	DBH/SPECIES	REMOVE	TO BE PROTECTED	MITIGATION REQ (Y/N)
1	25" OAK		X	
2	9" OAK		X	
3	5" OAK		X	
4	26" OAK		X	
5	12" OAK		X	
6	28" CEDAR	X		Y
7	26" WATER OAK	X		Y
8	22" OAK	X		Y
9	25" ELM	X		Y
10	14" CEDAR		X	
11	37" OAK	X		Y



- LEGEND**
- Found monument
 - Set 1/2" Rebar
 - Fence
 - Telephone Box
 - Power Pole
 - Sewer Manhole
 - Storm Manhole
 - Water Meter
 - Stop Sign
 - Gas Marker
 - Gas Line
 - Water Line
 - SS 6
 - Sewer Line
 - Telephone Line
 - Overhead Power

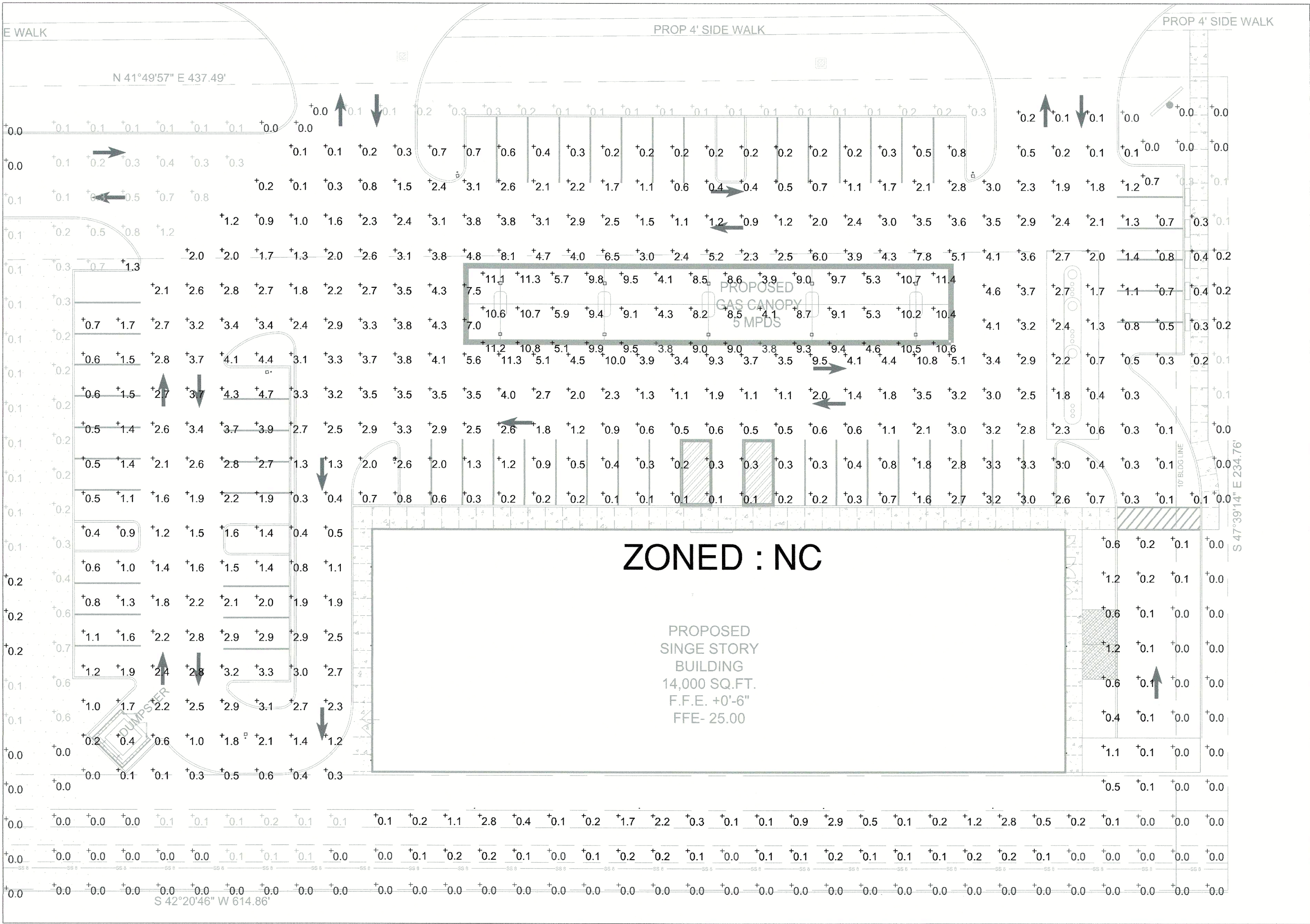


FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C 0016G, with the effective date of August 15, 2019, the property is located in Flood Zone "AE" & "X-Shaded". Areas determined to be inside of the 100 year floodplain and Floodway. All Floodplain information noted in the plot reflects the status per the FEMA FIRM map that is effective at the time that the plot is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

SURVEY INFORMATION:
PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
FAX: 281-996-0012
EMAIL: ORDERS@PROSURV.NET
T.B.P.E.L.S. FIRM #0119300
SURVEY DATE: 06-15-21

ZONED : SFR

ZONED : NC



1 ELECTRICAL
PHOTOMETRIC PLAN
SCALE: 1/20" = 1'-0"

Statistics Car parking						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Car Parking	+	2.0 fc	4.7 fc	0.1 fc	47.0:1	20.0:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□ □	AA1	6	Lithonia Lighting	MR2 LED 60C 700 50K T4M HS	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 5000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_700_50K_T4M_HS.ies	11883	1	132
□	B	10	Lithonia Lighting	OFM LED P1 50K MVOLT DDB M4	OFM LED P1 50K MVOLT DDB HP17 M4 NEW LENS	1	OFM_LED_P1_50K_MVOLT_DDB_M4.ies	4222	1	46.4

ISSUE FOR:

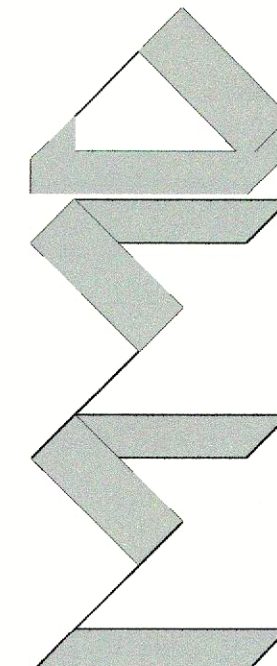
FOR INTER REVIEW ONLY

BID ONLY

PERMITS SET

CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	03/02/2022	ISSUE FOR PERMIT
2.	07/09/2022	CITY COMMENT
3.	08/25/2022	UPDATE PLAN
4.	09/20/2022	UPDATE PLAN



MAKMO DESIGN

14231 FM 1464 RD # 5302 SUGAR LAND, TX 77498

PH # 832-2317047

TBPE FRM NO # 21236

PROPOSED RETAIL SHOP

LOCATED AT

4321 FRIENDSWOOD LINK Rd.

FRIENDSWOOD, TX 77546

PARCEL ID:1098320000035

SEAL :



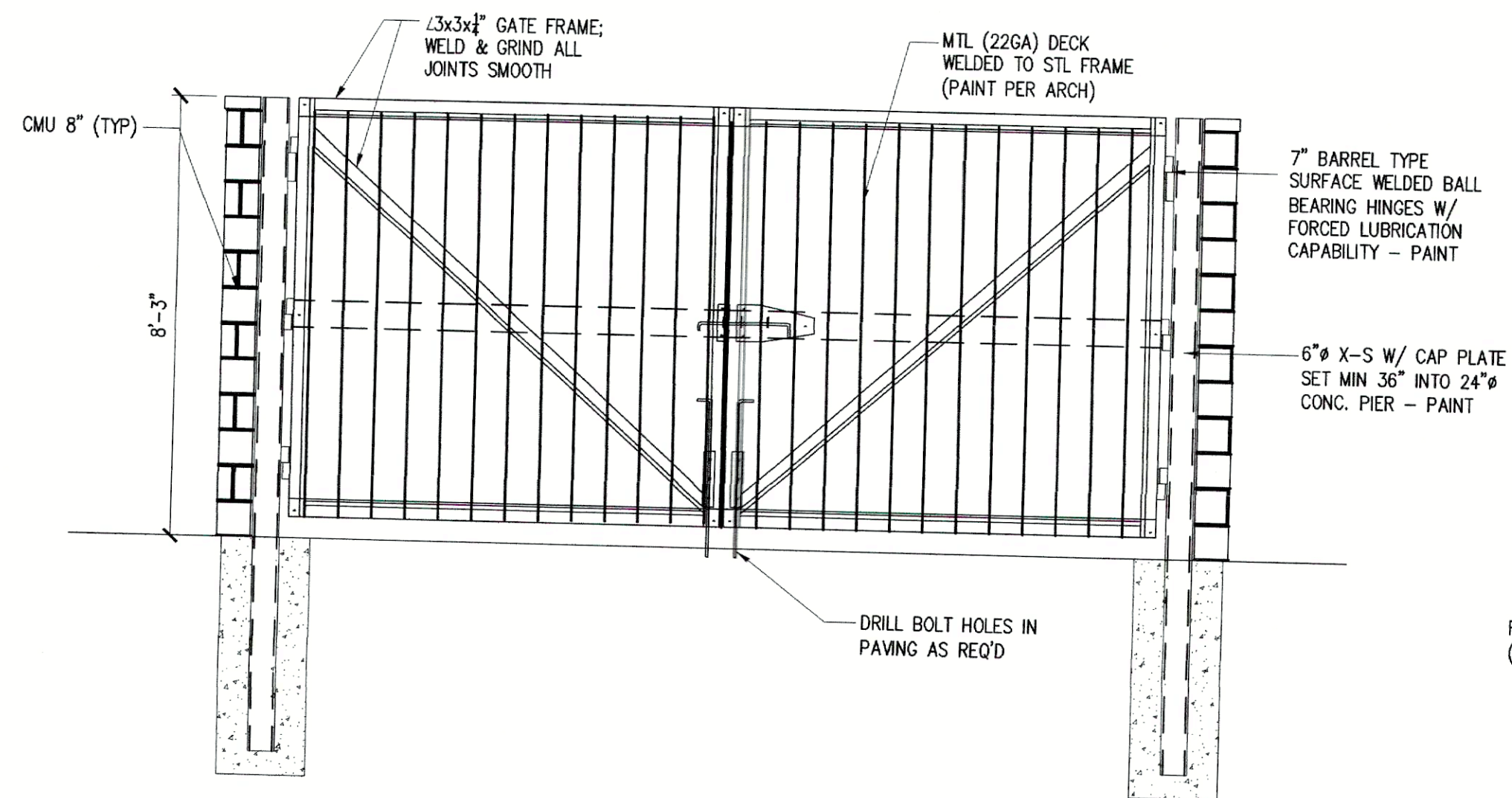
Vasilios Artemiou

DATE: 09/20/2022

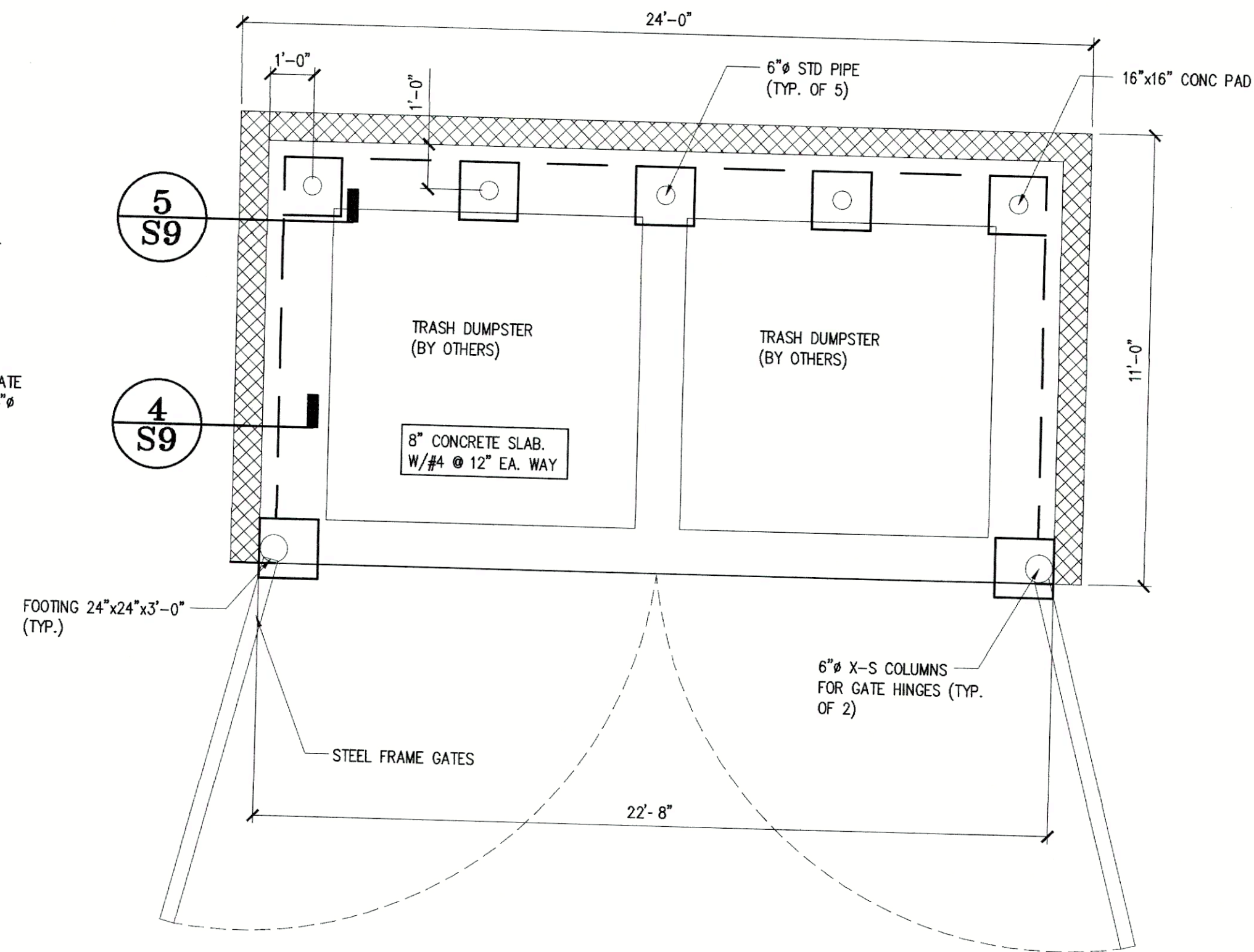
PROJECT NUMBER	: 21-060
SCALE	: 1/8"=1'-0"
DRAWN BY :	A.Z
CHECKED BY:	A.Z
SHEET TITLE :	

ELECTRICAL
PHOTOMETRIC
PLAN

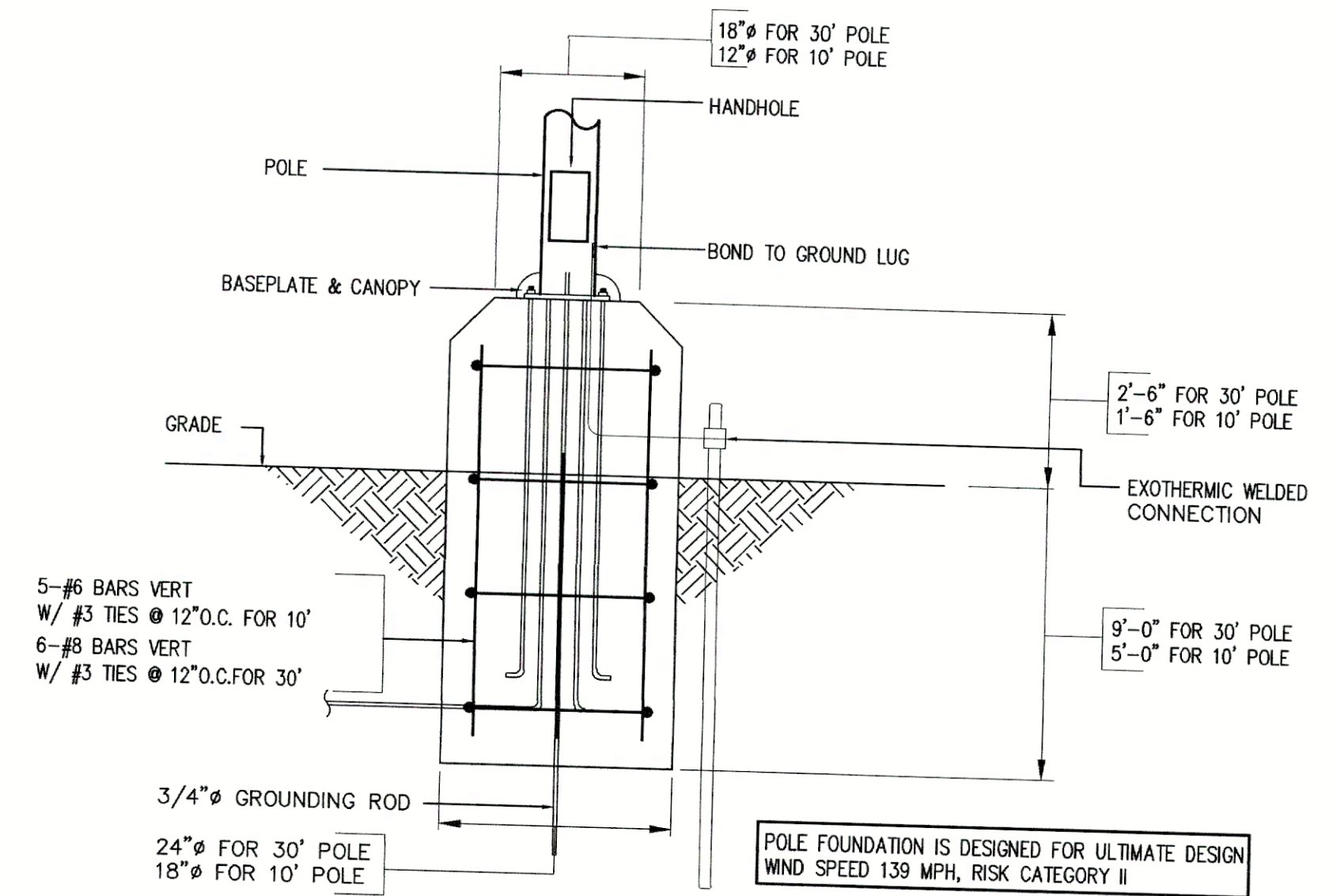
DRAWING NUMBER:
E-4.1



1 DETAIL: DUMPSTER ELEVATION

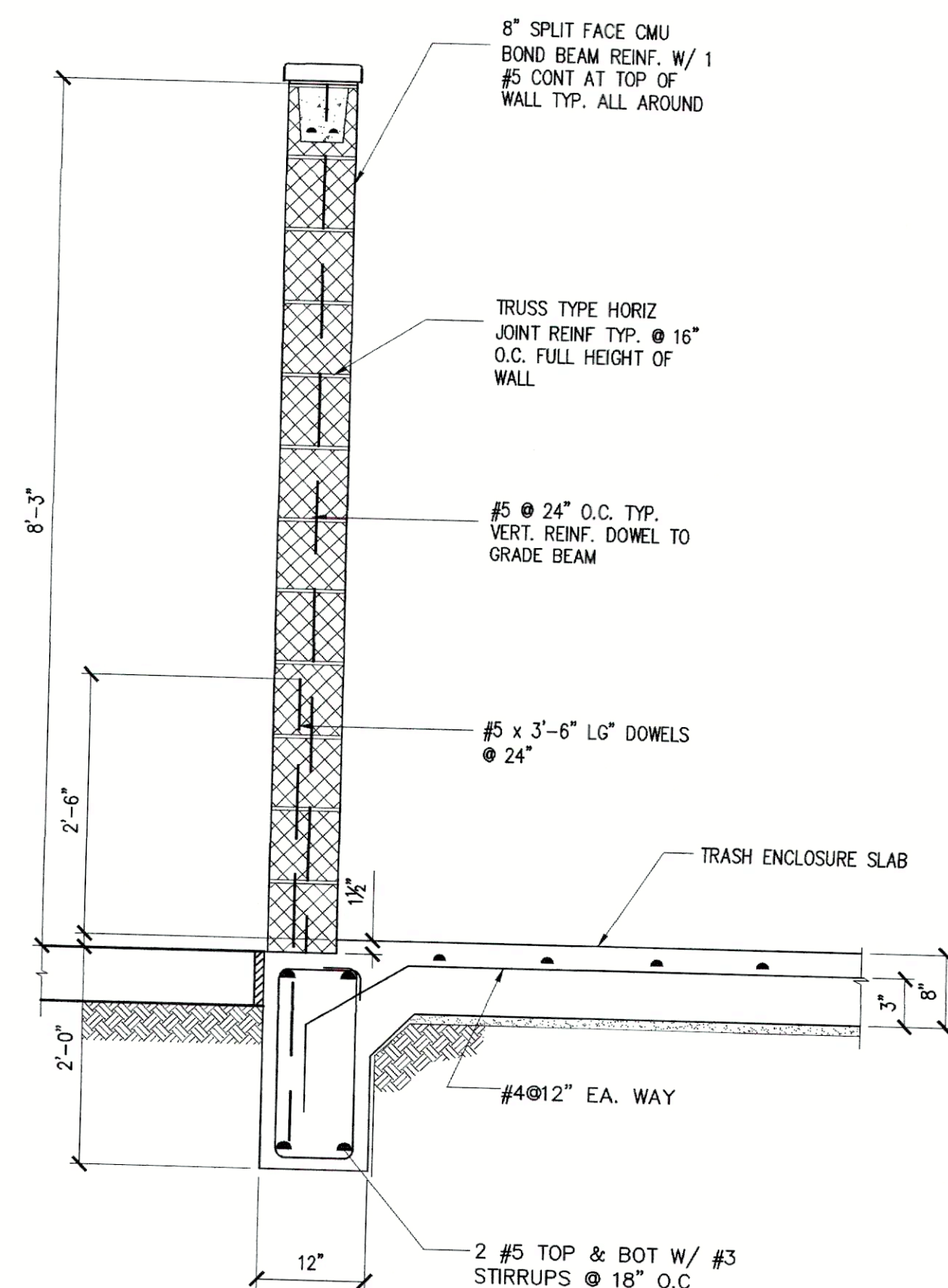


2 DETAIL: DUMPSTER PLAN

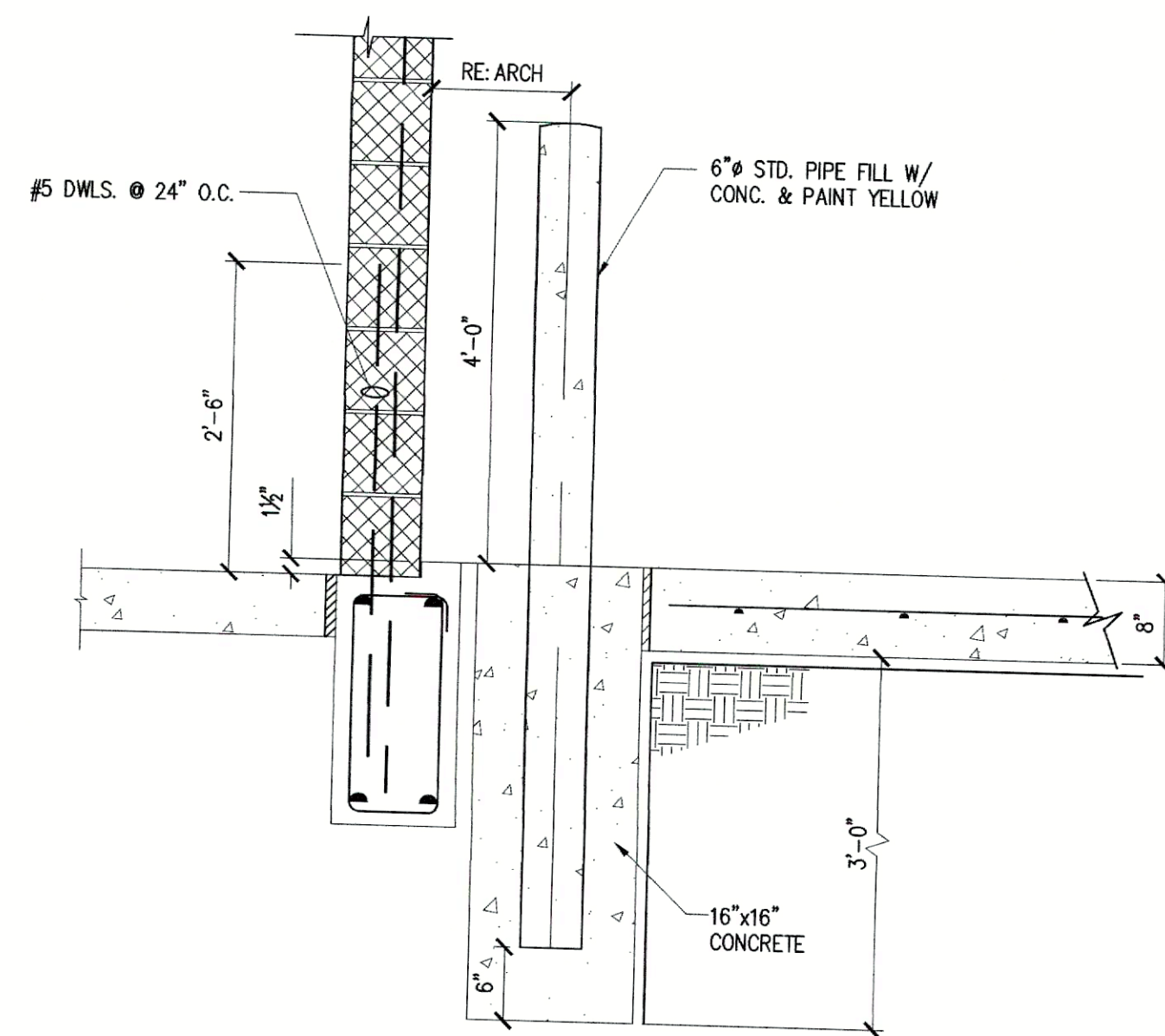


NOTE:
THIS IS BASE DETAIL IS FOR GENERAL INFORMATION ONLY.
CONTRACTOR SHALL VERIFY WITH THE PARKING LIGHTS VENDOR FOR
FINAL INSTALLATION DETAIL, PERFORM AS PER REQUIREMENTS.

3 DETAIL: LIGHT POLE BASE



4 DETAIL: DUMPSTER WALL/FOUNDATION



5 DETAIL: DUMPSTER BOLLARD SECTION

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION

MAKMO DESIGN
14231 FM 1464 RD # 5302 SUGAR LAND, TX 77498
PH # 832-231-7047 TEPE FIRM # 21236

PROPOSED RETAIL SHOP
LOCATED AT
4321 FRIENDSWOOD LINK Rd.
FRIENDSWOOD, TX 77546
PARCEL ID: 1098320000035

09/19/2022



PE BUILDINGS
BRIDGES
INSPECTIONS
MARINE STRUCTURES
CIVIL ENGINEERING &
STRUCTURAL ENGINEERING
**PARAMOUNT
ENGINEERING LLC**
10145 LONG POINT DR.
HOUSTON, TX 77043
TEL : (713) 636-9977
FAX : (281) 888-9128
CEL : (713) 204-1742

TBPE REGISTRATION # F-3394
DRAWN BY: FA CHECKED BY: MM
PROJ. NO.: PE22-108

SEAL :
DATE: 08/07/2021
PROJECT NUMBER 20-009
SCALE
DRAWN BY: A.Z
CHECKED BY: A.Z
SHEET TITLE :

**DUMPSTER
ENCLOSURE**

DRAWING NUMBER:
S7