



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JUNE 13, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to 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, May 9, 2024.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 3111 W PARKWOOD AVE. - SUP TO ALLOW NAICS USE #237, HEAVY AND CIVIL ENGINEERING CONSTRUCTION, UNDERLYING ZONING OF BUSINESS PARK (BP) WILL REMAIN

- i Conduct a public hearing regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP), for approximately 15.5244 acres out of Beatty, Seale & Foreward Survey, Section 5, Abstract Number 625, and I. & G.N.R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas.
- ii Consider a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP).

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 27, 2024, and (ii) Thursday, July 11, 2024.
- B. Receive the May 2024 DRC Report, 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 10th day of June 2024, at 5:30 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 13, 2024

Subject: Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, May 9, 2024.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to reivew and approve the minutes for the Planning and Zoning Commission Regular Meeting held on Thursday, May 9, 2024.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. PZ Commission Minutes 5-09-2024



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 9, 2024 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
MAY 9, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING
COMMISSION THAT WAS HELD ON THURSDAY, MAY 9, 2024, AT 06:00 PM **910 S.
FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARSHA CONRAD
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER WILLIE C ANDERSON WAS ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to 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.

****Commissioner Marsha Conrad moved to approve the CONSENT AGENDA. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes of the Planning and Zoning Regular Meeting held Thursday, April 11, 2024.
- B. Consider approval of the Castle Naria Way Final Plat.
- C. Consider approval of the Zeller Estates Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 4201 AND 4209 FM 528 RD TO CHANGE FROM PUD 2015-18 TO CSC/SUP

- i Conduct a public hearing regarding a request for a zone classification change for property located at 4201 and 4209 FM 528 Rd., being 31.18 acres known as Reserves B and D in the Final Plat of Clear Creek Community Church of Friendswood recorded in Harris County Real Property Records, RP-2020-230485, Harris County, Friendswood, Texas, to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

Harbin said the zone change request is to clean up the zoning on the remaining Clear Creek Community Church parcels. She said the original Planned Unit Development included 135 acres, of which 107 acres have since been sold and rezoned. The proposed change to Community Shopping Center with a Specific Use Permit will be specific to the church and its activities, including recent minor additions that are included in the new SUP.

- ii Consider a recommendation to City Council for the requested zone classification change for property located at 4201 and 4209 FM 528 Rd. to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations.

****Commissioner Marcus Rives moved to approve a recommendation to City Council for the requested zone classification change for property located at 4201 and 4209 FM 528 Rd. to change from Planned Unit Development (PUD) 2015-18 to Community Shopping Center (CSC) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

5. DISCUSSION

- A. Discussion regarding parking regulations as a follow up to the Ad Hoc Parking Subcommittee presentation and recommendation to City Council.

Harbin stated the Ad Hoc Parking Subcommittee presented their findings and recommendations to City Council in April. She said the council then asked the commission to further research the recommendation to reduce parking minimums in the city. Harbin said she will work on the item with the commission's Planning Subcommittee and bring it back to the full commission for discussion.

6. COMMUNICATIONS

- A. Training Session 2 for Commissioners - Subdivision Ordinance overview to be presented by Aubrey Harbin

Harbin provided an overview of sections and information contained within the city's Subdivision Ordinance.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 23, 2024, and (ii) Thursday, June 13, 2024.
- C. Receive the April 2024 DRC Report, 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.

Councilman Matranga announced that City Council passed the proposed zone change for the 5.6 acre triangular property near Windsong Lane and FM 528.

City Attorney Horner announced that the city would hold a Special Meeting on May 14th to canvas the election votes and swear in a new councilman.

7. ADJOURNMENT

This meeting was adjourned at 06:28 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 13, 2024

Subject: Conduct a public hearing regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP), for approximately 15.5244 acres out of Beatty, Seale & Foreward Survey, Section 5, Abstract Number 625, and I. & G.N.R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

This public hearing allows the Commission to receive comments, both for and against, the request for a Specific Use Permit to allow NAICS Use 237, Heavy and Civil Engineering Construction. Standard Constructors, Incorporated's main office is currently located in Houston near Hobby Airport; they have four other regional offices. It is a fourth-generation family construction company established in 1939 that provides heavy civil industrial contracting and project management for a diverse group of petrochemical, refining, and heavy commercial clients along the Gulf Coast and throughout the United States. They are searching for a location to relocate their headquarters and business operations.

The site here in Friendswood will include a three-story office building, a one-story equipment building, and a one-story equipment storage building and will house 40-60 employees. The tract is currently undeveloped. It has some frontage on W. Parkwood Ave/FM 528 with most of the land area being set back from the roadway. The direct access to FM 528 to transport equipment and supplies is a benefit to them. The existing two-story building and tower built in 1980 are not in the scope of this project and will remain on the property. There is also a bypass for drainage that connects to Dickinson Bayou. Pipeline easement crossing the property perpendicular to the drainage bypass.

The criteria for approving a Specific Use Permit are as follows (Zoning Ordinance Section 9.G):

- a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
- b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
- c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
- g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
- h. That the proposed use is in accordance with the comprehensive plan.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Due to the proximity to the gun range and the difficult characteristics of this property such as the pipeline, radio tower, and drainage bypasses, the proposed use would be a good use of the property.

RECOMMENDATIONS

None at this time.

ATTACHMENTS

1. Property Deed 3111 W Parkwood Ave
2. Approval from Current Owner to Apply for SUP
3. Rezoning Report May 2024 3111 W Parkwood Ave
4. Site Plan Set incl site plan, landscape plan, building elevations, etc.
5. Property Survey 3111 W Parkwood Ave
6. Aerial Map_3111 W Parkwood Ave
7. Future Land Use Map 3111 W Parkwood Ave
8. Location Map_3111 W Parkwood Ave
9. Zoning Map_3111 W Parkwood Ave

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: June 13, 2023

Grantor: TBD Land Company, a Texas for-profit Corporation, successor-in-interest to 1120 Tower Corporation, a Texas for-profit Corporation, by way of merger.

Grantor's Mailing Address: 2510 Ventura Drive, League City, TX 77573

Grantee: Debt Land Company, a Texas for-profit Corporation

Grantee's Mailing Address: 5900 Balcones Dr., Ste 100, Austin, TX 78731

Consideration: Ten and no/100 (\$10.00) Dollars and other good and valuable consideration.

Property (including any improvements):

The real property described in Exhibit A, attached hereto and made a part hereof

More commonly known as 3111 W. Parkwood Avenue, Friendswood,
TX 77546

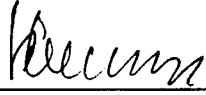
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTOR:



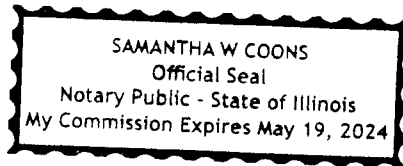
Name: Ted Crewell

Title: President, TBD Land Company, a Texas for-profit Corporation

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN)

BEFORE ME, the undersigned authority, on this day personally appeared **Ted Crewell, President of TBD Land Company, a Texas for-profit Corporation**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of June, 2023.




NOTARY PUBLIC in and
for the State of Illinois

May 19 2024
My Commission Expires

When recorded, return to:

Michael S. Batson
2510 Ventura Drive
League City, Texas 77573

Address of Grantee:

Debt Land Company
5900 Balcones Dr., Suite 100
Austin, Texas 78731

EXHIBIT A
REAL PROPERTY

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
15.5244 ACRES OUT OF**

**BEATTY, SEALE & FOREWOOD SURVEY, SECTION 5, A-625 &
I. & G. N. R.R. COMPANY SURVEY, SECTION 23, A-624
FRIENDSWOOD, GALVESTON COUNTY, TEXAS**

All that certain 15.5244 acres out of Beatty, Seale & Forewood Survey, Section 5, Abstract Number 625, and I. & G. N. R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas and being out of that certain tract as described in a deed dated 10-15-1987 from University of Houston to Bluebonnet Broadcasting Company as filed in the Official Records of Real Property of Galveston County at Clerk's File 87-42883 and Film Code Number 005-55-1347, and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone);

Beginning at a call and found 1" iron pipe marking the intersection of the southeasterly right-of-way of line F.M. 528 (West Parkwood) (180' wide) with the common south line of the Beatty, Seale & Forewood Survey, Section 5 Abstract Number 625 and the north line of the I. & G. N. R.R. Company Survey, Section 23, Abstract Number 624;

1. Thence N 29° 23' 50" E - 95.18' with the southeasterly right-of-way line of said F.M. 528 (West Parkwood) to a set 5/8" iron rod with cap (stamped C.L. DAVIS - RPLS 4464) for corner, from which a found 5/8" iron rod bears N 81° 05' 43" W - 1.64' for reference;
2. Thence N 88° 46' 50" E - 1,220.13' with the south line of that certain tract as described in a quit claim deed dated 02-16-2006 from Reginald C. Peterson, trustee to Reginald C. Peterson, trustee as filed in the Official Records of Real Property of Galveston County at Clerk's File Number 2006-011836 to a set 5/8" iron rod with cap (stamped C.L. DAVIS - RPLS 4464) for corner, from which a found 5/8" iron rod bears N 72° 54' 41" E - 0.76' for reference;
3. Thence S 03° 25' 10" E - 897.17' with the most easterly west line of that certain tract as described in a deed dated 03-23-1978 from D.D. Nadkarni to Dinanath D. Nadkarni as filed in Book 2963, Page 260 Galveston County Deed Records to a set 5/8" iron rod with cap (stamped C.L. DAVIS - RPLS 4464) for corner, from which a found 5/8" iron rod bears N 72° 52' 38" E - 0.56' for reference;
4. Thence S 86° 40' 50" W - 550.00' with the north line of said Dinanath D. Nadkarni tract to a found 5/8" iron rod for corner;
5. Thence N 03° 25' 10" W - 694.98' with the common line of said Dinanath D. Nadkarni tract to a set 5/8" iron rod with cap (stamped C.L. DAVIS - RPLS 4464) for corner, from which a found 1 1/2" iron pipe bears N 04° 51' 25" W - 1.09' for reference and from which a found 5/8" iron rod bears S 18° 26' 04" W - 1.15' for reference;
6. Thence S 86° 34' 50" W - 829.20' with the north line of said Dinanath D. Nadkarni to a call and found 1" iron pipe for corner;
7. Thence N 29° 23' 50" E - 200.00' with the southeasterly right-of-way line of said F.M. 528 (West Parkwood) to the POINT OF BEGINNING and containing 15.5244 acres (676.243 square feet) of land more or less.

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by: C.L. Davis & Company
Job Number: 11-930 15.5AC M&B.doc
02-06-2008
Revised 02-27-2008

**NOTE: GRANTOR DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR
SQUARE FOOTAGE CALCULATIONS ARE CORRECT**

FILED AND RECORDED

Instrument Number: 2023027911

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 06/16/2023 11:41AM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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

From: Ted Crewell <tcrewell@gmail.com>

Sent: Friday, May 3, 2024 1:19:12 PM

To: Brian Cubley <yourealestatesold@gmail.com>

Subject: 3111 W. Parkwood Avenue, Friendswood, TX -- Authorization for Special Use Permit Application

City of Friendswood

To Whom It May Concern:

My name is Ted Crewell. I am an Officer and Director of Debt Land Company, a Texas corporation, (hereinafter "the Company") and have been authorized by the Board of Directors to provide you with this information. The Company is the current owner of the real estate commonly known as 3111 W. Parkwood Avenue, Friendswood, TX comprising 15.52 acres, more or less, located within the city limits of the City of Friendswood. The Company has entered into a Contract to sell that property to Standard Constructors, Inc., a Texas corporation, or its assigns. The Company is aware of the need of Standard Constructors, Inc. and/or its assigns to apply for a Special Use Permit for its proposed utilization of the property. The Company hereby authorizes Standard Constructors, Inc., Robert C. Gulledge and Carlisle Gulledge, or any or all of them, to apply for and pursue a Special Use Permit for the use of Heavy and Civil Engineering Construction upon the real estate as provided for in its/their Application for Special Use Permit.

Should you have any questions or need anything further from me or the Company, do not hesitate to contact me.

Ted Crewell

(217) 778-4945

tcrewell@gmail.com



Rezoning Report

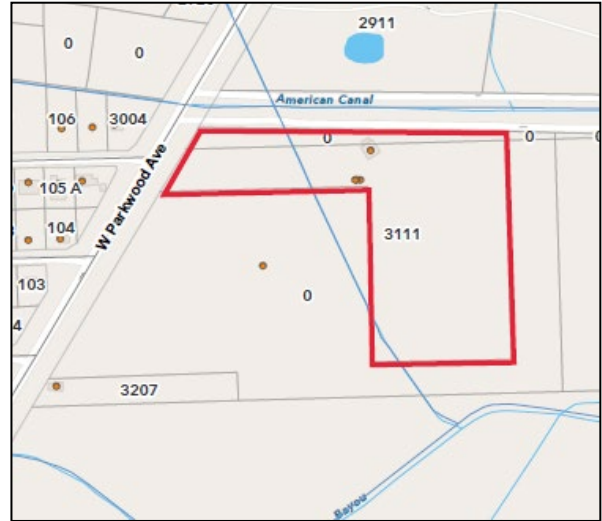
May 2024

Location: 3111 W Parkwood Ave

Legal: 15.5244 acres out of Beatty, Seale & Foreward Survey, Section 5, Abstract Number 625, and I. & G.N.R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas

Project: Standard Constructors, Inc., headquarters for civil engineering company

Request: Request for a **Specific Use Permit** to allow NAICS Use #237, Heavy and Civil Engineering Construction; underlying zoning of Business Park (BP) will remain



Zoning Map from City of Friendswood GIS

Specific Use Permit (from Appendix C Zoning Ordinance, Section 9.G.)

1. *Purpose.* This section provides the city council the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual nuisance characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of the use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgment relative to the location and site plan of the proposed use are required.
...
5. *Conditions for approval.* A specific use permit shall be issued only if all of the following conditions have been found:
 - a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
 - b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

- c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
 - f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
 - g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
 - h. That the proposed use is in accordance with the comprehensive plan.
6. *Additional conditions.* In authorizing a specific use permit, the city council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.
7. *Time limit.* A specific use permit issued under this section shall expire two years after its date of issuance if construction or use authorized thereunder is not substantially under way prior to the expiration of said two-year period; provided, however, if, prior to the expiration of such two-year period, the owner of property to which a specific use permit applies requests, in writing, an extension thereof, the city council, after recommendation from the planning and zoning commission, may approve such extension for not more than two additional years. However, where the development is based on a long-term, multi-phased master plan, the specific use permit issued under this section shall have no expiration date. Further, any substantive change to the master plan shall require an amendment to the specific use permit.
8. *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- a. The specific use permit was obtained or extended by fraud or deception; or
 - b. That one or more of the conditions imposed by the permit has not been met or has been violated.
9. *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application, provided, however, that the city manager may approve minor variations from the original permit which do not increase density, change traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

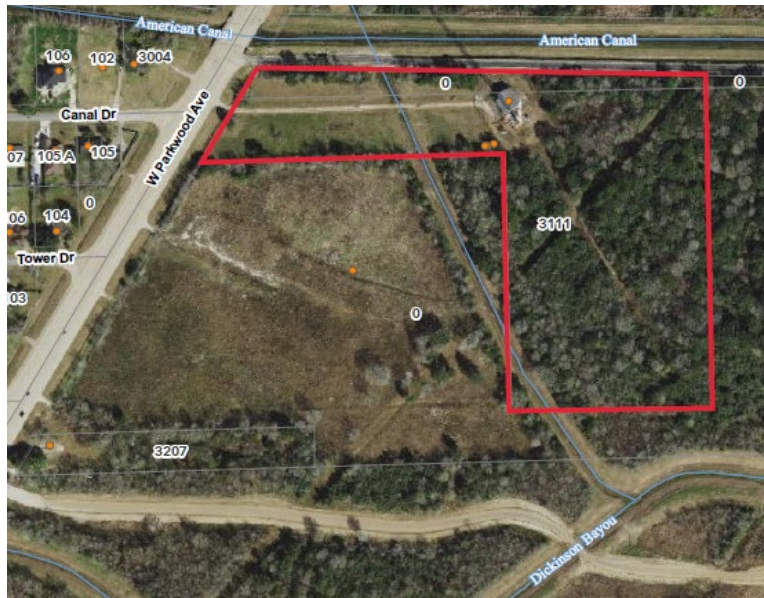
Proposed Use (Permitted Uses, Location, Size, etc.)

Standard Constructors, Incorporated's main office is currently located in Houston near Hobby Airport; they have four other regional offices. It is a fourth-generation family construction company established in 1939 that provides heavy civil industrial contracting and project management for a diverse group of petrochemical, refining, and heavy commercial clients along the Gulf Coast and throughout the United States.

The site here in Friendswood will include a three-story office building, a one-story equipment building, and one-story equipment storage building and will house 40-60 employees.

Existing Use/Site Attributes

The tract is currently undeveloped. It has some frontage on W. Parkwood Ave/FM 528 with most of the land area being set back from the roadway. The existing two-story building and tower built in 1980, which are not in the scope of this project and will remain on the property. There is also a bypass for drainage that connects to Dickinson Bayou. Pipeline easement crossing the property perpendicular to the drainage bypass.



Aerial Map from Friendswood GIS

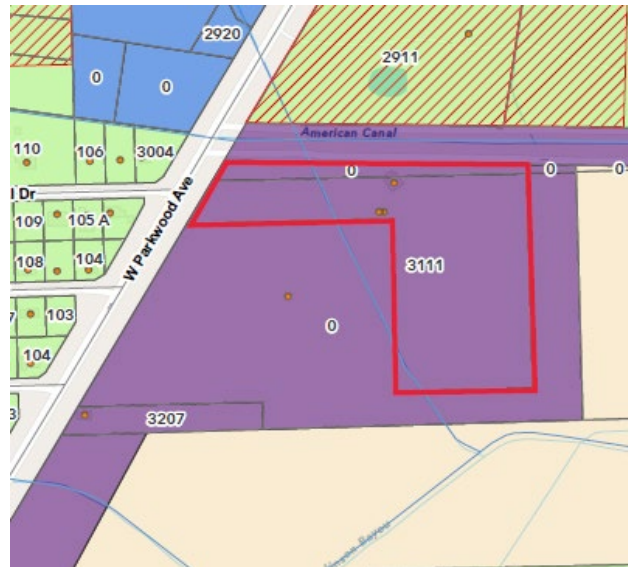
Zoning History

Current Zoning: Business Park (BP) – Ordinance 2001-06: zoning of the property was changed to Business Park (BP) as a result of the Vision 2020 plan concluding that the property is more appropriate for commercial and industrial uses rather than residential.

Previous Zoning: Single Family Residential (SFR) upon annexation in 1973 (Ordinance 178)

Adjacent Zoning/Land Use

The property fronts FM 528, a TxDOT right-of-way and is surrounded by properties also zoned Business Park (BP) district. The private road leading to the Pearland Shooting Club is just to the north of the property.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 15.5244 acres and is technically the remainder of two tracts of land from two different surveys and abstracts. Preliminary and final plats will be required to proceed with development and building permits. Easements will be required for the drainage bypass.

Current Planning Analysis

The underlying and surrounding zoning district is Business Park(BP). The description of that district is below:

BP, Business Park District. The BP, Business Park District, is intended to encourage and permit light manufacturing and/or service operations and auxiliary retail and wholesale sales. The business may be individually owned or leased by a common owner. The types of uses, and the design and exterior appearance shall be so controlled as to maintain the integrity and be generally compatible with adjacent surrounding residential and commercial development. All services, manufacturing and storage are to be indoors. This district shall access or abut major thoroughfare and/or collector streets. It is intended that the business park be developed as a unit. Development of a business park district shall be developed on a minimum of 10,000 square feet and shall be subject to site plan approval by the planning and zoning commission.

The proximity to the gun range limits the types of developments that will be successful in the area. Additionally, the applicant has been able to plan around the other significant encumbrances on the property such as the drainage bypass, the communication/radio tower, and the pipeline.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as “Office/Business Park.”

Infrastructure & City Service Delivery Impacts

Drainage and Floodplain:

On-site detention will be required for the development. There are no high hazard risks of flooding associated with the property; it is in the Unshaded X floodplain, which is the least hazardous.

Utilities:

Capacity for water and wastewater is available for the development of this tract. A bore under FM 528 will be required to connect to water and sewer services.

Transportation:

Access for the business will be on FM 528/W Parkwood Ave, which is a state highway and capable of handling heavy equipment. FM 528 also provides access to Interstate 45 or Highway 35 for transporting equipment.

Public Safety:

There were no concerns from the Police Department. Private security monitoring with cameras is recommended to private property owners.

School District:

The property is located within Friendswood ISD's boundary. Other than providing additional tax revenue, the development will have no impact on the school district.

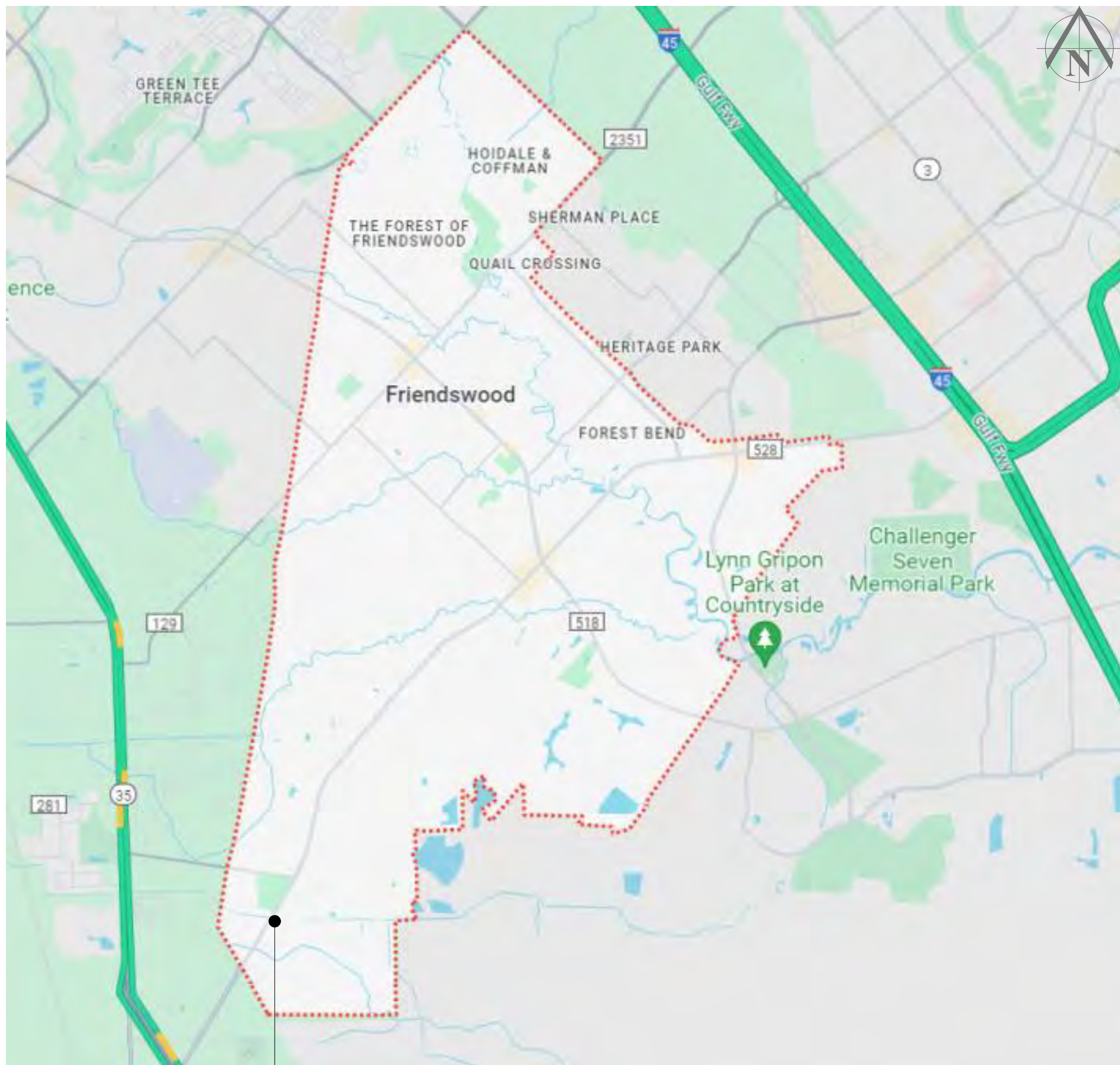
Park/Open Space:

Commercial property will have no impact on parkland for the City of Friendswood. Much of the land will be preserved with the existing trees.

ZONING MAP

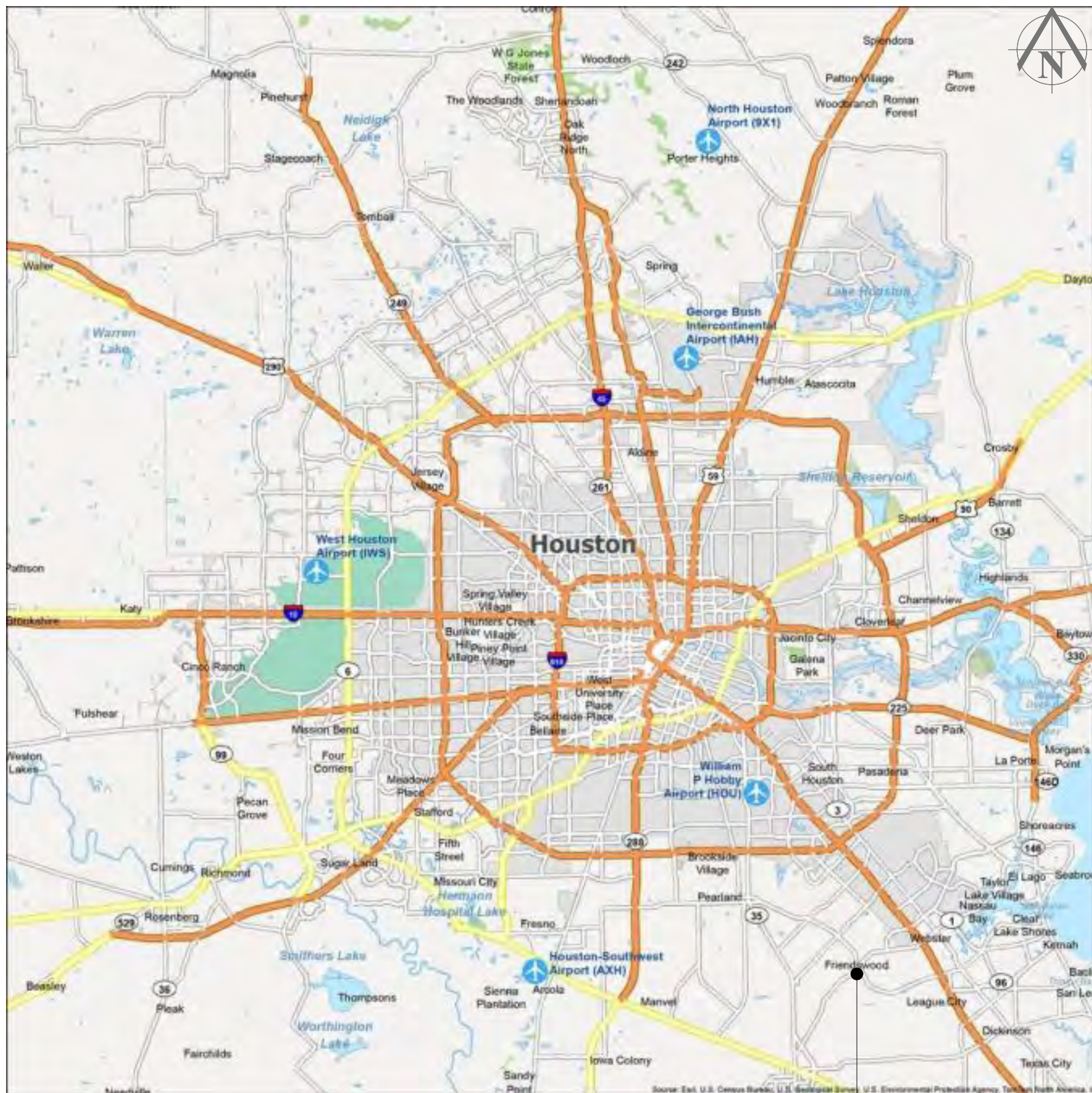


VICINITY MAP



3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS
77546

AREA MAP



3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS
77546

PROJECT INFORMATION:

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE FRIENDSWOOD TEXAS 77546

JURISDICTION:
CITY: FRIENDSWOOD
COUNTY: GALVESTON
STATE: TEXAS

PROJECT DESCRIPTION:
NEW COMMERCIAL SITE DEVELOPMENT TO INCLUDE DETENTION, PARKING, DRIVEWAYS, SIDEWALKS, LANDSCAPING, UTILITIES, AND 3 STORY (TYPE 2B) ~18,600 SF OFFICE BUILDING, 1 STORY (2B) ~25,000 SF STORAGE BUILDING, & 1 STORY (2B) ~20,000 SF STORAGE BUILDING.

APPLICABLE CODES:
CITY OF FRIENDSWOOD ADOPTED CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 NATIONAL FIRE PROTECTION ASSOCIATION & LIFE SAFETY CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2012 TEXAS ACCESSIBILITY STANDARDS

TYPE OF CONSTRUCTION

BUILDING 1 (OFFICE: CONCRETE TILT PANEL)
NUMBER OF STORIES: 3 STORY
2B - 100% SPRINKLERED
PER SECTION 602 TABLE 601
BUILDING 2 (STORAGE: PRE-ENGINEERED METAL BUILDING)
NUMBER OF STORIES: 1 STORY
2B - NON-SPRINKLERED (60 FOOT CLEAR SIDE YARD)
PER SECTION 602 TABLE 601
BUILDING 2 (STORAGE: PRE-ENGINEERED METAL BUILDING)
NUMBER OF STORIES: 1 STORY
2B - NON-SPRINKLERED (60 FOOT CLEAR SIDE YARD)
PER SECTION 602 TABLE 601
2B CONSTRUCTION - FIRE RATED ASSEMBLIES
PRIMARY STRUCTURAL FRAME: 0 HOUR
BEARING WALLS: 0 HOUR
EXTERIOR: 0 HOUR
INTERIOR: 0 HOUR
SHAFT ENCLOSURES: 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR

FIRE ALARM PLAN

THE FIRE ALARM PLANS SHALL BE DESIGNED, DRAWN, AND SUBMITTED SEPARATELY BY A STATE OF TEXAS LICENSED DESIGN FIRM AT A LATER DATE.

A SEPARATE PERMIT FOR THE FIRE ALARM SYSTEM AND RELATED ITEMS SHALL BE OBTAINED AT THAT TIME.

OCCUPANCY TYPE AND COUNTS

B - BUSINESS GROUP (INCLUDING ACCESSORY USE AREAS)
1 PERSON / 100 SF (GROSS AREA)
PER SECTION 304.1
AREA OF B (OFFICE): 18,000 S.F.
MAXIMUM OCCUPANT LOAD (AREA OF B): 120
PER TABLE 1004.1.2
S2 - STORAGE GROUP (INCLUDING ACCESSORY USE AREAS)
1 PERSON / 500 SF (GROSS AREA)
PER SECTION 304.1
AREA OF S (WAREHOUSE): 25,000+20,000 = 45,000 S.F.
MAXIMUM OCCUPANT LOAD (AREA OF S): 90
PER TABLE 1004.1.2
MAXIMUM OCCUPANT LOAD (BUILDING): **210**

EXIT ACCESS

EXIT DOOR WIDTH: 3 DOORS AT 34" WIDE EACH
2" / PERSON
510 PEOPLE MAX ALLOWABLE
16 ACTUAL MAXIMUM OCCUPANCY PER TYPE OF USE
CORRIDOR WIDTH FROM SUITE TO FIRE STAIR IS 120"ACTUAL MEASURE
MINIMUM CORRIDOR WIDTH ALLOWED: 44" PER SEC. 1020.2
MINIMUM STAIR WIDTH: 44"

PORTABLE FIRE EXTINGUISHERS

PER TABLE 906.3(1), 906.3 (2), AND NFPA 10
MAXIMUM FLOOR AREA PER EXTINGUISHER 11,250 S.F.
3037 S.F. ON ENTIRE 1TH FLOOR/11,250 S.F.
1 FIRE EXTINGUISHERS MINIMUM REQUIRED
2 FIRE EXTINGUISHERS PROVIDED
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER 75 FT
BASIC MINIMUM EXTINGUISHER RATING IS: 2-A IN B OCCUPANCY
FEC FIRE EXTINGUISHER CABINET, SEMI-RECESSED (TAS COMPLIANT)
FEB FIRE EXTINGUISHER BRACKET, (TAS COMPLIANT)

REFERENCE PLAN FOR FIRE EXTINGUISHER LOCATIONS
* FINAL LOCATIONS AND NUMBER OF FIRE EXTINGUISHERS ARE AT LOCAL FIRE MARSHAL/CODE OFFICIAL DISCRETION

INTERIOR FINISHES BY OCCUPANCY

FLAME SPREAD REQUIREMENTS FOR NON-SPRINKLERED SPACE
PER TABLE 803.11

GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	A	B	C
S	B	B	C



5150 Westheimer, Suite 420, Houston, Texas 77056 713.360.3400
SEAL

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

STANDARD CONSTRUCTORS

STANDARD
CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT INFO.

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT NO.

STANDARD2023-4

ISSUE

NO	DATE	DESCRIPTION
1	04.10.23	SITE SCHEMATIC + PRICING
2	05.05.24	ZONING APPROVAL
3	05.20.24	ZONING COMMENTS
4	05.23.24	ZONING SUP COMMENTS
5	05.30.24	ZONING FM COMMENTS

SHEET TITLE

PROJECT INFORMATION

SHEET NO.

A0.10

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

STANDARD
CONSTRUCTORS

**STANDARD
CONSTRUCTORS**
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT INFO.

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT NO.

STANDARD2023-4

ISSUE

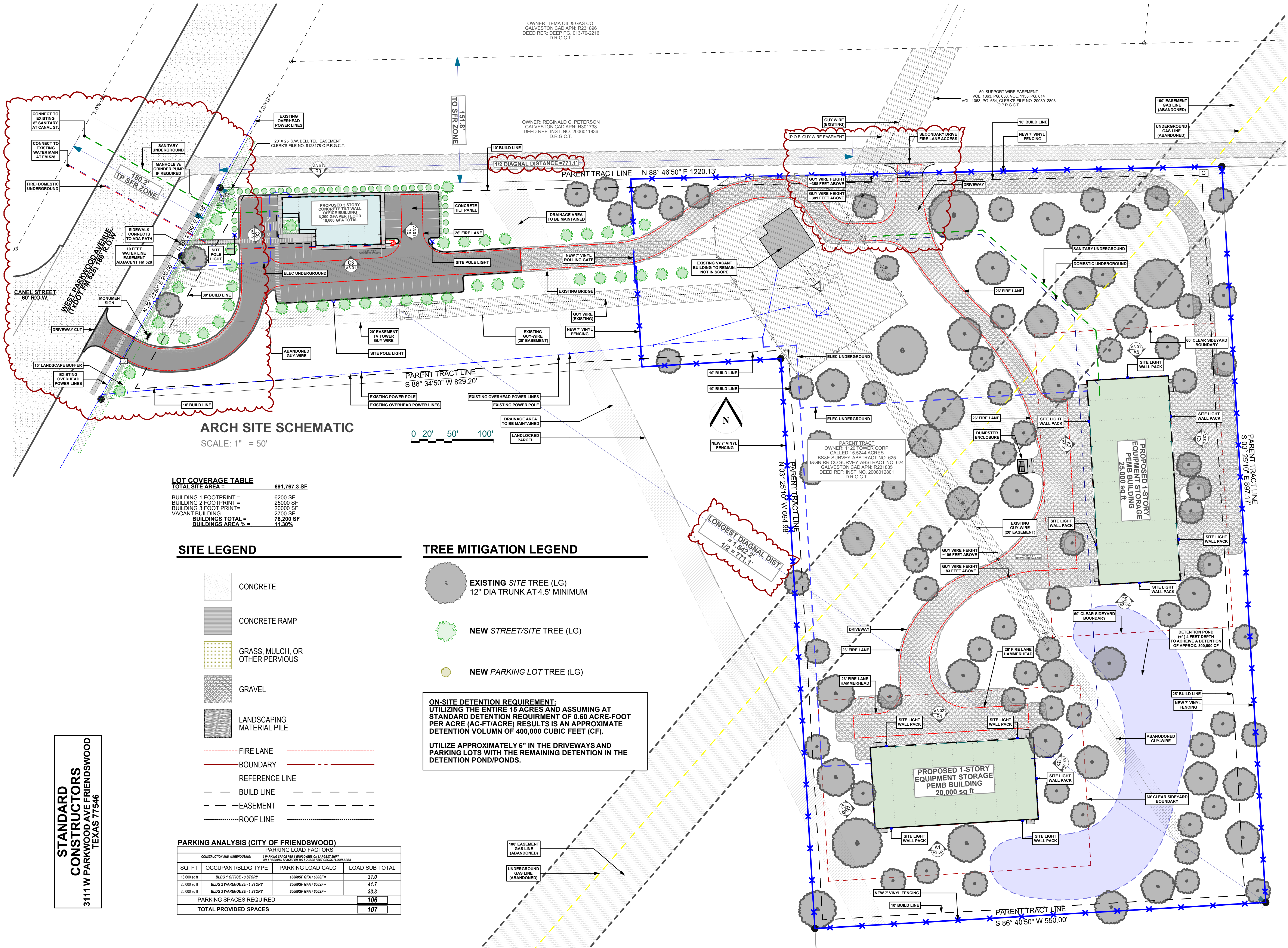
NO	DATE	DESCRIPTION
1	04.10.23	SITE SCHEMATIC + PRICING
2	05.05.24	ZONING APPROVAL
3	05.20.24	ZONING COMMENTS
4	05.23.24	ZONING SUP COMMENTS
5	05.30.24	ZONING FM COMMENTS

SHEET TITLE

SITE PLAN

SHEET NO.

A1.01



**STANDARD
CONSTRUCTORS**
3111 W PARKWOOD AVE FRIENDSWOOD
TEXAS 77546

OWNER: TEMA OIL & GAS CO.
GALVESTON CAD APN: R301738
DEED REF: DEEP PG. 013-70-2216
D.R.G.C.T.

OWNER: REGINALD C. PETERSON
GALVESTON CAD APN: R301738
DEED REF: INST. NO. 2008011836
D.R.G.C.T.

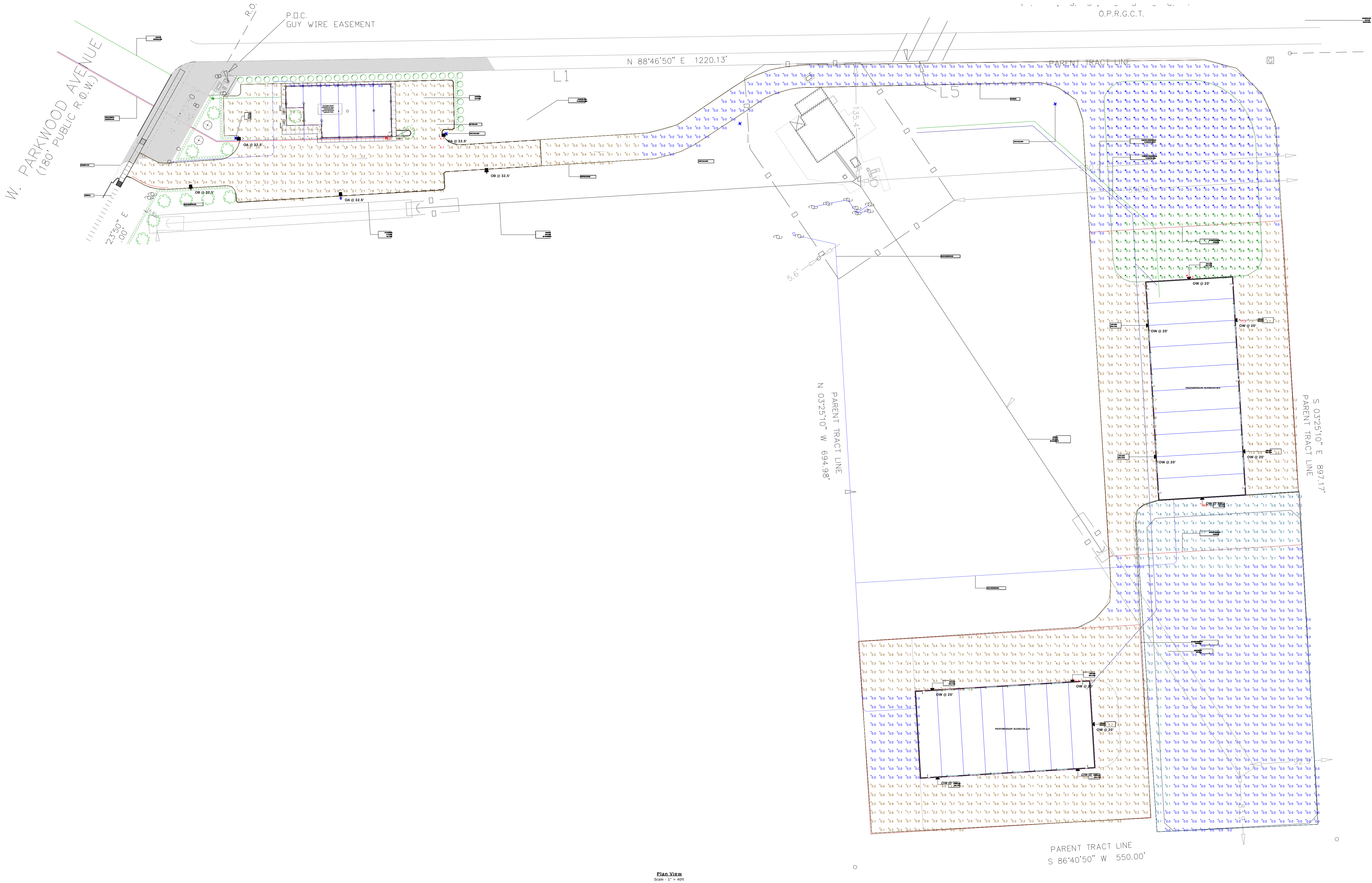
50' SUPPORT WIRE EASEMENT
VOL. 1063, PG. 650, VOL. 1155, PG. 614
VOL. 1063, PG. 654, CLERK'S FILE NO. 2008012803
O.P.R.G.C.T.

PARENT TRACT
OWNER: 1120 TOWER CORP.
CALLED 15.5244 ACRES
BS&F SURVEY ABSTRACT NO. 625
18&GN RR CO SURVEY ABSTRACT NO. 624
GALVESTON CAD APN: R301735
DEED REF: INST. NO. 2008012801
D.R.G.C.T.

LONGEST DIAGONAL DIST
= 1,542.9'
1/2 = 771.1'

100' EASEMENT
GAS LINE
(ABANDONED)

UNDERGROUND
GAS LINE
(ABANDONED)



Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Distributi on
	OA		3	Lithonia	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium House-side Shield	DSX1_LED_P6_40K_80CRI_T4_M_HS.lis	27241	TYPE II, MEDIUM, BUG RATING: B2 - U0 - G5
	OB		2	Lithonia	DSX1 LED P9 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Type 2 Medium House-side Shield	DSX1_LED_P9_40K_80CRI_T2_M_HS.lis	28762	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G5
	OW		11	Lithonia	WDSX1 LED P6 70CRI R3 40K	WDSX1 LED WITH P6 PERFORMANCE PACKAGE 4000K, 70CRI, TYPE 3 OPTIC	WDSX1_LED_P6_70CRI_R3_40K.lis	25233	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G4

Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Grass area Between drives		0.5 fc	11.3 fc	0.0 fc	N/A	N/A
Open area SE corner		0.3 fc	10.8 fc	0.0 fc	N/A	N/A
Proposed 3 Stroy Parking and Drive		2.1 fc	4.1 fc	0.0 fc	N/A	N/A
Drive to proposed warehouses		1.2 fc	11.3 fc	0.0 fc	N/A	N/A

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

STANDARD
CONSTRUCTORS

STANDARD
CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT INFO.

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT NO.

STANDARD2023-4

ISSUE

NO	DATE	DESCRIPTION
1	04.10.23	SITE SCHEMATIC + PRICING
2	05.05.24	ZONING APPROVAL
3	05.20.24	ZONING COMMENTS
4	05.23.24	ZONING SUP COMMENTS
5	05.30.24	ZONING FM COMMENTS

SHEET TITLE

SITE PHOTOMETRIC
PLAN

SHEET NO.

A1.02

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

STANDARD
CONSTRUCTORS

STANDARD
CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT INFO.

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT NO.
STANDARD2023-4

ISSUE

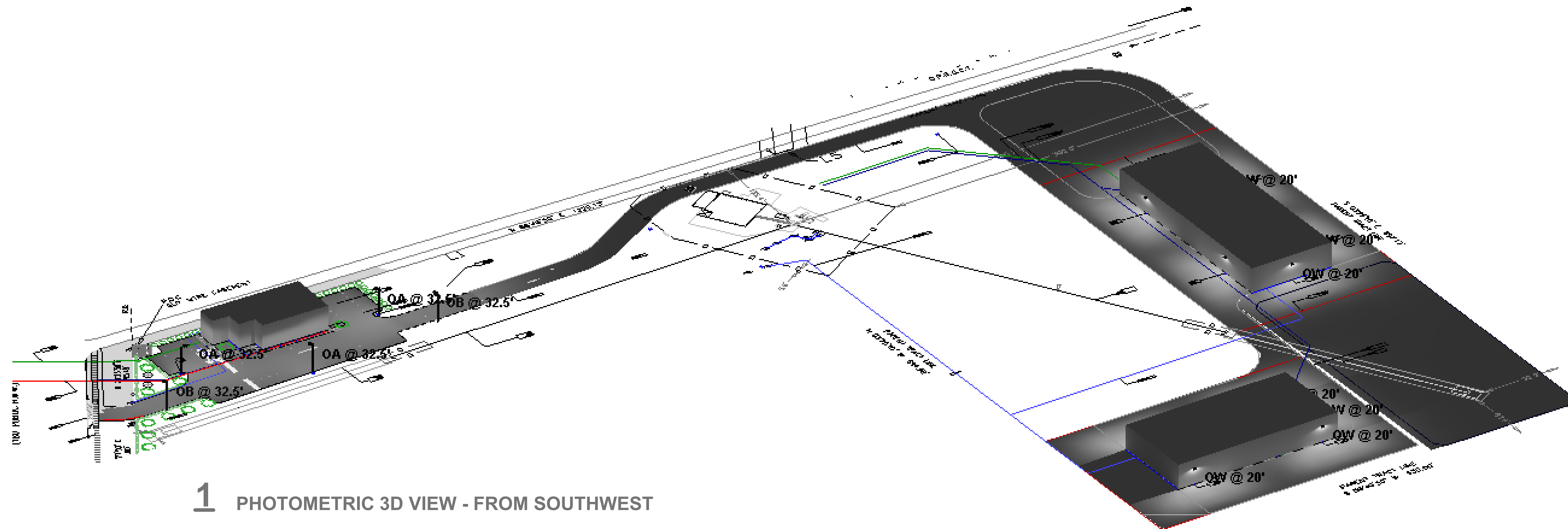
NO	DATE	DESCRIPTION
1	04.10.23	SITE SCHEMATIC + PRICING
2	05.05.24	ZONING APPROVAL
3	05.20.24	ZONING COMMENTS
4	05.23.24	ZONING SUP COMMENTS
5	05.30.24	ZONING FM COMMENTS

SHEET TITLE

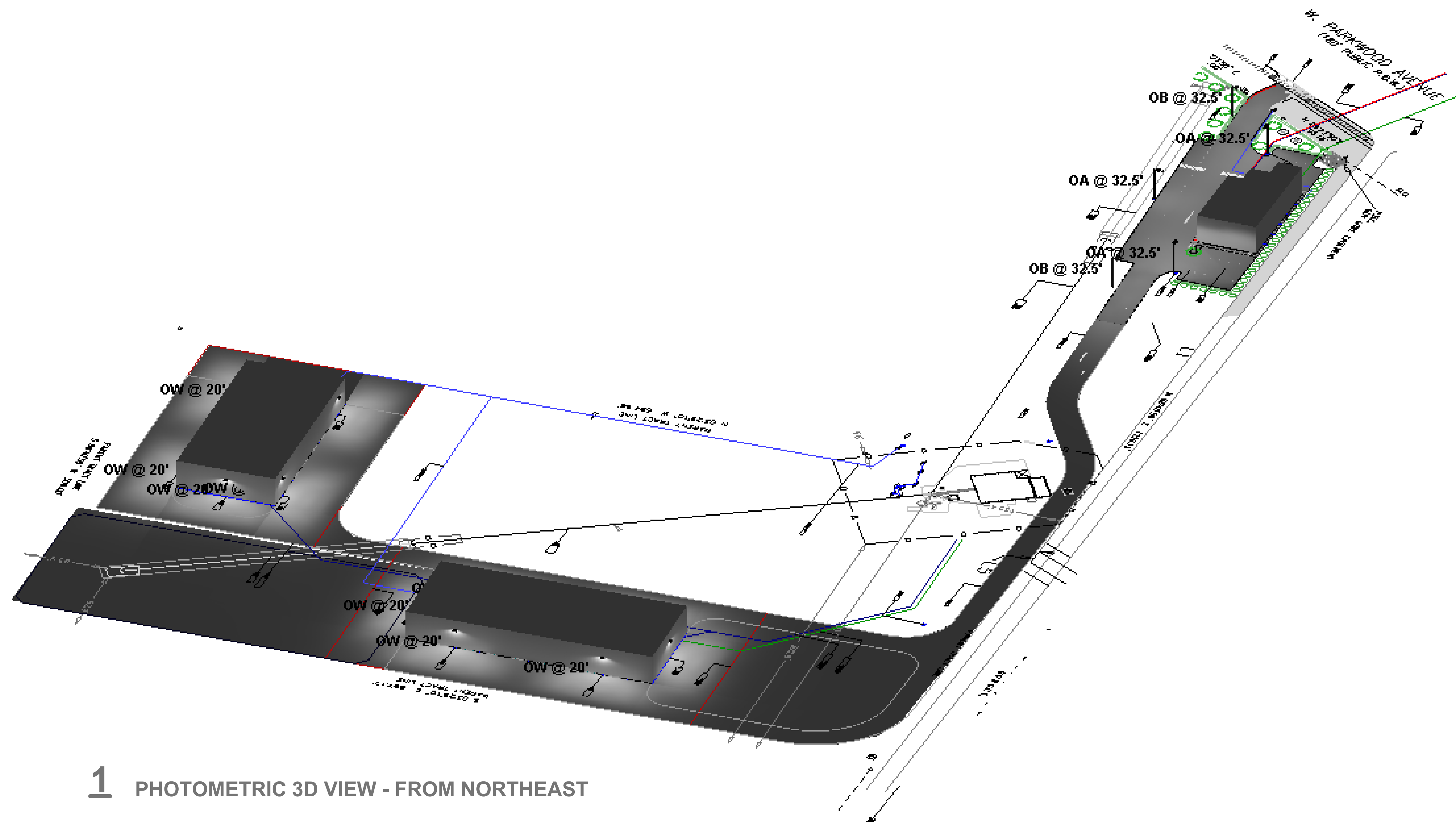
PHOTOMETRIC VIEWS

SHEET NO.

A1.03



1 PHOTOMETRIC 3D VIEW - FROM SOUTHWEST



1 PHOTOMETRIC 3D VIEW - FROM NORTHEAST

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

STANDARD
CONSTRUCTORS

STANDARD
CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT INFO.

STANDARD CONSTRUCTORS
3111 W PARKWOOD AVE
FRIENDSWOOD TEXAS 77546

PROJECT NO.
STANDARD2023-4

ISSUE

NO	DATE	DESCRIPTION
1	04.10.23	SITE SCHEMATIC + PRICING
2	05.05.24	ZONING APPROVAL
3	05.20.24	ZONING COMMENTS
4	05.23.24	ZONING SUP COMMENTS
5	05.30.24	ZONING FM COMMENTS
6	06.06.24	ZONING PLANNER COMMENTS

SHEET TITLE

TREE MITIGATION PLAN

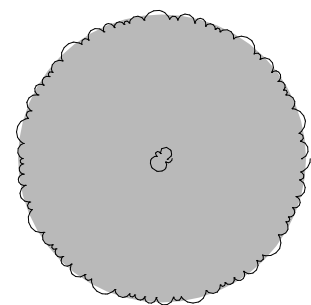
SHEET NO.

A1.04

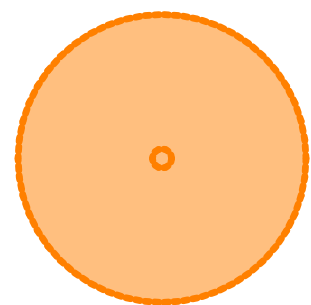


TREE MITIGATION PLAN
SCALE: 1" = 50'

TREE MITIGATION LEGEND



"EXISTING TO REMAIN" SITE TREE
(CLASS 1 OR 2)
12" DIA TRUNK AT 4.5' MINIMUM



"TO BE REMOVED" SITE TREE
(CLASS 1 OR 2)
12" DIA TRUNK AT 4.5' MINIMUM



NEW STREET/SITE TREE (CLASS 1)
SPECIES: LIVE OAK, QUERCUS VIRGINIANA
6" MINIMUM CALIPER MEASURED 18" ABOVE GROUND

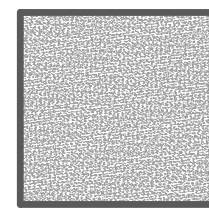


NEW STREET/SITE TREE (LG)
SPECIES: WAX MYRTLE, MYRICA CERIFERA
4" MINIMUM CALIPER MEASURED 18" ABOVE GROUND

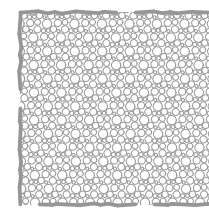
TREE REPLACEMENT ANALYSIS (CITY OF FRIENDSWOOD)

TREE CALIPERIN REPLACEMENT FACTORS			
CALIPER	ON-SITE REPLACEMENT	OFF-SITE REPLACEMENT	MINIMUM CALIPER IN INCHES
12"-24"	100%	120%	4"
24.1"-36"	150%	170%	6"
>36"	200%	220%	8"
QTY	TREE DESCRIPTION	TO BE REMOVED / NEW	ADDITIONAL NOTES
18	EXISTING SITE TREES - CLASS 1 & 2	TO BE REMOVED	EXISTING TREES MEASURED 12" CALIPER AT 4.5' FEET ABOVE NATURAL GROUND
27	MITIGATION SITE TREES - CLASS 1 (LIVE OAK)	NEW	NEW ON SITE REPLACEMENT TREES AT A MITIGATION FACTOR OF 100% AND 6" MINIMUM CALIPER AT 18" ABOVE NATURAL GROUND
17	SITE TREES - CLASS 1 (LIVE OAK)	NEW	NEW ON SITE TREES: 6" MINIMUM CALIPER AT 18" ABOVE NATURAL GROUND
27	SITE TREES - CLASS 1 (WAX MYRTLE)	NEW	NEW ON SITE TREES: 4" MINIMUM CALIPER AT 18" ABOVE NATURAL GROUND
160	SITE SHRUBS - CLASS 1 (WAX MYRTLE)	NEW	NEW SHRUBS TO BE MAINTAINED AT 24"-36" HEIGHT
TOTAL NEW TREES			71
TOTAL NEW SHRUBS			160

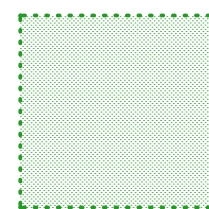
LANDSCAPE ANALYSIS



TOTAL CONCRETE PAVING
= 35,443 sq ft



TOTAL GRAVEL OR BALLAST
= 97,654 sq ft

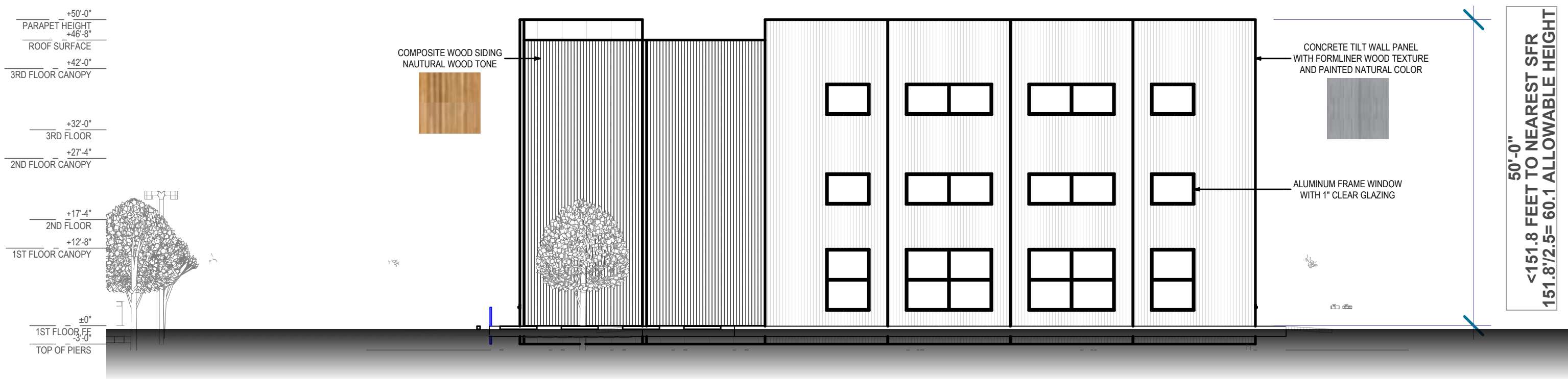


TOTAL LANDSCAPING AREA
= 27,532 sq ft

LANDSCAPE TABLE (CITY OF FRIENDSWOOD)

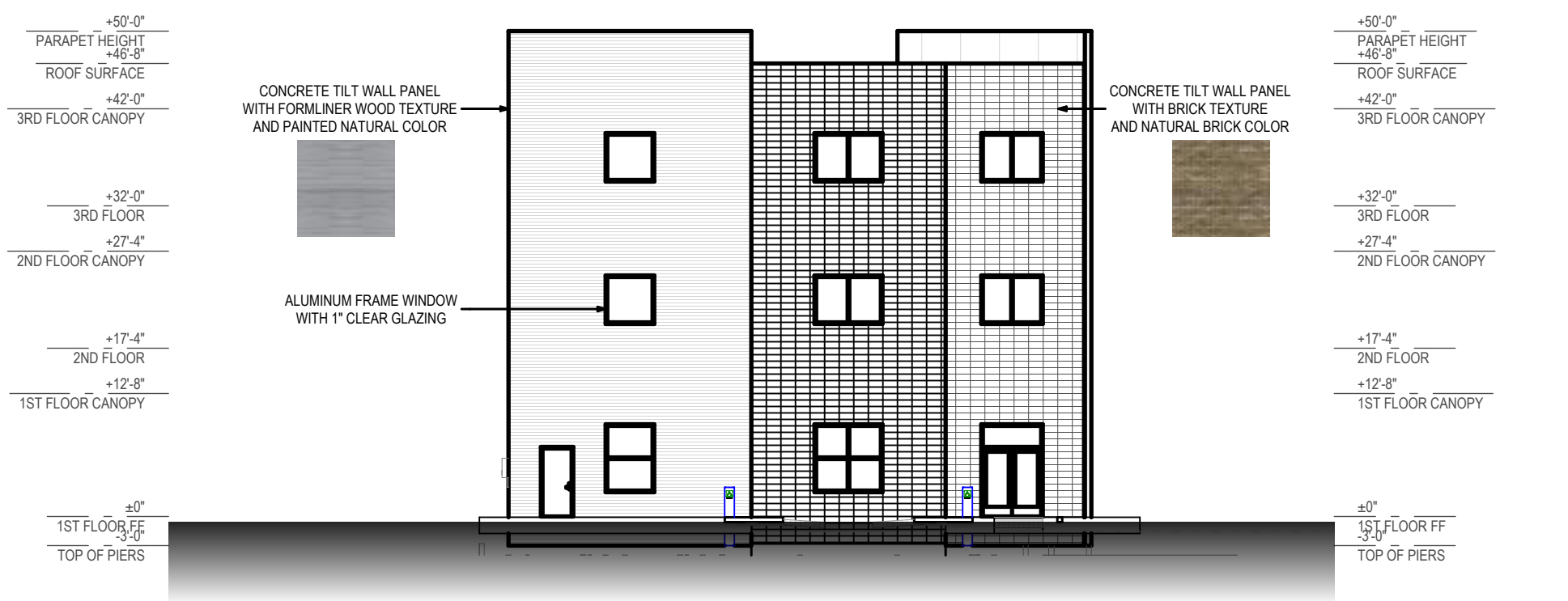
AREAS + FACTORS	
TOTAL PARKING+DRIVEWAY AREAS = 35,443 SF + 97,654 SF = 133,097 SF	
TOTAL PARKING+DRIVEWAYS AREAS (LARGE) X 20% = 26,620 SF	
TOTAL BUFFER FRONTAGE = 295.16 LINEAR FEET / 25' = 11.81	
TOTAL NON-BUFFER BOUNDARY = 4192 LINEAR FT / 30' = 139.73	
REQUIRED	PROVIDED
26,620 SF LANDSCAPED AREAS	27,532 SF LANDSCAPED AREAS
13,310 SF LANDSCAPED ISLANDS	13,310 SF LANDSCAPED ISLANDS
12 STREET TREES @ BUFFER FRONTAGE	12 STREET TREES @ BUFFER FRONTAGE
140 TREES @ BOUNDARY LINES	140 TREES @ BOUNDARY LINES

STANDARD
CONSTRUCTORS
3111 W PARKWOOD AVE FRIENDSWOOD
TEXAS 77546



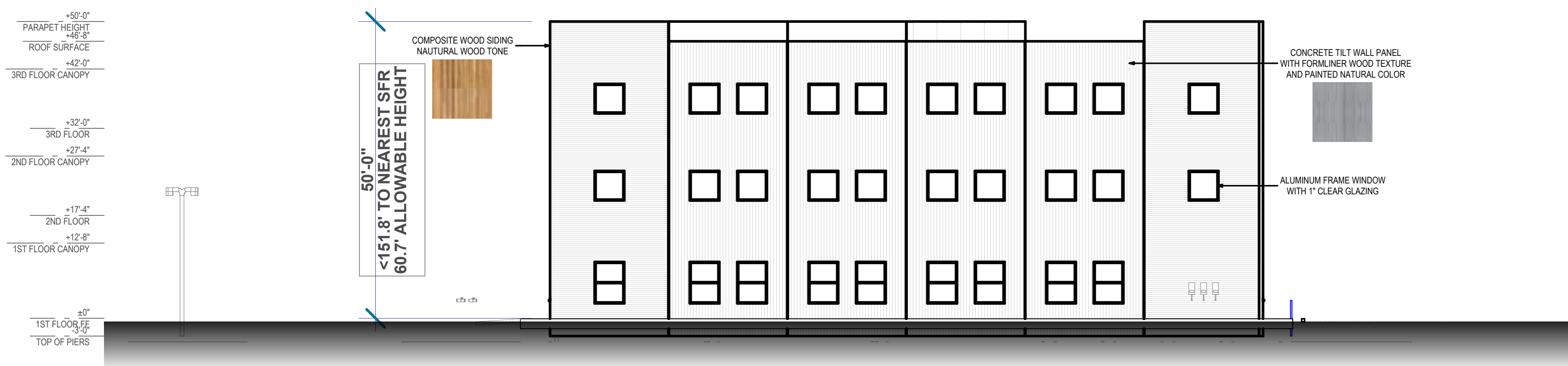
BUILDING 1 - SOUTH **C3**

SCALE: 1/16" = 1'-0"



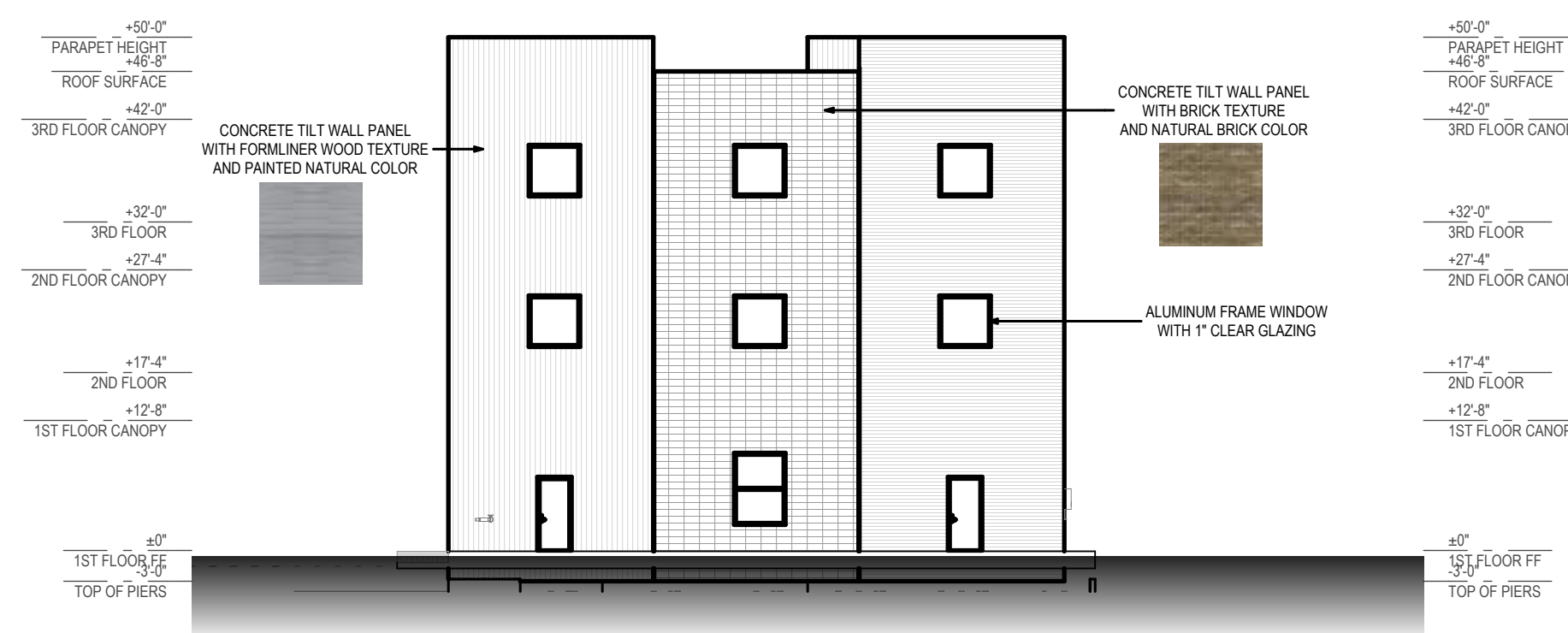
BUILDING 1 - WEST **C5**

SCALE: 1/16" = 1'-0"



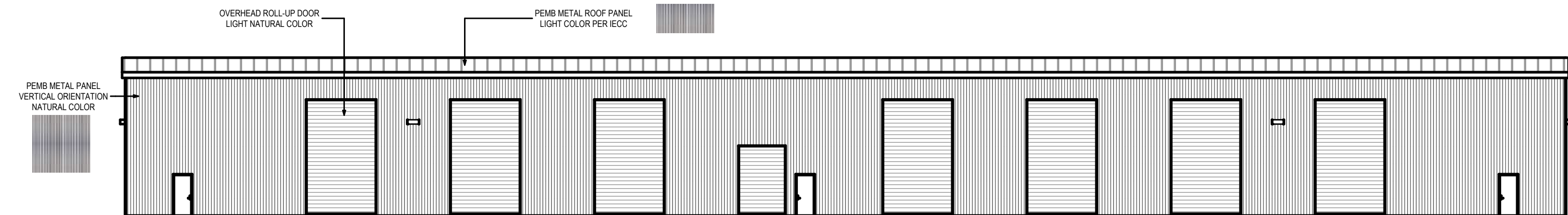
BUILDING 1 - NORTH **B3**

SCALE: 1/16" = 1'-0"



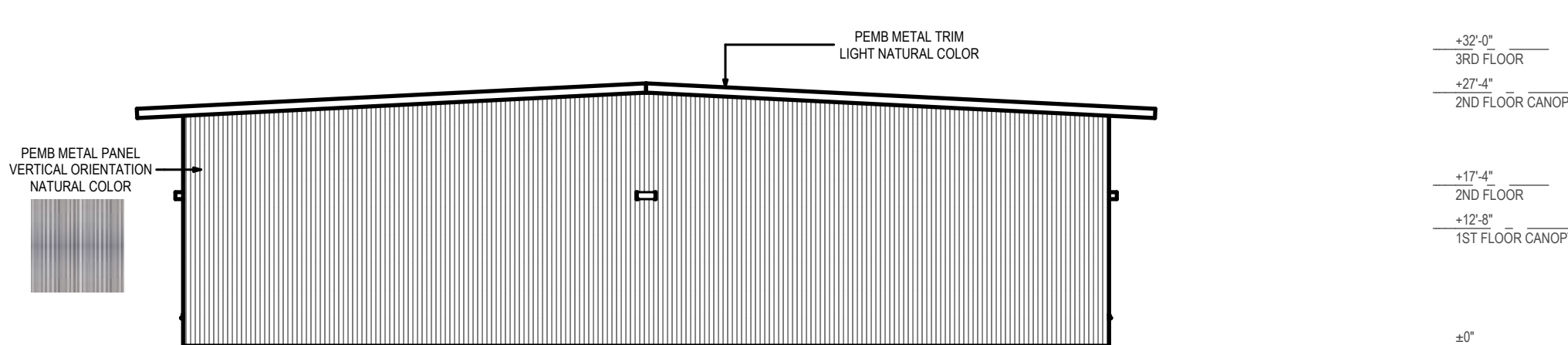
BUILDING 1 - EAST **B5**

SCALE: 1/16" = 1'-0"



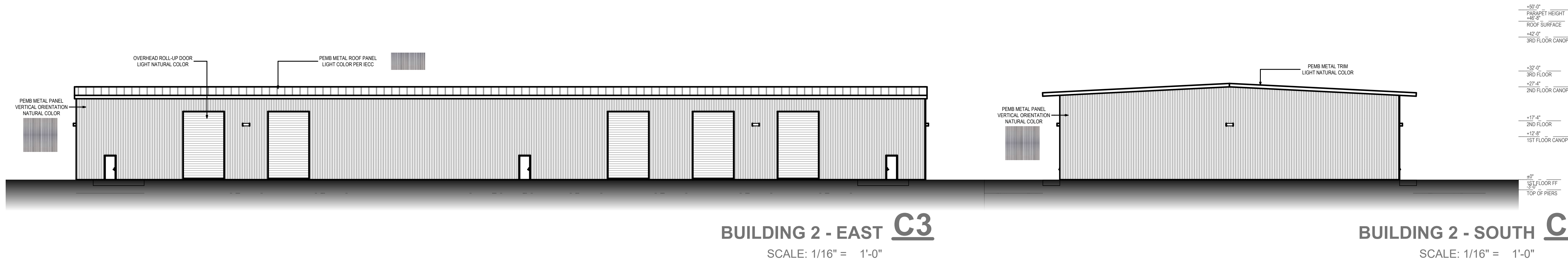
BUILDING 2 - WEST **A3**

SCALE: 1/16" = 1'-0"



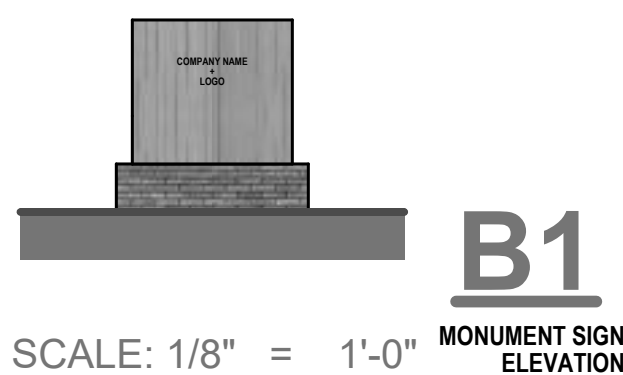
BUILDING 2 - NORTH **A5**

SCALE: 1/16" = 1'-0"



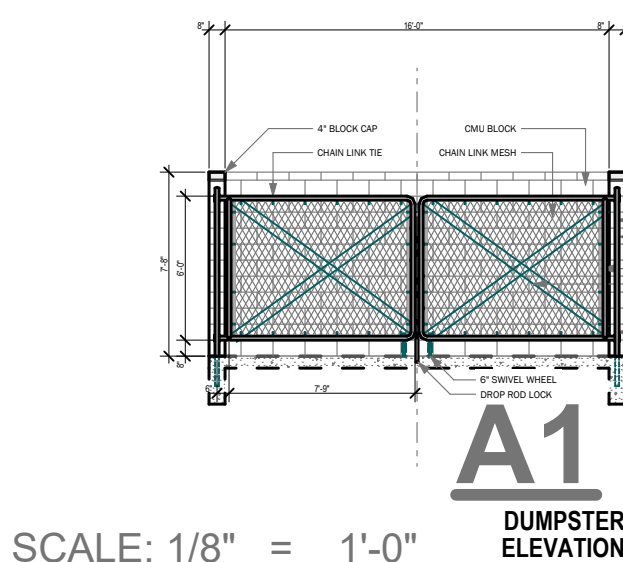
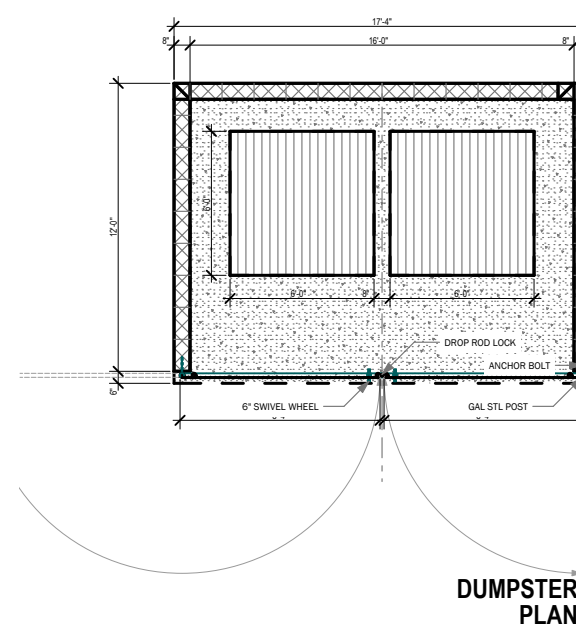
BUILDING 2 - EAST **C3**
SCALE: 1/16" = 1'-0"

BUILDING 2 - SOUTH **C5**
SCALE: 1/16" = 1'-0"



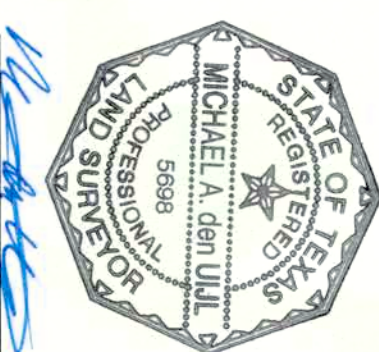
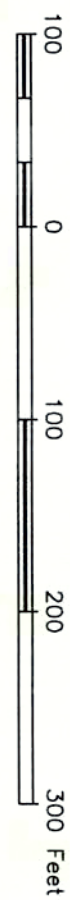
BUILDING 3 - NORTH **B4**
SCALE: 1/16" = 1'-0"

BUILDING 3 - EAST **B5**
SCALE: 1/16" = 1'-0"



BUILDING 3 - SOUTH **A4**
SCALE: 1/16" = 1'-0"

BUILDING 3 - WEST **A5**
SCALE: 1/16" = 1'-0"



2/7/2008
DATE
MICHAEL A. den UIL
5698
R.P.L.S. No.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 01-31-2008 AND THAT THIS DRAWING SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

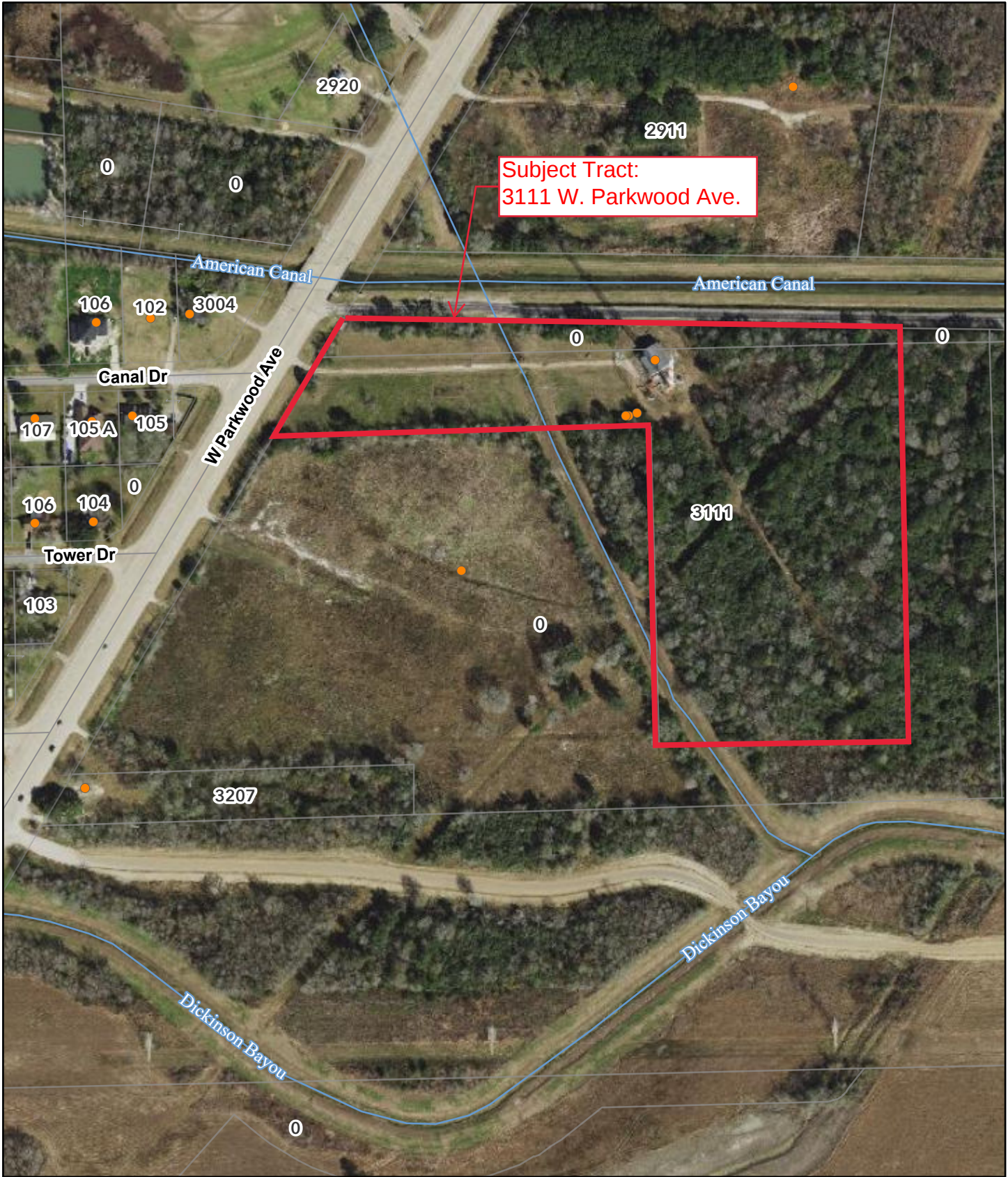
THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

NOTES:

1. THE SURVEY HAS BEEN FILED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, CASE NO. 2007-FW-118671-D (09060), EFFECTIVE DATE 10-04-2007, WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SCHEDULE A OF SAID COMMITMENT AND THE EXISTENT RIGHTS-OF-WAY ARE SHOWN THEREIN. ANY OTHER ADJACENT PROPERTIES HEREON TO THE EXTENT THAT SUCH ITEMS CAN BE LOCATED OR PLOTTED.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE 1X UNDISTURBED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAP NO. 48566A-0005 DATED SEPTEMBER 22, 1995. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
4. THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
5. THE UTILITY APPURTENANCES (i.e., utility poles, inlets, etc) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
6. TRACT SHOWN HEREON SUBJECT TO CITY OF FRIENDSWOOD BUILDING ORDINANCE.
7. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF THE BOULDER CREEK RIVER PROFESSIONAL AND SURVEYOR'S "TENDERBUSH" RULES OF PROCEDURES AND PRACTICES" SECTION 663.1(9)(c).
8. ALL SET CAPPED RODS STAMPED "C.L. DANIS, RELYS 4464".
9. RECORD INSTRUMENT STATES THAT THE CATHODIC PROTECTION SERVICE CONSISTS OF THE FOLLOWING APPURTENANCES: ONE 20' CONCRETE FOUNDATION AND FUNCTION BOX ABOVE GROUND, ELECTRIC CABLES AND DEEP WELL GROUND BED.

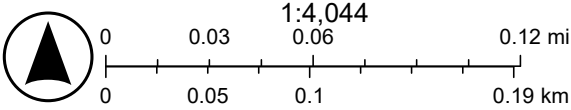
 C.D. LAND SURVEYING	C.L. DAVIS & CO. 1500 WINDING WAY TEXAS 77546 FAX 281-482-1234
	LAND TITLE SURETY 15.9244 ACRES, OUT OF BEATTY, SEALE & FORNWOOD SURVEY, SECTION 5, A-625 AND I.A.G.N. R.R. COMPANY SURVEY, SECTION 23, A-624 FRIENDSWOOD, GALVESTON COUNTY, TEXAS
DATE: 02-04-2008 TIME: 11:30-3:30	SCALE: 1" = 100' JOB NO.: 11-930

City of Friendswood



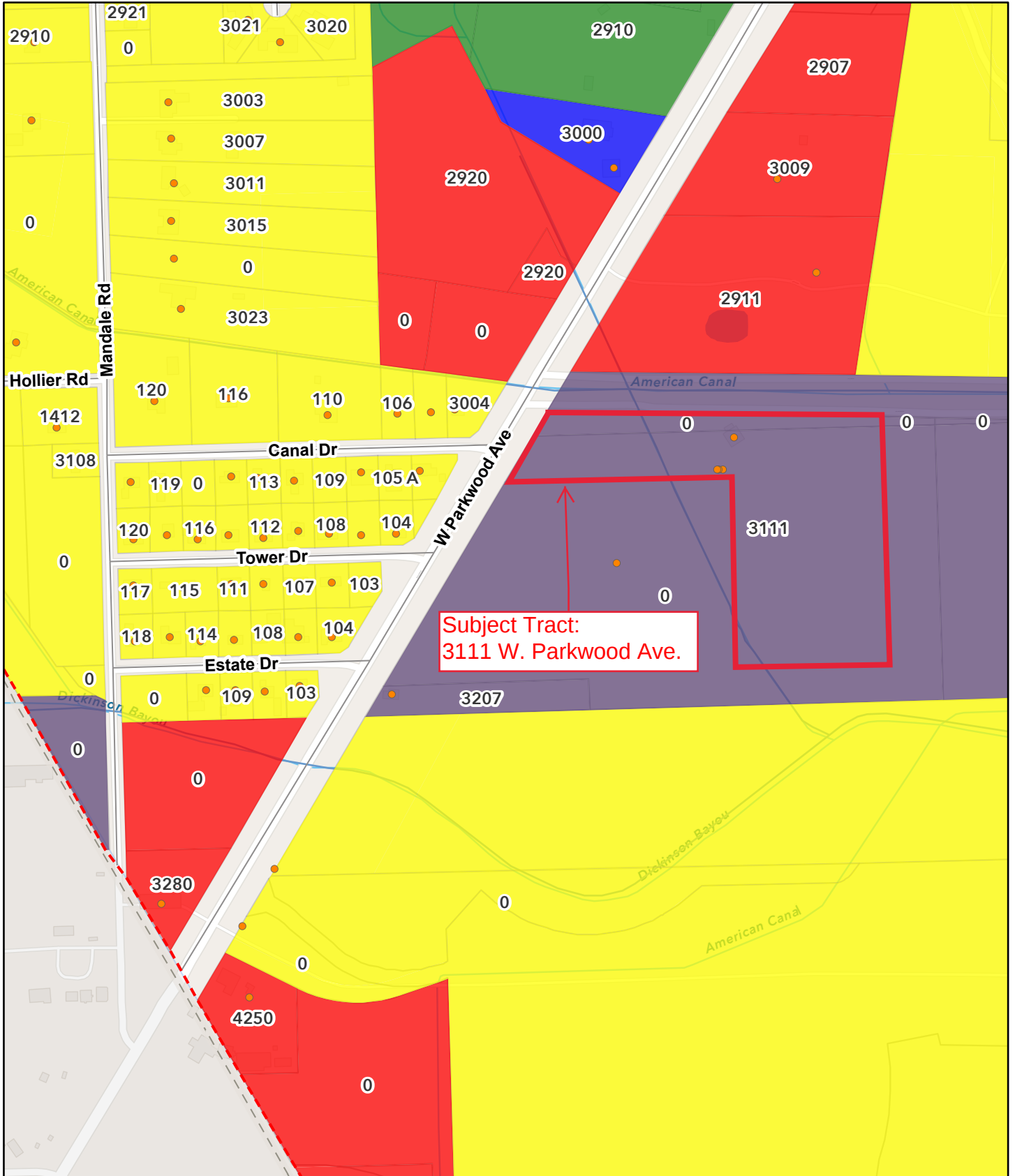
5/8/2024, 12:52:52 PM

- Address Points
- City Limit
- GCAD Lot lines
- Parcels (grey)
- Streets
- Water Lines



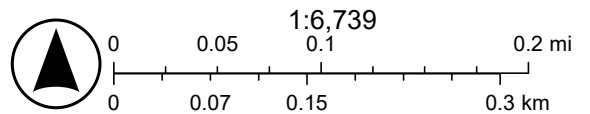
Houston- Galvesotn Area Council

City of Friendswood



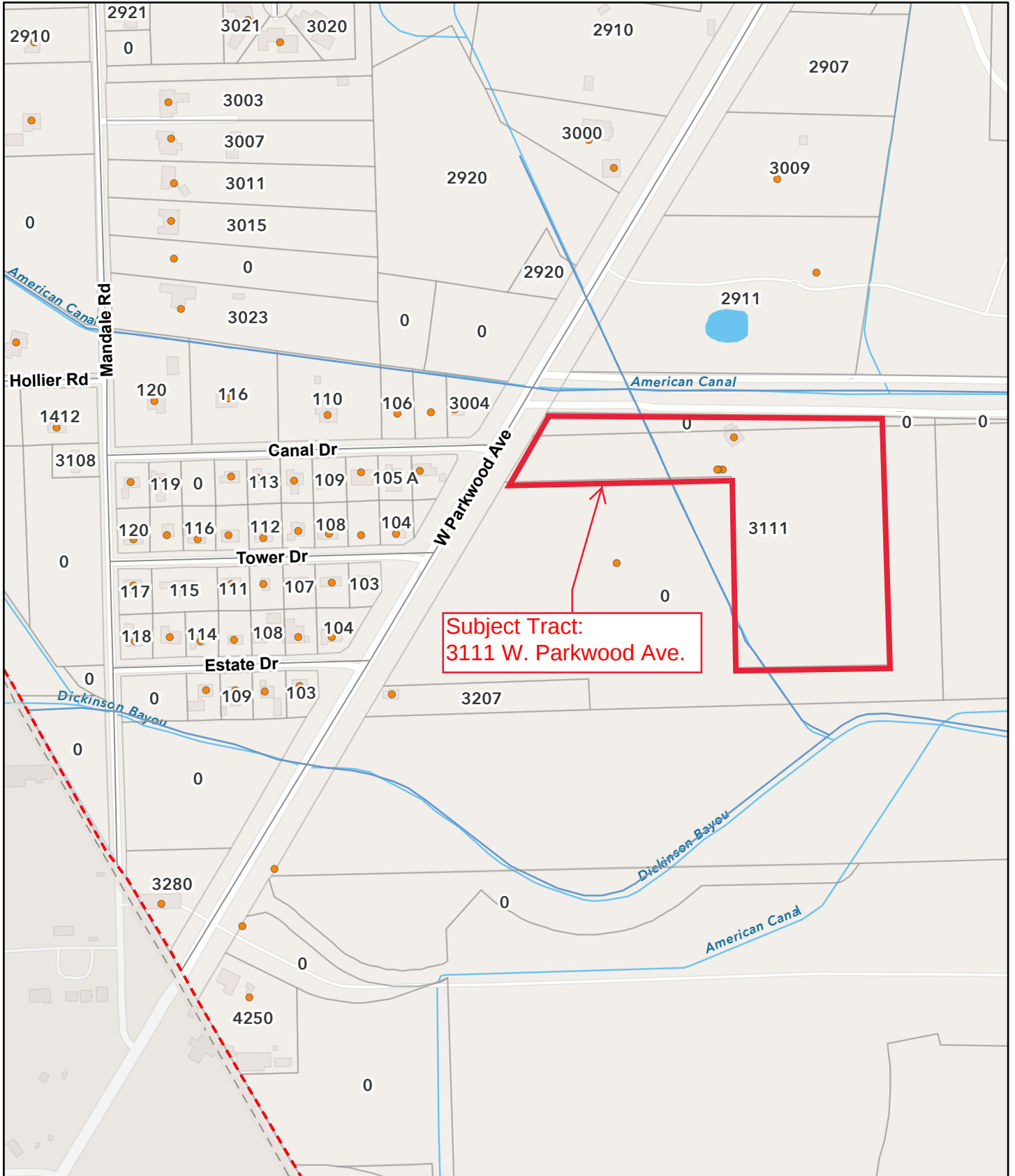
5/8/2024, 12:51:09 PM

- Address Points
- City Limit
- Future Land Use Adopted 2021
- Low Density
- Office, Business Park
- Retail
- Parks
- Public and Semi-Public
- Parcels (grey)
- Streets
- Surrounding Cities
- Water Lines



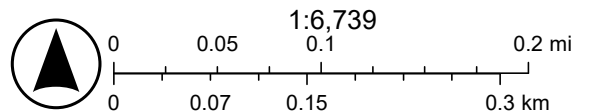
Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Friendswood



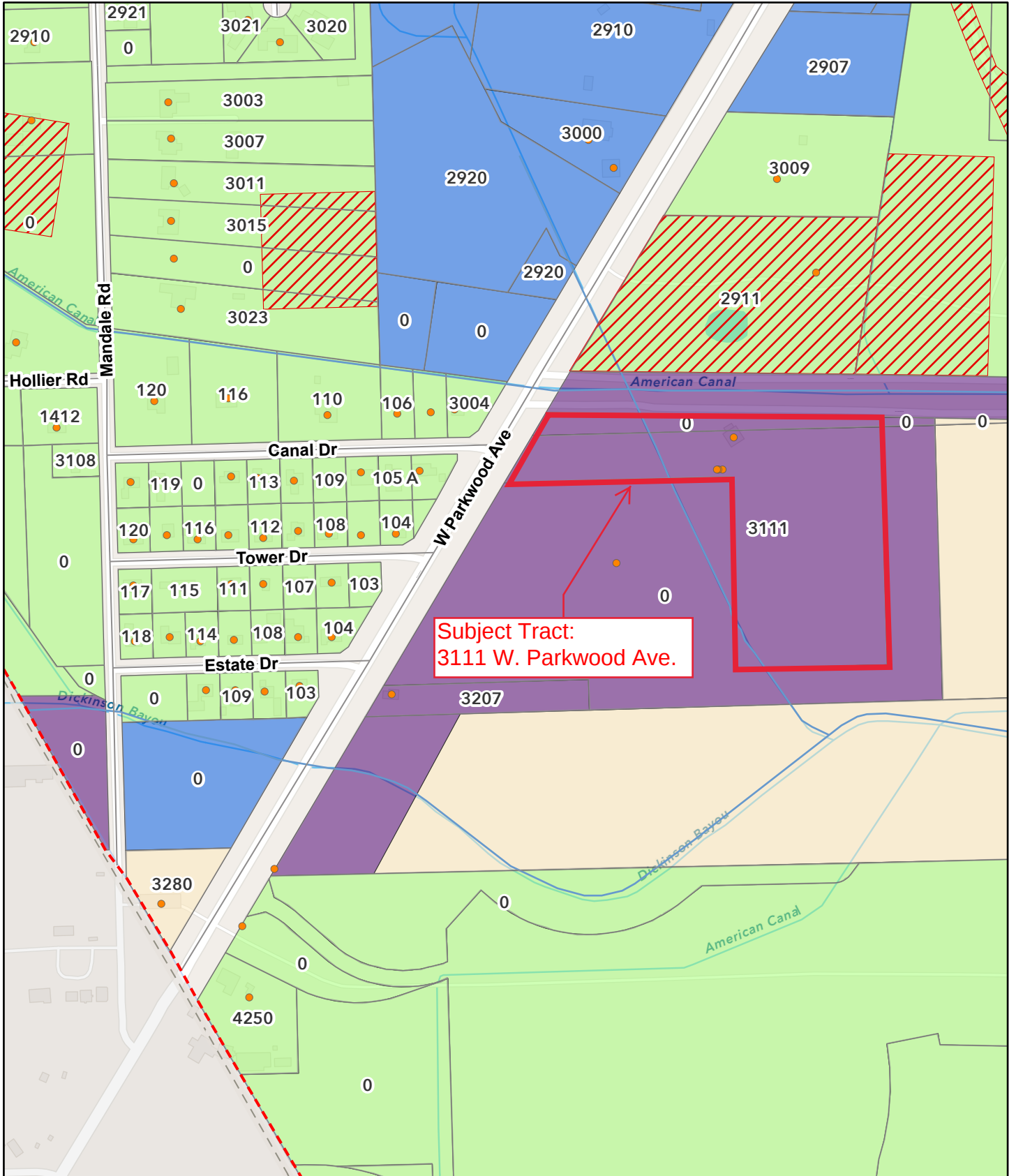
5/8/2024, 12:38:29 PM

- Address Points
- City Limit
- Parcels (grey)
- Streets
- Surrounding Cities
- Water Lines



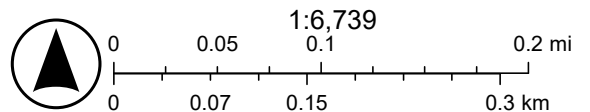
Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Friendswood



5/8/2024, 12:39:55 PM

- Address Points
- City Limit
- Parcels (grey)
- Specific Use Permits
- Streets
- Surrounding Cities
- Water Lines
- Zoning by Parcel**
- BP
- CSC
- LI
- SFR



Esri Community Maps Contributors, City of Alvin, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 13, 2024

Subject: Consider a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP).

Action:

SUMMARY / ORIGINATING CAUSE

This action item allows the Commission to give City Council a final report in response to the request for a Specific Use Permit to allow NAICS Use 237, Heavy and Civil Engineering Construction at 3111 W Parkwood Ave. Standard Constructors, Incorporated's main office is currently located in Houston near Hobby Airport; they have four other regional offices. It is a fourth-generation family construction company established in 1939 that provides heavy civil industrial contracting and project management for a diverse group of petrochemical, refining, and heavy commercial clients along the Gulf Coast and throughout the United States. They are searching for a location to relocate their headquarters and business operations.

The site here in Friendswood will include a three-story office building, a one-story equipment building, and a one-story equipment storage building and will house 40-60 employees. The tract is currently undeveloped. It has some frontage on W. Parkwood Ave./FM 528 with most of the land area being set back from the roadway. The direct access to FM 528 to transport equipment and supplies is a benefit to them. The existing two-story building and tower built in 1980 are not in the scope of this project and will remain on the property. There is also a bypass for drainage that connects to Dickinson Bayou. Pipeline easement crossing the property perpendicular to the drainage bypass.

The criteria for approving a Specific Use Permit are as follows (Zoning Ordinance Section 9.G):

- a. That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
- b. That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
- c. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- d. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- e. The adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- f. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties;
- g. That there are sufficient landscaping and screening to ensure harmony and compatibility with adjacent property; and
- h. That the proposed use is in accordance with the comprehensive plan.

See attachments on the public hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Due to the proximity to the gun range and the difficult characteristics of this property, such as the pipeline, radio tower, and drainage bypasses, the proposed use would be a good use of the property.

RECOMMENDATIONS

None at this time.

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 13, 2024

Subject: Receive the May 2024 DRC Report, 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.

Action:

SUMMARY / ORIGINATING CAUSE

The DRC report for May 2024 is attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. May 2024 DRC Report

COMMUNITY DEVELOPMENT DEPARTMENT
MONTHLY DRC REPORT
MAY 2024



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
2230 and 2290 Thomas Trace Blvd. Medical services, offices and warehouses	CSC	No	☐ Zone change ☐ Meets Future Land Use Map ☐ Plat required – existing plat – Fountains @ Friendswood ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☐ On-site detention required - existing ☐ May be eligible for regional detention; subject to GCCDD approval ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☐ TxDOT Permits required Misc Notes: Site plan approvals required.	

N. Friendswood Drive Commercial and Multi-Family – 55 and older community with 232 units and amenities such as pools, dog park, and storage	CSC	Yes - PUD	☒ Zone change ☐ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (150 feet) ☐ Downtown District – development fees waived ☒ Water Available – existing service may need to be upgraded ☒ Sewer Available – existing service may need to be upgraded ☒ On-site detention required – account for drainage from back of existing residential lots ☐ May be eligible for regional detention; credit for existing impervious cover ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required – FM 518 Misc Notes: some property is located in Pearland and Brazoria County – plats will be required in both jurisdictions for unplatted portion; Traffic Impact Analysis required	
--	-----	-----------	---	--

Friendswood Trail/FM 528 Gas station, convenience store, strip center, data processing center	CSC	No SUP required for data processing center	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (300 feet) ☐ Downtown District – development fees waived ☒ Water Available ☒ Sewer Available ☒ On-site detention required ☐ May be eligible for regional detention; subject to GCCDD approval ☐ High hazard flood zone(s) – AE, Floodway, and Shaded X; on-site flood mitigation required ☐ Pipelines and abandoned oil wells ☒ TxDOT Permits required Misc Notes: Special consideration may be required for screening a bay door for the car wash that would be fronting FM 528.	
--	-----	--	--	--