



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JANUARY 23, 2025 - 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 Regular Meeting held Thursday, January 9, 2025.

4. ACTION ITEMS

- A. Consider approving a site plan amendment for EZ Mart located at 4326 Friendswood Link Rd., to allow for the addition of a fuel canopy, six (6) fuel pumps, and fuel tanks.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, February 13, 2025, and (ii) Thursday, February 27, 2025.
- B. Receive the 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 TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).



Approved for posting by:
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 17th day of January 2025, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 23, 2025

Subject: Consider approval of the minutes for the Planning and Zoning Regular Meeting held Thursday, January 9, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

The minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. P&Z Minutes 2025-01-09 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 9, 2025 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JANUARY 9, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JANUARY 9, 2025, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
VICE CHAIRMAN MARCUS RIVES
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER BRIAN BOUNDS 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.

****Vice Chairman Marcus Rives moved to approve the consent agenda. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- A. Consider approval of the minutes of the Planning and Zoning Commission Special Meeting held Thursday, December 5, 2024.
- B. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, December 12, 2024.
- C. Consider approval of the Laurel Park Friendswood III Final Plat located at 214 S Friendswood Drive.
- D. Consider approval of the partial replat of Liberty Tree Estates located at 405 W Spreading Oaks Dr. and being 9.725 acres of land, all of Lot 2, Block 1, Liberty Tree Estates plat recorded in volume 18, map number 37, Galveston County Map Records, and all of that certain tract of land as described by deed recorded under Galveston County Clerk File Number 2015065797, out of the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 311 LAUREL

- i Conduct a public hearing regarding a request for a zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).

Harbin explained the applicant is requesting a zone change from Multi-Family Residential Medium Density to Downtown District. She explained the property is located within the Downtown District boundary and it is the long term goal of the city for all properties within the boundary to be zoned Downtown District.

Tracine Poti/Willowick Ave spoke against the zone change. She said her home is the only single family residence left in the area.

Richard Wolff/Woodlawn spoke against the zone change. He said there is no information on the proposed project and was concerned with traffic, lack of sidewalks, parking, and flooding.

The public hearing closed.

- ii Consider making a recommendation to City Council for the requested zone classification change located at 311 Laurel, .289 acres of land, more or less, being a part of Lot 16 of the Harvey and Stout Subdivision of Lots 6, 7, and 8, Block 2 of Friendswood Subdivision of the Sarah McKissick or J.P. Williams League of land, Friendswood, Galveston County, Texas, to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD).

Vice Chairman Rives said the requested change is within the Downtown District boundary and acknowledged many former houses had been converted to businesses, such as the Heritage Garden Club. He addressed resident concerns regarding the lack of information explaining that those plans would be presented during site plan consideration, if the zone change is approved.

Commissioner Conrad also explained that the zone change request was to consider the land use, not a specific business. She said drainage and development plans would be one of the next steps. Commissioners Mann and Anderson also said future plans should help alleviate some of the resident concerns.

Chairman Hinckley reiterated that the zone change recommendation by the commission was the first of many steps involved in developing the property. He advised the residents they may voice their concerns at the City Council meeting on Monday, February 3rd, as well.

****Vice Chairman Marcus Rives moved to make a positive recommendation to City Council for the requested zone classification change located at 311 Laurel to change from Multi-Family Residential-Medium Density (MFR-M) to Downtown District (DD). Seconded by Commissioner Conrad. The motion was approved unanimously.**

- B. Consider approving the Wild Pines Preliminary Plat, 11.135 acres of land being all of a called 11.1350 acre tract as described by deed recorded under G.C.C.F. No. 2020067045 and being all of Lot 14, Einar Hoidale's Subdivision Plat Record 12, Map No. 9, G.C.M.R. Sarah McKissick League, A-151 B.B.B. & C.R.R. Co. Survey, Sec. 3, A-46 City of Friendswood, Galveston County, Texas, located generally at 400 Fence Post Rd.

Harbin stated the proposed plat is to subdivide one residential lot into two residential lots. She said the tract has been in the same configuration since 1910 and the current property owner would like to build a home on one side of the land. She said the subdivision would require construction of a cul-de-sac to provide property frontage requirements, as well as fire truck access. The property owner will also be extending public water to reach both lots.

****Commissioner Travis Mann moved to approve the Wild Pines Preliminary Plat. Seconded by Vice Chairman Marcus Rives. The motion was approved unanimously.**

- C. Consider approving the site plan for APA Designs to be located at 405 Laurel, Friendswood, Galveston County, Texas.

Harbin said the property owner has removed her old building and is proposing new construction of a ~2600 square foot building to house a floral design shop and a small wine bar. She said the tract was not very large and was utilizing many of the design options available to undersized properties in the Downtown District. Harbin said the property owner would be installing six head-in parking spaces that will require a license agreement with City Council. The remaining required parking spaces would be located offsite through a shared parking agreement. The property owner is proposing a six-foot concrete sidewalk on the opposite side of Laurel to provide a continuous walkway between the two sites. Harbin said there is an existing 36-inch oak tree the owner would

like considered as an alternate landscape plan to installing new 2-inch and 4-inch trees in the landscape buffer.

Vice Chairman Rives said this development is the type proponents of the Downtown District talk about. He mentioned the adjacent business uses head in parking and thought the sidewalk plan was a good option based on the layout of the area. Commissioner Conrad agreed the sidewalk installation would be beneficial.

Commissioner Mann asked how many feet of sidewalk would be built. Rives was able to find a dimension of 380-feet. Commissioner Anderson questioned if the shared parking arrangement took into consideration the different hours of operation between the businesses. Troy Kennedy/architect said the hours of operation were included in the parking analysis.

Chairman Hinckley asked if the 36-inch oak tree would survive with construction so nearby. Kennedy responded they are working with an arborist who has no concerns right now.

**Commissioner Marcus Rives moved to approve the site plan for APA Designs to be located at 405 Laurel, subject to staff comments. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

5. COMMUNICATIONS

- A. Receive information concerning the City Council's January 6th discussion of possible amendments to the Friendswood City Code concerning appeals to the City Council; reconsiderations of items; and/or regulations regarding landscaping and screening requirements.

Harbin provided an update from a discussion held amongst City Council regarding adding an appeals process. She explained Council talked about allowing Planning and Zoning Commission decisions be appealed to City Council, but decided against making changes. She said Council would continue using the current processes for appeals already in place. Harbin mentioned one item of concern centered around landscaping so a change may be coming to the commission to allow them more latitude in alternate landscape plans.

Councilwoman Hanks reported on the most recent Council meeting and said a large turnout of speakers came to voice their opinions on a particular subject. She said that existing process is a perfect example of how people could raise concerns with City Council, as a whole, who could then direct the commission to make ordinance changes, if necessary.

- B. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, January 23, 2025, and (ii) Thursday, February 13, 2025.
- C. Receive the December 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.

The commissioners thanked the public attendees for their input during the zone change public hearing.

Harbin encourage the commission to watch the last City Council meeting to help them prepare for upcoming ordinance change discussions.

6. ADJOURNMENT

This meeting was adjourned at 06:38 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: January 23, 2025

Subject: Consider approving a site plan amendment for EZ Mart located at 4326 Friendswood Link Rd., to allow for the addition of a fuel canopy, six (6) fuel pumps, and fuel tanks.

Action:

SUMMARY / ORIGINATING CAUSE

EZ Mart is an existing convenience store. The owner is proposing to add a fuel canopy, 6 fuel pumps, and fuel tanks to the site. Since this is an existing site with some challenges regarding existing conditions on the property such as utility easements, elevations and floodplain. They are presenting a plan that brings the site closer to compliance with current regulations.

They are adding an 8-foot opaque fence along the rear of the property and increasing the 6-foot existing fence along the side property line to 8 feet. An existing 8-foot utility easement along the rear of the property prohibits planting trees within the 10-foot landscape buffer, but the space is provided. They are grouping the required trees along Friendswood Link Rd to allow for a new drainage swale and adding a dumpster enclosure. The majority of the site is already paved, however, on-site detention is required for flood mitigation.

Overall the site will be improved and provide landscaping and a dumpster enclosure which do not exist today.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

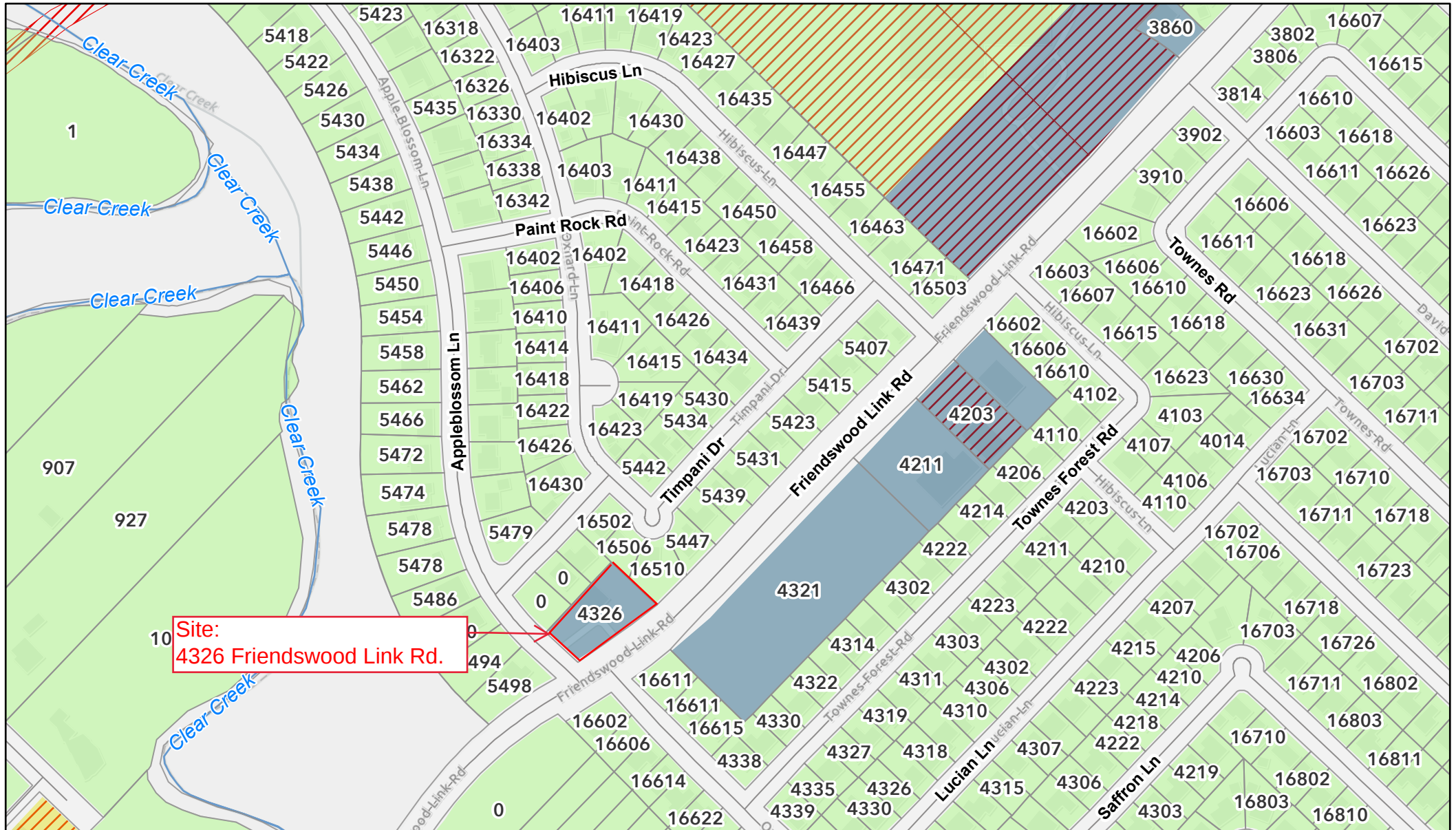
RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current city codes. This plan is subject to approval by the Planning and Zoning Commission.

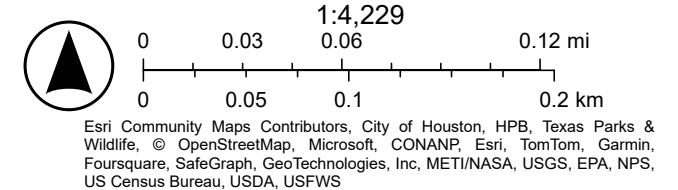
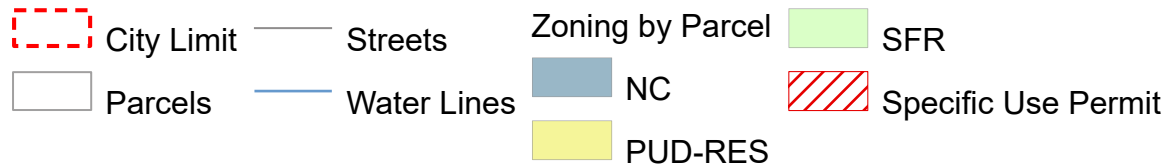
ATTACHMENTS

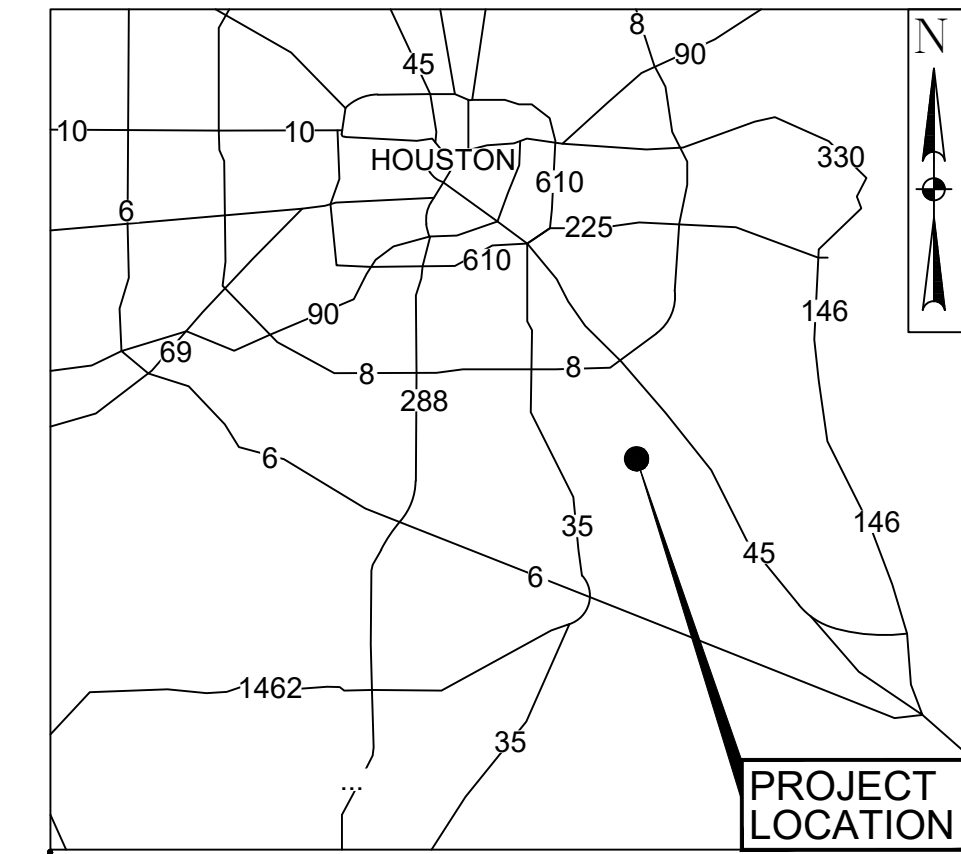
1. 4326 Friendswood Link Location Map
2. Cover Sheet_EZ Fuel Canopy
3. Dumpster_EZ Fuel Canopy
4. Elevations_EZ Fuel Canopy
5. Landscape_EZ Fuel Canopy
6. Photometric_EZ Fuel Canopy
7. Site Plan_EZ Fuel Canopy

City of Friendswood



1/17/2025, 10:16:26 AM





LOCATION MAP
SCALE: 1"=10MILE

City of FRIENDSWOOD - Building code (s)
2018 International Building Code (Chapter 14 of City Code) Ordinance and local amendments.
2018 International Energy Code (Chapter 14 of City Code) Ordinance and local amendments.
2018 International Fire Code
2018 International Fuel and Gas Code (Chapter 14 of City Code) Ordinance and local amendments.
2018 International Residential Code (Chapter 14 of City Code) Ordinance and local amendments.
2018 Mechanical Code, (Chapter 14 of City Code) Ordinance and local amendments.
Flood Ordinance No.2023-27
National Electrical Code, 2017 Ordinance
Subdivision Regulations
zoning Standards

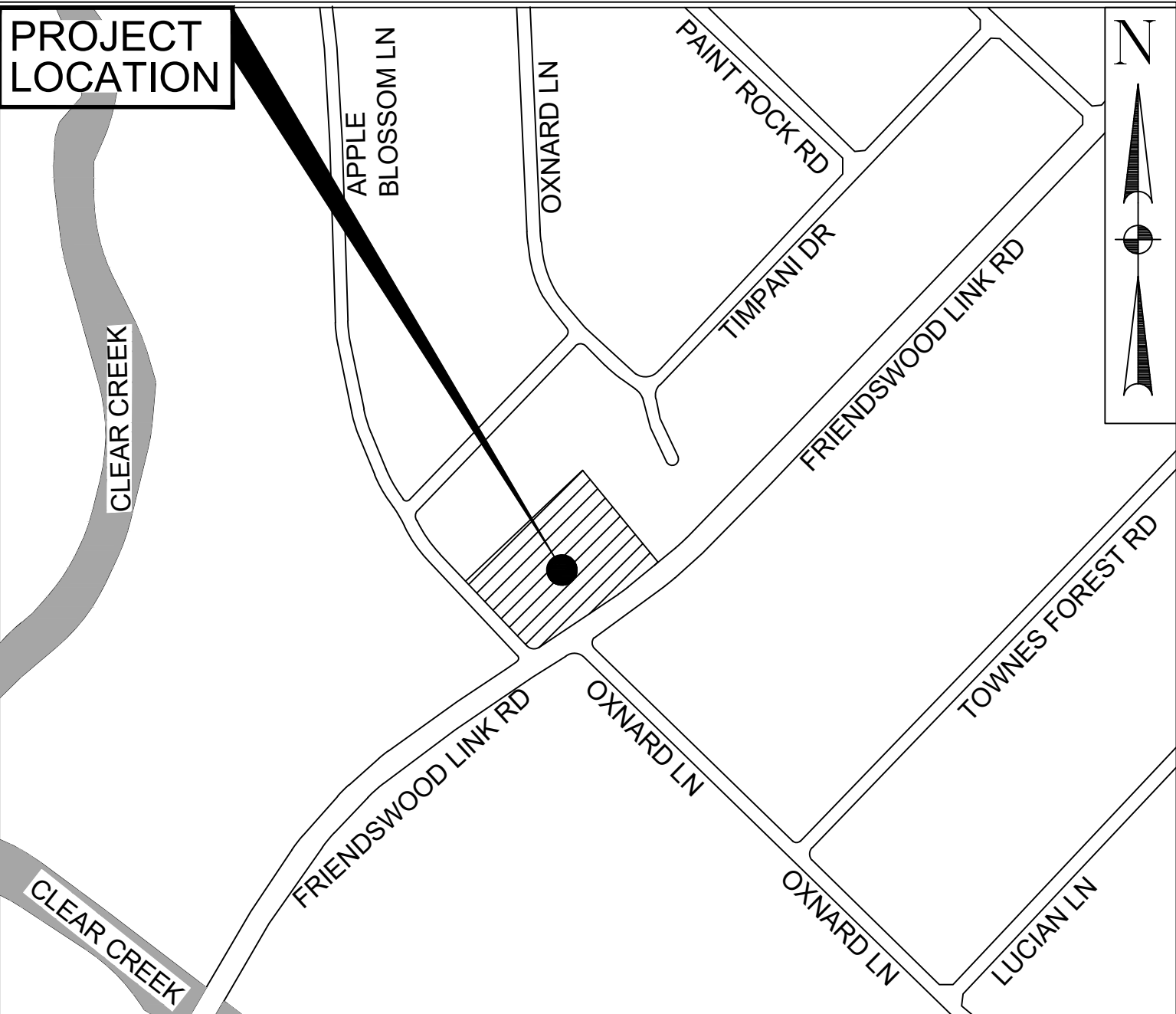


CITY OF FRIENDSWOOD, TEXAS

HARRIS COUNTY

EZ MART MODIFICATION

4326 FRIENDSWOOD LINK RD
FRIENDSWOOD, TX 77546



VICINITY MAP
SCALE: 1"=250'-0"

DRAWING INDEX		
DWG NO.	REV	DESCRIPTION
C001	0	COVER SHEET
C002	0	GENERAL CONSTRUCTION NOTES
C003	0	SURVEY
C004	0	SITE DEMOLITION PLAN
C005	0	SITE LAYOUT PLAN
C006	0	SITE PAVING AND GRADING PLAN
C007	0	PAVING STANDARD DETAILS
C008	0	MITIGATION PLAN
C009	0	EXISTING DRAINAGE LAYOUT PLAN
C010	0	PROPOSED DRAINAGE LAYOUT PLAN
C010A	0	STORM SEWER PROFILE
C011	0	DETENTION POND PLAN AND SECTION
C012	0	STORM SEWER CALCULATION
C013	0	STORM WATER STANDARD DETAILS -1
C014	0	STORM WATER STANDARD DETAILS -2
C015	0	STORM WATER POLLUTION PREVENTION PLAN
C016	0	STORM WATER POLLUTION PREVENTION PLAN DETAILS -1
C017	0	STORM WATER POLLUTION PREVENTION PLAN DETAILS -2
C018	0	INTERCEPTOR DETAILS
C019	0	RIP RAP DETAILS
C020	0	DUMPSTER ENCLOSURE DETAILS
C021	0	TRAFFIC CONTROL PLAN
C022	0	FENCE DETAILS
C023	0	FUEL CANOPY ELEVATION AND DETAILS
L000	0	LANDSCAPE PLAN
L001	0	LANDSCAPE DETAILS
PH001	0	PHOTOMETRIC PLAN

NOTES:
1. WHERE CITY AND PROJECT TYPICAL DETAILS AND NOTES CONFLICT,
THE STRICTER OF THE TWO SHALL SUPERSEDE



Jildardo Arias, PE, CFM, ENV SP
Director of Engineering
City Engineer

Date

Steve Vavrecka, CPM
Director of Public Works

Date

NOTE:

This is to certify that the above signed have reviewed all sheets provided and found them to be in general conformance with the requirements established by the City of Friendswood. This approval is only valid for three hundred sixty-five (365) calendar days. Please note, this does not necessarily mean that all the calculations provided in the plans have been completely checked and verified. The plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas, which conveys the engineer's responsibility and accountability.

EFFECTIVE DATE: JULY 2024

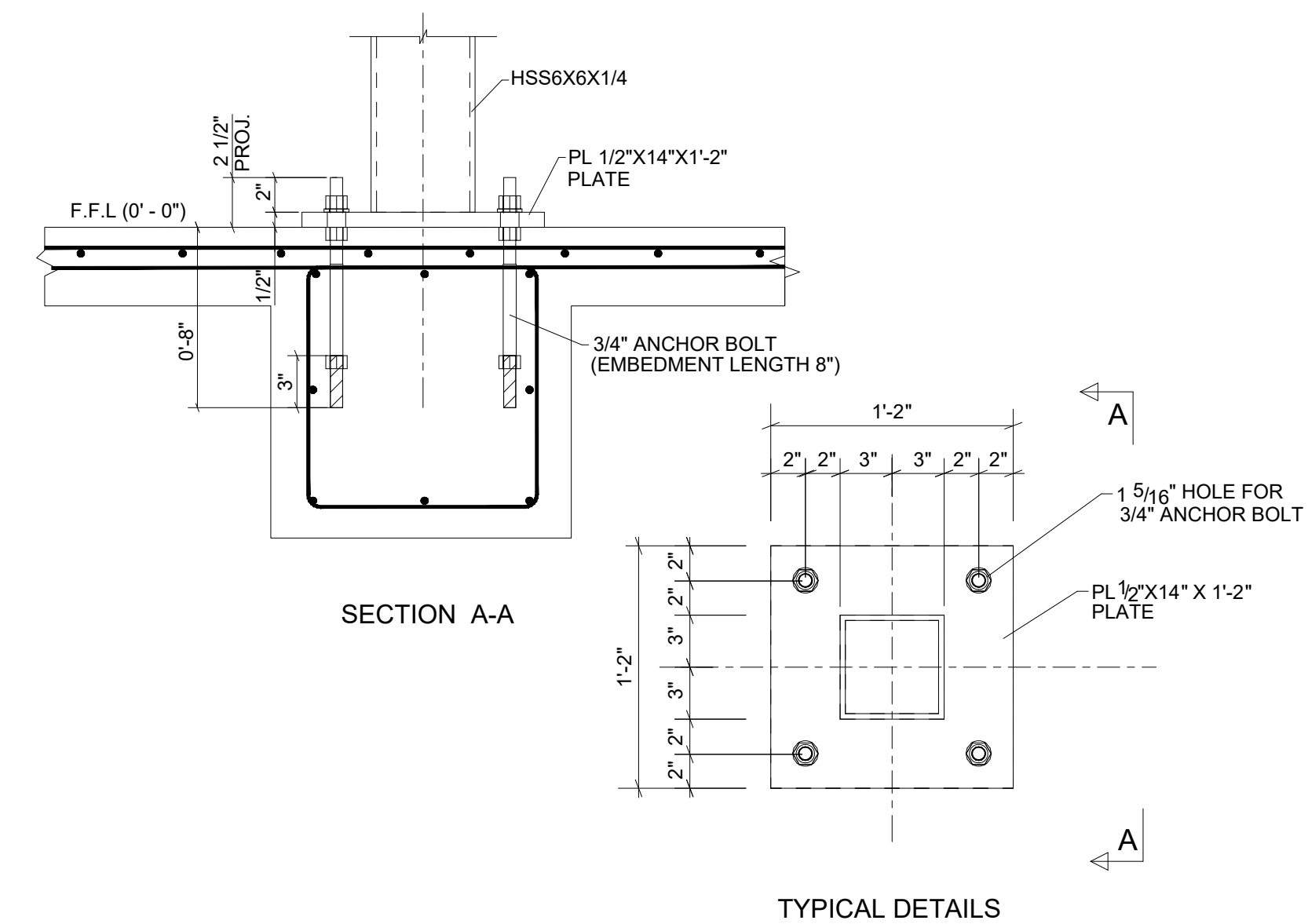
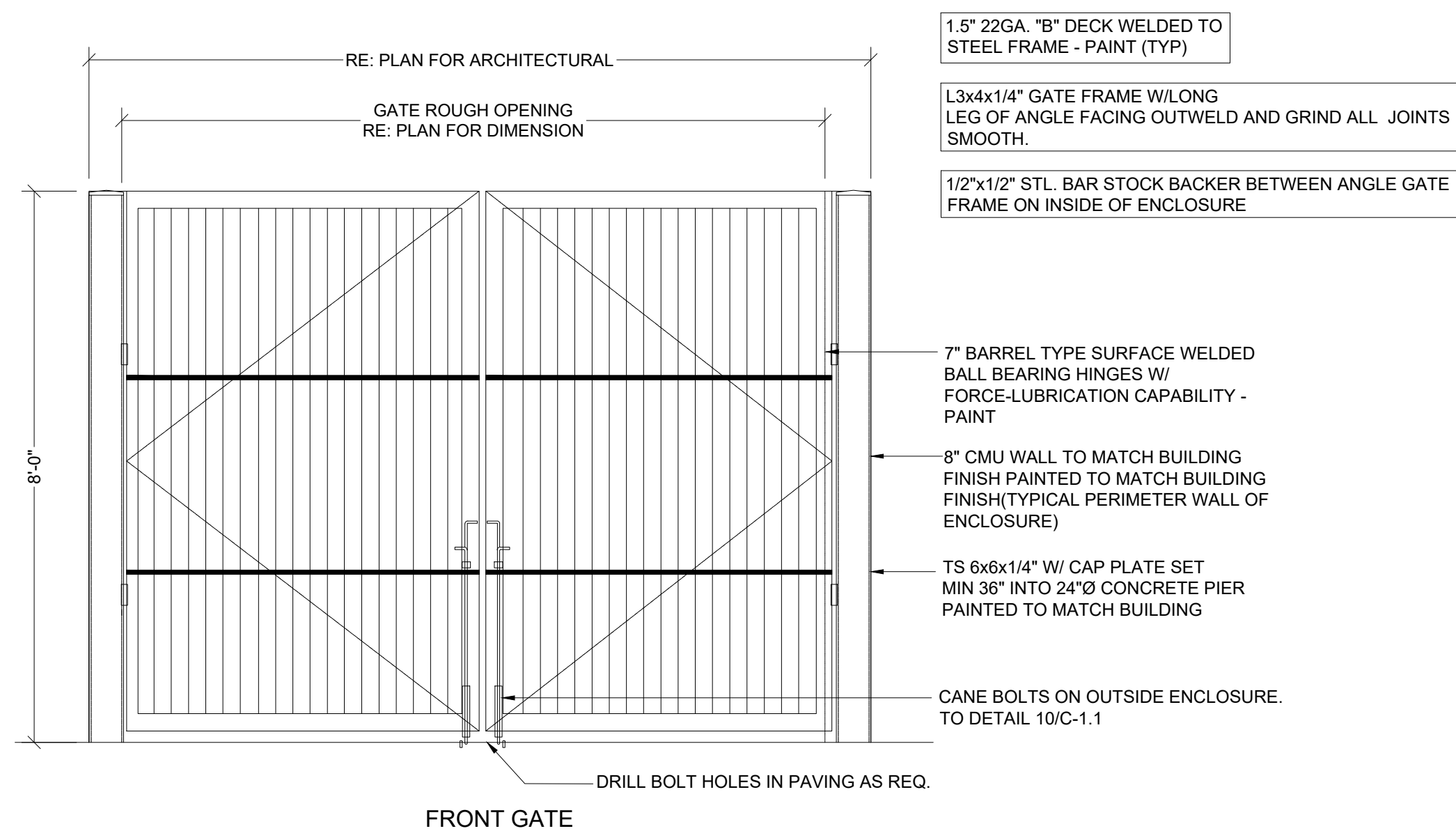
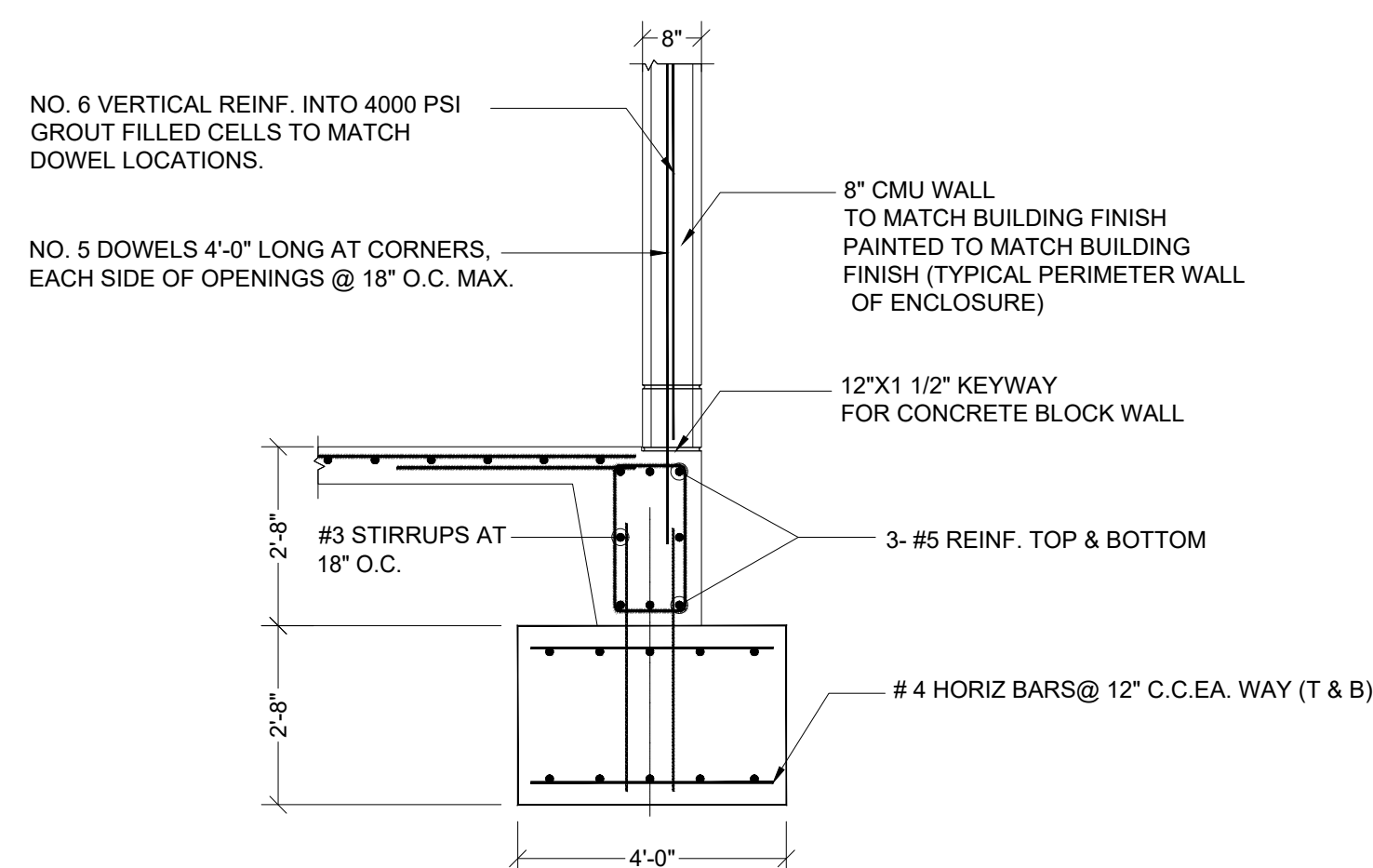
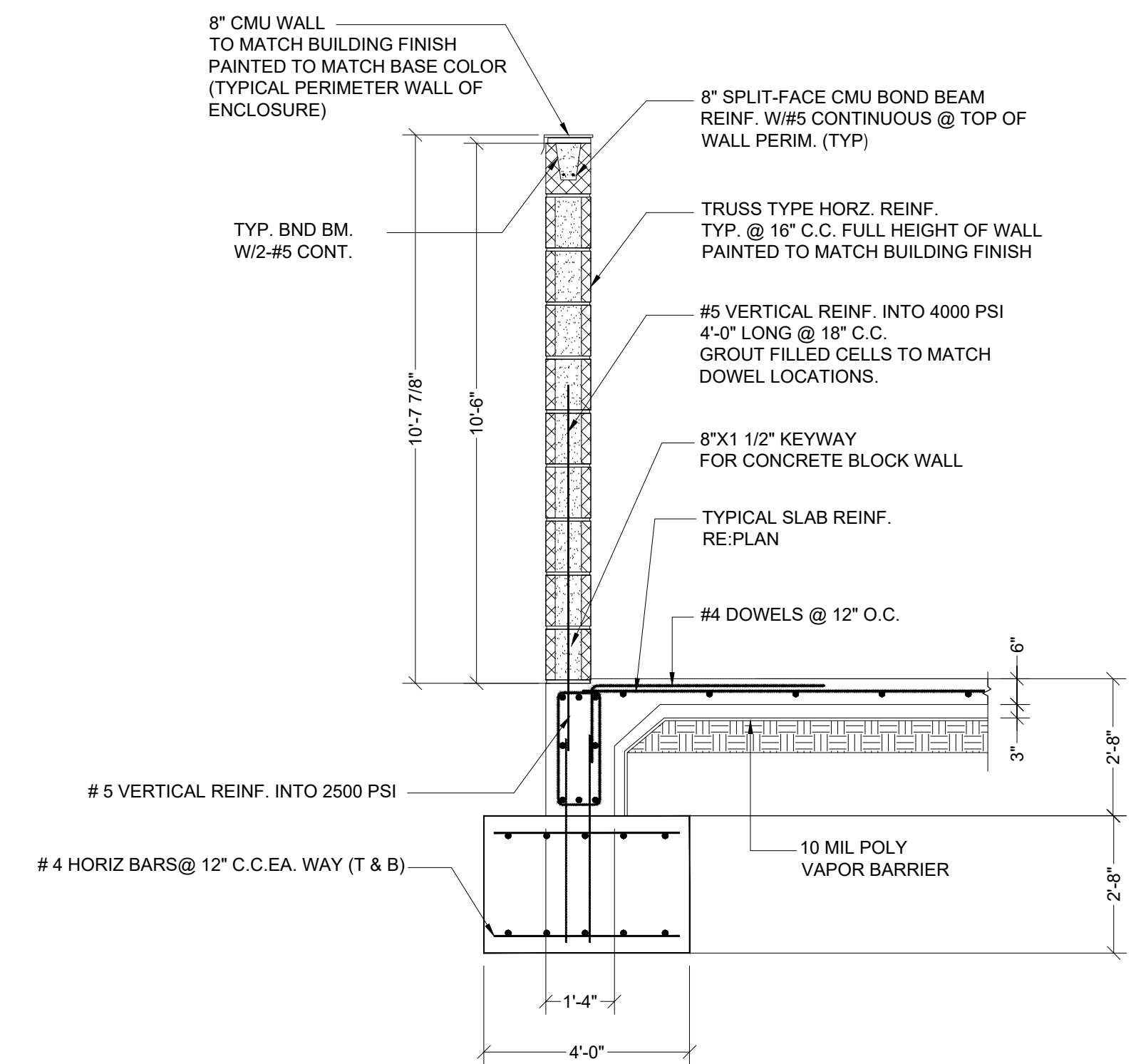
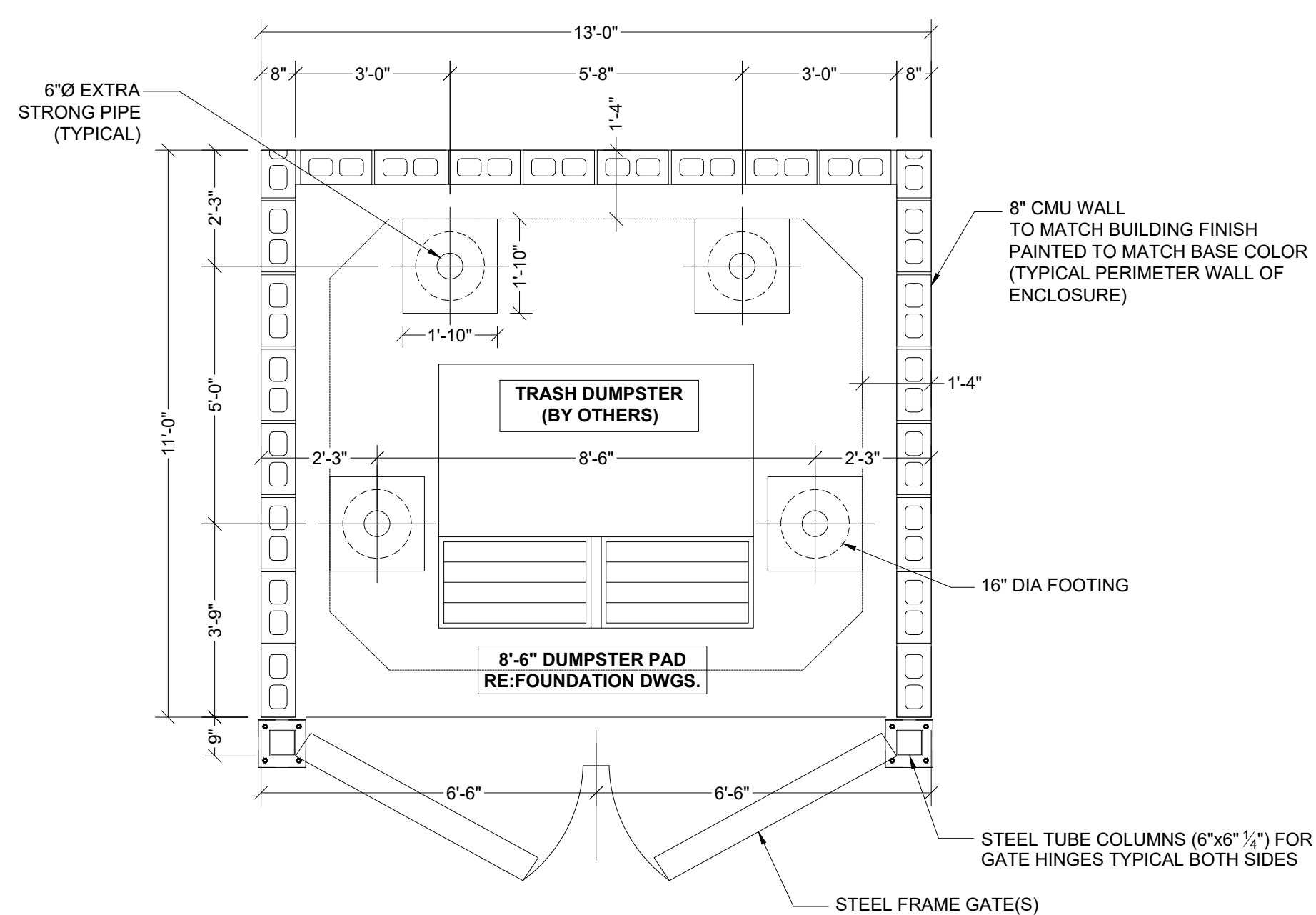
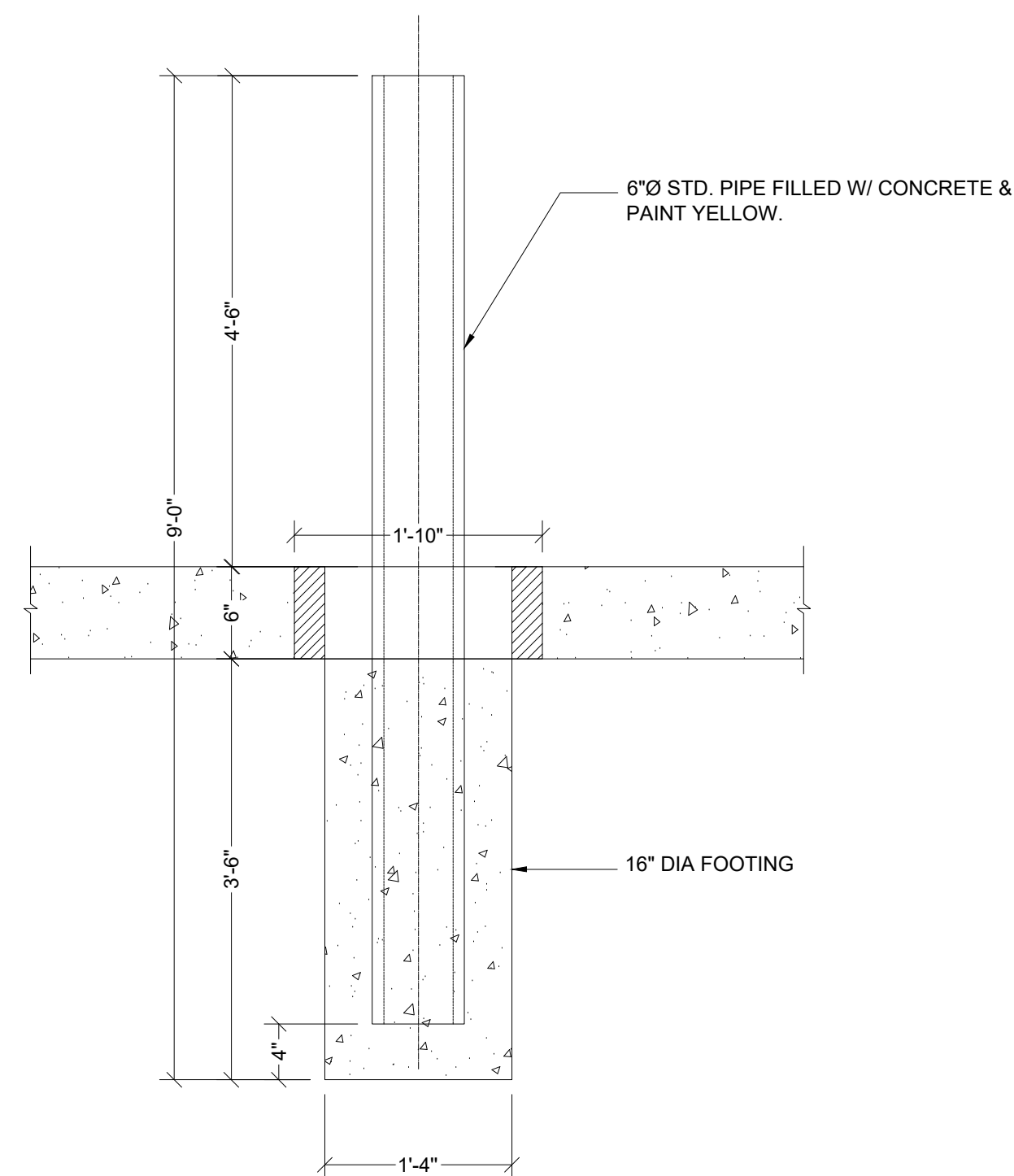
DWG #	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:	
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								SCALE:	DRAWING TITLE:			DRAWING NUMBER:	REV.
								NTS	COVER SHEET			C001	0



EZ MART MODIFICATION
4326 FRIENDSWOOD LINK RD
FRIENDSWOOD, TX 77546



MTS ENGINEERING & DESIGN
9950 WESTPARK DR. SUITE #426
HOUSTON TEXAS 77063
(281) 404-4438 (281) 253-4849
FIRM NO. 18844

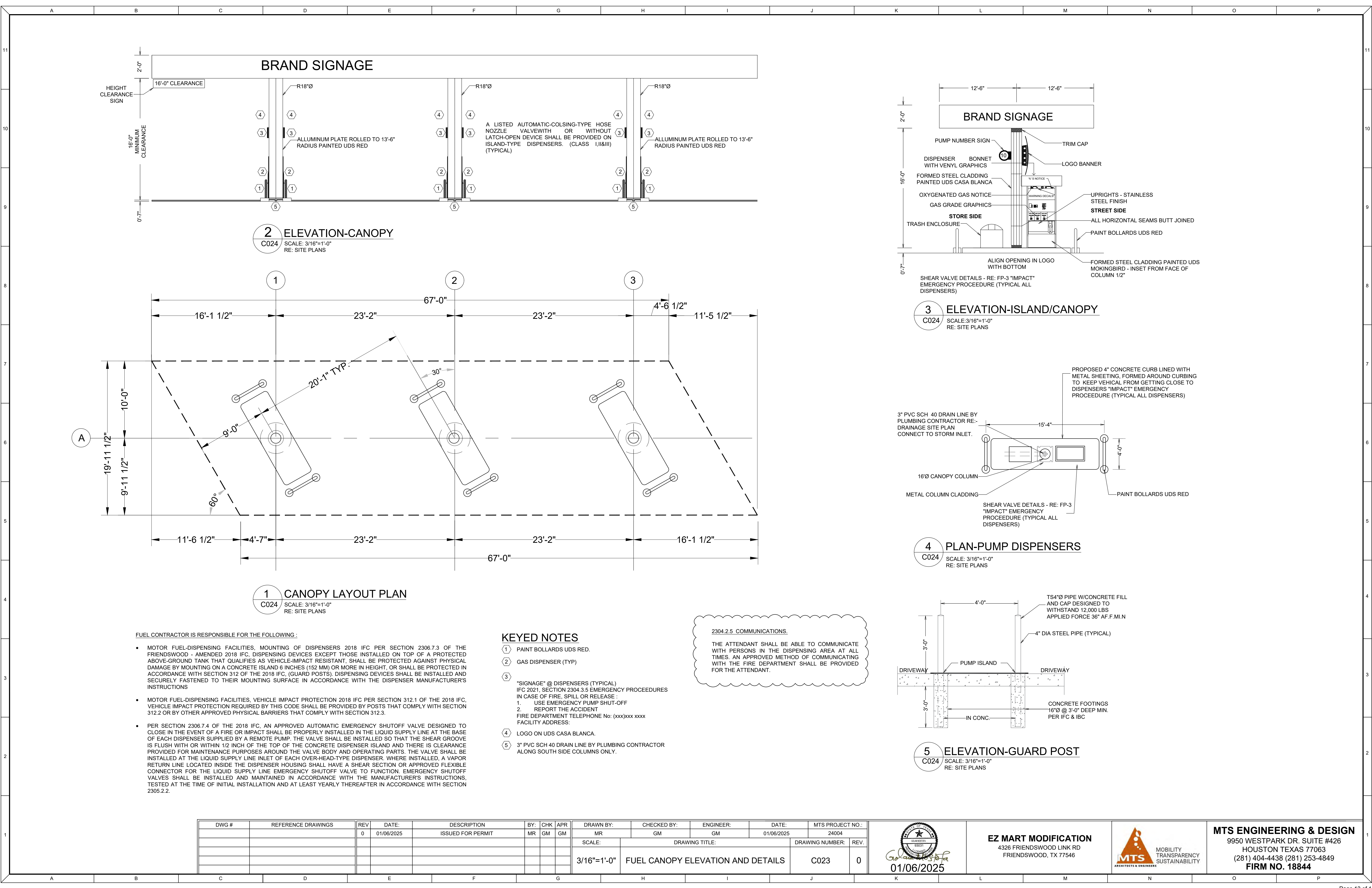
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PLOTTED ON 1/6/2025 12:32 PM - Z:\2024\24004 EZ Mart Modification\Drawings\C023_FUEL PACKAGE



FUEL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING :

- MOTOR FUEL-DISPENSING FACILITIES, MOUNTING OF DISPENSERS 2018 IFC PER SECTION 2306.7.3 OF THE FRIENDSWOOD - AMENDED 2018 IFC, DISPENSING DEVICES EXCEPT THOSE INSTALLED ON TOP OF A PROTECTED ABOVE-GROUND TANK THAT QUALIFIES AS VEHICLE-IMPACT RESISTANT, SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE BY MOUNTING ON A CONCRETE ISLAND 6 INCHES (152 MM) OR MORE IN HEIGHT, OR SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 312 OF THE 2018 IFC, (GUARD POSTS). DISPENSING DEVICES SHALL BE INSTALLED AND SECURELY FASTENED TO THEIR MOUNTING SURFACE IN ACCORDANCE WITH THE DISPENSER MANUFACTURER'S INSTRUCTIONS
- MOTOR FUEL-DISPENSING FACILITIES, VEHICLE IMPACT PROTECTION 2018 IFC PER SECTION 312.1 OF THE 2018 IFC, VEHICLE IMPACT PROTECTION REQUIRED BY THIS CODE SHALL BE PROVIDED BY POSTS THAT COMPLY WITH SECTION 312.2 OR BY OTHER APPROVED PHYSICAL BARRIERS THAT COMPLY WITH SECTION 312.3.
- PER SECTION 2306.7.4 OF THE 2018 IFC, AN APPROVED AUTOMATIC EMERGENCY SHUTOFF VALVE DESIGNED TO CLOSE IN THE EVENT OF A FIRE OR IMPACT SHALL BE PROPERLY INSTALLED IN THE LIQUID SUPPLY LINE AT THE BASE OF EACH DISPENSER SUPPLIED BY A REMOTE PUMP. THE VALVE SHALL BE INSTALLED SO THAT THE SHEAR GROOVE IS FLUSH WITH OR WITHIN 1/2 INCH OF THE TOP OF THE CONCRETE DISPENSER ISLAND AND THERE IS CLEARANCE PROVIDED FOR MAINTENANCE PURPOSES AROUND THE VALVE BODY AND OPERATING PARTS. THE VALVE SHALL BE INSTALLED AT THE LIQUID SUPPLY LINE INLET OF EACH OVER-HEAD-TYPE DISPENSER. WHERE INSTALLED, A VAPOR RETURN LINE LOCATED INSIDE THE DISPENSER HOUSING SHALL HAVE A SHEAR SECTION OR APPROVED FLEXIBLE CONNECTOR FOR THE LIQUID SUPPLY LINE EMERGENCY SHUTOFF VALVE TO FUNCTION. EMERGENCY SHUTOFF VALVES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, TESTED AT THE TIME OF INITIAL INSTALLATION AND AT LEAST YEARLY THEREAFTER IN ACCORDANCE WITH SECTION 2305.2.2.

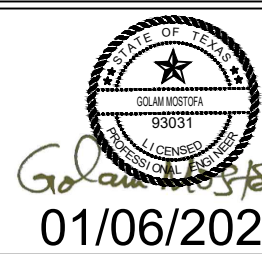
KEYED NOTES

- PAINT BOLLARDS UDS RED.
- GAS DISPENSER (TYP)
- "SIGNAGE" @ DISPENSERS (TYPICAL)
IFC 2021, SECTION 2304.3.5 EMERGENCY PROCEDURES IN CASE OF FIRE, SPILL OR RELEASE :
1. USE EMERGENCY PUMP SHUT-OFF
2. REPORT THE ACCIDENT
FIRE DEPARTMENT TELEPHONE No: (xxx)xxx xxxx
FACILITY ADDRESS:
- LOGO ON UDS CASA BLANCA.
- 3" PVC SCH 40 DRAIN LINE BY PLUMBING CONTRACTOR ALONG SOUTH SIDE COLUMNS ONLY.

2304.2.5 COMMUNICATIONS.

THE ATTENDANT SHALL BE ABLE TO COMMUNICATE WITH PERSONS IN THE DISPENSING AREA AT ALL TIMES. AN APPROVED METHOD OF COMMUNICATING WITH THE FIRE DEPARTMENT SHALL BE PROVIDED FOR THE ATTENDANT.

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:	
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								SCALE:	DRAWING TITLE:			DRAWING NUMBER:	REV.
								3/16"=1'-0"	FUEL CANOPY ELEVATION AND DETAILS			C023	0



EZ MART MODIFICATION
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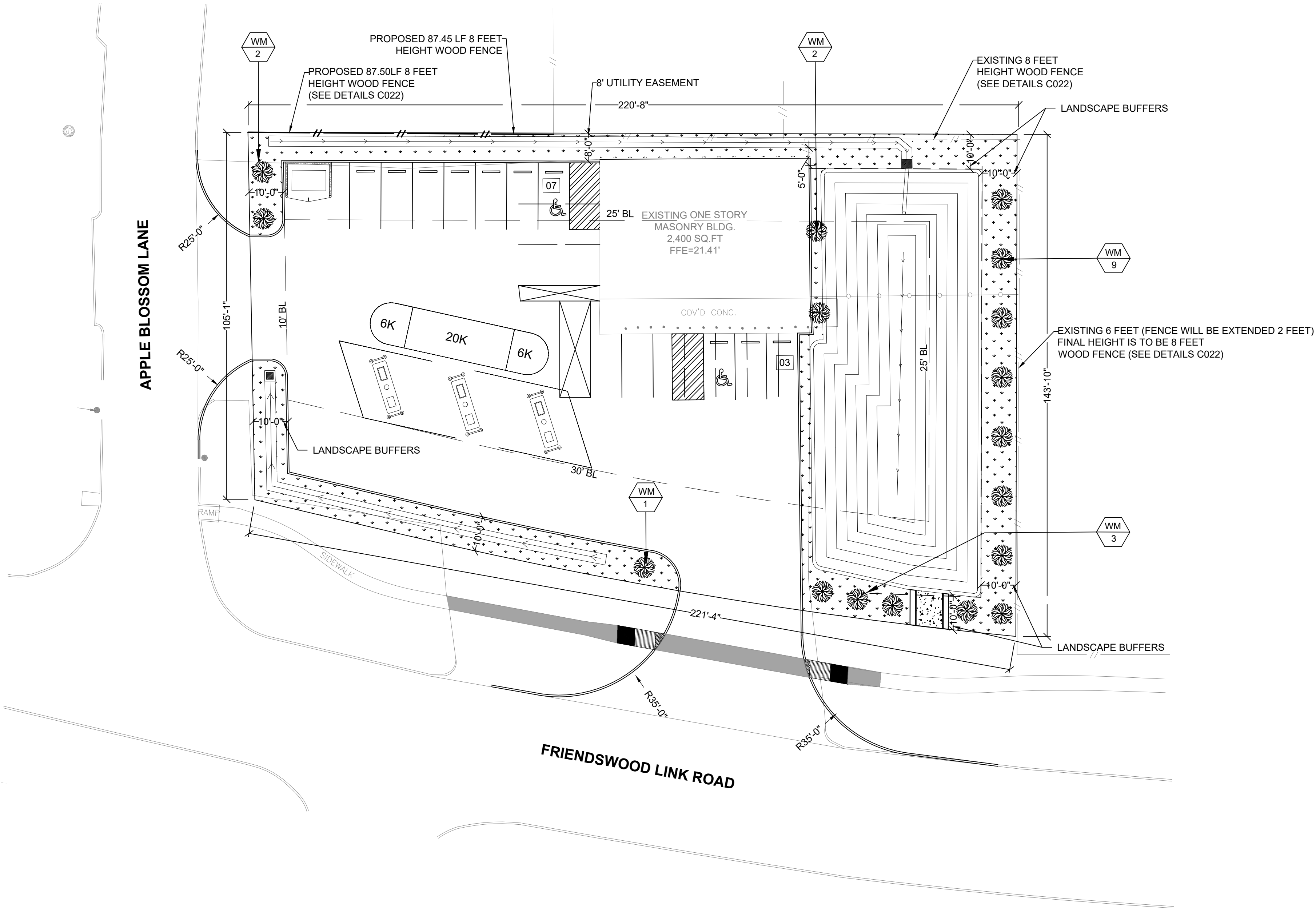
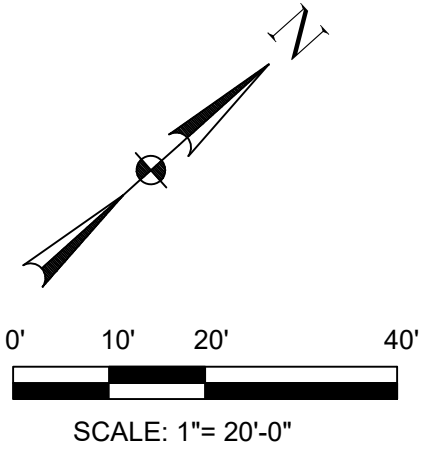
BENCHMARK INFORMATION
TSARP MON
RM NO. 010100
ELEVATION = 19.54', NAVD 1988, 2001 ADJ.

TBM "A"
CUT BOX ON INLET
ELEVATION = 17.36' NAVD 1988, 2001 ADJ.

FLOOD NOTE
F.I.R.M. NO. 48167C PANEL 0018G
EFFECTIVE DATE 08/15/19 ZONE "AE"

PLANT LEGEND				
SYM.	BOTANICAL NAME/COMMON NAME	PLANT SYM.	HEIGHT	CALIPER
WM	WAX MYRTLE (MYRICA CARIFERA)		10' - 15'	2' - 3'

*TREE DETAILS INCLUDING HEIGHT AND CALIPER MENTIONED IN L001.



CITY OF FRIENDSWOOD
TREE PRESERVATION AND COMMERCIAL LANDSCAPING
REQUIREMENTS

LANDSCAPE TABLE

ALL COMMERCIAL DISTRICTS (EXCEPT DD) AND MULTIFAMILY DISTRICTS NOT LOCATED IN THE COD

SMALL PARKING LOT(20 CARS OF LESS)

TOTAL AREA OF PARKING AND DRIVEWAYS(AREA) 17,282 X10% = 1,729 LANDSCAPE AREA REQUIRED
= 4,620 LANDSCAPE AREA PROVIDED

1 TREE (CLASS 1 OR 2) PER 250 SQFT LANDSCAPE AREA REQUIRED
NO. OF TREES REQUIRED = 7
NO. OF TREES PROVIDED = 7

CALCULATION: 143'-0" + 221'-4" + 105'-1" - 35' - 35' = 400.25'

400.25/ 1 TREE PER 25' = **16 TREES REQUIRED**
TREES PROVIDED = **17**

PLUS LANDSCAPE BUFFERS (ALONG ROWS AND/OR TO SEPARATE USES PER SUBSECTION 8.I)
BUFFER WIDTH ABUTTING ROW: MINIMUM 10 FT
BUFFER WIDTH SEPARATING USES: MINIMUM 10 FT
REQUIRES 1 TREE PLANTED EVERY 25 LINEAR FEET MINIMUM 2" CALIPER TREE MEASURED 18 INCHES ABOVE NATURAL GROUND LEVEL.

1 LANDSCAPE PLAN
L000 SCALE: 1"=20'-0"

DWG #	REFERENCE DRAWINGS	REV	DATE:	DESCRIPTION	BY:	CHK	APR	DRAWN BY:	CHECKED BY:	ENGINEER:	DATE:	MTS PROJECT NO.:	
		0	01/06/2025	ISSUED FOR PERMIT	KD	MM	GM	KANCHAN	MM	GM	01/06/2025	24004	
								SCALE:	DRAWING TITLE:			DRAWING NUMBER:	REV.
								1"=20'-0"	LANDSCAPE PLAN			L000	0

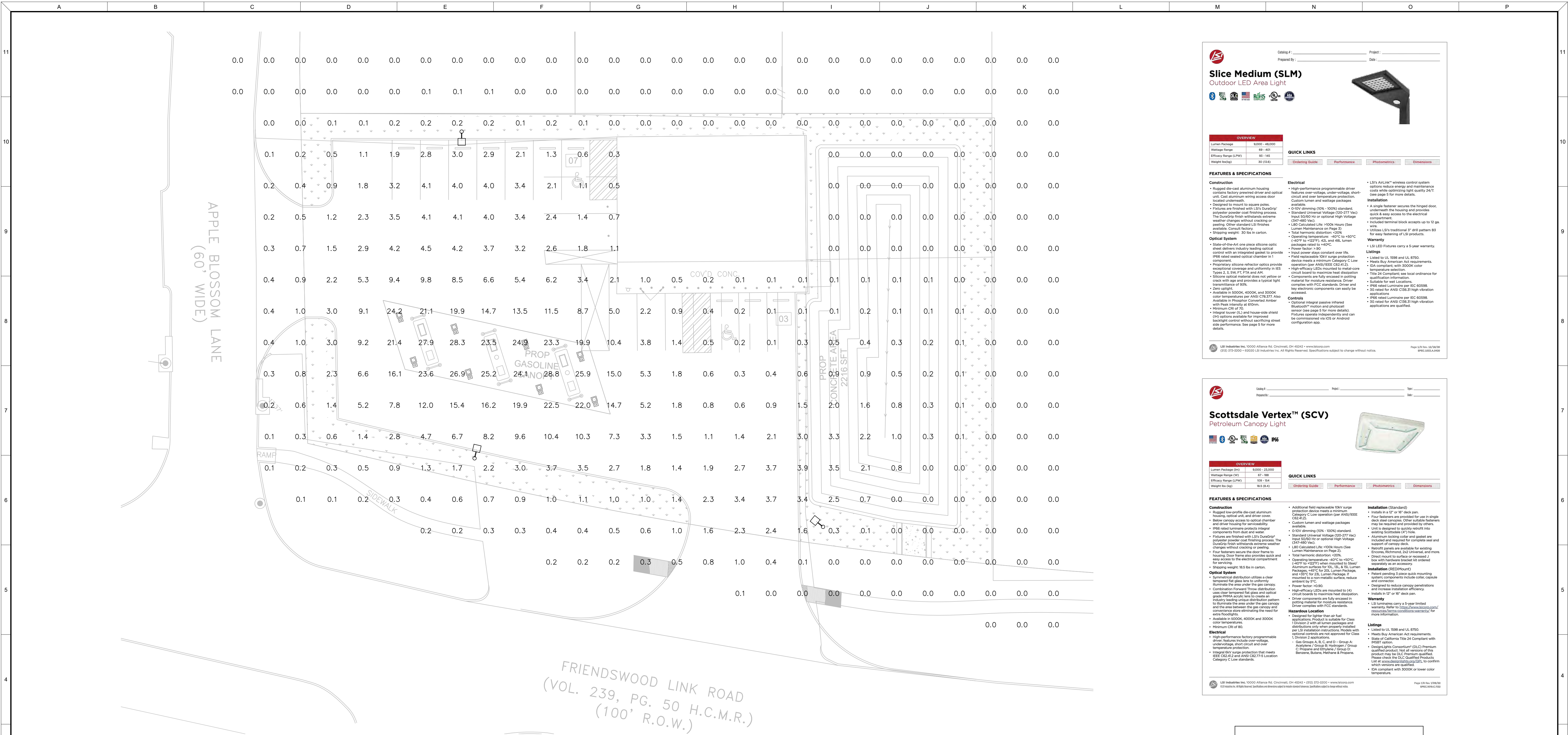


EZ MART MODIFICATION
4326 FRIENDSWOOD LINK RD
FRIENDSWOOD, TX 77546



MTS ENGINEERING & DESIGN
9950 WESTPARK DR. SUITE #426
HOUSTON TEXAS 77063
(281) 404-4438 (281) 253-4849
FIRM NO. 18844

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1 PHOTOMETRIC SITE PLAN
 PH01 SCALE: 1" = 15'-0"

LIGHT FIXTURE SCHEDULE:						
MARK	DESCRIPTION	QTY	MAX IN-PUT (W)	MODEL	MANUFACTURER	MOUNTING
AL	AREA LIGHTS	03	89	SLM-LED-12L-30K-FT-UNV-IL	LSI INDUSTRIES	POLE
C2	LED CANOPY LUMINAIRE	08	67	SCV-LED-10L-UNV-40K	LSI INDUSTRIES	CEILING
						NOTES
						TCP POLE MOUNT AREA LIGHT, LED 89W, 120-277V, 11,962 LUMENS, 3000K CCT
						LIS PETROLEUM CANOPIES LUMINAIRE, 67W LED, 120-277V, 9,652 LUMENS, 4000K CCT

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								SCALE:	DRAWING TITLE:			DRAWING NUMBER:
								1" = 15'-0"	PHOTOMETRIC SITE PLAN			PH01
												0



01/06/2025

EZ MART MODIFICATION

4326 FRIENDSWOOD LINK RD
FRIENDSWOOD, TX 77546



MOBILITY
TRANSPARENCY
SUSTAINABILITY

MTS ENGINEERING & DESIGN

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Slice Medium (SLM)
Outdoor LED Area Light







Catalog # : _____ Project : _____

Prepared By : _____ Date : _____



OVERVIEW	
Lumen Package	8,000 - 48,000
Voltage Range (V)	80 - 480
Efficacy Range (LPW)	95 - 145
Weight (lbs)	30 (LSB)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic lens delivers industry leading beam spread control with an integrated gasket to provide precise sealed optical chamber (H.I.)
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, F, F&R, and A&P.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C136.3F1. Also Available in Precursor Converted Amber with Peak Intensity at 610nm.
- Minimum CR of 70.
- Integral louver (L3) and house-side shield (H3) options available for improved backlight control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (240-480 Vac).
- L80 Calculated Life >100K hours (See Lumen Maintenance on Page 3).
- Total harmonic distortion <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor > .90.
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C84.14-2).
- High-Efficacy LEDs are mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver and low electronic components can easily be accessed.

Controls

- Optional integral passive Infrared Bluetooth™ motion and photo-cell sensor (see page 1 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.

Installation

- A single feature secures the hinged door underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Air Quality Act requirements.
- ICDA compliant with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- 950 rated Luminaire per IEC 60598.
- 30 rated for ANSI C136.3 High vibration applications.
- 950 rated Luminaire per IEC 60598.
- 30 rated for ANSI C136.3 High vibration applications are qualified.

LSI Industries Inc. 10200 Alliance Rd. Cincinnati, OH 45242 • www.lsiindustries.com
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Page 1/8 Rev. 10/2019
 SPEC 005A.0102



Scottsdale Vertex™ (SCV)
Petroleum Canopy Light







Catalog # : _____ Project : _____

Prepared By : _____ Date : _____



OVERVIEW	
Lumen Package	8,000 - 25,000
Voltage Range (V)	47 - 185
Efficacy Range (LPW)	109 - 154
Weight (lbs)	16.5 (B-4)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Bellow canopy access to optical chamber and driver housing for serviceability.
- PMG rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four features secure the die-cast aluminum housing. Door frame also provides quick and easy access to the electrical compartment.
- Shipping weight: 16.5 lbs in carton.

Optical System

- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Three distribution lens clear tempered glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for more footlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CR of 80.

Electrical

- High-performance factory programmable driver features include over-voltage, undervoltage, short circuit and over temperature protection.
- Integral 6KV surge protection that meets IEEE C62.42 and ANSI C84.14-2 Location Category C Low standards.

- Additional field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C84.14-2).
- Custom lumen and wattage packages available.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (240-480 Vac).
- L80 Calculated Life >100K hours (See Lumen Maintenance on Page 3).
- Total harmonic distortion <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to steel/Aluminum surfaces for 10L, 16L, & 25L Lumen Packages. +40°C for 30L Lumen Package, and +30°C for 25L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor > .90.
- High-Efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class I Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional (H3) and (H4) are approved for Class I, Division 2 applications.
- See Groups A, B, C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation (Standard)

- Installs in a 12" or 16" deck pan.
- Four features are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale V7 holes.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Recessed panels are available for existing Enclosed, Blown-in, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware brackets (to be ordered separately) as an accessory.

Installation (REDHAWK)

- Patent pending 3 piece quick mounting system components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/assess.asp?item=SCV&model=standard> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Bay Area Air Quality Act requirements.
- State of California Title 24 Compliant with MSDT tables.
- DesignLights Consortium™ (DLC) Premium qualified product. Not all versions of the product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
- ICDA compliant with 3000K or lower color temperature.

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Page 1/8 Rev. 10/2019
 SPEC 005B.0102

GENERAL
 PHOTOMETRIC
 SCHEDULE

AVERAGE FOOT-CANDLES	2.44
MAXIMUM FOOT-CANDLES	28.8
MINIMUM FOOT-CANDLES	0.1
MAXIMUM TO MINIMUM FC RATIO	288.0
AVERAGE TO MINIMUM FC RATIO	24.4

BENCHMARK INFORMATION

TSARP MON
RM NO. 010100
ELEVATION = 19.54', NAVD 1988, 2001 ADJ.

TBM "A"

CUT BOX ON INLET
ELEVATION = 17.36' NAVD 1988, 2001 ADJ.

FLOOD NOTE

F.I.R.M. NO. 48167C PANEL 0018G
EFFECTIVE DATE 08/15/19 ZONE FLOODWAY

LEGEND

- PROPERTY LINE
- A PROPOSED GASOLINE CANOPY
- B FUEL PUMP
- C UNDERGROUND FUEL TANKS
- D PARKING AREA
- F DUMPSTER
- G DETENTION POND
- U U BOLLARD
- R SWALE

PROPOSED SIDEWALK

EXISTING GREEN AREA

ADA ACCESSIBLE PARKING SPOT

FG FINISHED GROUND
TP TOP OF PAVEMENT
TC TOP OF CONCRETE
MEG MATCH EXISTING GROUND
BL BUILDING LINES

SITE DATA TABLE

PROPERTY ZONED: NEIGHBORHOOD COMMERCIAL
BUILDING LINES
FRONT : 30'
REAR : 25'
EXTERIOR : 10'
INTERIOR : 25'

LOT COVERAGE CALCULATION		
NAME	AREA (SFT)	PERCENT
PROPOSED CANOPY	1339	4.85%
LANDSCAPE	5482	19.67%
REMAINING SITE	18647	66.88%
EXISTING BUILDING	2400	8.60%

1. SITE AREA: 27,868 SFT = 0.64 ACRES
2. EXISTING BUILDING AREA : 2,400 SFT GROSS AREA
PROPOSED CANOPY AREA : 1,339 SFT
4. EXISTING IMPERVIOUS AREA: 0.42 ACRES = 65.63%
EXISTING PERVIOUS AREA: 0.22 ACRES = 34.37%
5. PROPOSED IMPERVIOUS AREA: 0.51 ACRES = 80.33 %
PROPOSED PERVIOUS AREA: 0.13 ACRES = 19.67 %
- PARKING REQUIRED: 16 SPACES
PARKING PROVIDED: 16 SPACES

CITY OF FRIENDSWOOD DESIGN CRITERIA MANUAL(APPENDIX C)

PARKING SYNOPSIS			
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROVIDED
GAS CANOPY	6		6
RETAIL	$\frac{1}{1000} \times 2400$	9.6(10)	10
TOTAL		16	16

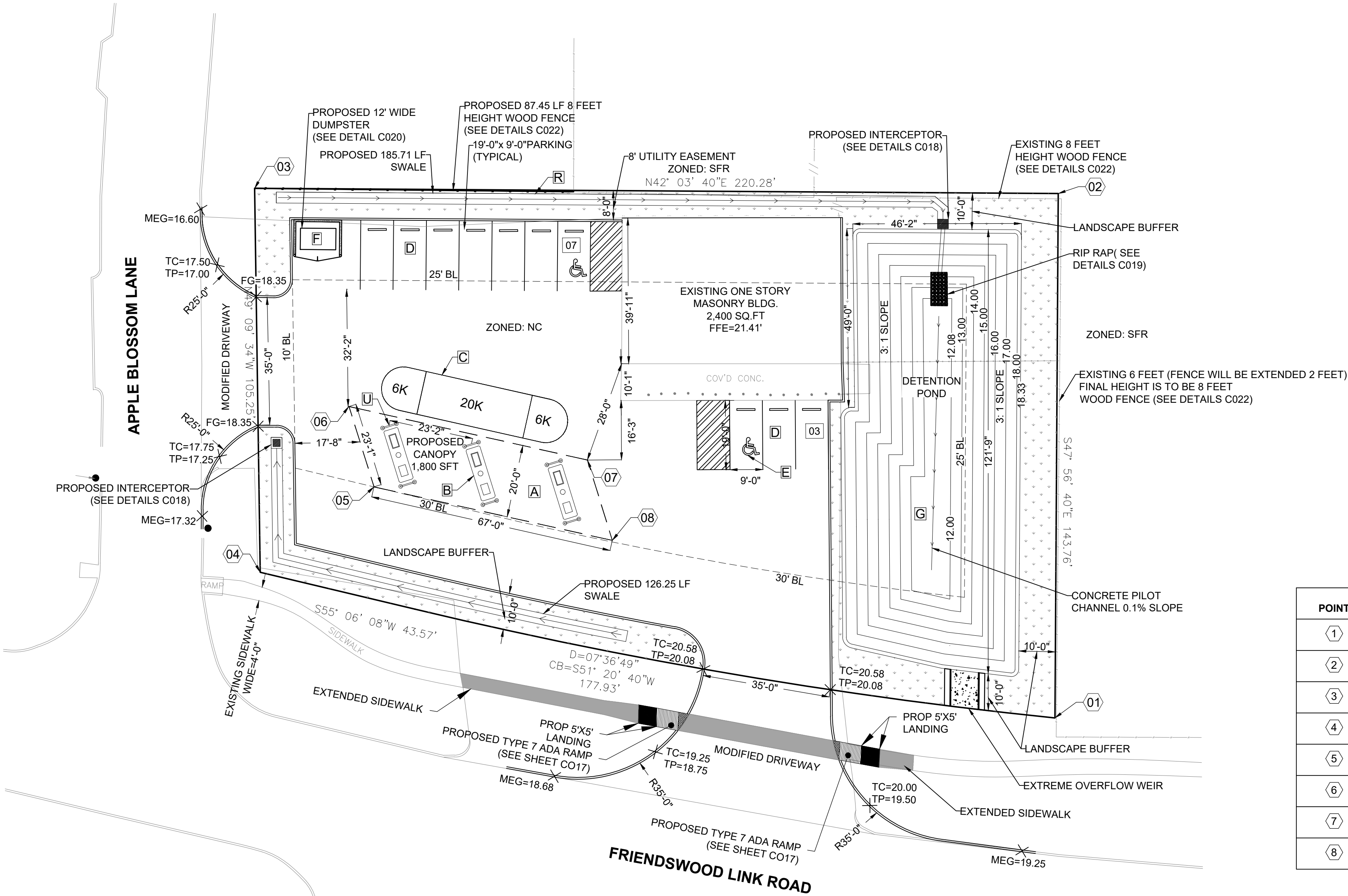
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		0	01/06/2025	ISSUED FOR PERMIT	KD	MM	GM	KANCHAN	MM	GM	01/06/2025	24004
								SCALE:	DRAWING TITLE:		DRAWING NUMBER:	REV.
								1"=20'-0"	SITE LAYOUT PLAN		C005	0



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1 SITE LAYOUT PLAN
C005 SCALE: 1"=20'-0"

POINT	X	Y
①	3181724.9	13758329.2
②	3181618.2	13758425.5
③	3181470.6	13758262.0
④	3181550.3	13758193.2
⑤	3181553.51	13758232.01
⑥	3181532.51	13758241.56
⑦	3181586.92	13758280.57
⑧	3181607.93	13758271.02

CONTRACTOR TO FIELD VERIFY EXACT CONDITIONS OF EXISTING DRAINAGE DITCH AND RE-GRADE FLOW-LINE TO INSURE EXISTING STORM WATER DRAINAGE HAS CONTINUOUS POSITIVE FLOW OF STORM WATER FROM ADJACENT PROPERTY AS PER CITY OF FRIENDSWOOD STANDARD REQUIREMENTS