



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JUNE 12, 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 approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 22, 2025.

4. ACTION ITEMS

- A. Consider approving a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.
- B. Consider approving a site plan amendment for Dance Expressions located at 204 W Heritage Drive.
- C. Consider approving the site plan for Sterling Falls Venue to be located at 2600 S Friendswood Drive.
- D. Consider approving the preliminary plat of Falling Leaf Ranch, a subdivision of 122.007 acres of land out of those certain tracts boas described by deeds recorded under G.C.C.F. NO. 2023024935 and being a Replat of Lots 1-14, Block 2, Falling Leaf Dr., B-Bar Circle, and D-Bar Circle, Mustang Meadows Section One Plat Record 15, Map No. 14, G.C.M.R. B.B.B. & C.R.R. Co. Survey, A-46 Robert Hoppel Survey, A-83 City of Friendswood, Galveston County, Texas, to be generally located southeast of Stonewall Pass Lane, southwest of Baker Road, northeast of Janet Lane, and northwest of Wilderness Trails, Friendswood, Galveston County, Texas.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 26, 2025, and (ii) Thursday, July 10, 2025.
- B. Receive the May 2025 DRC Report, the May 2025 Business 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).



Approved for posting by:
Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Texas Open Meetings Act this
9th day of June 2025, at 5:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 22, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to review and approve the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 22, 2025. The draft minutes are attached to the item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. P&Z Minutes 2025-05-22 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 22, 2025 - 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 22, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 22, 2025, AT 6:00 P.M. AT **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER WILLIE C ANDERSON
CITY ATTORNEY KAREN HORNER
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER MARSHA CONRAD, COMMISSIONER STACEY PHILLIPS, AND DIRECTOR AUBREY HARBIN WERE 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 Brian Bounds moved to approve the Consent Agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, April 10, 2025.
- B. Consider approving the Replat of Industry Park Friendswood Reserves E & F located at 4472, 4480, and 4488 FM 2351.

4. COMMUNICATIONS

- A. Receive an update regarding Planning Subcommittee and Ordinance Subcommittee assignments.

Bennett said that Stacey Phillips would be filling the vacant position on the Ordinance Subcommittee.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 12, 2025, and (ii) Thursday, June 26, 2025.
- C. Receive the April 2025 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.

Councilmember Hanks thanked Chairman Hinckley for running for City Council. She said, although he did not win the race, she was thankful he would still be serving on the Planning and Zoning Commission. Hanks announced that the City Council passed several ordinances recommended by the commission, including updates to Special Event permits and their allowable signage plus additional latitude when it comes to determining required landscape screening. Hanks also mentioned the Council approved a one-time, one-year term for Commissioner Conrad to prevent a majority of the commission being termed out at the same time.

5. ADJOURNMENT

This meeting was adjourned at 06:06 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject: Consider approving a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.

Action:

SUMMARY / ORIGINATING CAUSE

The original site plan approval for this project took place on June 9, 2022 included 17 trees plus the 17 buffer trees for a total of 34 trees.

Site amendment request partially approved June 2023....Minutes of the P&Z meeting and approval letter are attached.

Construction was completed in November 2023. Since that time, the owner has obtained letters from adjacent commercial properties supporting the concept of not installing the buffer trees (letters attached). He also contacted multiple council members expressing his concerns about the requirement to install the buffer trees. A proposal to adopt an appeals process to City Council to override board and commission decisions was considered early this year and not adopted.

Staff initiated a change to the Zoning Ordinance to give the Commission more latitude in deciding landscaping requirements when considering existing conditions of adjacent properties....revised ordinance is attached.

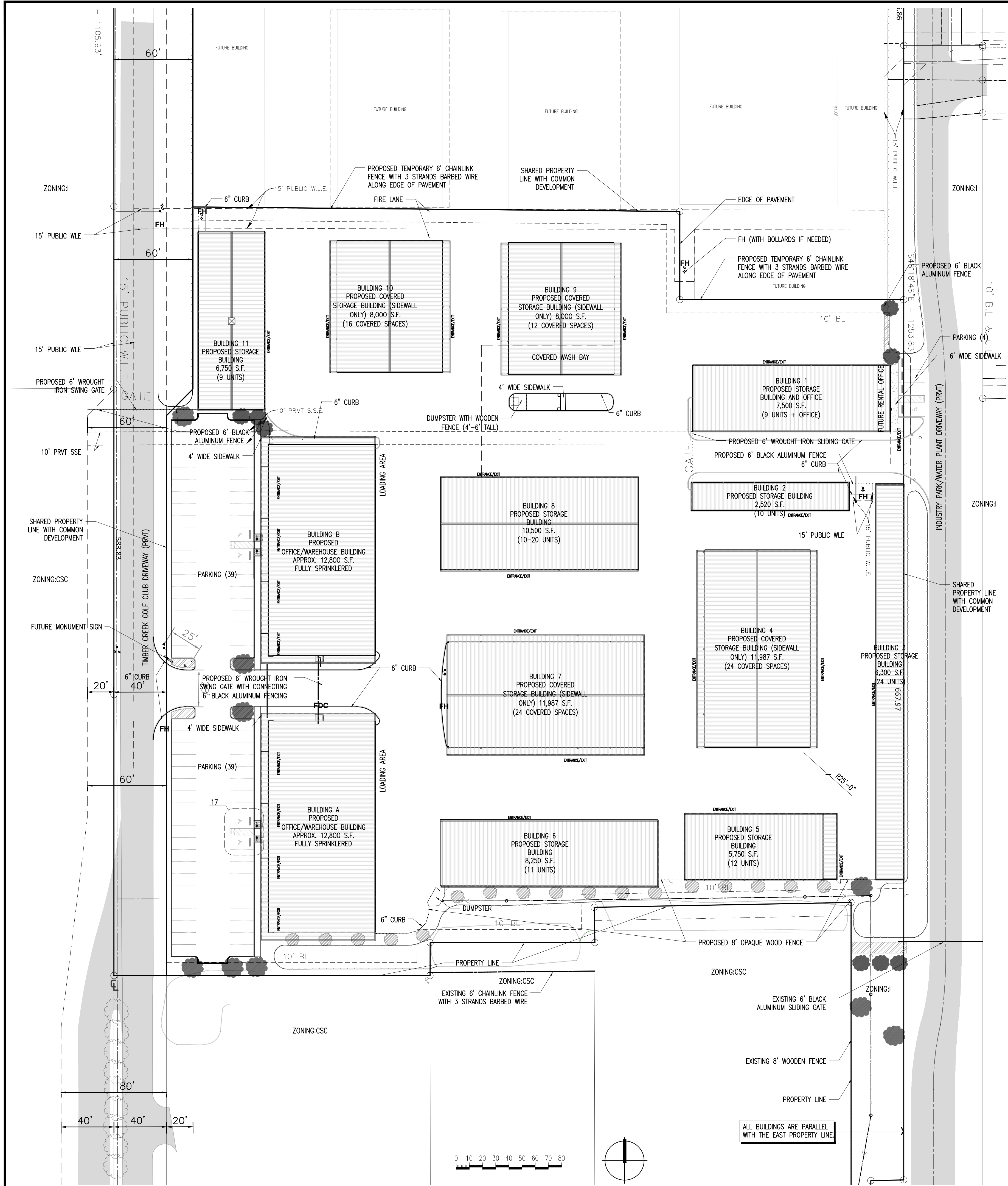
The current proposal is to install 9 mitigation trees - meaning replacement of trees that were on the site before construction.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. JUNE 2022 Landscape_Industry Park Phase II
2. 06-22-2023 PZ Minutes
3. 06-22-2023 CSP Amendment_Industry Park II
4. Adjacent Owners No Objection Letters
5. Ord 2025-13 Landscaping Amendments
6. 2025-05-09 Landscaping Modification



01 LANDSCAPE PLAN
1" = 40'

- NOTES:
- REQUIRED PERIMETER LANDSCAPING/SCREENING BETWEEN CSC & I ZONING FALLS UNDER SECTION 8(1)(2)(3) WHERE USES ARE SEPARATED BY A FEATURE WITH A MINIMUM WIDTH OF 30 FT. THE COMMON PROPERTY LINES SHARED WITH EXISTING DEVELOPMENTS ARE LOCATED MOSTLY INSIDE EXISTING DRAINAGE FEATURES. THE WIDTH OF THE EXISTING DRAINAGE FEATURES ADDED TO THE WIDTH OF THE NEW DRAINAGE FEATURES IS GREATER THAN 30 FT FOR THE ENTIRE DISTANCE ALONG THE SHARED PROPERTY LINES.
 - PER CITY COMMENTS, THE ABOVE REQUIREMENT IS NOT APPLICABLE. TREES ARE BEING PROVIDED BETWEEN CSC & I ZONES AT APPROXIMATELY 1 TREE PER 25 LF. THE TREES LOCATED ON THE ADJACENT PROPERTIES ARE NOT BEING COUNTED TOWARDS THE REQUIREMENT.
 - PER CITY COMMENTS, WHERE THE BACKS OF BUILDINGS HAVE GAPS, AN 8' HIGH OPAQUE FENCE (WOOD) IS BEING PROVIDED WITH GATES AS REQUIRED BY THE FIRE MARSHALL FOR ACCESS AROUND BUILDINGS. EXISTING FENCING FROM THE EXISTING DEVELOPMENTS IS SHOWN ON THE SITE PLAN TOGETHER WITH THE PROPOSED FENCING LIMITS.
- WAX MYRTLE (CLASS 1, SIZE 3 TREE)
 - CRAPEMYRTLE (OR OTHER CLASS 2 TREE)
 - LIGUSTRUMS (OR SIMILAR SHRUBS)

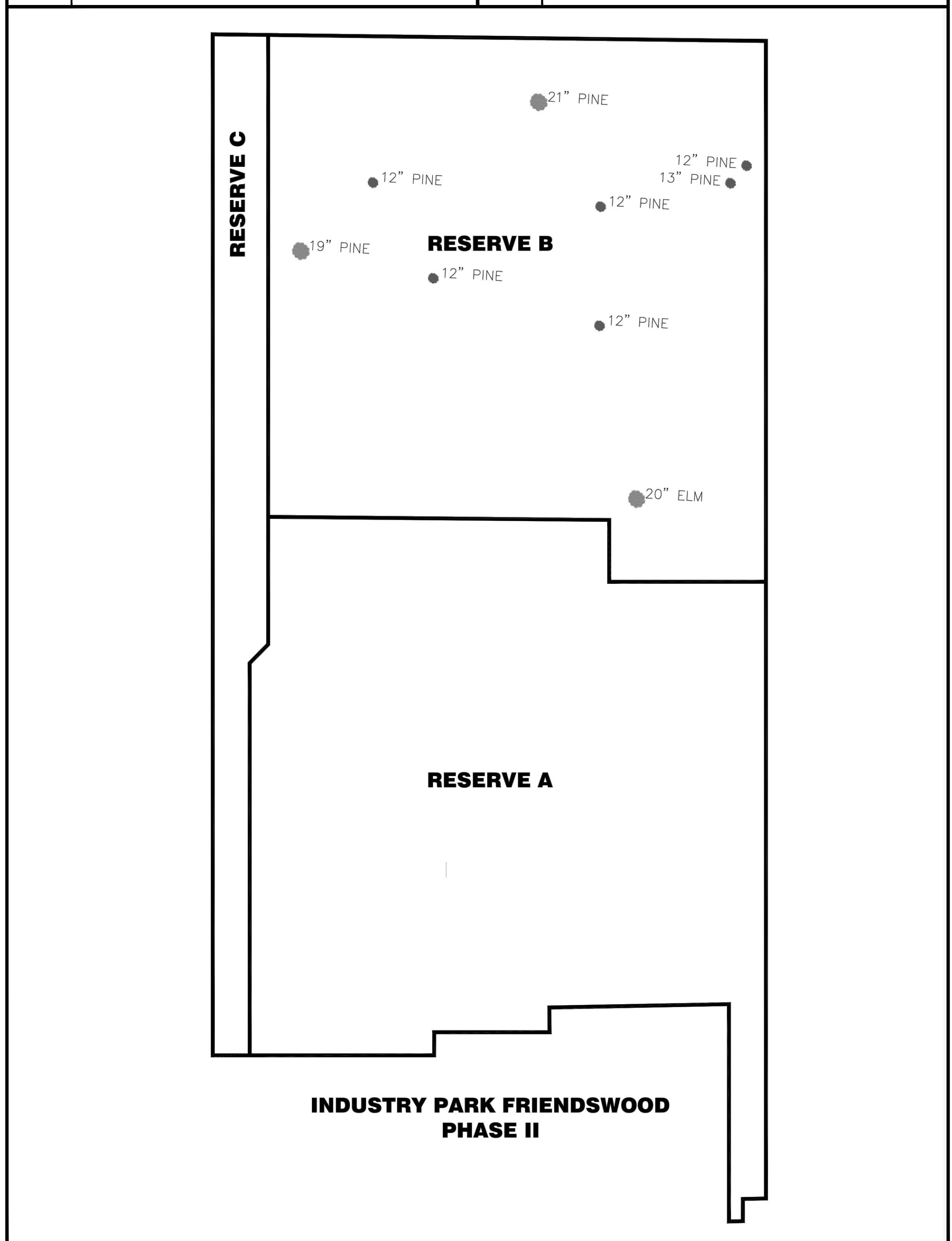
02 LANDSCAPING NOTES

BEFORE THE PROPERTY CALLED INDUSTRY PARK FRIENDSWOOD PHASE II WAS CLEARED, TREE SURVEY IDENTIFIED 9 CLASS 2 TREES WITH A DIAMETER BETWEEN 12" AND 24". ALL OF THE TREES WERE LOCATED WITHIN THE BOUNDARY OF RESERVE B.

MINIMUM NUMBER OF MITIGATION TREES REQUIRED = 9 CLASS 2 TREES FOR INDUSTRY PARK FRIENDSWOOD PHASE 2

RESERVE A OF INDUSTRY PARK FRIENDSWOOD IS CONTRIBUTING 34 TREES (17 CLASS 1 TREES & 17 CLASS 2 TREES) WHICH IS GREATER THAN THE REQUIRED 9 MITIGATION TREES.

04 TREE SURVEY INFORMATION



03 TREE SURVEY
1" = 80'

Coastal Bend Engineering
Texas Registered Engineering Firm E-14444
4558 IM 2351, Friendswood, TX 77546
281.648.1268 Fax 281.648.0832

NORTHWINDS
CONSTRUCTION
15400 Vintage Play West
Houston, Texas 77052
Phone (713) 671-5300
Fax (713) 671-5340

INDUSTRY PARK PHASE II FRIENDSWOOD, TEXAS 77546	
DATE:	04/14/2022
ISSUED FOR PERMIT AND CONSTRUCTION	05/25/2022
REVISED FOR PERMIT AND CONSTRUCTION	
TITLE: Landscape Plan & Tree Survey	
DRAWING: A1.2	



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 22, 2023 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JUNE 22, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 22, 2023, AT 06:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER TRAVIS MANN AND COMMISSIONER CATHERINE KOERNER WERE 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.

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023.

****Vice-Chairman Richard Sasson moved to approve the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, June 8, 2023. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEM

- A. Consider approval of a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A, a subdivision of 29.964 acres of land situated in the William Henry Survey, Abstract 84, and Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

****Vice-Chairman Richard Sasson moved to approve a Partial Preliminary Plat of Friendswood Trails, Section 4B and 5A. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said this is the next section of Friendswood Trails subdivision and would consist of 46 lots ranging from 70-feet wide to 90-feet wide. She further stated the proposed plat is in compliance with the Planned Unit Development approved in 2016. Sasson said he is concerned with a single entry point for the subdivision.

- B. Consider site plan amendments (screening and landscaping changes) for Industry Park II located at 4550 and 4552 FM 2351 for the following items:

Harbin said the site plan for Industry Park II was approved by the Commission in 2022. For the benefit of new commissioners, she said the original project consisted of multiple tracts the developer was seeking a PUD for. City staff and a Planning and Zoning subcommittee met with the developer several times and compromised with 5 ordinance changes. She said the changes allowed the developer more flexibility.

Stephanie Canady/Coastal Bend Engineering said they are almost done with construction and proposed the following changes (items 1-9).

Commissioner Rives said he would support most of the changes but thought the screening fence should remain instead of chain link fencing.

Commissioner Sasson said the Commission and the developer engaged in extensive negotiations to reach the current plan. He asked why the buffer trees should not be required. Canady explained the existing ditch was overgrown and encroaching their property. She said installing trees on the bank would make it harder to maintain mowing along the area. She said trees could also obscure the security cameras' views. Sasson commented a few extra cameras could alleviate the hard to see areas. Sasson said the proposed chain link fencing with barbed wire is not the look desired in Friendswood.

Commissioner Conrad said the trees should be planted. She also mentioned there were many different types of fencing that could be used instead of chain link. Harbey said the approved plan

was similar to Garage Ultimate which utilized the building backs as part of the screening "fence."

Bounds asked if they had looked into installing more cameras. Canady answered that it would increase costs.

- 1 The addition of an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake.

**Vice-Chairman Richard Sasson moved to approve the addition of an 8' high wooden opaque fence along the shared property line with Chevron from Bldg A to the existing fence at Discount Inspection & Brake. Seconded by Commissioner Marcus Rives. The motion was approved 3-2 with Chairman Tom Hinckley and Vice-Chairman Richard Sasson opposed.

- 2 Replace the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire

**Vice-Chairman Richard Sasson moved to approve replacing the previous 8' high opaque fence between Bldgs A & 6, 6 & 5, and part of the Section between Bldgs 5 & 3 with a 6' high chain link fence with 3 strands of barbed wire. Seconded by Commissioner Marcus Rives. The motion failed 2-3 with Chairman Tom Hinckley, Vice-Chairman Richard Sasson, and Commissioner Marcus Rives opposed.

- 3 Remove the 1 tree per 25 linear foot along the top bank of the pond.

**Commissioner Marcus Rives moved to approve removing the 1 tree per 25 linear foot along the top bank of the pond. Seconded by Vice-Chairman Richard Sasson. The motion failed 2-3 with Chairman Tom Hinckley, Vice-Chairman Richard Sasson, and Commissioner Brian Bounds opposed.

- 4 Modified landscaping plan

**Commissioner Brian Bounds moved to approve a modified landscaping plan, decreasing mitigation trees from 12 trees to 9 trees. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 5 Increase gate sizes to 4' wide gates

**Commissioner Marcus Rives moved to approve increasing gate sizes to 4' wide gates. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 6 Modified fire lanes per discussion with Fire Marshal's Office

**Commissioner Brian Bounds moved to approve modifying fire lanes per discussion with Fire Marshal's Office. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

- 7 Move gate locations along the driveway

**Commissioner Marcus Rives moved to approve moving gate locations along the driveway. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- 8 Move ADA parking space at 4500 FM 2351 near Bldg 1 to meet maximum slope requirements.

**Commissioner Marcus Rives moved to approve moving ADA parking space at 4500 FM 2351

near Bldg 1 to meet maximum slope requirements. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.

9 Replace proposed 6-ft aluminum fence with 8-ft opaque wood fence

**Vice-Chairman Richard Sasson moved to approve replacing proposed 6-ft aluminum fence with 8-ft opaque wood fence. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.

5. DISCUSSION

A. Discuss overhead versus underground utilities.

Bennett explained the Ordinance Subcommittee discussed requiring all utility wires be installed underground for new development. She said the subcommittee has provided an informational sheet in the backup material discussing the pros and cons. She said the subcommittee's goal is to receive consensus from the full commission before workshopping the item with City Council.

The commission agreed underground utility lines would make the city look much nicer. Rives commented that large developers usually include underground utilities but smaller projects may not be able to afford the additional cost.

6. COMMUNICATIONS

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 13, 2023 and (ii) Thursday, July 27, 2023.

B. Receive Staff updates, 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.

Sasson thanked staff for all their help and encouraged the other commissioners to reach out to staff at any time, especially if they need assistance with complicated agenda items.

Rives seconded staff's helpfulness. He said after mentioning the high number of flag banners in town, staff has made progress having them removed. He said he would like to work with staff and/or the commission, in the future, to research parking possibilities for Downtown Friendswood.

7. ADJOURNMENT

This meeting was adjourned at 07:14 PM.



CITY OF FRIENDSWOOD

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

June 23, 2023

Coastal Bend Engineering
4558 FM 2351
Friendswood, TX 77546
Email: scanady@cbpd.net

**Re: 4550 and 4552 FM 2351 – Industry Park II
Commercial Site Plan Amendments**

Dear Ms. Canady,

At the regular meeting on June 22, 2023, the Planning and Zoning Commission of the City of Friendswood discussed amendments to the above referenced site plan.

The Commission has approved the following:

- 1) The addition of an 8-foot-high wooden opaque fence along the shared property line with Chevron from Building A to the existing fence at Discount Inspection & Brake.
- 2) Modify the landscape plan from 12 mitigation trees to 9 mitigation trees.
- 3) Increase gate sizes to 4-foot-wide gates.
- 4) Modify fire lanes in accordance with the requirements of the Fire Marshal's Office.
- 5) Move gate locations along the driveway.
- 6) Move ADA parking space at 4500 FM 2351 near Building 1 to meet maximum slope requirements.
- 7) Replace proposed 6-foot aluminum fence with 8-foot opaque fence.

The Commission did not approve the following:

- 1) Replace the previous 8-foot-high wooden opaque fence between Buildings A&6, 6&5, and part of the section between Buildings 5&3 with a 6-foot-high chain link fence with 3 strands of barbed wire.
- 2) Remove the 1-tree-per-25-linear-foot requirement along the top bank of the pond.

Following the completion of construction, city staff will inspect the site for compliance with the approved site plan and amendments.

If you have questions, you may contact me at 281-996-3290.

Sincerely,

Becky Bennett
Assistant Planner

CC: Aubrey Harbin, LEED AP, Director of CDD/City Planner
Brian Rouane, CFM, Chief Building Official



DIB Automotive Group
4546 FM2351
FRIENDSWOOD, TX 77546
832-866-2169

To Whom It May Concern:

We operate the Discount Inspection & Brake (Brake Masters) at 4546 FM 2351. AutoMate Garage Boat & RV at 4500 FM 2351 notified us that the City is requiring them to plant trees as a buffer between our businesses. We are sending this letter to record our opposition to the planting of any new trees between our two businesses.

The area is first and foremost a shared detention/drainage area. When AutoMate was built, the detention area was expanded making it much more open and manageable than before. Additionally, we have been well served with the added fencing, lighting, and security cameras that now enhance the back of our property. There are already existing trees on the top bank of the pond. We've been told they will be inserting more trees between these existing trees and the building which will interfere with the security monitoring between us. We take the security of our business very seriously and it frankly doesn't make sense to screen trees with other trees when all it does is decrease the ability to monitor security.

To this end, we offer this letter of no objection for AutoMate Garage Boat & RV to be able to not plant buffer trees between our businesses.

Sincerely,

Joseph Ahmadi
JA

October 14, 2024

To Whom It May Concern:

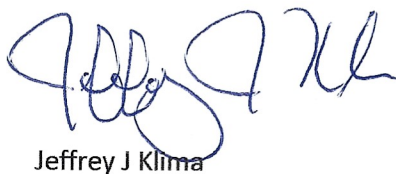
We operate the Eagle Automotive and Transmission at 4542 FM 2351. Our adjacent neighbors, AutoMate Garage Boat & RV at 4500 FM 2351 notified us that the City is requiring them to plant trees as a buffer between our businesses. They asked us if we agree with this requirement and if not, to please write a letter of no objection regarding planting trees between our two businesses.

Before AutoMate was built, we had encountered security issues on more than one occasion. Since the development was built, we have experienced better security due to the fencing and cameras that our developments cooperate on as well as reduced tree and overgrowth that used to exist between the properties. Additionally we have a shared drainage/detention area that is more open and manageable than before. Inserting trees between our two businesses would decrease the quality of security monitoring between us and create a potential hazard for our business.

We are in the business of automotive service which requires us to park our customers' vehicles in our parking lot behind our building. A recent storm saw one of our trees planted along the back parking lot fall and cause damage to our customer's vehicle. We believe that any new trees planted between our businesses will only cause more maintenance problems and potential hazard to our business while not providing the aesthetic requirement the City is looking to achieve. During open hours we are not focused on the trees at all and no customers ever go in the back. And, after hours the trees are blocked by the buildings so there would be no benefit to them being installed.

To this end, we offer this letter of no objection for AutoMate Garage Boat & RV to be able to not plant buffer trees between our businesses.

Regards,

A handwritten signature in blue ink, appearing to read 'Jeffrey J Klima', with a stylized flourish at the end.

Jeffrey J Klima

President, Eagle Automotive and Transmission

4542 FM 2351 Rd Friendswood, Texas 77546

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING APPENDIX C "ZONING," SECTION 8 "SUPPLEMENTARY DISTRICT REGULATIONS," SUBSECTION I "LANDSCAPING AND SCREENING REQUIREMENTS," PARAGRAPH 2 "PERIMETER LANDSCAPING AND SCREENING," SUBPARAGRAPH A "ADJACENT PROPERTY, BUFFER MAINTENANCE AND INSTALLATION," CLAUSE (3) THROUGH (7) OF THE FRIENDSWOOD CITY CODE TO GIVE THE PLANNING AND ZONING COMMISSION MORE LATITUDE IN CONSIDERING SITE CONDITIONS AND ADJACENT ZONING WHEN DETERMINING LANDSCAPING AND SCREENING REQUIREMENTS; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Planning and Zoning Commission and the City Council conducted public hearings concerning the amendments contained herein to Appendix C "Zoning," of the Friendswood City Code, allowing all interested persons the opportunity to be heard; and

WHEREAS, after the public hearing on the application and after having considered the application, the relevant support materials, and public testimony, the Planning and Zoning Commission filed a final report and recommendation with the City Council to approve the proposed text amendments contained in this ordinance; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and all required hearings on this matter have been held; and

WHEREAS, the City Council further finds that this ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

WHEREAS, the City Council deems it appropriate to approve the amendments contained herein;
NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. That Appendix C "Zoning," Section 8 "Supplementary district regulations," Subsection I "Landscaping and screening requirements," Paragraph 2 "Perimeter landscaping and screening," Subparagraph a "Adjacent property, buffer maintenance and installation," Clauses (3) through (7) of the Friendswood City Code are hereby amended to read as follows:

APPENDIX C. ZONING

Section 8. Supplementary district regulations.

-
- I. *Landscaping and screening requirements.*
-
2. *Perimeter landscaping and screening.*
- a. *Adjacent property, buffer maintenance and installation.*
-
- (3) The commission may determine the provisions of this subsection may not apply in the following circumstances:
- (a) the uses are separated by a driveway, easement, drainage ditch, canal, or similar features determined to provide adequate buffering to those listed herein which are a minimum width of 30 feet.
- (b) a commercial use has been established by Specific Use Permit on a residentially zoned lot.
- (4) When a residentially zoned property is rezoned to commercial, an existing fence may, if requested by the staff, the commission, or the applicant, be removed, in whole or in part, to allow joint or shared access to parking and driving areas. Documentation may be required detailing a joint use agreement between or among property owners
- (5) Conversely, when a single-family use is established on property adjacent to any commercial, industrial, or multiple-family zoning district, an eight-foot high opaque fence or wall shall be erected and maintained along the property line. The ten-foot buffer strip shall not in this instance be required.
- (6) The commission may consider alternate screening plans for uses interior to a common development.
- (7) The commission shall determine the required screening after giving due consideration to the intensity of the commercial use, the zoning classification, and adjacent land uses.

Section 3. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 4. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for

any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

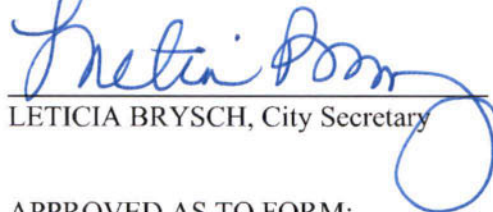
Section 6. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 7. This ordinance shall take effect ten (10) days from and after its passage on first reading by the City Council of the City of Friendswood, Texas. The City Secretary is directed to give notice hereof by causing the caption of this ordinance to be published in the official newspaper of the City within ten (10) days after its passage.

INTRODUCED, READ, AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood this 5th day of May, 2025.


MIKE FOREMAN, Mayor

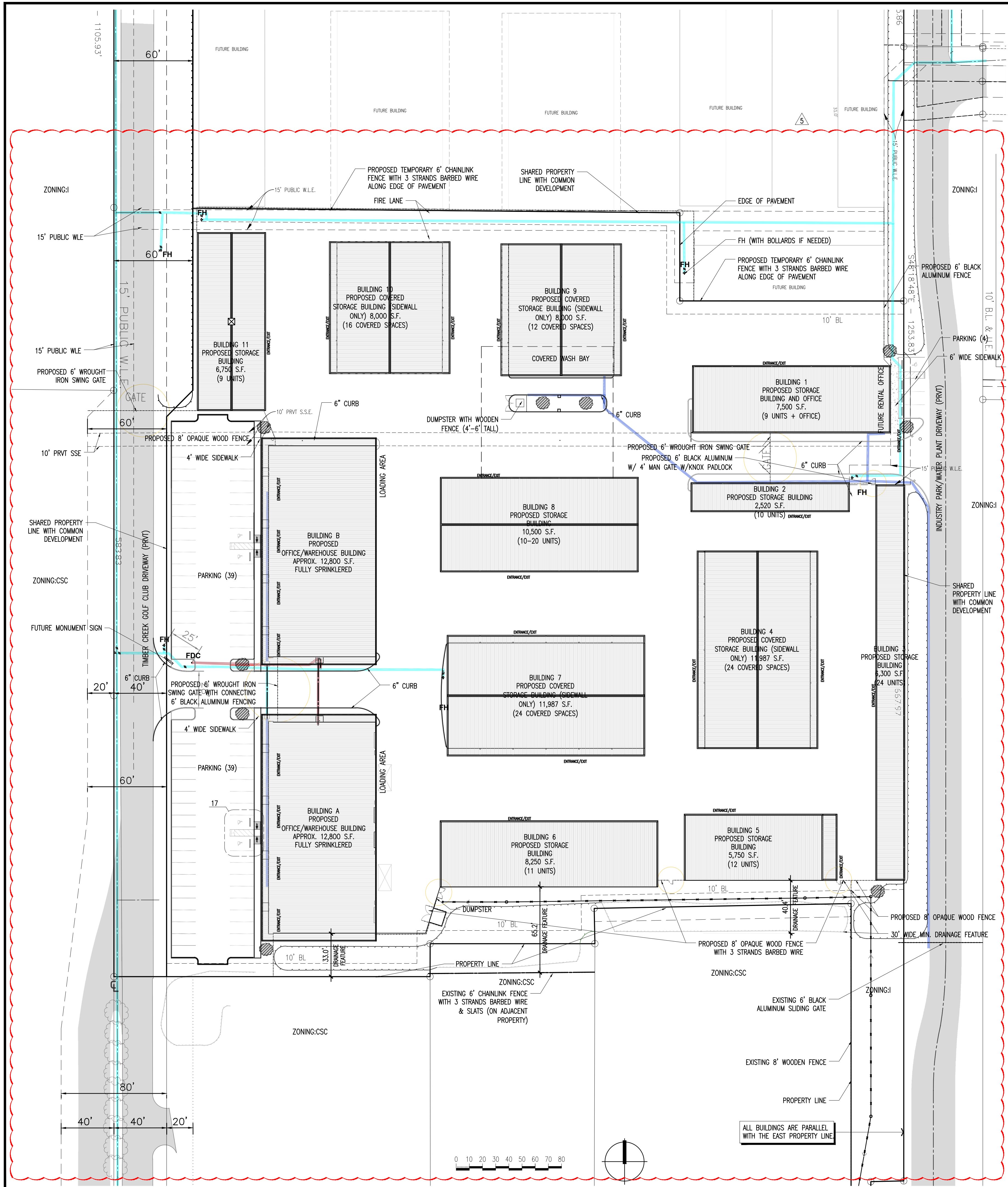
ATTEST:


LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:


KAREN L. HORNER, City Attorney





01 LANDSCAPE PLAN
1" = 40'

- NOTES:
1. REQUIRED PERIMETER LANDSCAPING/SCREENING BETWEEN CSC & I ZONING FALLS UNDER SECTION 8(1)(2)(a)(3) WHERE USES ARE SEPARATED BY A FEATURE WITH A MINIMUM WIDTH OF 30 FT. THE COMMON PROPERTY LINES SHARED WITH EXISTING DEVELOPMENTS ARE LOCATED MOSTLY INSIDE EXISTING DRAINAGE FEATURES. THE WIDTH OF THE EXISTING DRAINAGE FEATURES ADDED TO THE WIDTH OF THE NEW DRAINAGE FEATURES IS GREATER THAN 30 FT FOR THE ENTIRE DISTANCE ALONG THE SHARED PROPERTY LINES.
 2. THE ALTERNATE LANDSCAPE PLAN PROVIDES AN 8' HIGH OPAQUE FENCE (WOOD) ON THE PROPERTY LINE AND SIDES OF DETENTION FEATURE TO EXISTING FENCING, WHERE APPLICABLE. WHERE THE BACKS OF BUILDINGS HAVE GAPS, AN 8' HIGH CHAIN LINK FENCE WITH BARBED WIRE IS PROVIDED WITH GATES AS REQUIRED BY THE FIRE MARSHALL FOR ACCESS AROUND BUILDINGS. EXISTING FENCING FROM THE EXISTING DEVELOPMENTS IS SHOWN ON THE SITE PLAN TOGETHER WITH THE PROPOSED FENCING LIMITS.
 3. ROOT BARRIERS WILL BE INSTALLED AS NEEDED WHERE LANDSCAPING IS INSTALLED NEAR IMPROVEMENTS.

● SOUTHERN MAGNOLIA (CLASS 1, SIZE 1 TREE)

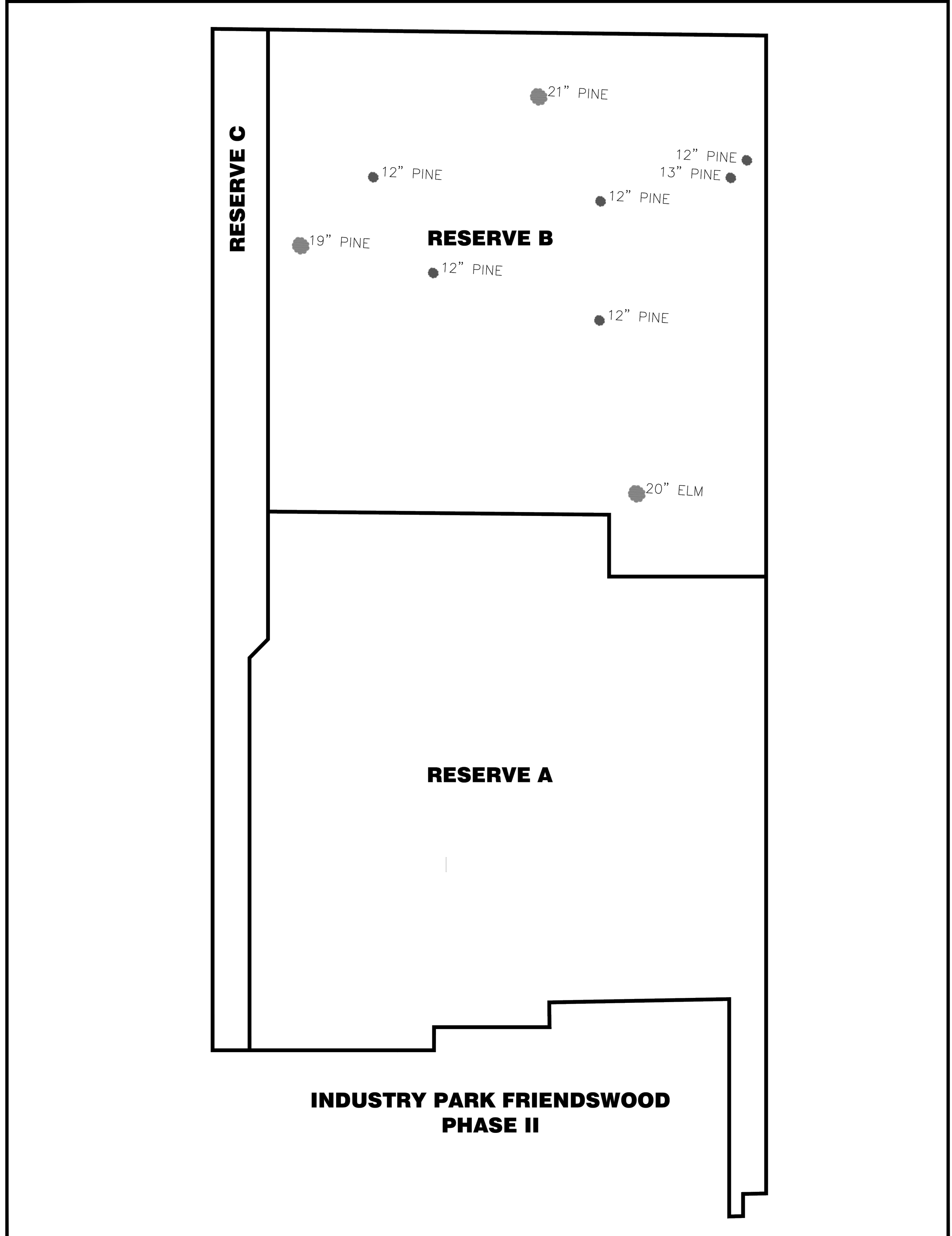
02 LANDSCAPING NOTES

BEFORE THE PROPERTY CALLED INDUSTRY PARK FRIENDSWOOD PHASE II WAS CLEARED, TREE SURVEY IDENTIFIED 9 CLASS 2 TREES WITH A DIAMETER BETWEEN 12" AND 24". ALL OF THE TREES WERE LOCATED WITHIN THE BOUNDARY OF RESERVE B.

MINIMUM NUMBER OF MITIGATION TREES REQUIRED = 9 CLASS 2 TREES FOR INDUSTRY PARK FRIENDSWOOD PHASE 2

RESERVE A OF INDUSTRY PARK FRIENDSWOOD IS CONTRIBUTING 9 CLASS 1 TREES AS REQUIRED.

04 TREE SURVEY INFORMATION



03 TREE SURVEY
1" = 80'

DATE:	ISSUE/REVISIONS:
04/14/2022	ISSUED FOR PERMIT AND CONSTRUCTION
05/25/2022	REVISED FOR PERMIT AND CONSTRUCTION
06/24/2022	REVISED FOR PERMIT AND CONSTRUCTION
07/22/2022	REVISED FOR PERMIT AND CONSTRUCTION
06/06/2023	REVISED FENCING, LANDSCAPING, & FIRE LINES
05/09/2025	REVISED FENCING & LANDSCAPING



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject: Consider approving a site plan amendment for Dance Expressions located at 204 W Heritage Drive.

Action:

SUMMARY / ORIGINATING CAUSE

Address: 204 W Hertiage

Zoning: Community Shopping Center (CSC)

The original Dance Expressions building was constructed in 2012. The owner is proposing to add 2,780 square feet of office space to the rear of the existing building. Eleven parking spaces will be added as well as on-site detention. The addition will consist of office spaces, a conference room, a break room and a storage area.

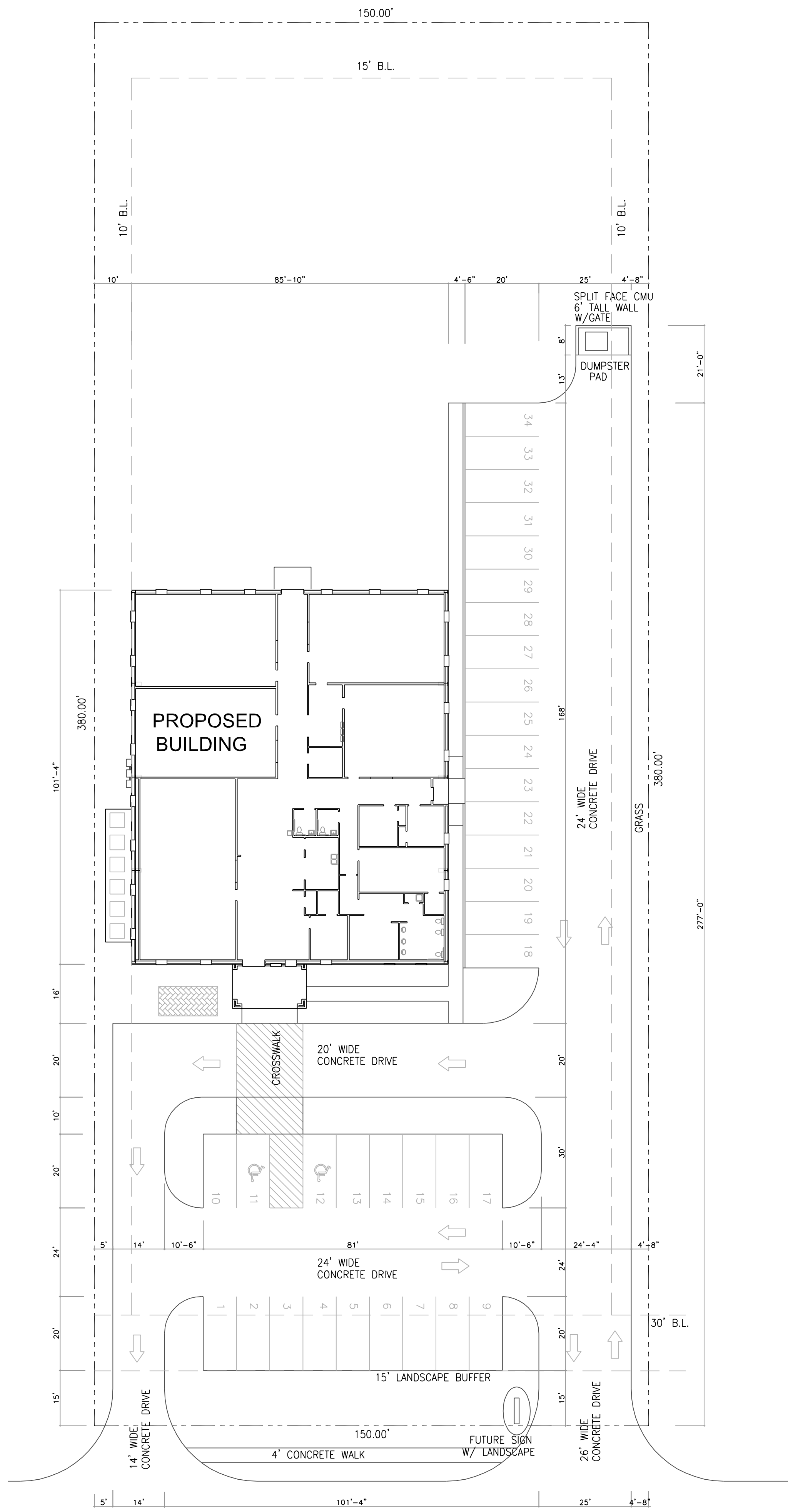
IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

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 recommendation by the Planning and Zoning Commission and approval by City Council.

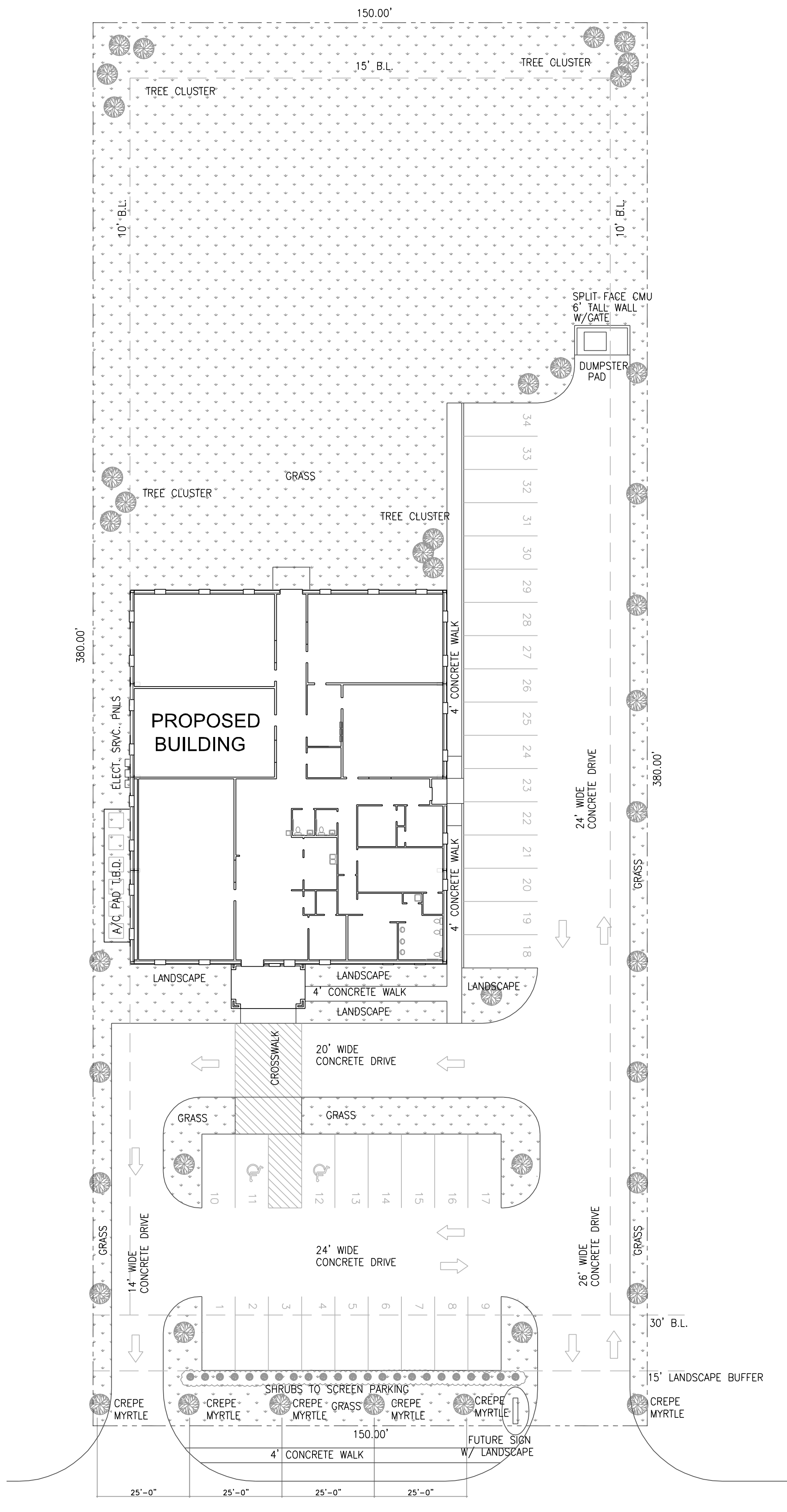
RECOMMENDATIONS

ATTACHMENTS

1. 2012 Site Plan Approval for Dance Expressions
2. Proposed Addition for Dance Expressions



PARKING TABLE
TOTAL GROSS FLOOR AREA 8266 DIVIDED BY 250 = 34 REQUIRED SPACES
NUMBER OF SPACES PROVIDED = 34



TOTAL LOT SIZE 57,000 S.F.

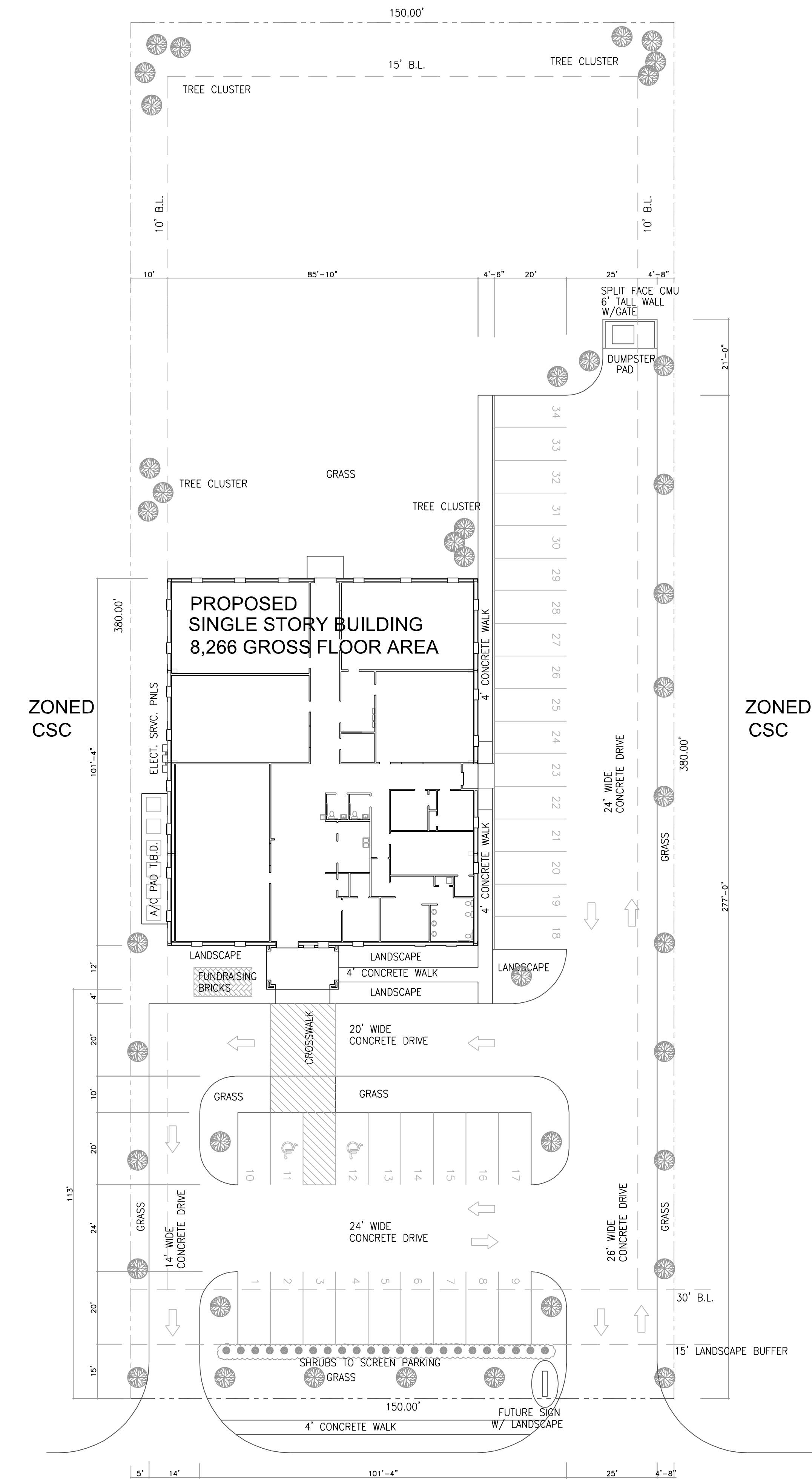
TOTAL BUILDING SLAB 8,964
TOTAL WALKS 885
TOTAL DRIVES/PARKING 15,566
TOTAL CONCRETE COVERAGE 25,415
TOTAL GREENSPACE 31,585

PERIMETER TREE CALCULATIONS
(1 TREE/30 LINEAR FT):
380+150+380=910/30 = 30 TREES REQUIRED; 30 TREES PROVIDED

LANDSCAPE TABLE
TOTAL AREA OF NEW PARKING AND DRIVEWAYS 16,451 MULTIPLIED BY 20% = 3,290 LANDSCAPING REQUIRED.
ACTUAL LANDSCAPED & GRASS AREA AT PARKING 6,252
ACTUAL LANDSCAPED & GRASS AREA AT ISLANDS 1,703
(50% OF REQUIRED LANDSCAPE AREA TO BE IN ISLANDS, 51.7% PROVIDED)

LANDSCAPE NOTES:
1. FIELD VERIFY ALL BUILDING LINES AND EASMENTS.
2. FIELD VERIFY NEW WALK LOCATION.
3. SHRUBS TO SCREEN PARKING TO BE 2" TALL AND 2' O.C.
4. FIELD VERIFY UTILITIES AND TAP LOCATIONS.
5. VERIFY LANDSCAPING LOCATIONS.
6. ALL TREES SHOWN TO BE NEW CLASS 1&2 TREES, CREPE MYRTLES
8' IN HEIGHT AND 2" CALIPER MEASURED AT 18" ABV. GROUND LEVEL.
7. ALL TREES SHOWN IN 15' LANDSCAPE BUFFER (R.O.W.)
TO BE 25' O.C. THESE TREES SHALL BE A MIN. OF
8' IN HEIGHT AND 2" CALIPER MEASURED AT 18" ABV. GROUND LEVEL.

NOTE:
ARE NO EXISTING TREES ON THIS PROPERTY
WITH A CALIPER OF 12" OR GREATER AND THEREFORE
NO TREE SURVEY IS REQUIRED



SITE NOTES:
1. FIELD VERIFY ALL BUILDING LINES AND EASMENTS.
2. FIELD VERIFY NEW WALK LOCATION.
3. FIRE LANES MUST COMPLY WITH CITY CODE CHAPT. 82, ARTICLE II, DIVISION 2.
4. FIELD VERIFY UTILITIES AND TAP LOCATIONS.
5. VERIFY LANDSCAPING LOCATIONS.
6. ALL CONCRETE WALK AND CONCRETE DRIVE FINISHES TO BE BRUSHED FINISH.

THIS PROPERTY IS LOCATED
WITHIN THE "COMMUNITY OVERLAY DISTRICT"
AND SHALL COMPLY WITH CITY ORDINANCES
THIS PROPERTY IS NOT VISIBLE FROM F.M.2351
AND IS NOT REQUIRED TO COMPLY WITH MASONRY FACADE

NOTE:
APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL
OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME,
THE APPLICANT MUST RE-SUBMIT A SITE PLAN THAT CONFORMS TO
CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY
REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE
COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF SIX (6) MONTHS.

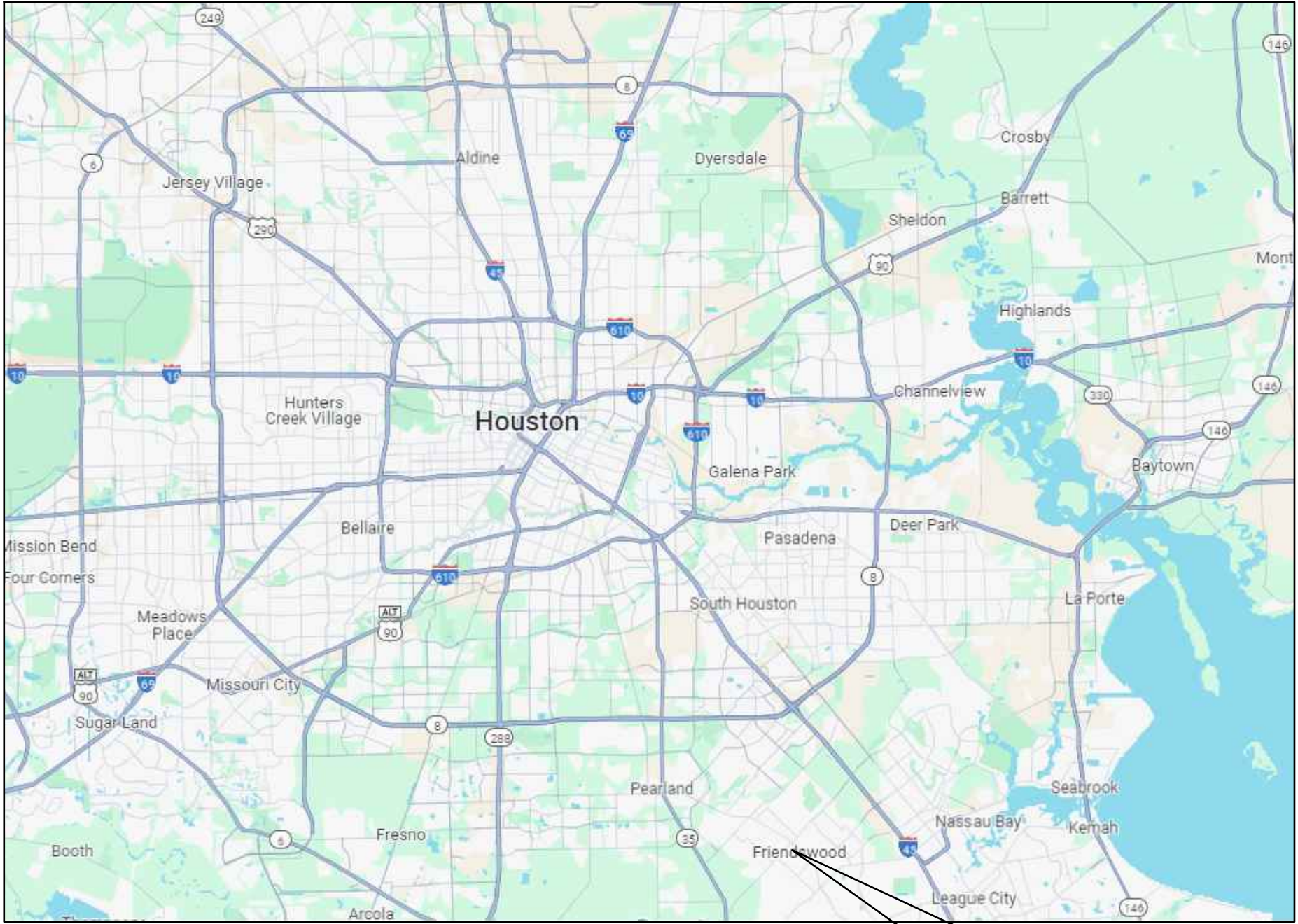
HERITAGE AVE.

204 W. HERITAGE DRIVE
FRIENDSWOOD
GALVESTON COUNTY, TEXAS

NOTE:
CLOSEST AVAILABLE SEWER SERVICE
IS AT FAR CORNER OF ADJACENT LOT
APPROX 150' AWAY
BUILDER TO EXTEND SEWER SERVICE
TO THIS LOT, COORDINATE WITH CITY

DANCE EXPRESSIONS - SECURITY 101 ADDITION

204 W. HERITAGE DR FRIENDSWOOD, TX 77546



VICINITY MAP

PROJECT
LOCATION



PROJECT
LOCATION

VICINITY MAP

ADDRESS: 204 W. HERITAGE DR. FRIENDSWOOD, TX 77546

LEGAL DESCRIPTION:
CAPTAINS CORNER ON HERITAGE
ABST 151, BLOCK 1, Lot 1, ACRES 1.309
PROPERTY ADDRESS: 14275 NORTHWEST FWY,
HOUSTON, TEXAS 77075

PROJECT INFORMATION

PROJECT DESCRIPTION

PROJECT SCOPE CONSISTS OF CONSTRUCTING AN ADDITION TO A DANCE STUDIO BUILDING TO ACCOMMODATE OFFICES. WORK INCLUDES: SITE AND CIVIL, STRUCTURAL, FRAMING, DRYWALL, MILLWORK, PAINT, LIGHTING, ELECTRICAL, HVAC, AND PLUMBING WORK. THE ADDITION IS B OCCUPANCY. THE PROPOSED ADDITION WILL BE FULLY FIRE SPRINKLED.

CODE INFORMATION

APPLICABLE CODES

THIS PROJECT SCOPE SHALL BE GOVERNED BY:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE COMMERCIAL

CONSTRUCTION TYPE

IBC TABLE 601

V-B

OCCUPANCY CLASSIFICATIONS

IBC SECTION 302

B BUSINESS (OFFICES, DANCE SCHOOL...)

ALLOWABLE HEIGHT AND BUILDING AREA

ALLOWABLE BUILDING AREA

IBC TABLE 503

DESCRIPTION	ALLOWABLE AREA	PROVIDED AREA
GROUP B	13,230 SF	9,450 SF

NOTE:

BUILDING AREA WITH ALLOWED FRONTAGE INCREASED (SEE CALCULATION ON SITE PLAN DRAWING)

ALLOWABLE BUILDING HEIGHT

IBC TABLE 503

DESCRIPTION	ALLOWABLE	PROVIDED
GROUP B		
BUILDING HEIGHT IN FEET	40'-0" MAX. HEIGHT	21'-6"
BUILDING HEIGHT IN STORIES	2 STORIES	1 STORY

BUILDING OCCUPANT LOAD

IBC TABLE 1004.1.1

OCCUPANCY	AREA (SF)	SF/OCCUPANT	TOTAL OCCUPANTS
OFFICES	1,812 SF	150 GROSS	12 PERSONS
CONFERENCE ROOM	350 SF	15 NET	23 PERSONS
BREAK ROOM	150 SF	15 NET	10 PERSONS
STORAGE ROOM	468 SF	300 GROSS	2 PERSONS
TOTAL			47 PERSONS

EGRESS WIDTH

IBC SECTION 1005

OTHER EGRESS COMPONENTS	NUMBER OF OCCUPANTS	INCHES PER OCCUPANT	TOTAL WIDTH REQUIRED	TOTAL WIDTH PROVIDED
	47	0.2"	9.4'	72"

ALLOWABLE TRAVEL DISTANCE

IBC TABLE 1016.1

FLOOR	REQUIRED	PROVIDED
B	250'	90'

MINIMUM NUMBER OF EXITS

IBC TABLE 1019.1

1ST FLOOR	REQUIRED	PROVIDED
B	2	1

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE

IBC TABLE 602

FIRE SEPARATION DISTANCE	RATING	REQUIRED	PROVIDED
X' < 5'		0 HR	0 HR
5' < X' < 10'		0 HR	0 HR
10' < X' < 30'		0 HR	N/A
X > 30'		0 HR	N/A

BUILDING ELEMENT

RATING REQUIRED PROVIDED

STRUCTURAL FRAME		0 HR	0 HR
BEARING WALLS		0 HR	0 HR
EXTERIOR		0 HR	0 HR
INTERIOR		0 HR	0 HR

NONBEARING WALLS AND PARTITIONS

EXTERIOR SEE TABLE 602

NONBEARING WALLS AND PARTITIONS			
INTERIOR		0 HR	0 HR

FLOOR CONSTRUCTION

INCLUDING SUPPORTING BEAMS AND JOISTS

0 HR 0 HR

ROOF CONSTRUCTION

INCLUDING SUPPORTING BEAMS AND JOISTS

0 HR 0 HR

INTERIOR FINISHES

INTERIOR WALL & CEILING FINISH REQUIREMENT FOR GROUP B, FULLY SPRINKLERED (CHAPTER 8)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
B	C	C

CLASS A FLAME SPREAD INDEX 0-25

SMOKE DEVELOPMENT INDEX 0-450

CLASS B FLAME SPREAD INDEX 26-75

SMOKE DEVELOPMENT INDEX 0-450

CLASS C FLAME SPREAD INDEX 76-200

SMOKE DEVELOPMENT INDEX 0-450

INSULATION NOTE

BATT INSULATION (CONCEALED OR EXPOSED) SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450.

EXTERIOR WALL INSULATION R-19

ROOF INSULATION R-30

DRAWING INDEX

ARCHITECTURAL DRAWING

- A-1.0 - COVER SHEET
- A-2.0 - SITE PLAN
- A-3.0 - EXISTING SITE PLAN
- A-4.0 - LANDSCAPING & FIRE LANE PLAN
- A-5.0 - BUILDING ELEVATIONS
- A-6.0 - FLOOR PLAN
- A-7.0 - ROOM & DOOR SCHEDULES, WALL TYPES

STRUCTURAL

- S-1.00 - FOUNDATION PLAN
- S-1.10 - SECTIONS, DETAILS, GENERAL NOTES
- S-2.00 - ROOF FRAMING PLAN
- S-2.10 - FRAMING TYPICAL DETAILS
- S-2.20 - FRAMING DETAILS

MECHANICAL

- M-1 - HVAC PLAN
- M-2 - MECHANICAL NOTE & DETAILS

ELECTRICAL

- E-1.0 - ELECTRICAL SITE PLAN, SITE ILLUMINATION PLAN
- E-2.0 - LIGHTING PLAN, POWER PLAN

SYNERGY
DESIGN COMPANY
LEAGUE CITY, TEXAS

Contact: Hank Chen
Phone: (832) 748-8018
Email: chen.synergy@comcast.net

DEAVERS
ENGINEERING LLC
FIRM NUMBER 16777

INNACLE
Construction Industries Inc.
308 W. PARKWOOD AVE. SUITE 104B
FRIENDSWOOD, TX 77546

DANCE EXPRESSIONS SECURITY 101 ADDITION

204 W. HERITAGE DR FRIENDSWOOD, TX 77546

ISSUED / REVISED

NO.	DATE	DESCRIPTION
0	03/14/2025	ISSUED FOR PERMIT
1	04/20/2025	REVISED PER CITY COMMENTS
2	05/13/2025	REVISED PER CITY COMMENTS

DRAWN BY: H.C.

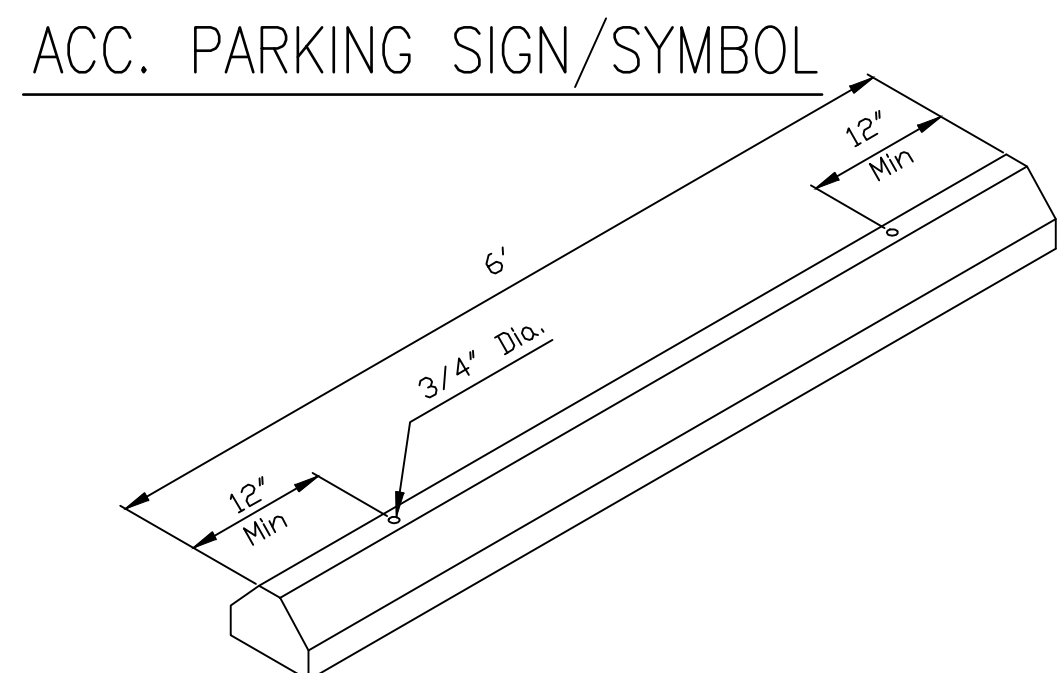
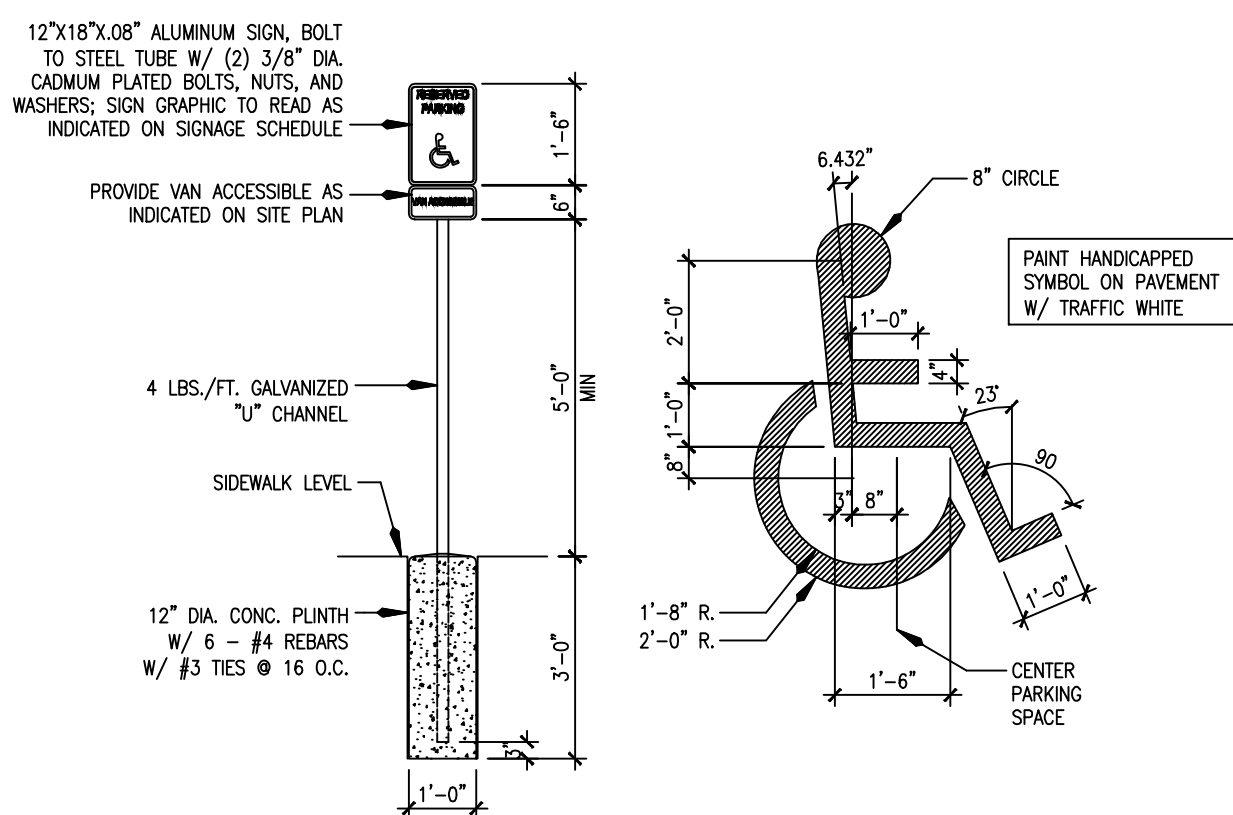
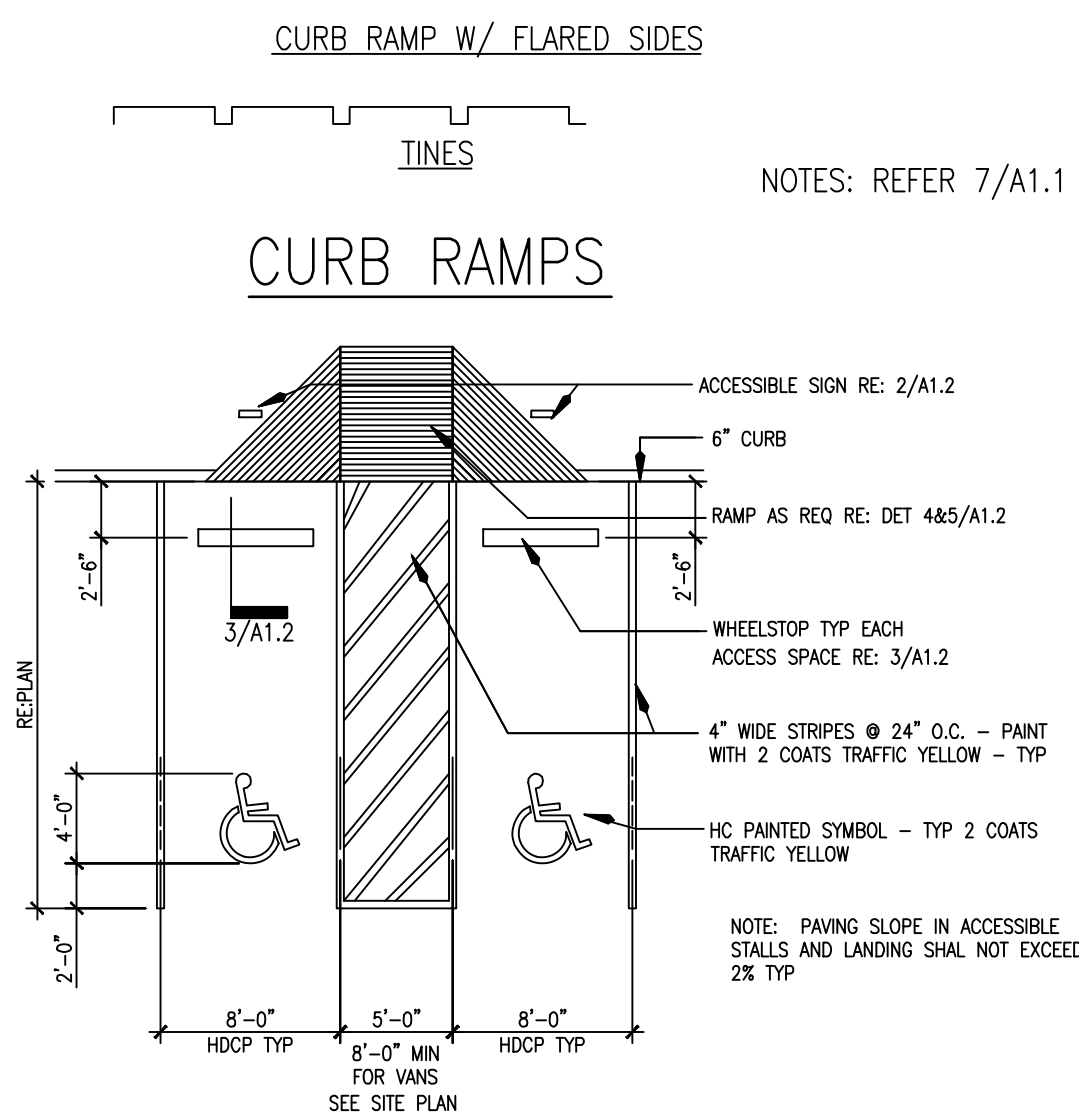
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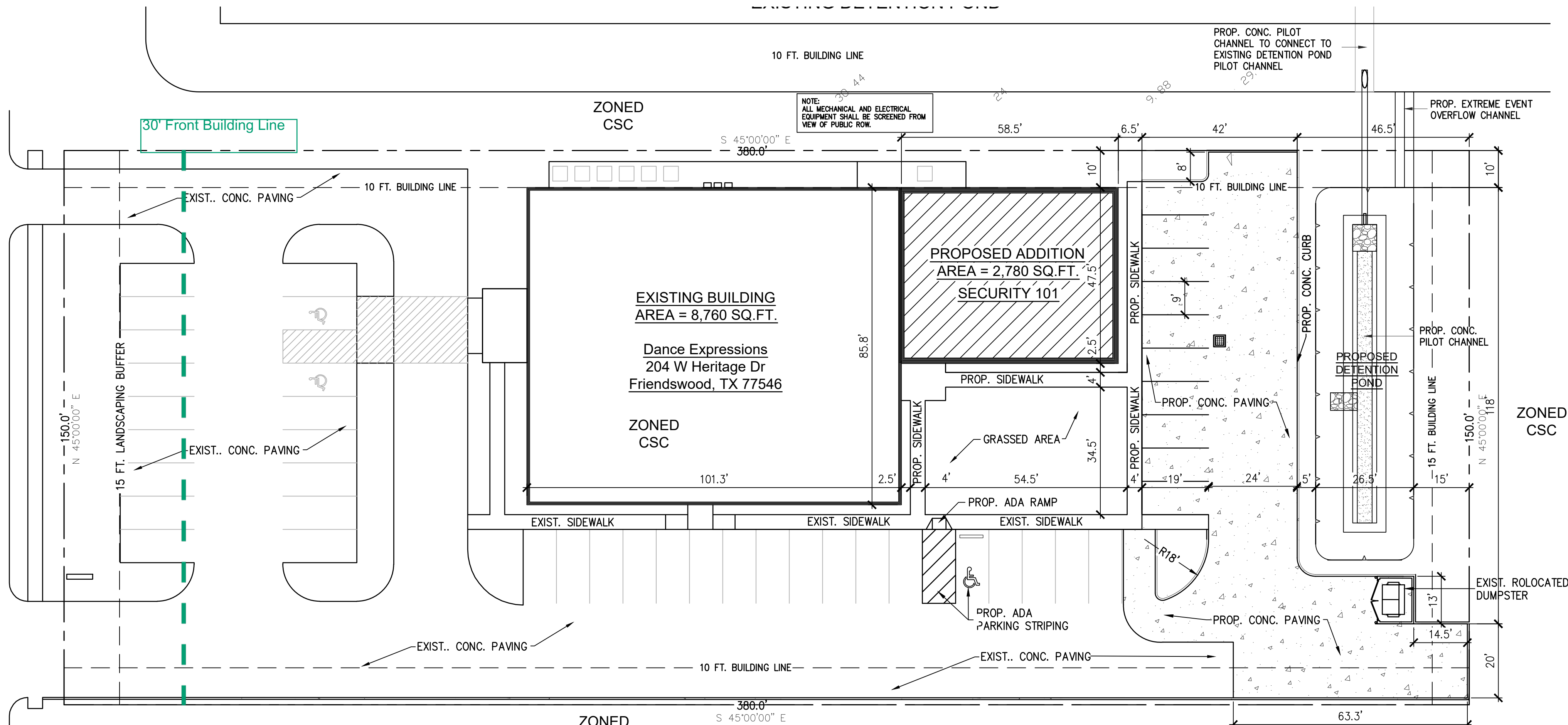
TITLE SHEET

DRAWING NO.

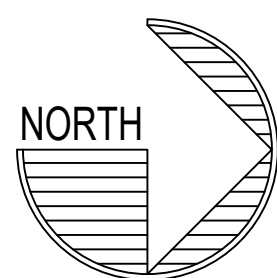
A-1.0



Technical drawing of a typical cross-section of a #3 Bar. The drawing shows a trapezoidal shape with a central vertical line and two side lines. Dimensions are given: a top width of 7-1/2 inches, a bottom width of 5-1/2 inches, a height of 2-1/2 inches, and a side slope of 2 inches horizontal to 1 inch vertical (2' min). A callout points to the right side line, labeled "#3 Bar Typical".



TOTAL LOT SIZE	56,998 SQ.FT.
TOTAL BUILDING SLAB	11,744 SQ.FT.
TOTAL WALKS	2,084 SQ.FT.
TOTAL DRIVES/PARKING	27,434 SQ.FT.
TOTAL CONCRETE COVERAGE	41,262 SQ.FT.
 TOTAL GREEN SPACE	 15,736 SQ.FT.



GENERAL BUSINESS OFFICE: 3.8 SPACES PER 1000 SQ FT
PROPOSED ADDITION: 2780 SQ FT = 11 NEW PARKING SPACES REQUIRED
NEW PARKING SPACES PROVIDED = 11
TOTAL 45 PARKING SPACES

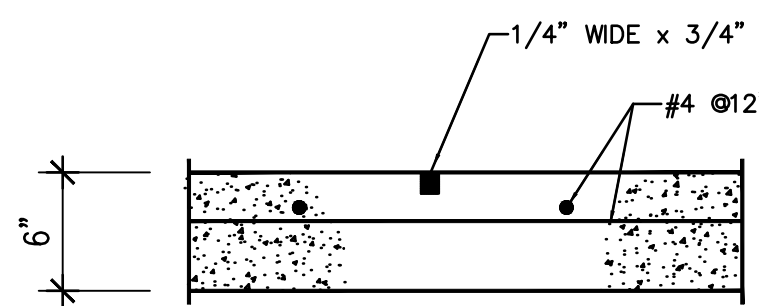
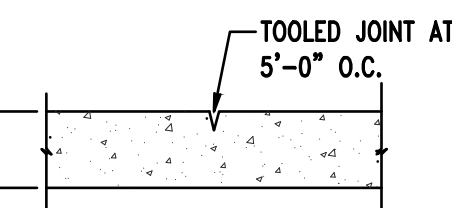


Figure 1: Typical Section Through Bridge Deck and Subgrade. The diagram shows a cross-section of the bridge deck and subgrade. The deck is 12 inches wide. The subgrade is indicated by a dashed line and labeled "SUBGRADE PER SOILS REPORT". The deck is reinforced with #3 deformed bars. The top reinforcement consists of #3 deformed bars (6 top bars, 6 bottom bars) spaced at 30 inches center-to-center. The bottom reinforcement is labeled "#3 BAR CONT.". The deck thickness is 6 inches. The subgrade is 3 inches thick. The total width of the deck and subgrade is 12 inches. The diagram also shows a 3-inch radius (R) at the top corner of the deck.

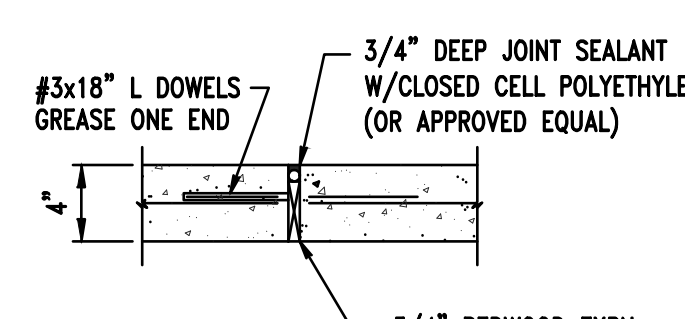
A cross-sectional diagram of a concrete slab. The slab is 4 inches thick, indicated by a dimension line on the left. It is supported by a 2-inch leveling course, also indicated by a dimension line on the left. The slab contains 6 #6 reinforcement bars (WWF) spaced at 6 inches on center. The concrete is labeled '4" CONC.' and the leveling course is labeled '2" LEVELING'.

Diagram illustrating the cross-section of a foundation wall and slab joint. The joint is sealed with JOINT SEALANT PER ISOLATION. The slab is supported by a FOUNDATION, COLUMN OR WALL. The joint material is 3/4" PREMOLDED JOINT MATERIAL. The slab is 3" SAND LEVELING PER. The joint is 4" wide. The slab is 12" thick. The joint sealant is applied per isolation.

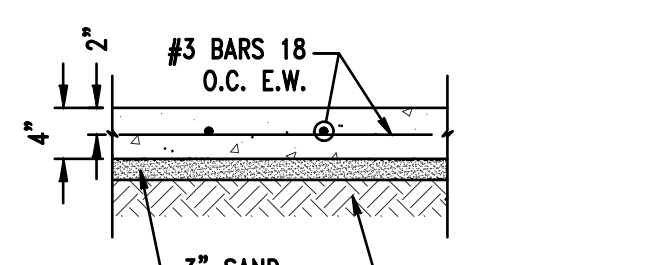
FORM 1042



SCALE: N.T.S.



SCALE: N.T.S.



GROUP 11

A-3.0



**CITY OF FRIENDSWOOD
FIRE MARSHAL'S OFFICE**
1600 Whitaker Drive, Friendswood, TX 77546
281-996-3335
Friendswood.com

FIRE LANE MARKINGS

CODE OF ORDINANCES, CITY OF FRIENDSWOOD, TEXAS

Article II.—STOPPING, STANDING, PARKING

Sec. 82-64 - Markings.

(a) Signs.

(1) The owner, manager, or person in charge of any building, for which fire lanes have been approved by the fire marshal or his authorized representative, shall post and maintain appropriate signs in conspicuous places along such fire lanes stating: "No Parking-Fire Lane." Such signs shall be 12 inches wide and 18 inches high, with a companion sign 12 inches wide and six inches high stating: "Tow-Away Zone."

(2) Any "No Parking-Fire Lane" or "Tow-Away Zone" sign shall be painted on a white background with symbols, letters and borders in red, using not less than two-inch lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches above finished grade. Signs shall be spaced no more than 30 feet apart. Signs may be installed on buildings, walls or fences, as approved by the fire marshal.

(3) Where the placement of such signs is not applicable or when, in the opinion of the fire marshal or his representative, such signs would cause a burden on the management, curb markings or striping may be used.

(b) *Curb markings/striping.* Any "No Parking-Fire Lane" or "Tow-Away Zone" curb markings or striping shall be painted on a red background, with symbols and letters in white. Such lettering shall be a minimum of four inches in height at 30-foot intervals on the red background markings along both sides of the fire lanes. Such lettering shall state: "No Parking-Fire Lane-Tow-Away Zone." Fire lanes marked on pavement surfaces shall be marked by lines of red traffic paint 12 inches in width to show the boundaries of the lane. Where a curb is available, the striping shall be in the vertical face of the curb.

(Code 1994, § 74-53; Code 2005, § 82-64; Ord. No. 2002-19, § 22, 11-18-2002; Ord. No. 2020-12, § 1, 4-6-2020)

Fire Lane Marking on Pavement

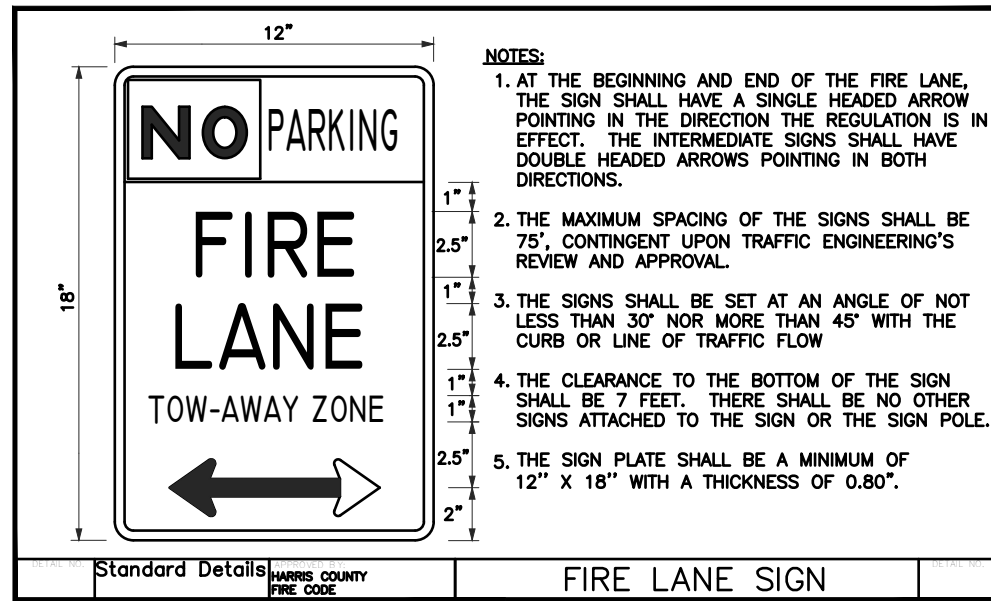


Fire Lane Marking on Curb



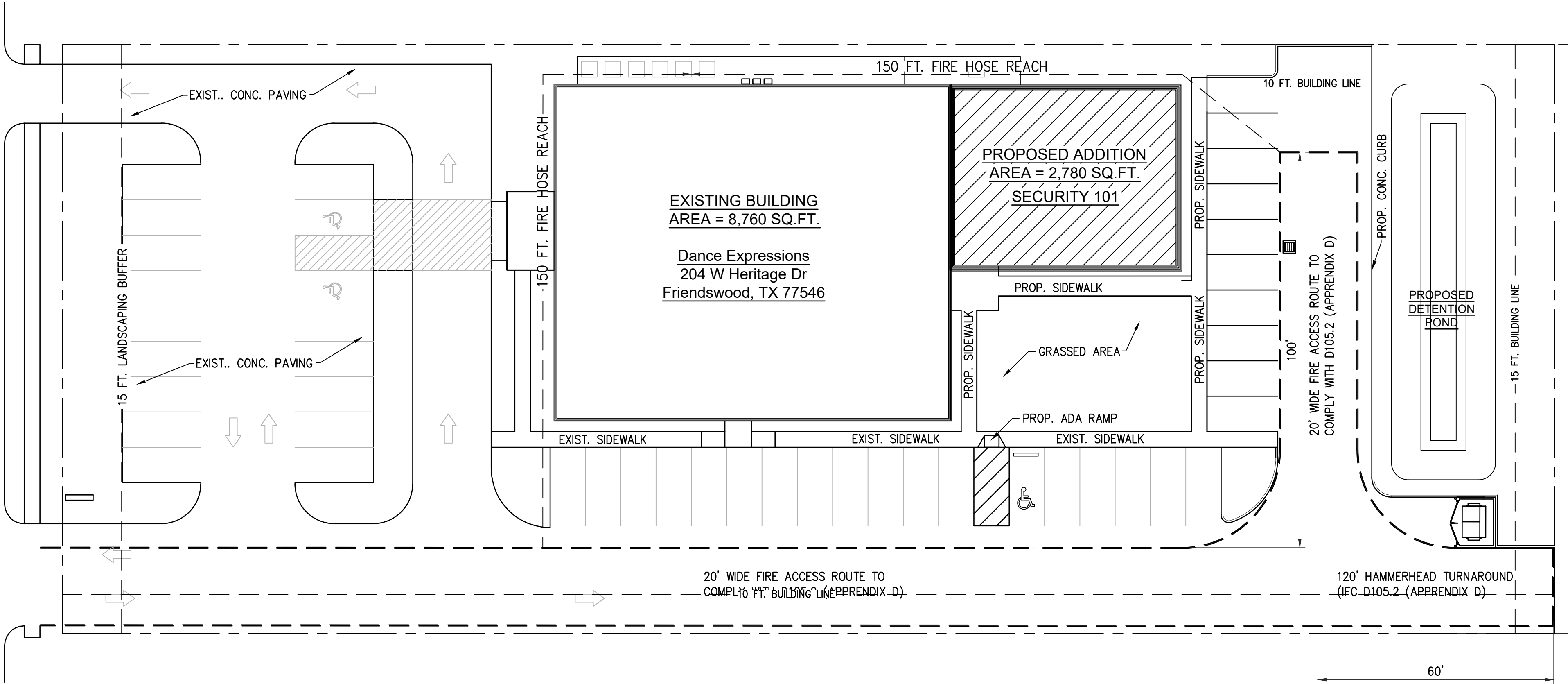
23 Feb 2021

[Contact the Fire Marshal's Office about Fire Codes & Standards](#)



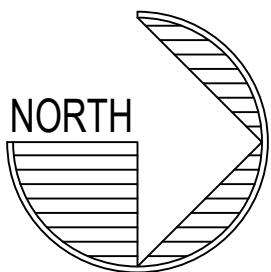
LANDSCAPE TABLE - COMMUNITY OVERLAY DISTRICT			
Small Parking Lot (20 cars or less)			
Total Area of Parking & Driveways (Area)	X 15% =	Landscaping Area Required	Landscaping Area Provided
1 tree (Class 1 or 2) per 250sqft of landscape area required			
No. of trees required:			
No. of trees provided:			
OR Large Parking Lot (more than 20 cars)			
Total area of Parking & Driveways (area)	27,434 X 20% =	5,486 Landscape Area Required	
		6,540 Landscape Area Provided	
Required landscaping 5,486 multiplied by .50 = 2,743 Landscape area in Islands Required			
3,670 Landscape area in Islands Provided			
*1 tree required per island			
AND Perimeter Landscaping: 1 tree per 30 linear feet for property lines not requiring a landscape buffer			
Perimeter Trees Required:	30		
Perimeter Trees Provided:	37	380+380+150/30=30 trees required	35 trees provided
PLUS Landscape Buffers (along ROWs and/or to separate uses per Subsection 8.1)			
Buffer Width: Minimum 15 feet			
Requires 1 tree planted every 25 linear feet; minimum 2" caliper tree measured 18 inches above natural ground level			
150-26-15 / 25 = 5 BUFFER TREES REQUIRED			
5 BUFFER TREES PROVIDED			

Note: All proposed trees must be class 1 or class 2 and minimum 8" tall and 2" caliper at planting.

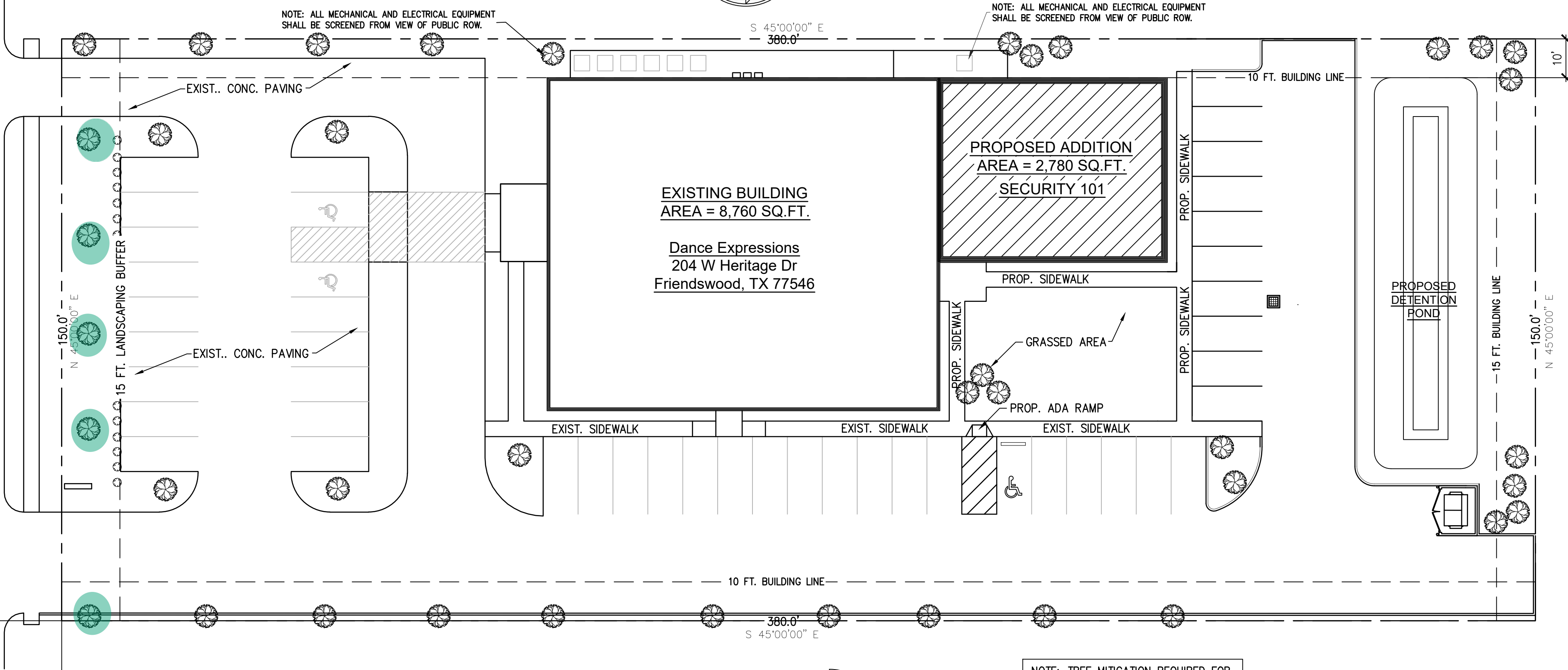


FIRE LANE PLAN

SCALE: 1" = 20'

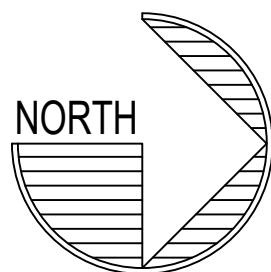


W. HERITAGE DRIVE



LANDSCAPING PLAN

SCALE: 1" = 20'



NOTE: TREE MITIGATION REQUIRED FOR TREES BEING REMOVED

NOTE: Trees are not being removed. Trees were previously removed and the proposed landscape plan will bring the site back into compliance.

**SYNERGY
DESIGN COMPANY**
LEAGUE CITY, TEXAS

Contact: Hank Chen
Phone: (832) 748-8018
Email: chen.synergy@comcast.net

**DEAVERS
ENGINEERING LLC**
FIRM NUMBER 16777



DANCE EXPRESSIONS SECURITY 101 ADDITION

204 W. HERITAGE DR FRIENDSWOOD, TX 77546

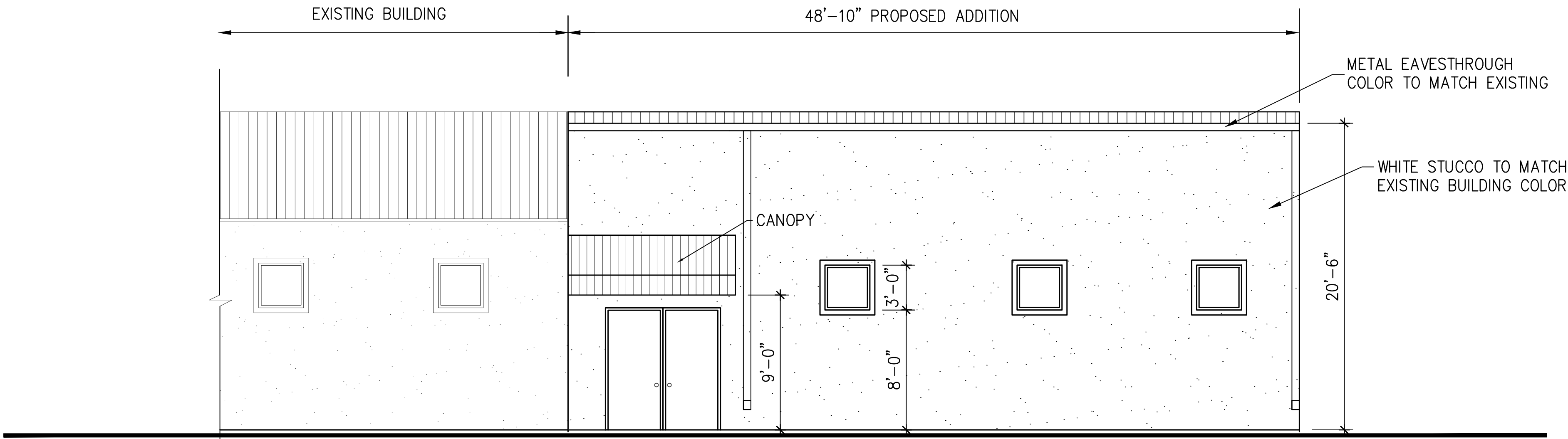
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NO.	DATE	DESCRIPTION
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DRAWN BY: H.C.
CHECKED BY:

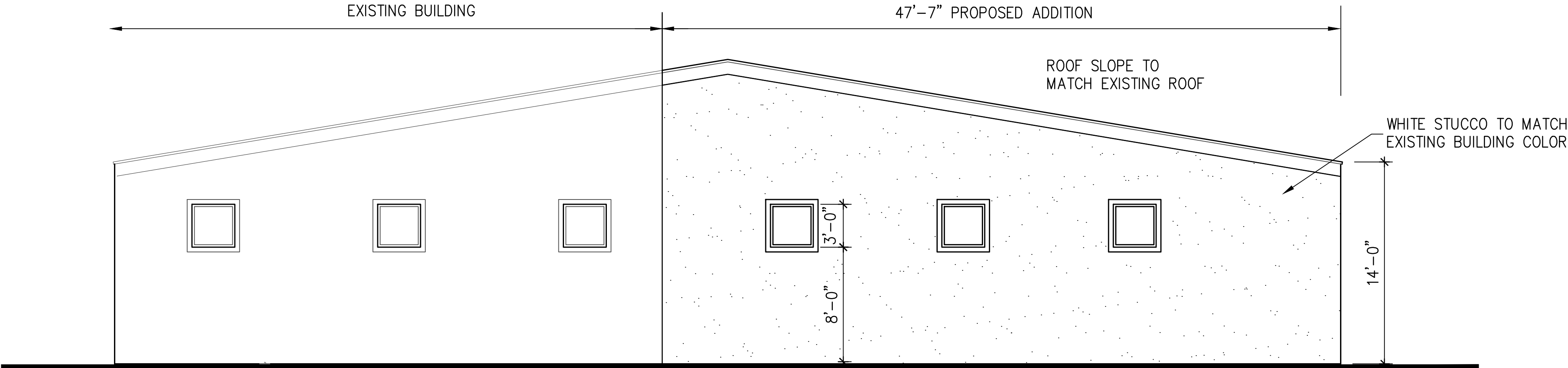
DRAWING TITLE:
**FIRE LANE
LANDSCAPING
PLAN**

DRAWING NO.
A-4.0



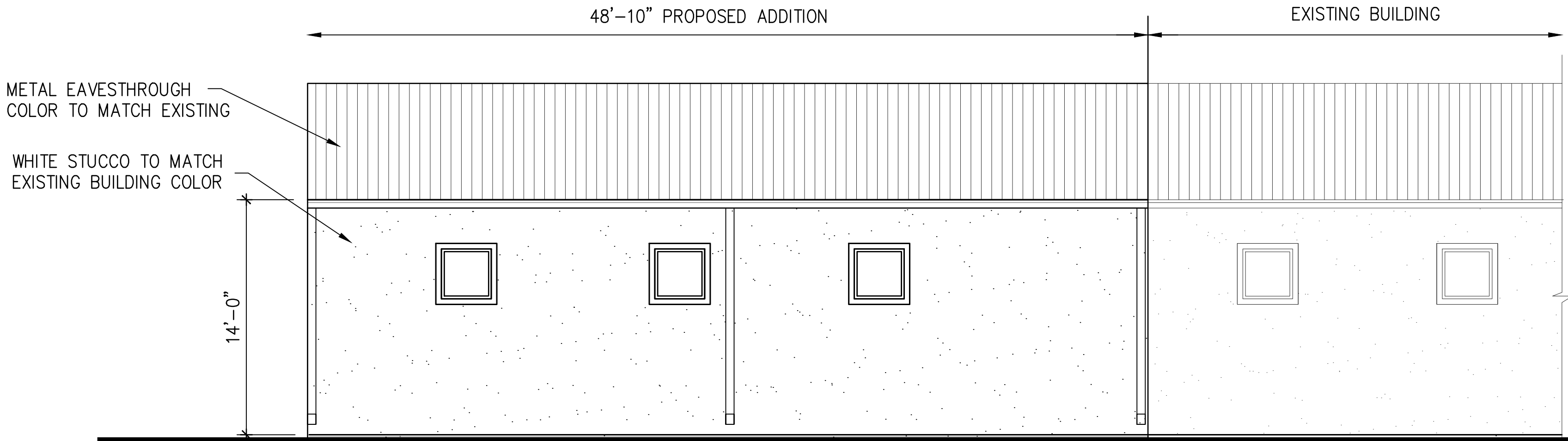
EAST ELVATION

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



NORTH ELVATION

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



WEST ELVATION

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

NOTE:
ALL MECHANICAL AND ELECTRICAL
EQUIPMENT SHALL BE SCREENED FROM
VIEW OF PUBLIC ROW.

SYNERGY
DESIGN COMPANY
LEAGUE CITY, TEXAS

Contact: Hank Chen
Phone: (832) 748-8018
Email: chen.synergy@comcast.net

DEAVERS
ENGINEERING LLC
FIRM NUMBER 16777


Pinnacle
Construction Industries Inc.
308 W. PARKWOOD AVE, SUITE 104B
FRIENDSWOOD, TX 77546

DANCE EXPRESSIONS SECURITY 101 ADDITION

204 W. HERITAGE DR FRIENDSWOOD, TX 77546

ISSUED / REVISED		
NO.	DATE	DESCRIPTION
0	03/14/2025	ISSUED FOR PERMIT
1	04/20/2025	REVISED PER CITY COMMENTS
2	05/13/2025	REVISED PER CITY COMMENTS

DRAWN BY: H.C.

CHECKED BY:

DRAWING TITLE:

ELEVATIONS

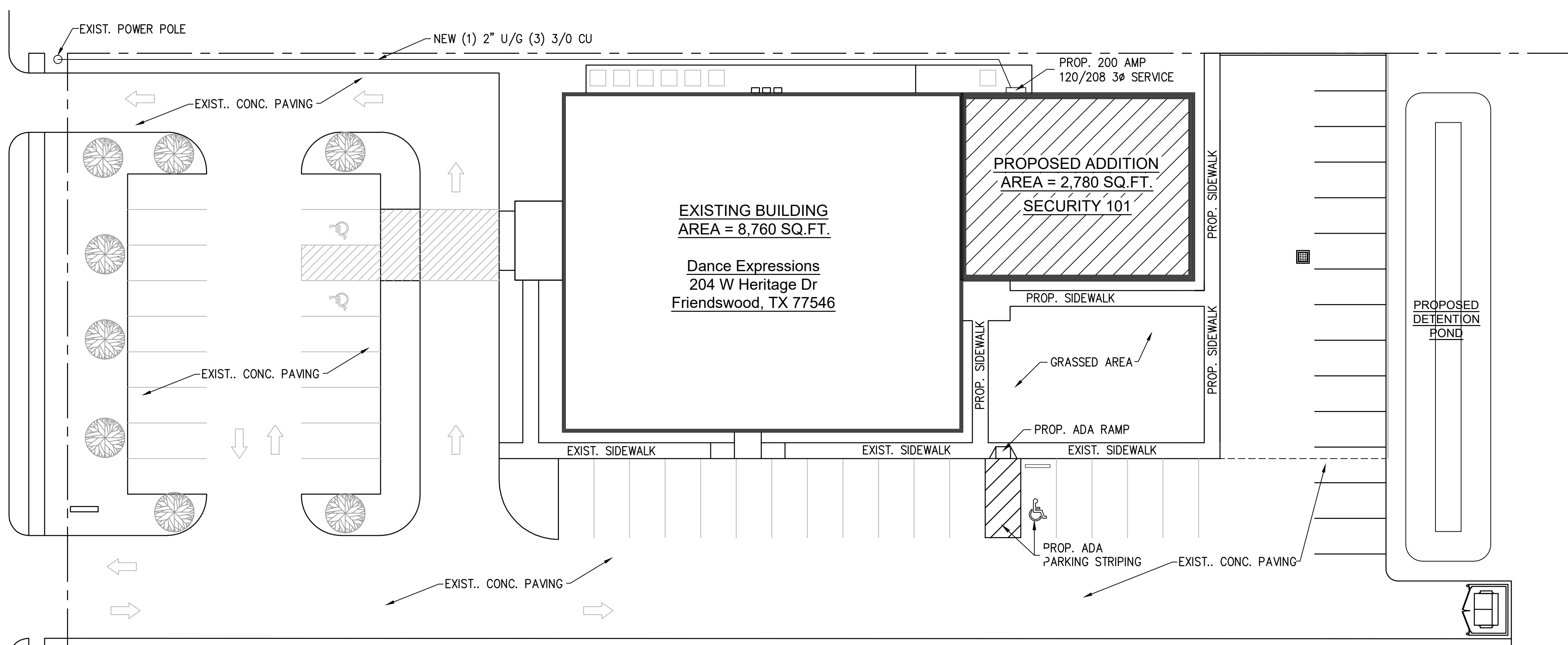
DRAWING NO.

A-5.0

ELECTRICAL NOTES

- PERMITS AND CODES: OBTAIN AND PAY FOR ALL NECESSARY PERMITS, COMPLY WITH ALL NATIONAL, STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES RELATING TO BUILDING AND PUBLIC SAFETY. PROVIDE ANY REQUIRED TEMPORARY POWER AND UTILITIES. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE NATIONAL ELECTRICAL, LIFE SAFETY CODE (NFPA 101).
- MATERIAL: ALL MATERIALS SHALL BE NEW, MADE IN USA AND U.L. LISTED.
- MATERIAL INSTALLATION: SHALL COMPLY WITH NATIONAL ELECTRICAL CODE REQUIREMENTS AND PERFORMED BY CRAFTSMAN SKILLED IN THIS PARTICULAR WORK.
- EQUIPMENT PROTECTION: PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.
- GROUNDING: EFFECTIVELY AND PERMANENTLY GROUND CONDUIT AND ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE REQUIREMENTS. PROVIDE GREEN EQUIPMENT GROUNDING CONDUCTOR WITH ALL POWER AND RECEPTACLE CIRCUITS.
- RELATION WITH OTHER TRADES: COOPERATE WITH OTHER TRADES AS NECESSARY TO ACCOMPLISH THE FULL INTENT OF THE DOCUMENTS.
- ACCESS PANEL: PROVIDE ACCESS PANELS OR DOORS FOR ALL DEVICES REQUIRING ADJUSTMENT.
- PLENUMS: PLENUMS ARE CROWDED AND NOT ALL OBSTACLES ARE INDICATED. ALLOW FOR CONDUIT OFFSETS NOT INDICATED ON DRAWINGS.
- PLASTER, GYPSUM BOARD OR OTHER NON-ACCESSIBLE CEILINGS: CONTRACTOR SHALL MINIMIZE CUTTING AND PATCHING BY FISHING NEW CONDUIT ABOVE CEILING TO THE EXTENT POSSIBLE; PATCH ALL HOLES & CUTS.
- DRAWINGS: DRAWINGS ARE DIAGRAMMATIC, CONFIRM DIMENSIONS & LOCATIONS IN THE FIELD. IF CONFLICTING DIMENSIONS ARE SHOWN, USE LARGER DIMENSIONS OR VERIFY WITH ARCHITECT. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF FIXTURES AND W ALL MOUNTED DEVICES.
- CLEAN UP:
 - PROVIDE FOR ISOLATION OF WORK AREAS AND DAILY REMOVAL OF DEBRIS.
 - CLEAN ALL EQUIPMENT AND FIXTURE LENSES.
 - REPLACE ALL BURNED OUT LAMPS.
 - TOUCH UP WITH PAINT WHERE REQUIRED.
- COMPLETE SYSTEMS: ALL SYSTEMS SHALL BE COMPLETE AND WORKING AT COMPLETION OF CONSTRUCTION.
- PANELBOARD DIRECTORIES: IDENTIFY EACH CIRCUIT WITH LOAD AND LOCATION AND INDICATE WITH TYPED DIRECTORIES.
- GUARANTEE: GUARANTEE ALL WORK AND MATERIALS FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER AND ARCHITECT.
- CONDUIT: SHALL BE RIGID GALVANIZED STEEL (RGS) OR ELECTRICAL METALLIC TUBING (EMT) AS MANUFACTURED BY ALLIED, TRIANGLE OR WHEATLAND.
 - INDOORS ABOVE GRADE: EMT OR RGS.
 - OUTDOORS ABOVE GRADE: RGS, IMC OR RIGID ALUMINUM, OR SCHD 80 PVC. CONTRACTOR TO VERIFY CONDUIT SIZES.
 - BELOW GRADE: SCHEDULE 40 PVC OR RGS.
 - UNDER SLAB: RGS.INSTALL GROUND WIRES WHERE SHOWN ON THE DRAWINGS. COMPRESSION TYPE FITTINGS SHALL BE USED FOR EMT WHEREVER POSSIBLE. MINIMUM CONDUIT SIZE 1/2 INCH. MINIMUM CONDUIT SIZE 3/4 INCH, EXCEPT THAT DROPS TO SWITCHES MAY BE 1/2". BX CABLE IS ACCEPTABLE IF APPROVED BY THE LOCAL AUTHORITY. BX CABLE IS NOT ACCEPTABLE. FLEXIBLE CONDUIT SHALL BE UTILIZED AS FINAL CONNECTIONS (3"-5" ONLY) AT THE FOLLOWING EQUIPMENT: MOTORS, LIGHTING FIXTURES, HEATER, POWER SUPPLIES, AND ANY OTHER VIBRATION PRODUCING EQUIPMENT. UTILIZE 1/2" FLEXIBLE METALLIC CONDUIT MINIMUM AND INCLUDE A GREEN GROUND WIRE. CONDUIT SHALL BE SUPPORTED FROM STRUCTURE EVERY 5 FEET AND WITHIN 3 FEET OF ALL BOXES. USE LOCKNUTS INSIDE AND OUT AT BOXES. ALL CONDUIT RUNS SHALL BE INSTALLED EITHER PARALLEL OR PERPENDICULAR TO BUILDING LINES. ROUTE CONDUIT AS DIRECTLY AS POSSIBLE WITH LARGEST RADIUS BENDS POSSIBLE. MAKE BENDS WITH STANDARD ELLS OR BENDS PER NEC. PROVIDE EXPANSION FITTINGS IF CONDUIT CROSSES STRUCTURAL EXPANSION JOINT. CLEAN CONDUIT INTERIOR AFTER INSTALLATION; COAT SCRATCHES WITH ZINC PAINT. PROVIDE PULL WIRE.
- WIRE: (TRIANGLE, AMERICAN INSULATED CABLE CO., OR CABLEC)
 - MINIMUM SIZE #12 EXCEPT CONTROLS MAY BE #14.
 - TYPE THIN/THIN IN DRY LOCATIONS.
 - TYPE THIN IN WET LOCATIONS.
 - ALL WIRE SHALL BE 98% CONDUCTIVITY COPPER, 600 VOLT.
 - WIRE #8 AND LARGER SHALL BE STRANDED. SMALLER WIRE MAY BE STRANDED OR SOLID. ALL WIRING SHALL BE IN CONDUIT.
- WIRING DEVICES: FURNISH AND INSTALL WHERE INDICATED ON DRAWINGS. MATCH EXISTING (STYLE AND COLOR TO BE SELECTED BY ARCHITECT). TOGGLE LIGHT SWITCHES AND COVER PLATES ON EMERGENCY POWER SHALL BE RED COLOR. EMERGENCY POWER OUTLETS AND COVER PLATES TO BE RED WITH CIRCUIT NUMBER AND PANEL ENGRAVED ON FACEPLATE. ISOLATED POWER RECEPTACLES TO BE ORANGE COLOR, WITH CIRCUIT NUMBER AND PANEL ENGRAVED ON FACE PLATE. COVER PLATES: STAINLESS STEEL NYLON OR THERMOPLASTIC IMPACT RESISTANT HOSPITAL GRADE TYPE.
- TESTING AND CERTIFICATION: CONTRACTOR SHALL DELIVER A WRITTEN REPORT CERTIFYING THAT EVERY RECEPTACLE HAS BEEN TESTED AS FOLLOWS AND FOUND ACCEPTABLE: (A) THE PHYSICAL INTEGRITY OF EACH RECEPTACLE SHALL BE CONFIRMED BY VISUAL INSPECTION. (B) THE CONTINUITY OF THE GROUNDING CIRCUIT IN EACH ELECTRICAL RECEPTACLE SHALL BE VERIFIED. (C) CORRECT POLARITY OF THE HOT AND NEUTRAL CONNECTIONS IN EACH ELECTRICAL RECEPTACLE SHALL BE CONFIRMED. (D) THE RETENTION FORCE OF THE GROUNDING BLADE OF EACH ELECTRICAL RECEPTACLE (EXCEPT LOCKING-TYPE RECEPTACLES) SHALL BE NOT LESS THAN 115 GRAMS (4 OZ.). CONTRACTOR SHALL ALSO CERTIFY IN WRITING THE EFFECTIVENESS OF THE GROUNDING SYSTEM BY VOLTAGE AND IMPEDANCE MEASUREMENTS IN ACCORDANCE WITH NFPA 99-1984, SECTION 9-2.4.1 (FOR EXISTING CONSTRUCTION).
- OUTLET BOXES: SHALL BE GALVANIZED STEEL SUITABLE FOR LOCATION. CEILING OUTLET BOXES SHALL BE 4" OCTAGON. WALL OUTLET BOXES SHALL BE PROPER DESIGN TO ACCOMMODATE THE DEVICES REQUIRED - 4 INCH SQUARE WITH RAISED COVER. PROVIDE RACO, STEEL CITY OR APPLETON. LABEL ALL JUNCTION AND PULL BOXES WITH CIRCUIT NUMBERS.
- LIGHTING FIXTURE: LIGHTING FIXTURES, BALLASTS AND LAMPS ARE SCHEDULED ON THE DRAWINGS. ALL FLUORESCENT FIXTURES TO HAVE HIGH EFFICIENCY BALLASTS AND WATT-SAVER TYPE LAMPS.
- SWITCHGEAR, TRANSFORMERS, PANELBOARDS: SHALL BE GENERAL ELECTRIC, SQUARE D, WESTINGHOUSE OR SIEMENS/ITE - COMMERCIAL GRADE.
- RECORD DRAWINGS: MAINTAIN A CONTINUOUS DAILY RECORD DURING THE COURSE OF CONSTRUCTION OF ALL CHANGES AND DEVIATIONS IN THE WORK FROM THE ACCOMPANYING DRAWINGS. SHOW EXACT DIMENSIONS FOR ALL UNDER-SLAB CONDUIT. UPON COMPLETION OF WORK, PURCHASE A SET OF MYLAR REPRODUCIBLES AND MAKE CORRECTIONS AS REQUIRED TO REFLECT THE ELECTRICAL SYSTEMS AS INSTALLED. SUBMIT THREE PRINTS OF THE TRACINGS FOR APPROVAL. MAKE CORRECTIONS TO TRACINGS AS DIRECTED AND DELIVER MYLAR TRACINGS TO THE OWNER.
- VISITING THE JOB SITE: VISIT THE SITE OF THE PROPOSED CONSTRUCTION IN ORDER TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED THIS CONTRACTOR FOR WORK OR ITEMS OMITTED FROM HIS ORIGINAL PROPOSAL DUE TO HIS FAILURE TO INFORM HIMSELF REGARDING SUCH MATTERS AFFECTING THE PERFORMANCE OF THE WORK IN THIS CONTRACT OR NECESSARY FOR THE INSTALLATION AND COMPLETION OF THE WORK INCLUDED HEREIN.
- FIRE STOPS AND PENETRATION SEALS: SEAL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS WITH CHASE-FOAM, CTC PR-855 FIRE RESISTANT FOAM SEALANT, TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED, SO THAT THE ORIGINAL FIRE RATING OF THE FLOOR OR WALL IS MAINTAINED AS REQUIRED BY ARTICLE 300-21 OF THE NATIONAL ELECTRICAL CODE.
- COLOR CODE: CONDUCTORS SHALL BE COLOR CODED TO MATCH EXISTING SYSTEM OR AS FOLLOWS:

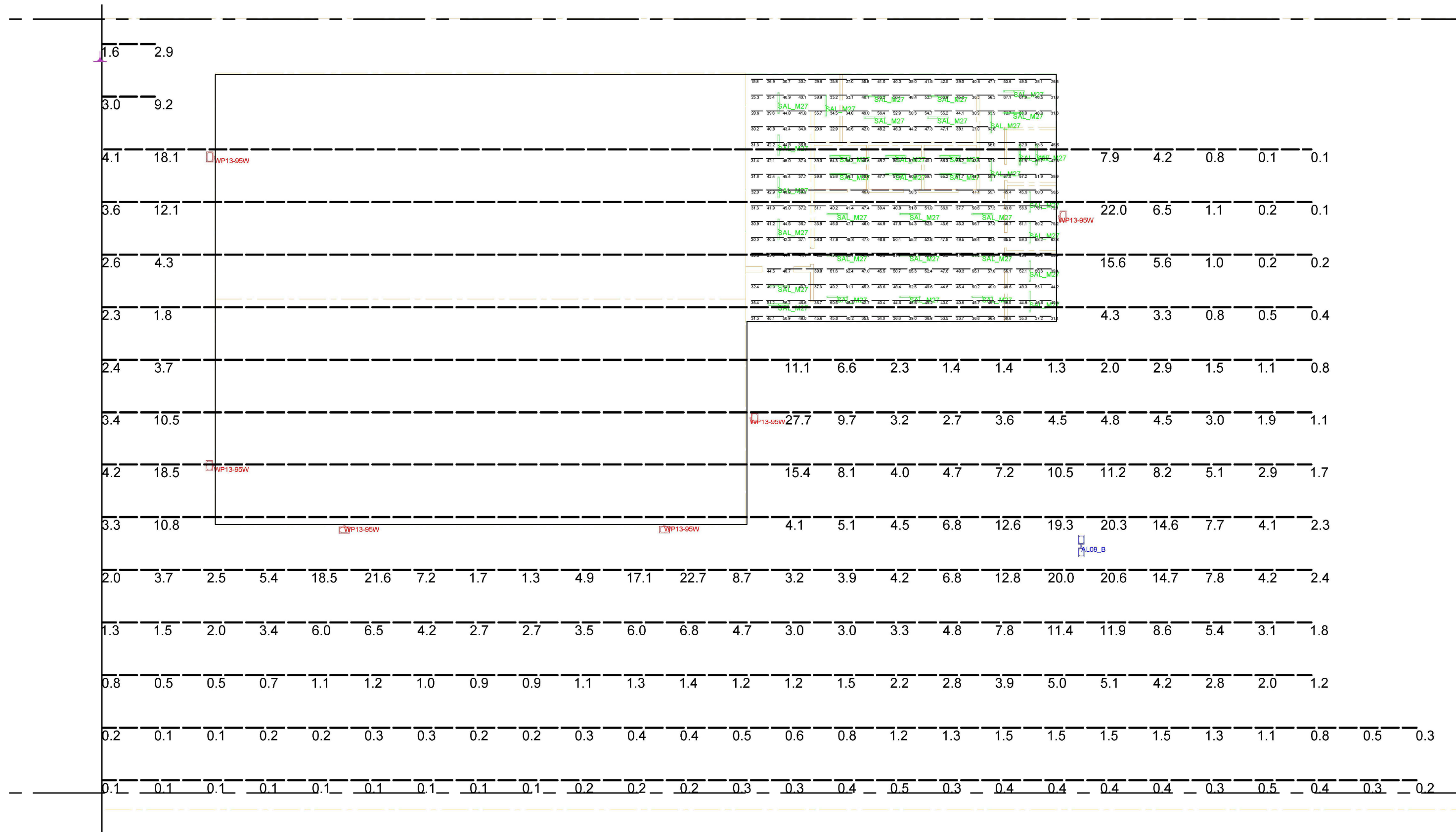
PHASE A	YELLOW	BLACK
PHASE B	BROWN	RED
PHASE C	ORANGE	BLUE
NEUTRAL	GRAY	WHITE
GROUND	GREEN	GREEN
- FINAL INSPECTION: AT THE TIME DESIGNATED BY THE ARCHITECT, THE ENTIRE SYSTEM SHALL BE INSPECTED BY THE ARCHITECT AND THE ENGINEER. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE PRESENT AT THIS INSPECTION. AFTER THE INSPECTION, ANY ITEMS WHICH ARE NOTED AS NEEDING TO BE CHANGED OR CORRECTED IN ORDER TO COMPLY WITH THESE SPECIFICATIONS AND THE DRAWINGS SHALL BE ACCOMPLISHED WITHOUT DELAY.



ELECTRICAL SITE PLAN

SCALE: 1" = 20'

HVAC	= 16,640 VA
LIGHTS	= 15,405 VA
RECEPTACLES	= 1,800 VA
MISC / SER	= 7,200 VA
TOTAL	= 41,045 VA x208 3ø = 114 AMP
	= 200 AMP SERVICE



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

SYNERGY
DESIGN COMPANY
LEAGUE CITY, TEXAS

Contact: Hank Chen
Phone: (832) 748-8018
Email: chen.synergy@comcast.net



DANCE EXPRESSIONS SECURITY 101 ADDITION

204 W. HERITAGE DR FRIENDSWOOD, TX 77546

ISSUED / REVISED

NO.	DATE	DESCRIPTION
0	03/14/2024	ISSUED FOR PERMIT

DRAWN BY: H.C.
CHECKED BY:

DRAWING TITLE:
ELECTRICAL
SITE PLAN

DRAWING NO.

E-1.0



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject: Consider approving the site plan for Sterling Falls Venue to be located at 2600 S Friendswood Drive.

Action:

SUMMARY / ORIGINATING CAUSE

Address: 2600 S Friendswood Drive

Zoning: Community Shopping Center (CSC), also subject to the Community Overlay District (Zoning Ord Section 7.5)

This project will consist of two primary structures, including a banquet hall and chapel, in addition to an outdoor chapel and outdoor space for weddings and special events. All of the facilities will be situated in a walled courtyard with an abundance of landscaping.

The owner is requesting to waive the sidewalk requirement due to unsafe conditions, per Subdivision Ordinance Section VI.J. See attached letter.

Subdivision Ordinance

Section VI. General requirements and design criteria

J.Sidewalks.

Sidewalks are required along all streets.

1. Exception: Sidewalks shall not be required in single-family residential (SFR) and single-family residential estate (SFR-E) districts where:

- Open ditch streets are approved; or
- The subdivision was accepted prior to sidewalks being a required improvement; or
- The property is an in-fill tract without an abutting sidewalk.

2. Sidewalks may not be required when, in the judgment of the planning and zoning commission, the safety of the pedestrians does not require such sidewalks.

3. If a plat is required, the developer, prior to the city's final acceptance of the infrastructure, must install sidewalks along reserves and rights-of-way prior to the city's final acceptance of the infrastructure.

4. If no platting or infrastructure construction is required, sidewalks must be installed prior to issuance of the final certificate of occupancy of the structure.

5. When sidewalks are required, they shall be built in accordance with the city design criteria manual and standard construction details.

6. Corner lots are required to install sidewalks along each frontage that has an abutting sidewalk.

7. Should an existing sidewalk be removed, the sidewalk must be replaced and built in accordance with the city design criteria manual and standard construction details.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

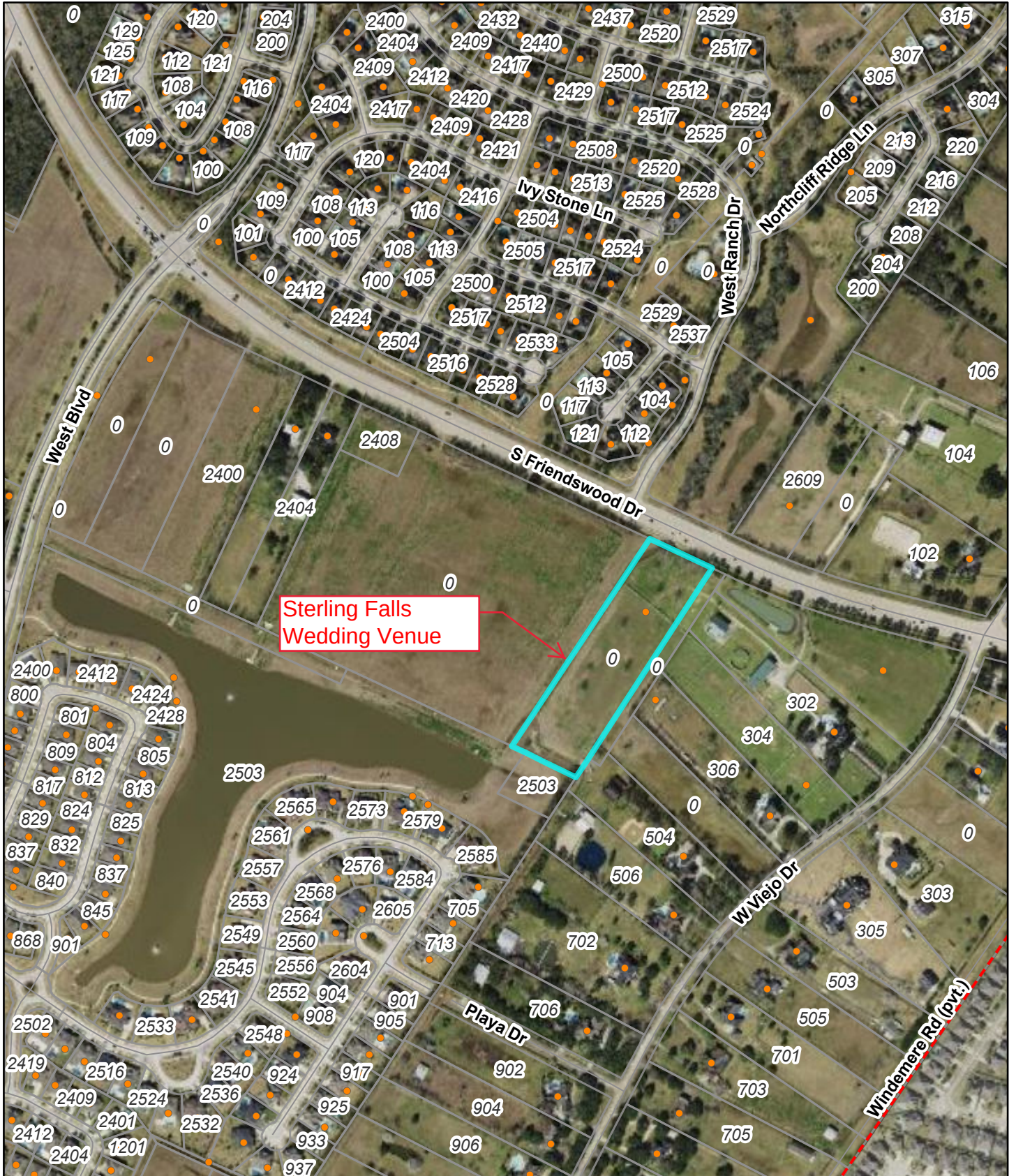
The addition of this facility will be a great asset to Friendswood residents.

RECOMMENDATIONS

ATTACHMENTS

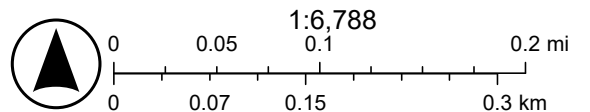
1. Sterling Falls Wedding Venue LOCATION MAP
2. Sterling Falls Plans
3. Sterling Falls sidewalk waiver request

City of Friendswood



8/22/2024, 2:45:44 PM

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



Houston- Galveston Area Council

STERLING FALLS



1 VACINITY MAP
SCALE: 1"= 2000'

CODE CRITERIA 2016 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 NATIONAL FIRE PROTECTION CODE (NFPA) 2018 MECHANICAL CODE 2018 PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE CODE ANALYSIS CONSTRUCTION TYPE: TYPE VB (WOOD FRAMING), 1 STORY BUILDING GROSS SF: 17,360 SF (FULLY SPRINKLED) ASSEMBLY (A-2): 6,172 SF 1/15 NET= 412 OCCUPANTS ASSEMBLY (A-3): 1,286 SF 1/15 NET= 92 OCCUPANTS CONCENTRATED SEATING: 2,214 SF 1/7 NET= 316 OCCUPANTS STORAGE: 678 SF 1/500 GROSS= 1 OCCUPANTS TOTAL OCCUPANTS: 821 MEANS OF EGRESS: 821 X .20 = 164.2' REQ. 884' PROVIDED MAX. EXIT TRAVEL DISTANCE ALLOWED: 200'-0" (BUS. OCC.) MAX. EXIT TRAVEL DISTANCE SHOWN: 76'-0" PLUMBING FIXTURES REQUIRED: BANQUET HALL (A-3) MALE (1:75) FEMALE (1:75) WATER CLOSETS: 3 (2 PROVIDED) WATER CLOSETS: 3 (3 PROVIDED) LAVATORIES: 1 (2 PROVIDED) LAVATORIES: 1 (2 PROVIDED) CHAPEL & SUITE (A-2) MALE (1:150) FEMALE (1:75) WATER CLOSETS: 1 (2 PROVIDED) WATER CLOSETS: 2 (2 PROVIDED) LAVATORIES: 1 (3 PROVIDED) LAVATORIES: 1 (2 PROVIDED) UNISEX WATER CLOSETS: 1 PROVIDED LAVATORIES: 1 PROVIDED	IMPERVIOUS COVER IMPERVIOUS COVER (STRUCTURE, PORCH, AND FLATWORK) 84,746 SF LOT COVERAGE CALCULATIONS BUILDING: 14,304 SF PORCHES: 3,516 SF TOTAL: 17,820 SF GREEN SPACE: 96,766 SF REMAINING (FLATWORK) 66,926 SF LOT SIZE: 211,164 SF LANDSCAPE (COMMUNITY OVERLAY DISTRICT) PARKING/DRIVEWAY AREA: 53,952 SF X (20%) 10,790 SF REQ. LANDSCAPE PROVIDED: 96,166 SF LANDSCAPE GLAZES: 10,790 SF X (50%) 5,395 SF REQ. 14,395 SF PRO. PERIMETER LANDSCAPING: REQUIRED TREES: 1-30' LINEAR WEST PROP. LINE 912' REQUIRED TREES: 1-25' LINEAR NORTH PROP. LINE 23 TREES REQ. REQUIRED TREES: 1-30' LINEAR EAST PROP. LINE 8 TREES REQ. REQUIRED TREES: 1-30' LINEAR SOUTH PROP. LINE 912' REQUIRED TREES: 1-30' LINEAR 23 TREES REQ. 235' 6 TREES REQ. TOTAL TREES REQUIRED: 60 TOTAL TREES PROVIDED: 63 TDLR TOUR #: TABS2022016859	PARKING REQUIRED ASSEMBLY (0.4 SPACES/1 SEAT) @ 316 SEATS = 126 SPACES REQ. ALL OTHER AREAS ARE ACCESSORY USE TOTAL PARKING PROVIDED = 133 SPACES
--	--	---

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL BY THE COMMISSION.
UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS
TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING,
WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF (6) SIX MONTHS.



CONCEPT RENDER:

DRAWING INDEX: 51 SHEETS

A0-0 COVER SHEET	S1-0 COVER SHEET	M-1 MECHANICAL PLANS
A0-1 SITE PLAN	S1-1 GENERAL NOTES	M-2 SCHEDULES & DETAILS
A0-2 PHOTOMETRIC PLAN	S2-0 BANQUET HALL FOUNDATION PLAN	P-1 CHAPEL PLUMBING PLAN
A1-0 ROOF PLAN / KEY PLAN	S2-1 BANQUET HALL FOUNDATION PLAN	P-2 SUITES PLUMBING PLAN
A1-1 BANQUET HALL FLOOR PLAN	S2-2 SUITES FOUNDATION PLAN	P-3 BANQUET HALL SANITARY & VENT PIPING PLAN
A1-2 SUITES & CHAPEL FLOOR PLANS	S2-3 CHAPEL FOUNDATION PLAN	P-4 BANQUET HALL DOMESTIC WATER PIPING PLAN
A1-3 ACCESSIBILITY & LIFE SAFETY PLAN	S2-4 CANOPY FOUNDATION PLAN	P-5 SCHEDULES & DETAILS
A2-0 BANQUET HALL ELEVATIONS	S3-0 BANQUET HALL FRAMING PLAN	E-0 ELECTRICAL SITE PLAN
A2-1 BANQUET HALL ELEVATIONS	S3-1 BANQUET HALL FRAMING PLAN	E-1 CHAPEL LIGHTING & POWER PLAN
A2-2 BANQUET HALL & SUITES ELEVATIONS	S3-2 SUITES FRAMING PLAN	E-2 SUITES LIGHTING & POWER PLAN
A2-3 ELEVATIONS & SCHEDULES	S3-3 CHAPEL FRAMING PLAN	E-3 BANQUET HALL LIGHTING & POWER PLAN
A2-4 BANQUET HALL & SUITES ELEVATIONS	S3-4 CANOPY FRAMING PLAN	E-4 BANQUET HALL LIGHTING & POWER PLAN
A2-5 CHAPEL ELEVATIONS	S3-5 BANQUET HALL FRAMING PLAN	E-5 BANQUET HALL LIGHTING & POWER PLAN
A3-0 INTERIOR ELEVATIONS	S4-0 SUITES & CHAPEL FRAMING PLAN	E-6 BANQUET HALL LIGHTING & POWER PLAN
L1-0 LANDSCAPE PLAN	S4-1 FOUNDATION DETAILS	E-7 SCHEDULES & ONE-LINE DIAGRAM
FS1-0 FOOD SERVICE PLAN	S4-2 FRAMING DETAILS	
FS2-0 FOOD SERVICE PLAN	SS-1 FRAMING DETAILS	
FS3-0 FOOD SERVICE PLAN		
FS4-0 FOOD SERVICE PLAN		
FS5-0 FOOD SERVICE PLAN		
FS5-1 FOOD SERVICE PLAN		

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
832-748-8870
try@kennedy-architecture.com

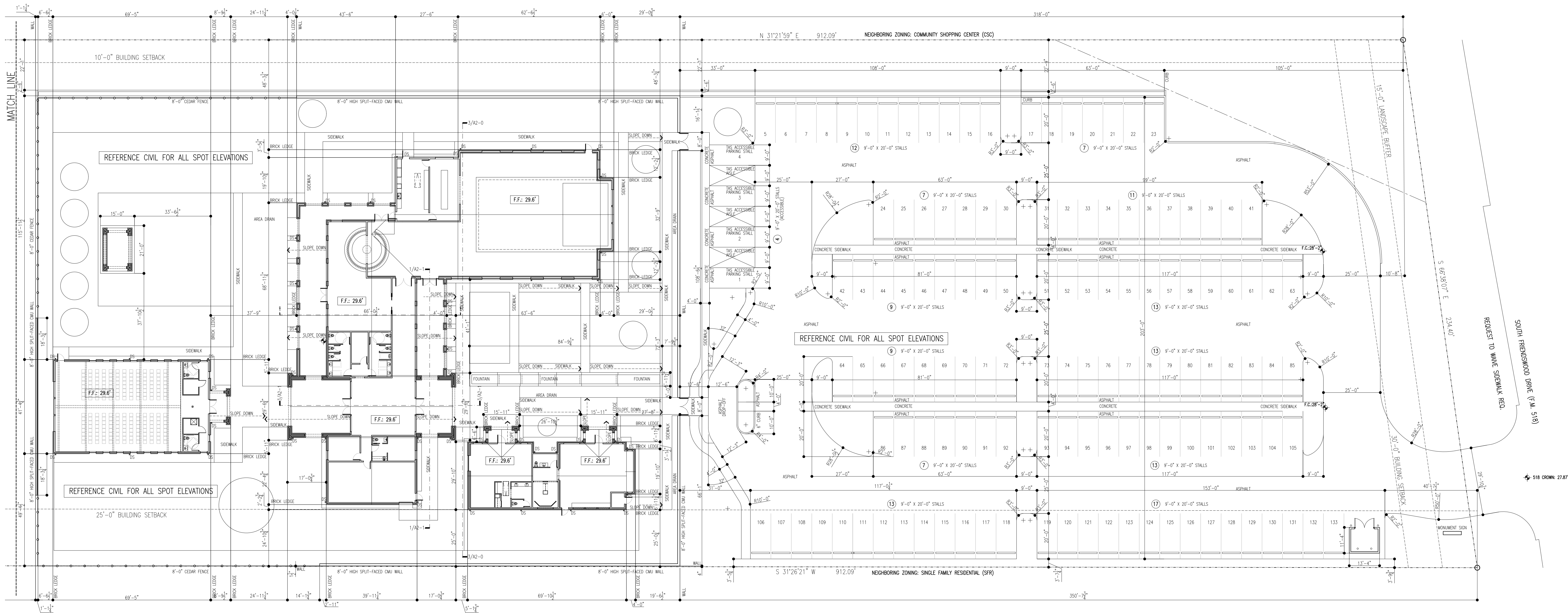
REGISTERED ARCHITECT
STATE OF TEXAS
EXPIRES: 12-31-25

STERLING FALLS
2600 SOUTH FRIENDSWOOD DR., FRIENDSWOOD, TEXAS

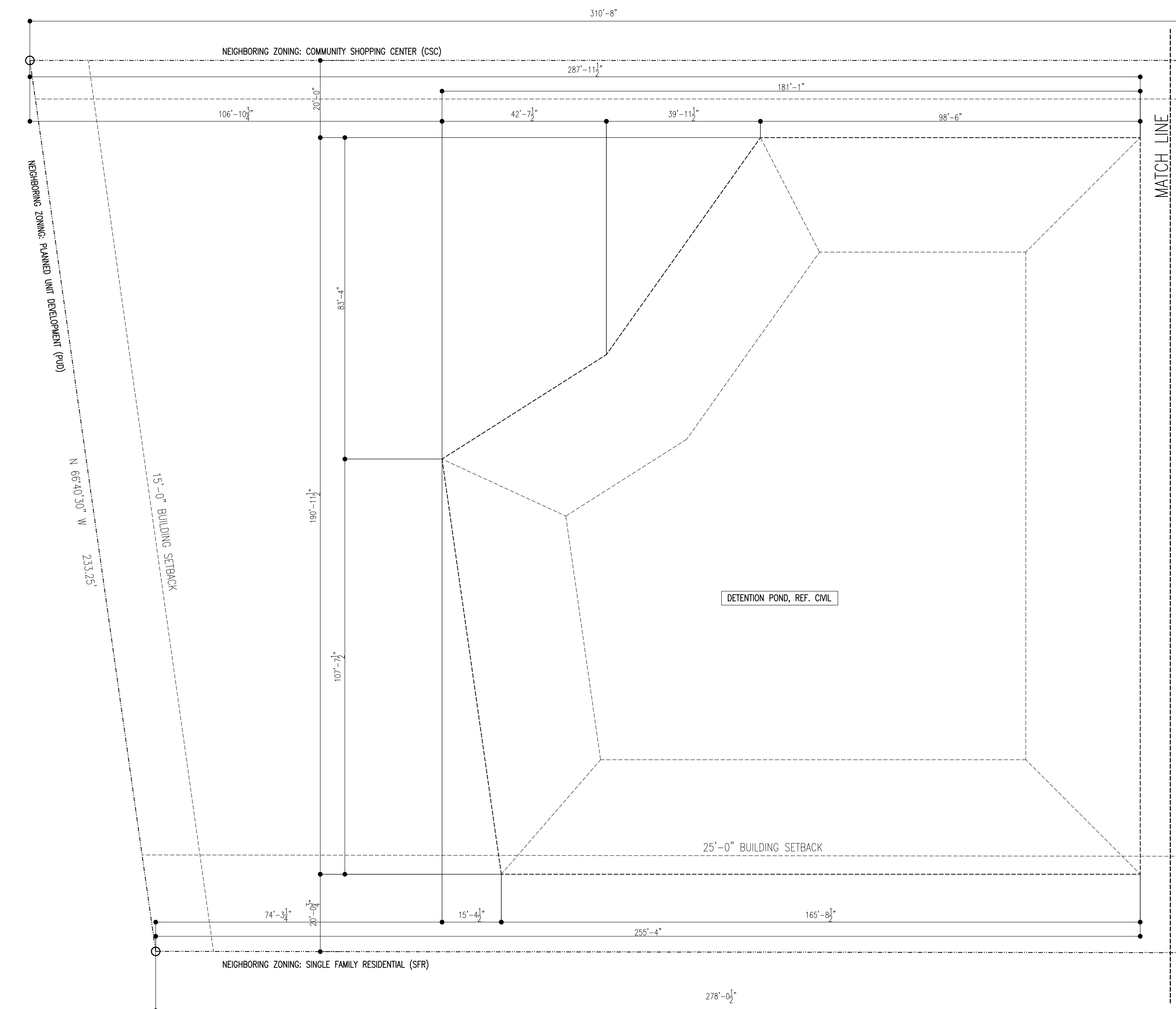
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DO NOT SCALE PRINTS
SHOW DIMENSIONS MAY VARY AS
A RESULT OF REPRODUCTION
FINAL CONSTRUCTION SHALL BE BASED ON
THE DESIGN CONTAINED IN THESE DRAWINGS.

ISSUED FOR :
PERMIT SET 06-06-25

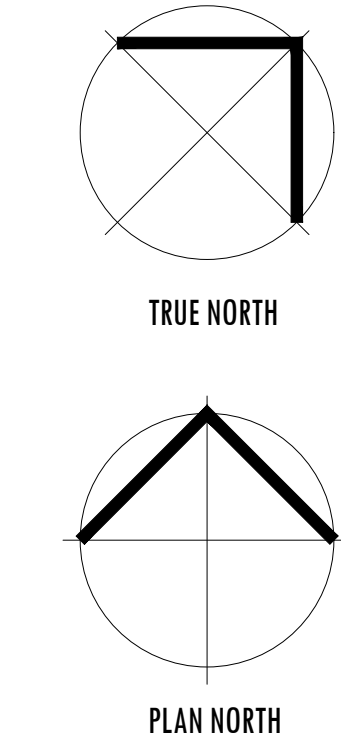
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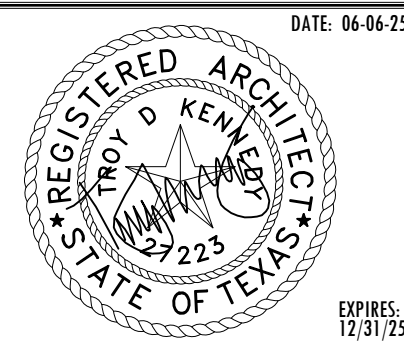
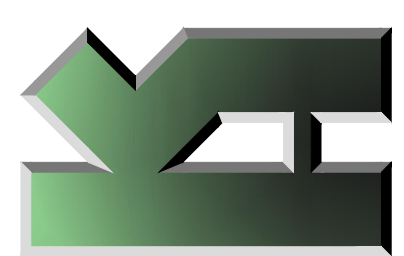
1 SITE PLAN
SCALE: 1" = 200'-0"



2 SITE PLAN
SCALE: 1" = 200'-0"



KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870

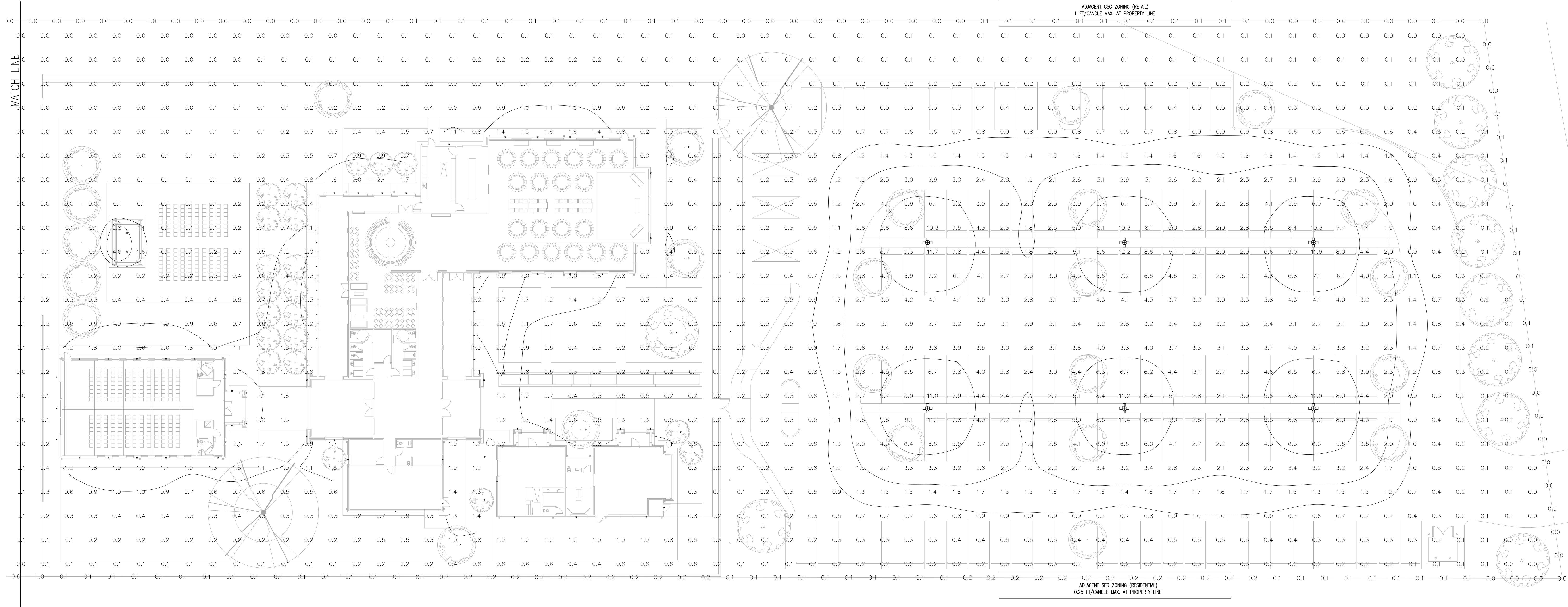


STERLING FALLS
2600 SOUTH FRIENDSWOOD DR., FRIENDSWOOD, TEXAS

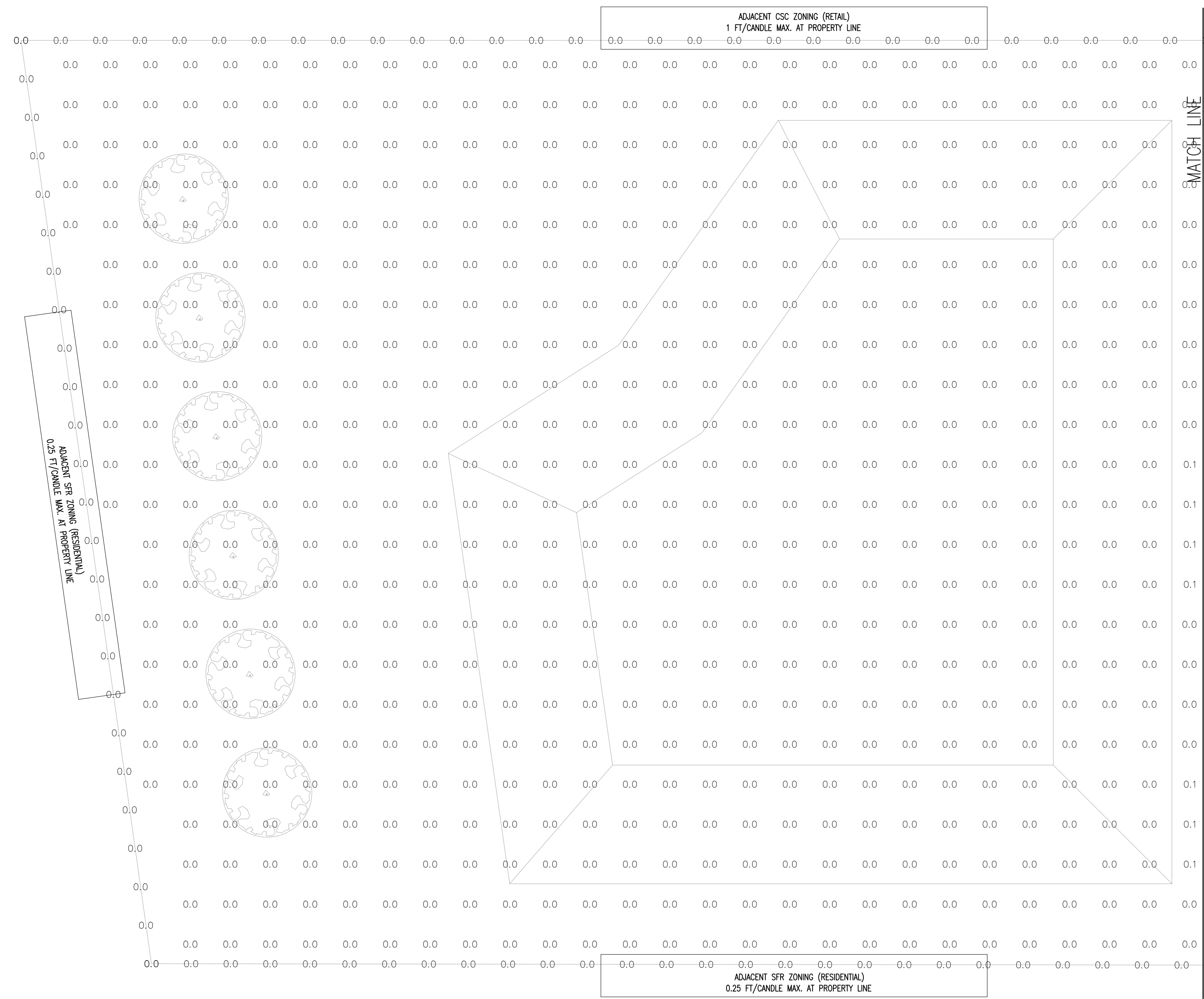
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FINAL CONSTRUCTION SHALL BE BASED ON THE DIMENSIONS SHOWN ON THE DRAWINGS

ISSUED FOR :
PERMIT SET 06-06-25

SITE PLAN
SHEET NUMBER
A0-1



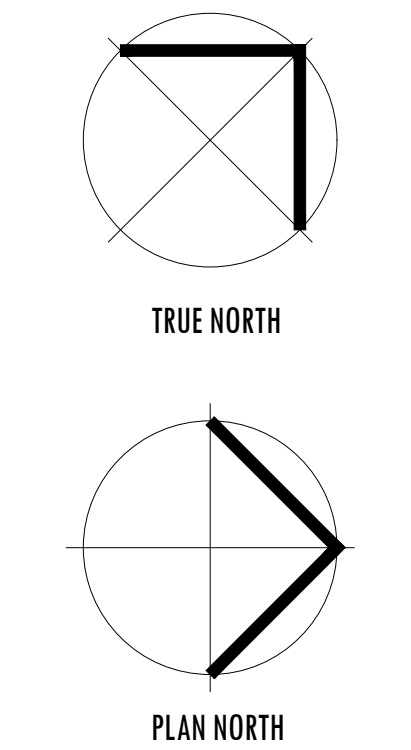
1 PHOTOMETRIC PLAN
SCALE: 1/20"= 1'-0"



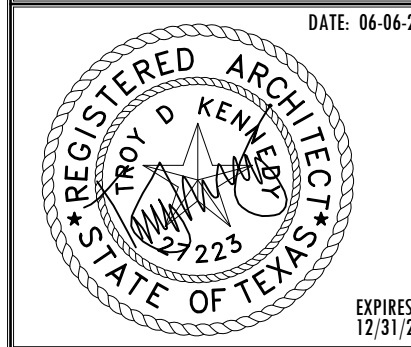
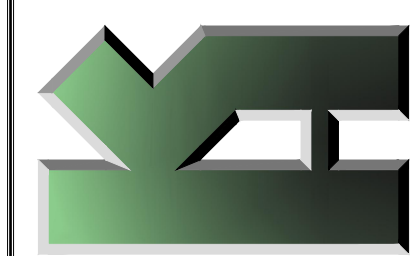
2 PHOTOMETRIC PLAN
SCALE: 1/20"= 1'-0"

LIGHTING/POWER KEY:

- MACOM-EDSON 16" LED LIGHT SQUARE, POLE MOUNT HT. 15' (202774, 27-28) "GALY" MODEL # GALY-SAC-720-U-SL4-OM WET LOCATION, MATTE BLACK FINISH
- HICKER MODEL #HPS1022 WALL SCONCE, SEE ELEVATIONS FOR WALL MOUNT HT. DAMP LOCATION, MATTE BLACK FINISH
- WAC MODEL #B222-2762 WALL MESH, GROUND SURFACE MOUNTED WET LOCATION, MATTE BLACK FINISH



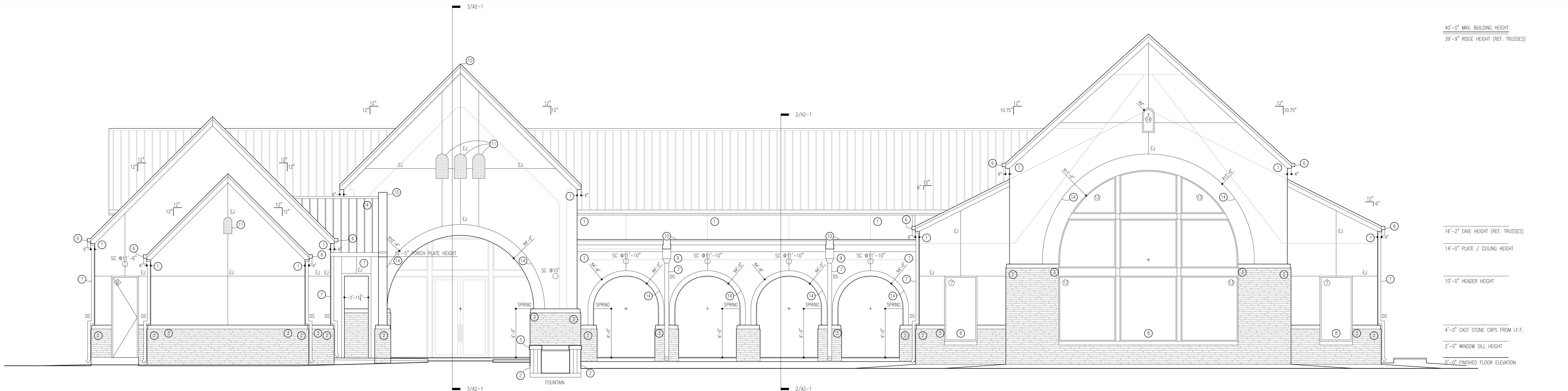
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ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN
troy@kennedy-architecture.com 832-748-8870



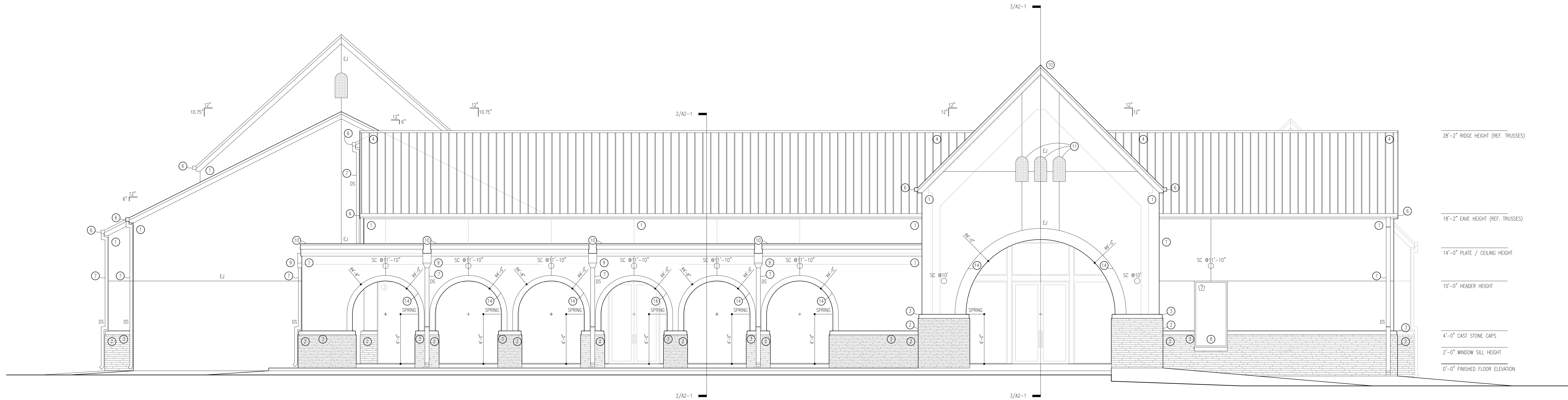
STERLING FALLS
2600 SOUTH FRIENDSWOOD DR., FRIENDSWOOD, TEXAS

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DO NOT SCALE PRINTS
SOME DIMENSIONS MAY VARY AS A RESULT OF REPRODUCTION
FIELD CONDITIONS MAY VARY FROM THE DESIGN CONTAINED IN THESE DRAWINGS
ISSUED FOR :
PERMIT SET 06-06-25

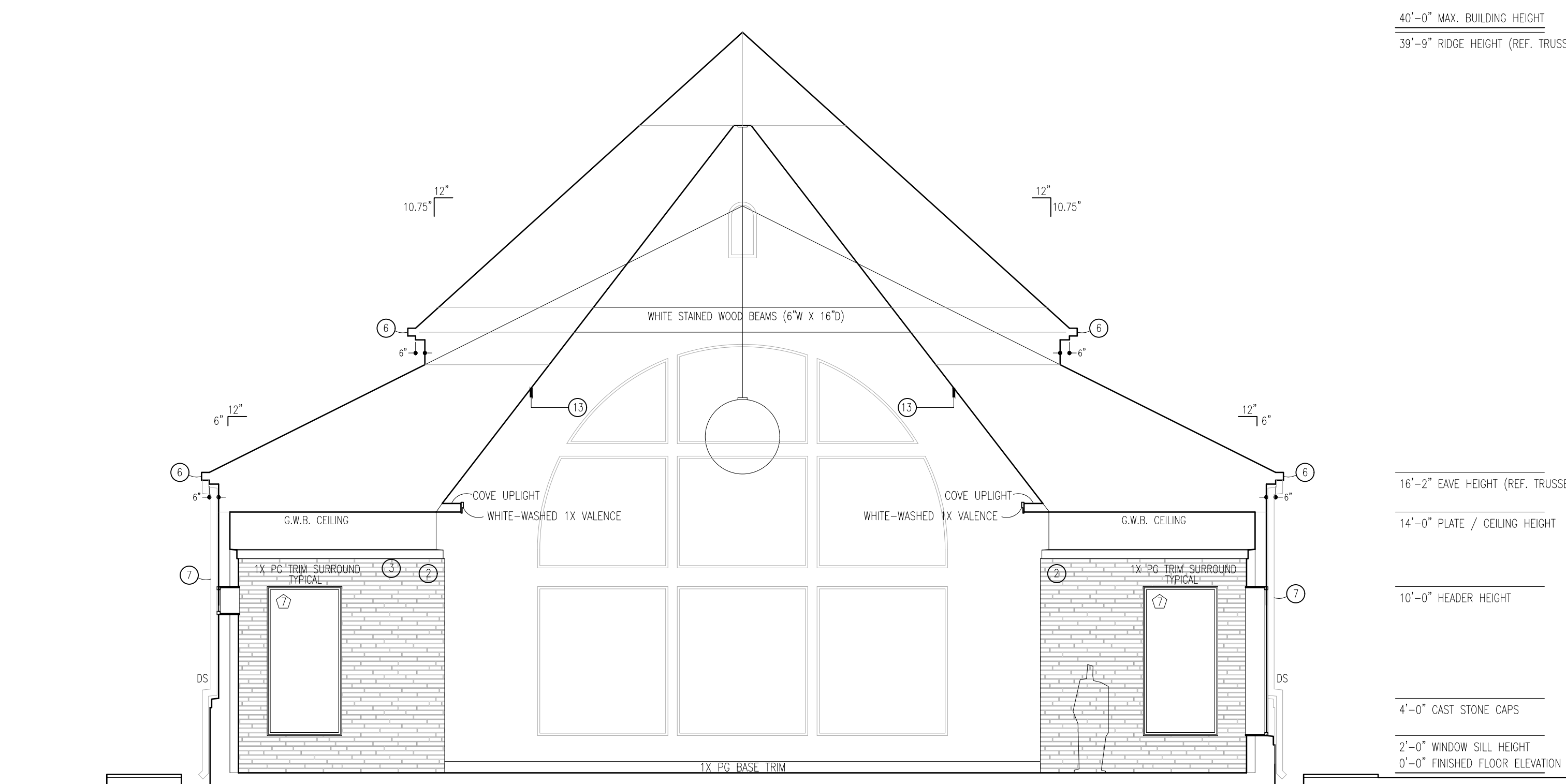
PHOTOMETRIC PLAN
SHEET NUMBER
A0-2



1 NORTH ELEVATION
SCALE: 3/16"= 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"= 1'-0"



3 CROSS-SECTION (SOUTH ELEVATION)
SCALE: 3/16"= 1'-0"

40'-0" MAX. BUILDING HEIGHT
39'-9" RIDGE HEIGHT (REF. TRUSSES)

16'-2" EAVE HEIGHT (REF. TRUSSES)

14'-0" PLATE / CEILING HEIGHT

10'-0" HEADER HEIGHT

4'-0" CAST STONE CAPS

2'-0" WINDOW SILL HEIGHT

0'-0" FINISHED FLOOR ELEVATION

KEYED NOTES

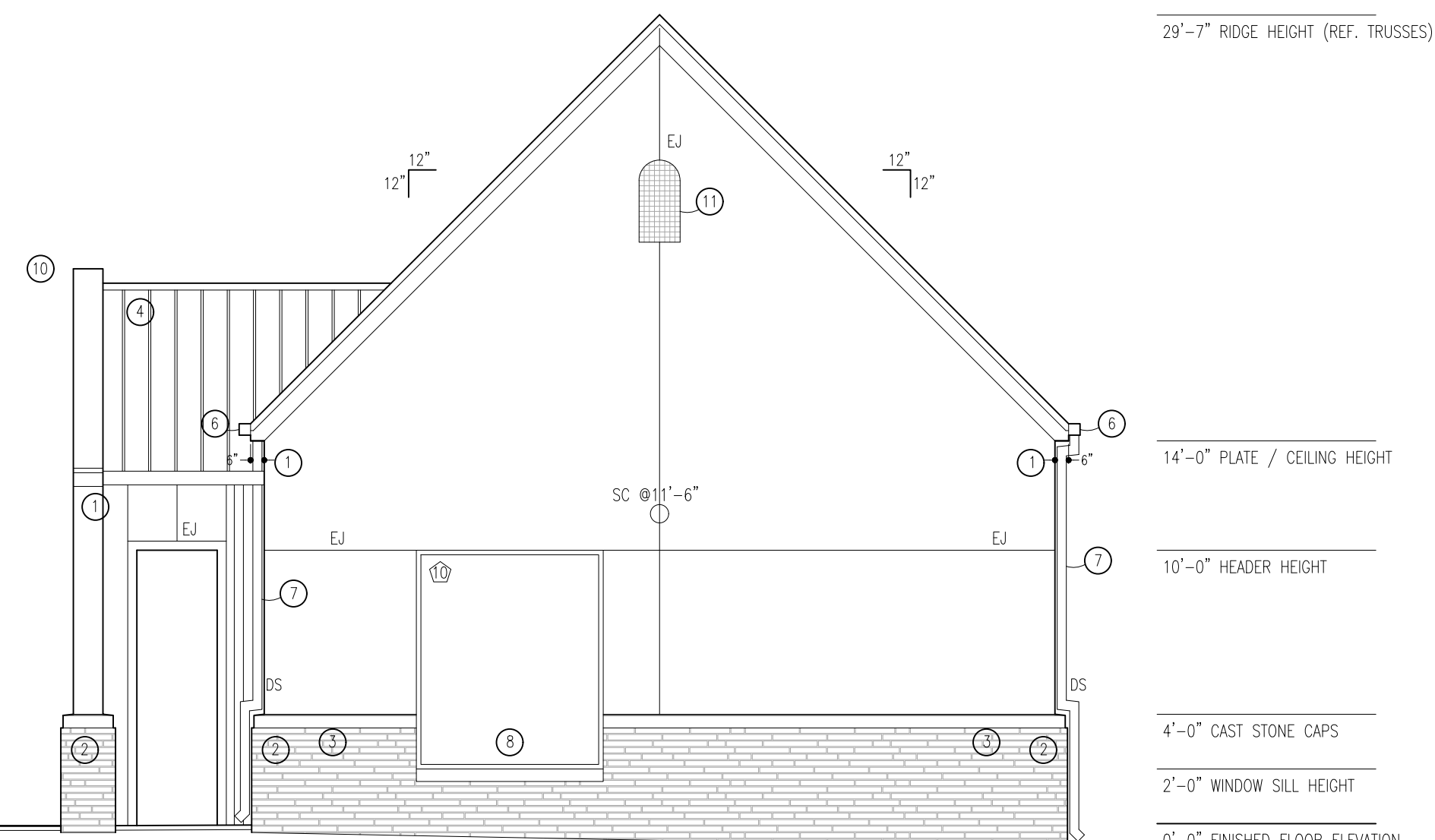
1. STUCCO, PROVIDE SHERWIN WILLIAMS LUXON XP FINISH PAINT COLOR, DOVER WHITE (SW6385)
2. AIRBRUSH, ARCHITECTURAL LINEAR SERIES BRICK COLOR, WHITE PEARL
3. SW6 CAST STONE CAPS (1" RAKE) COLOR, WHITE TO MATCH BRICK CAP INSETS OFF BRICK PLAN
4. 26 GAUGE STANDING SEAM METAL ROOF 12 : 12 COLOR, BLACK
5. 26 GAUGE STANDING SEAM METAL ROOF 6 : 12 COLOR, BLACK
6. 6X6 GUTTER COLOR, TO MATCH ROOF
7. 5" DOWNSPOUT COLOR, TO MATCH ROOF TIE INTO STORM DRAINAGE, REF. CIVIL
8. SW6 CAST STONE WINDOW SILLS (1" RAKE) COLOR, WHITE TO MATCH BRICK CAP INSETS OFF BRICK PLAN
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14. 1.5" STUCCO TRIM, ARCH CONDITION ONLY COLOR, DOVER WHITE (SW6385)
15. BACKLIT WALL SIGNAGE

EXTERIOR GENERAL NOTES

1. ALL EXTERIOR WALLS AND PLUMBING WALLS TO BE 2X6 S.Y.P. @16" O.C.
2. ROOF TO BE AS PER STRUCTURAL DRAWINGS. PRE-ENGINEERED TRUSSES, AND FIELD FRAMING AS SHOWN.
3. ALL EXTERIOR WALLS TO BE SHEATHED ZIP R-3 SHEATHING SHEATHING. TAPE ALL SEAMS WITH ZIP TAPE AS PER MANU. RECOMMENDATIONS.
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5. ALL WINDOWS TO BE REEDED IN ZIP SYSTEM LIQUID FLASH, THEN TAPE WITH ZIP FLASHING TAPE PER MANU. RECOMMENDATIONS.
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7. ALL VENTING, ROOF AND WALL PENETRATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

ABBREV. KEY

EJ = EXPANSION JOINT
DS = DOWNSPOUT
SC = SCIENCE
I.F.F. = INTERIOR FINISHED FLOOR
PH = PLATE HEIGHT



40'-0" MAX. BUILDING HEIGHT
39'-9" RIDGE HEIGHT (REF. TRUSSES)

16'-2" EAVE HEIGHT (REF. TRUSSES)

14'-0" PLATE / CEILING HEIGHT

10'-0" HEADER HEIGHT

4'-0" CAST STONE CAPS FROM I.F.F.

2'-0" WINDOW SILL HEIGHT

0'-0" FINISHED FLOOR ELEVATION

28'-2" RIDGE HEIGHT (REF. TRUSSES)

18'-2" EAVE HEIGHT (REF. TRUSSES)

14'-0" PLATE / CEILING HEIGHT

10'-0" HEADER HEIGHT

4'-0" CAST STONE CAPS

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29'-7" RIDGE HEIGHT (REF. TRUSSES)

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10'-0" HEADER HEIGHT

4'-0" CAST STONE CAPS

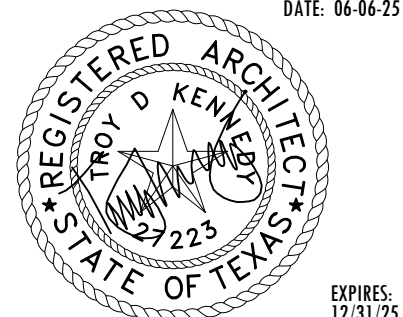
2'-0" WINDOW SILL HEIGHT

0'-0" FINISHED FLOOR ELEVATION

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN



DATE: 06-06-25



EXPIRES: 12/31/25

STERLING FALLS

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DO NOT SCALE PRINTS

SOME DIMENSIONS MAY VARY AS A RESULT OF REPRODUCTION

FINAL CONSTRUCTION SHALL BE BASED ON THE DIMENSIONS SHOWN IN THESE DRAWINGS.

ISSUED FOR :

PERMIT SET 06-06-25

BANQUET HALL ELEVATIONS

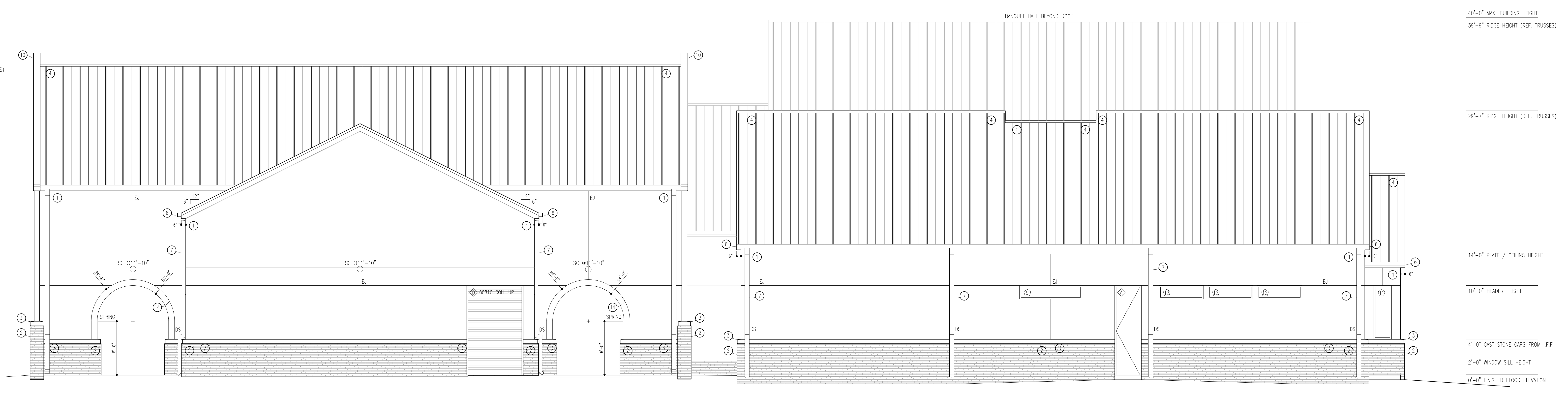
SHEET NUMBER
A2-0

2600 SOUTH FRIENDSWOOD DR., FRIENDSWOOD, TEXAS

837-748-8870
troy@kennedy-architecture.com

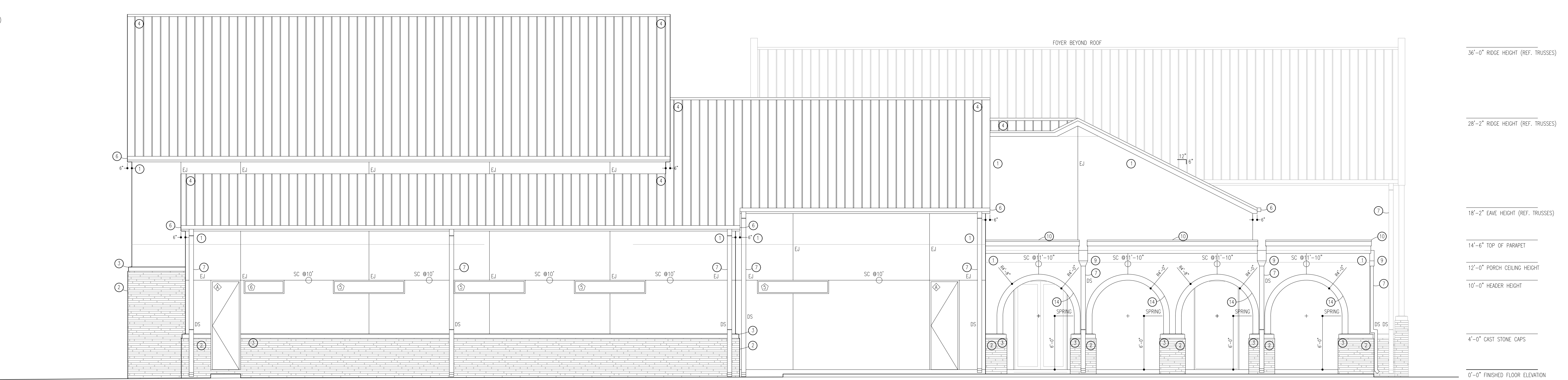
1 WEST ELEVATION
SCALE: 3/16"= 1'-0"

40'-0" MAX. BUILDING HEIGHT
39'-9" RIDGE HEIGHT (REF. TRUSSES)
34'-10" RIDGE HEIGHT (REF. TRUSSES)
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12'-0" PLATE / CEILING HEIGHT
10'-0" HEADER HEIGHT
4'-0" CAST STONE CAPS FROM I.F.F.
0'-0" FINISHED FLOOR ELEVATION



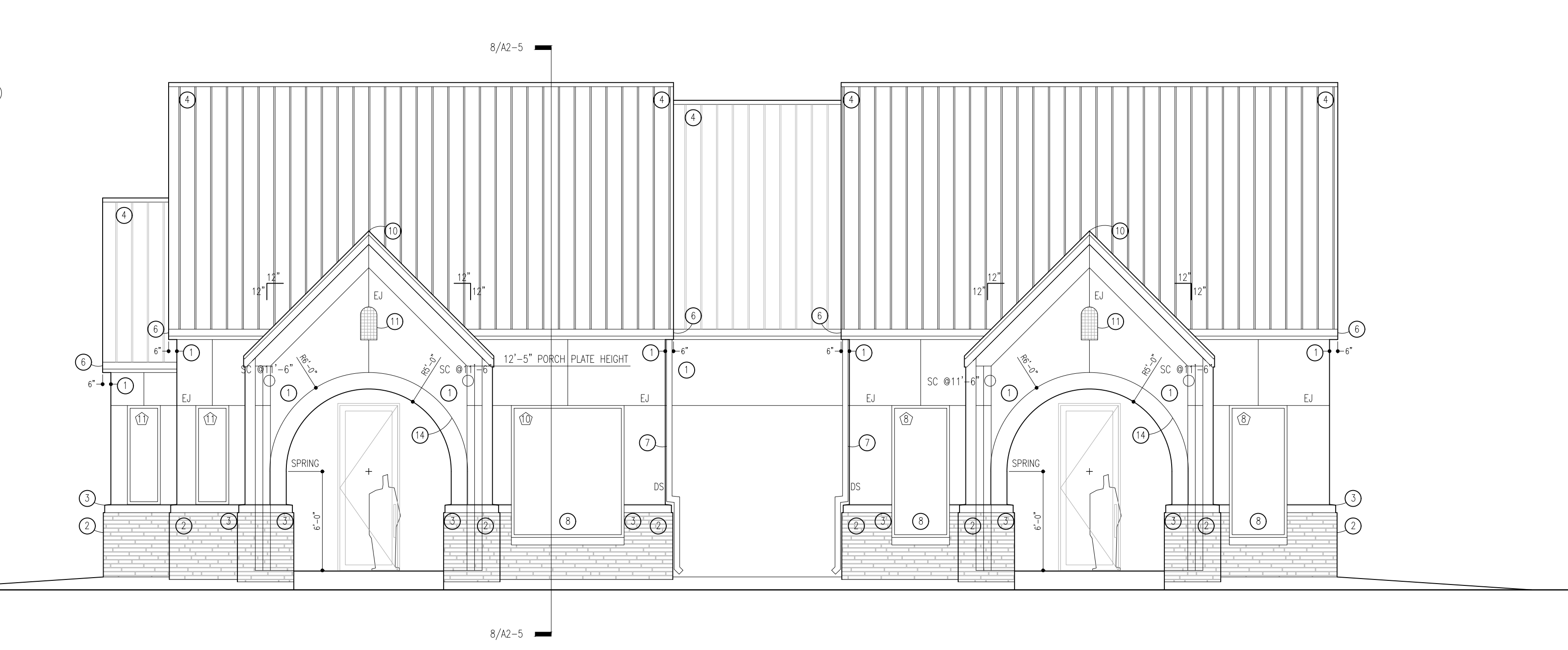
2 EAST ELEVATION
SCALE: 3/16"= 1'-0"

16'-2" EAVE HEIGHT (REF. TRUSSES)
14'-0" PLATE / CEILING HEIGHT
10'-0" HEADER HEIGHT
4'-0" CAST STONE CAPS FROM I.F.F.
0'-0" FINISHED FLOOR ELEVATION



3 BRIDE / GROOM SUITE ELEVATION
SCALE: 3/16"= 1'-0"

29'-7" RIDGE HEIGHT (REF. TRUSSES)
14'-0" PLATE / CEILING HEIGHT
10'-0" HEADER HEIGHT
4'-0" CAST STONE CAPS FROM I.F.F.
2'-0" WINDOW SILL HEIGHT
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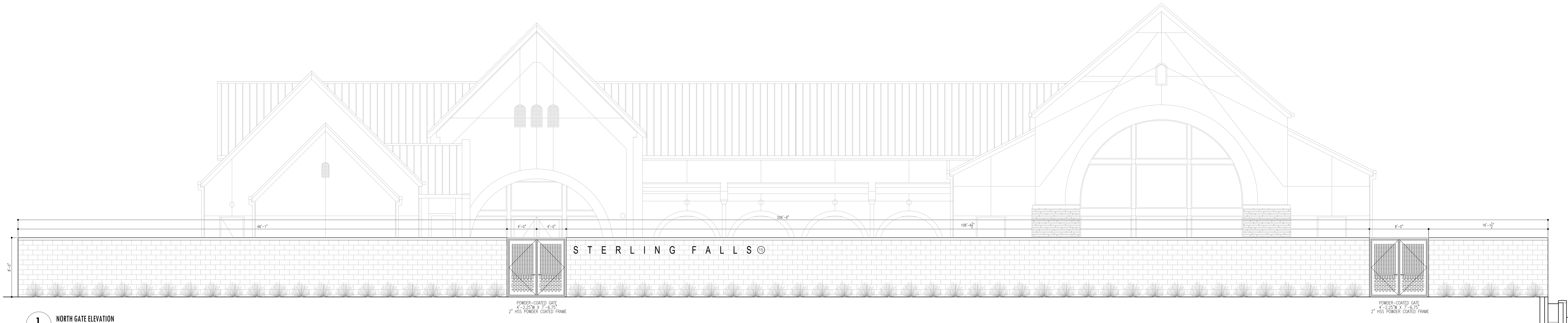


- KEYED NOTES**
- STUCCO, PROVIDE SHERWIN WILLIAMS LUXON XP FINISH PAINT COLOR, DOVER WHITE (SW635)
 - ARROSSANT, ARCHITECTURAL LINEAR SERIES BRICK COLOR, WHITE PEARL
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 - BACKLIT WALL SIGNAGE

ABBREV. KEY

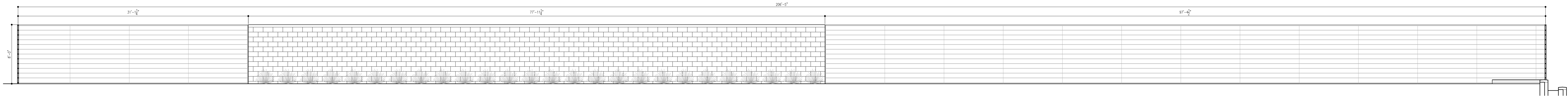
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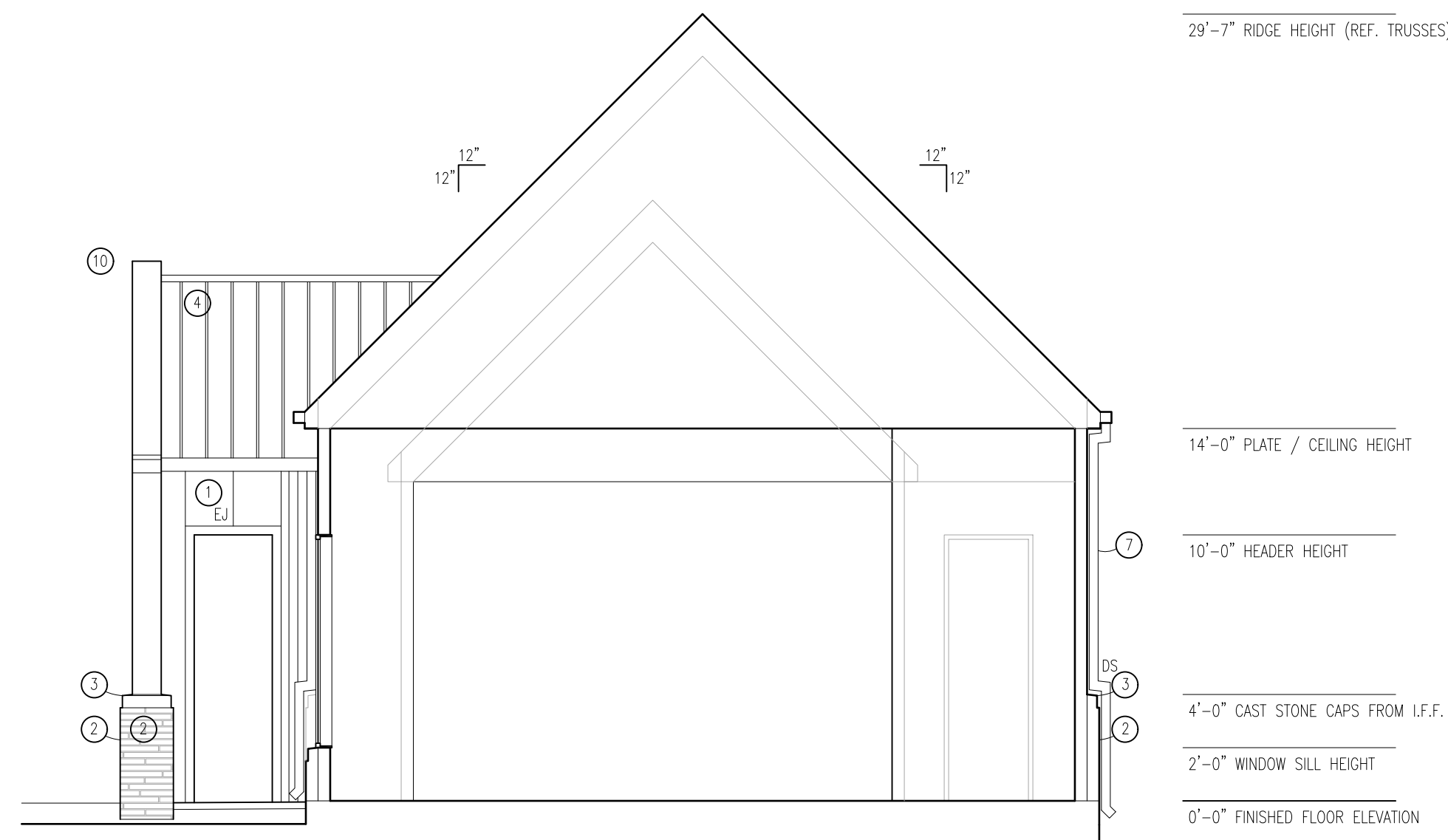
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NORTH GATE ELEVATION
SCALE: 3/16" = 1'-0"



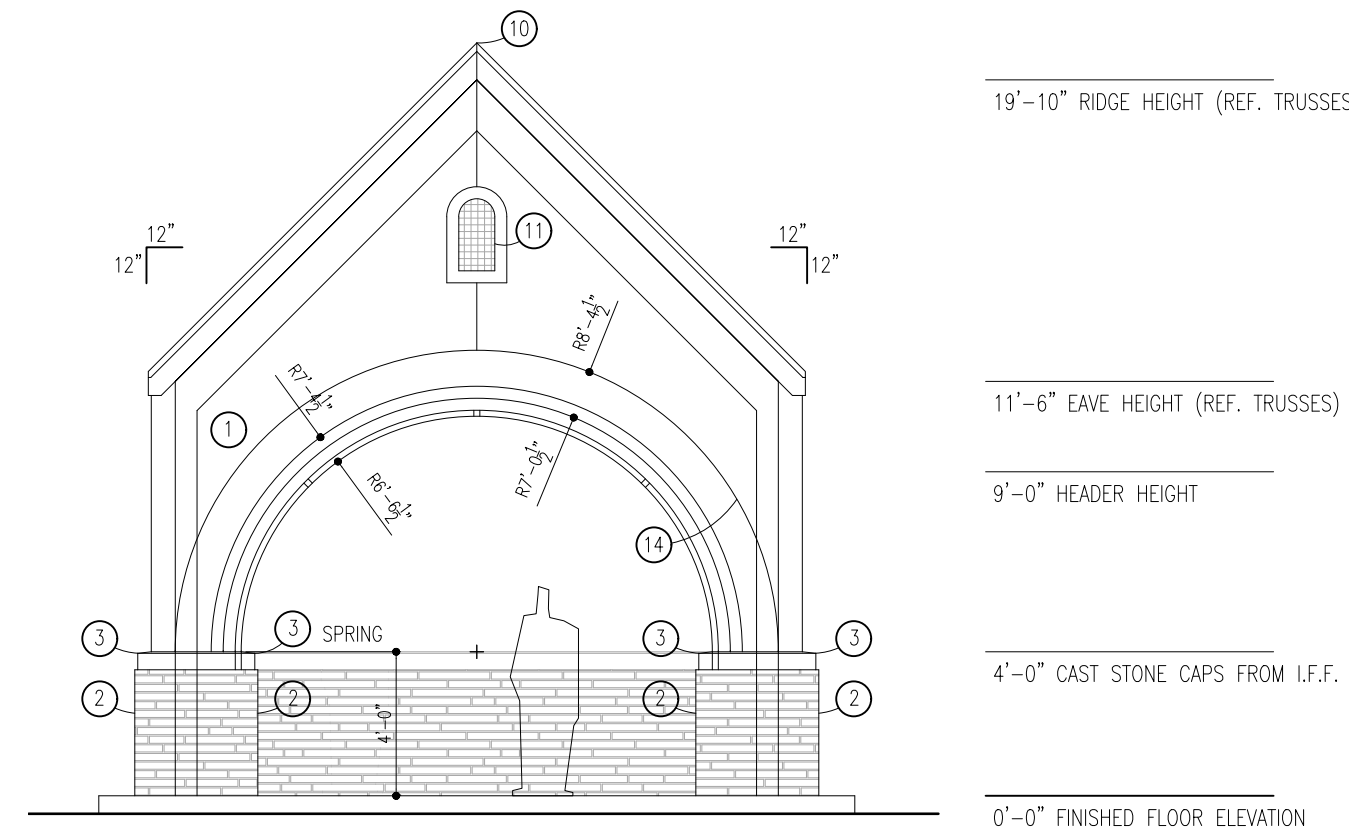
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NORTH CMU WALL ELEVATION
SCALE: 3/16" = 1'-0"



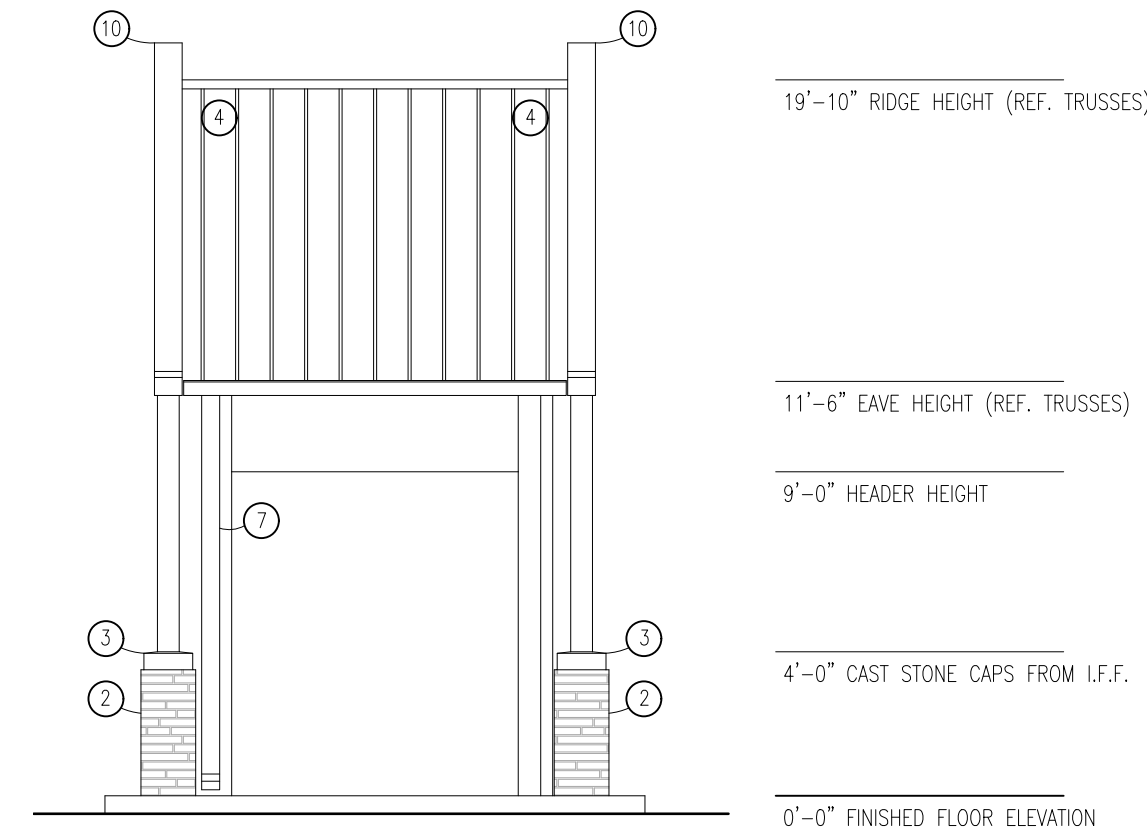
3

CROSS-SECTION THROUGH BRIDES SUITE
SCALE: 3/16" = 1'-0"



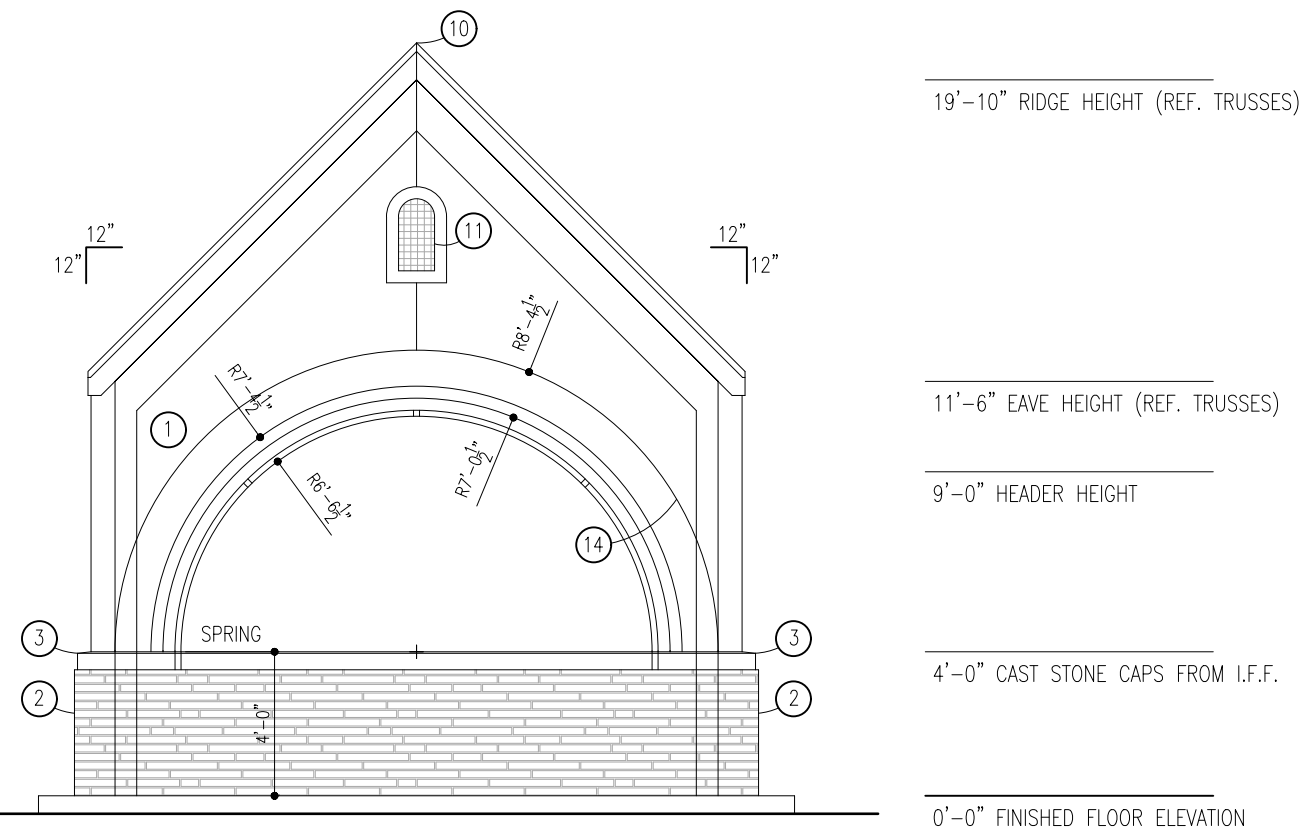
4

NORTH CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



5

WEST CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



6

SOUTH CANOPY ELEVATION
SCALE: 3/16" = 1'-0"

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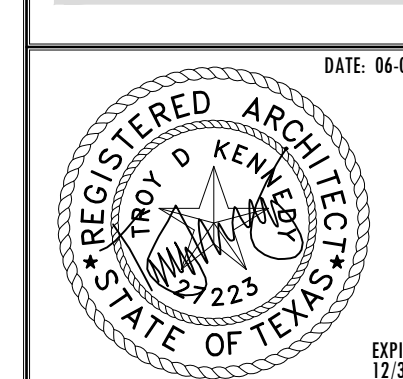
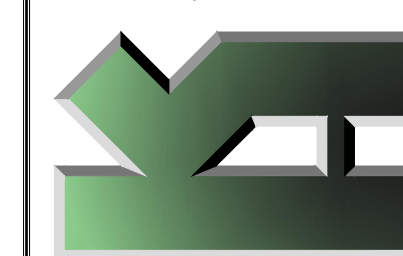
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KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN



STERLING FALLS

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ISSUED FOR :
PERMIT SET 06-06-25

BANQUET HALL & SUITES ELEVATIONS

SHEET NUMBER
A2-4

try@kennedy-architecture.com 832-748-8870

2600 SOUTH FRENSWOOD DR., FRENSWOOD, TEXAS



05-29-25

Request for Sidewalk Waiver

Re: Sterling Falls Wedding Venue, 2600 South Friendswood Dr., Friendswood, TX.

This letter is to serve as a formal request to waive the sidewalk requirement for Sterling Falls.

Given the extreme topography between the property and S. Friendswood Dr. (FM 518) shoulder, the high speed of traffic along this property frontage, as well as the adjacent bridge to the west, we see a sidewalk here as a safety hazard for pedestrians.

Per item 2 in the Subdivision Ordinance, we feel this condition and potential sidewalk can be declared as unsafe for pedestrians.

Thank you,

Troy Kennedy, AIA



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject: Consider approving the preliminary plat of Falling Leaf Ranch, a subdivision of 122.007 acres of land out of those certain tracts boas described by deeds recorded under G.C.C.F. NO. 2023024935 and being a Replat of Lots 1-14, Block 2, Falling Leaf Dr., B-Bar Circle, and D-Bar Circle, Mustang Meadows Section One Plat Record 15, Map No. 14, G.C.M.R. B.B.B. & C.R.R. Co. Survey, A-46 Robert Hoppel Survey, A-83 City of Friendswood, Galveston County, Texas, to be generally located southeast of Stonewall Pass Lane, southwest of Baker Road, northeast of Janet Lane, and northwest of Wilderness Trails, Friendswood, Galveston County, Texas.

Action:

SUMMARY / ORIGINATING CAUSE

Location: Map attached

Zoning: Single Family Residential (SFR)

This new 39-lot subdivision will consist of large residential lots and will include an extension of Friendswood Parkway. It is a partial replat (redesign) of Mustang Meadows Section One Lots 1-14 in Block 2...the streets and some easements were dedicated previously, but no improvements were ever installed. Until Friendswood Parkway is complete, access to the subdivision will be through Falling Leaf.

The developer is participating in TIRZ #2 and has an approved development agreement with City Council that is subject to certain stipulations regarding the environmental conditions placed on the property by Exxon. Currently, there are 2 restricted areas that do not allow any type of construction. Lots have been removed from those areas and may be replatted in the future. The developer is constructing a portion of Friendswood Parkway as part of their participation in the TIRZ/PID.

The developer is planning to remove the old gathering lines from the site during the engineering/construction phase. We will require documentation of the removal of the lines, otherwise the required setbacks will be labeled on the final plat. Letters from the US Army CORP of Engineers for wetlands, all pipeline companies for crossing pipelines, and all well companies indicating required setbacks will also be required at Final Plat.

Staff performed as thorough a review as possible without an accurate title report. The report provided indicated no easements, no restrictions on the property, which is not accurate.

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, Fire Marshal's Office, Police Department and Parks & Recreation. There are many outstanding reasons that would require reconsideration by the Commission.

Staff recommends Disapproval with Reasons - see attached Corrections Report.

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

(1) It conforms to the general plan of the City of Friendswood and the current and future streets, alleys, parks, playgrounds, and public utility facilities;

- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

P&Z Action Options:

- 1) Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.
- 2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action
- 3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Development of this subdivision is in conformance with the Future Land Use Plan and Major Thoroughfare Plan.

RECOMMENDATIONS

See staff recommendation above.

ATTACHMENTS

1. Falling Leaf Ranch Zoning and Location Map
2. Falling Leaf Ranch Preliminary Plat pg 1 of 4
3. Falling Leaf Ranch Preliminary Plat pg 2 of 4
4. Falling Leaf Ranch Preliminary Plat pg 3 of 4
5. Falling Leaf Ranch Preliminary Plat pg 4 of 4
6. Falling Leaf Ranch Landscape Plans - Comments to be Address noted on Corrections Report
7. PLT2025-1718 - Corrections Report 06-09-2025

City of Friendswood



6/9/2025, 1:15:33 PM

- City Limit

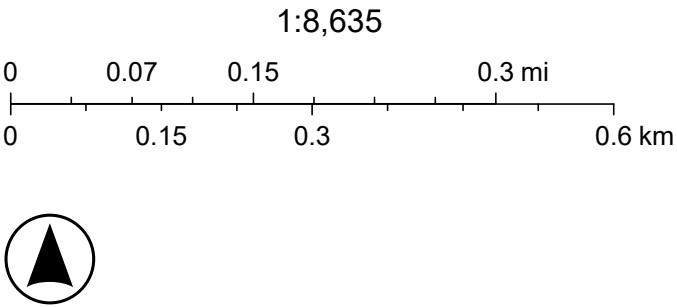
Parcels

Streets
- Surrounding Cities

Zoning by Parcel

PUD-COMM
- SFR

Specific Use Permit



STATE OF TEXAS
COUNTY OF GALVESTON

We, JMK5 Falling Leaf, LLC, owner hereinafter referred to as Owners, whether one or more, of the 122.007 acre tract described in the above and foregoing plat of FALLING LEAF RANCH, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

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

WITNESS my hand in the City of Friendswood, Texas, this ____ day of _____, 2025.

JMK5 FALLING LEAF, LLC

Jerome Karam
Manager

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Jerome Karam, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for _____ County, _____.
My Commission Expires: _____

LIENHOLDER SUBORDINATION:

We, Jett Lending, LLC, owner and holder of a lien against the property described herein as FALLING LEAF RANCH, said lien being evidenced by instrument of record under Galveston County Clerk's File No(s). 2023029237, 2023029240, 2023029242, Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____
Clifford D. Harmon, Trustee
Jett Lending, LLC

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Clifford D. Harmon, Trustee, of Jett Lending, LLC, owner and holder of a lien upon said property, 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 considerations therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for _____ County, _____.
My Commission Expires: _____

I, Christian Offenburger, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that all bearings, distances, and other associated boundary information on the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths inch and a length of not less than three (3) feet; that the plat boundary corners have been tied to the nearest platted subdivision corner; that all utility companies have been contacted and that the easements shown on the plat constitute all of the easements requested by the utility companies; and that the survey substantially complies with the Texas Society of Professional Surveyors Standards for a Category 1B, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.

Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489



This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas has approved this plat and subdivision of FALLING LEAF RANCH in conformance with all of the existing rules and regulations of the City as adopted by the City Council and authorized the recording of this plat this ____ day of _____, 2025.

By: _____
Becky Bennett
Assistant Planner

By: _____
Tom Hinckley
Chairman, Planning and Zoning
Commission

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

Jildardo Arias, P.E., C.F.M.
City Engineer/Director of Engineering

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2025, at _____ o'clock ____m., and duly recorded on _____, 2025, at _____ o'clock ____m., Instrument # _____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By: _____
Deputy

General Notes: (Galveston County Consolidated Drainage District)

- 1.) Buildings, fences or other structures shall not be erected in GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (the DISTRICT) right-of-ways or drainage easements.
- 2.) The detention and drainage facilities are to be maintained by the property owner unless all requirements mentioned in Note #3 have been satisfied and the DISTRICT has accepted the facility for maintenance.
- 3.) The detention facility is to be maintained by the DISTRICT provided that the DISTRICT has approved the construction of the facility, the developer has paid the required fee, the site and access has been deeded to the DISTRICT in fee, and subject to approval by the Board.
- 4.) No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the DISTRICT. Construction of detention improvements shall precede the construction of impervious cover on site.
- 5.) Additional drainage easements may be required at the time a drainage plan is submitted to the DISTRICT for approval.
- 6.) Plantings, flowerbeds, or other landscaping is not permitted within side lot drainage or detention easements.
- 7.) No building permit shall be applied for until all drainage and detention facilities are constructed, inspected and approved by the DISTRICT.
- 8.) No permanent improvements including landscaping, paving, trees, sprinklers, utilities, playground equipment, park benches, tables, sport fields, piers, or sidewalks shall be constructed within the detention facility (including maintenance berms) without specific, prior approval of the DISTRICT.

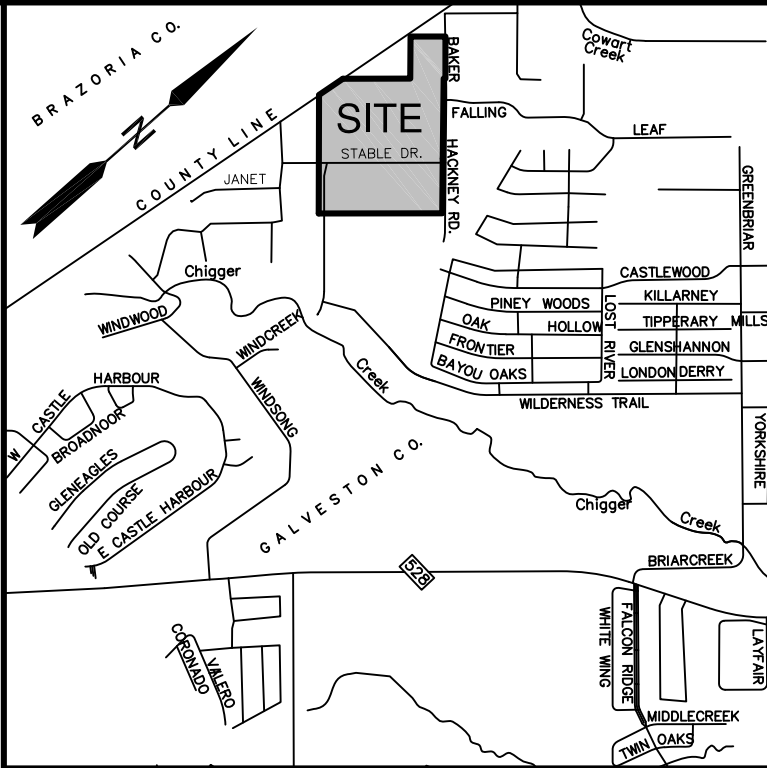
Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director _____ Date _____

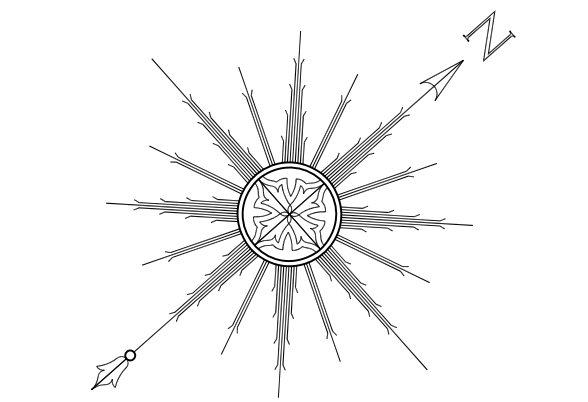
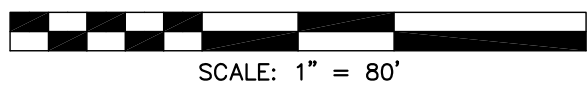
Director _____ Date _____

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

G.C.C.D.D. Ref. ID# _____



VICINITY MAP: 1" = 2,000'
GALVESTON COUNTY KEY MAP PAGE 656-L



METES AND BOUNDS DESCRIPTION
122.007 ACRES (5,314,603 SQ. FT.)
ROBERT HOPPEL SURVEY, A-83
B.B.B. & C.R.R. CO. SURVEY, A-46
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 122.007 acres (5,314,603 square feet) of land situated in the Robert Hoppel Survey, Abstract Number 83, Galveston County, Texas and the B.B.B. & C.R.R. Co. Survey, Abstract Number 46, Galveston County, Texas; being all of the right-of-way (R.O.W.) dedicated for Falling Leaf Drive (60 feet wide), B-Bar Circle (60 feet wide) and B-Bar Circle (60 feet wide), Block 2 as per MUSTANG MEADOWS, a subdivision plat of record at Plat Record 15, Map Number 14, Galveston County Map Records (G.C.M.R.); being all of a called 61.892 acre tract of land (Parcel 1), all of a called 10.019 acre tract of land (Parcel 2) and all of a called 46.893 acre tract of land (Parcel 3) conveyed to JMK5 Falling Leaf, L.L.C. as described in deeds recorded under Galveston County Clerk's File (G.C.C.F.) Number(s) 2023024740 and 2023024935 SAVE AND EXCEPT a 1.288 acre (56,553 square feet) portion of land out of said 61.892 acre tract lying in said Robert Hoppel Survey, Abstract Number 83, Brazoria County, Texas and being more particularly described as follows (bearings are grid and oriented to the Texas State Plane Coordinate System, South Central Zone Number 4204, US Survey Feet, NAD83):

BEGINNING at a 1-inch iron pipe having Texas State Plane Grid Coordinates of X=3,168,514.00 and Y=13,750,362.36 found marking the most northerly corner of the B.T. Masterson Survey, A-732, the most westerly corner of said Robert Hoppel Survey, A-83 and said 61.892 acre tract; said iron pipe for the most westerly corner of the herein described tract;

THENCE, North 41°31'29" East, along the common line of said Robert Hoppel Survey, A-83 and the B.B.B. & C.R.R. Co. Survey, A-160, a distance of 407.35 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most northerly corner of the herein described tract;

THENCE, South 07°18'06" West, departing said common line, over and across said 61.892 acre tract and along the Brazoria-Galveston County line, a distance of 493.71 feet to a 5/8-inch iron rod with cap stamped "BOUNDARY ONE-RPLS 5489" set marking the most southerly corner of the herein described tract;

THENCE, North 48°17'38" West, along the southwesterly line of said Robert Hoppel Survey, A-83 and said 61.892 acre tract, a distance of 277.87 feet to the POINT OF BEGINNING and containing 1.288 acres (56,553 square feet) of land. This description is based upon a Preliminary Plat of Falling Leaf Ranch prepared by Boundary One Surveyors, LLC dated May 15, 2025.

General Notes: (City of Friendswood)

- 1.) This tract lies partially in Zone "X" (unshaded), designated as "Areas outside the 0.2% (500-year) annual chance flood" and Zone "X" (shaded), designated as "Areas of 0.2% (500-year) annual chance flood" as per the National Flood Insurance Program FIRM Community Panel Number 48167C-0013-G, latest available published revision dated August 19, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 2.) The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- 3.) Sidewalks and ADA ramps are required along all curb and gutter streets per the approved sidewalk accessibility plan. The developer must install sidewalks and ADA ramps along reserves and common areas prior to the City Council's acceptance of the subdivision infrastructure. When sidewalks are required, they shall have a width of not less than four feet and comply with Federal, State and Local requirements.
- 4.) No residential, commercial or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility, other than structures necessary to operate the well or facility.
- 5.) Except for low-pressure distribution system pipelines as defined in Chapter 26, of the Friendswood City Code, no residential, commercial or industrial structure shall be erected or moved to a location nearer than 50 feet to any pipeline, other than structures necessary to operate the pipeline.
- 6.) Bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).
- 7.) This survey substantially complies with Texas Society of Professional Surveyors Standards for a Category 1A, Condition II Standard Land Survey, which stipulates an error of closure of 1/10,000 or better.
- 8.) The City of Friendswood shall not be responsible for maintenance of private streets (driveways, sidewalks, and emergency access easements), waterlines, sanitary sewer lines, storm sewer facilities (detention ponds, drainage easements, outfalls and swales), recreational areas, reserves and other private facilities that are within private easements; the POA shall be responsible for these items. The city shall be responsible for maintenance of public streets, sidewalks, street signs, waterlines, sanitary sewer lines, storm sewer facilities, drainage easements, outfalls and swales that are within the public right-of-way or within public and/or exclusive easements. The maintenance of streetlights shall be the responsibility of TNMP.
- 9.) All utility companies have been contacted and the easements shown on the plat constitute all of the easements required by the utility companies for their operations.
- 10.) Any and all right of way islands located within the boundaries of this plat, even if not shown on the face of the plat, shall be maintained by the POA.
- 11.) All existing pipelines or pipeline easements through the subdivision have been shown.

Regulation Matrix Notes: (City of Friendswood)

- A.) Lots of less than 120 feet width require curbs. Lots 120 feet wide or greater may use open ditches.
- B.) Thirty-five (35) feet on major thoroughfares.
- C.) Twenty-five (25) feet on thoroughfares.

RESIDENTIAL REGULATION MATRIX

	Units per Acre	Lot Area Minimum Square Feet	Lot Width	Yards - Minimum Feet						Height Maximum Feet (b and e)	Parking Requirement Unit	Zero Lot Lines V or N	Maximum Lot Coverage
				Front	Rear (a)	Side	Interior (d)		Exterior (Corner Lot)				
							Backyard	Backyard					
SFR Single Family Residential	2.7	15,600	120 A	25 B	25	10	25 B	20 C	40	K	No	35%	

PRELIMINARY PLAT
FALLING LEAF RANCH

BEING A SUBDIVISION OF 122.007 ACRES OF LAND
OUT OF THOSE CERTAIN TRACTS AS DESCRIBED BY DEEDS
RECORDED UNDER G.C.C.F. NO. 2023024935 AND BEING A
REPLAT OF LOTS 1-14, BLOCK 2, FALLING LEAF DR., B-BAR CIRCLE
AND D-BAR CIRCLE, MUSTANG MEADOWS SECTION ONE
PLAT RECORD 15, MAP NO. 14, G.C.M.R.
B.B.B. & C.R.R. CO. SURVEY, A-46
ROBERT HOPPEL SURVEY, A-83
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

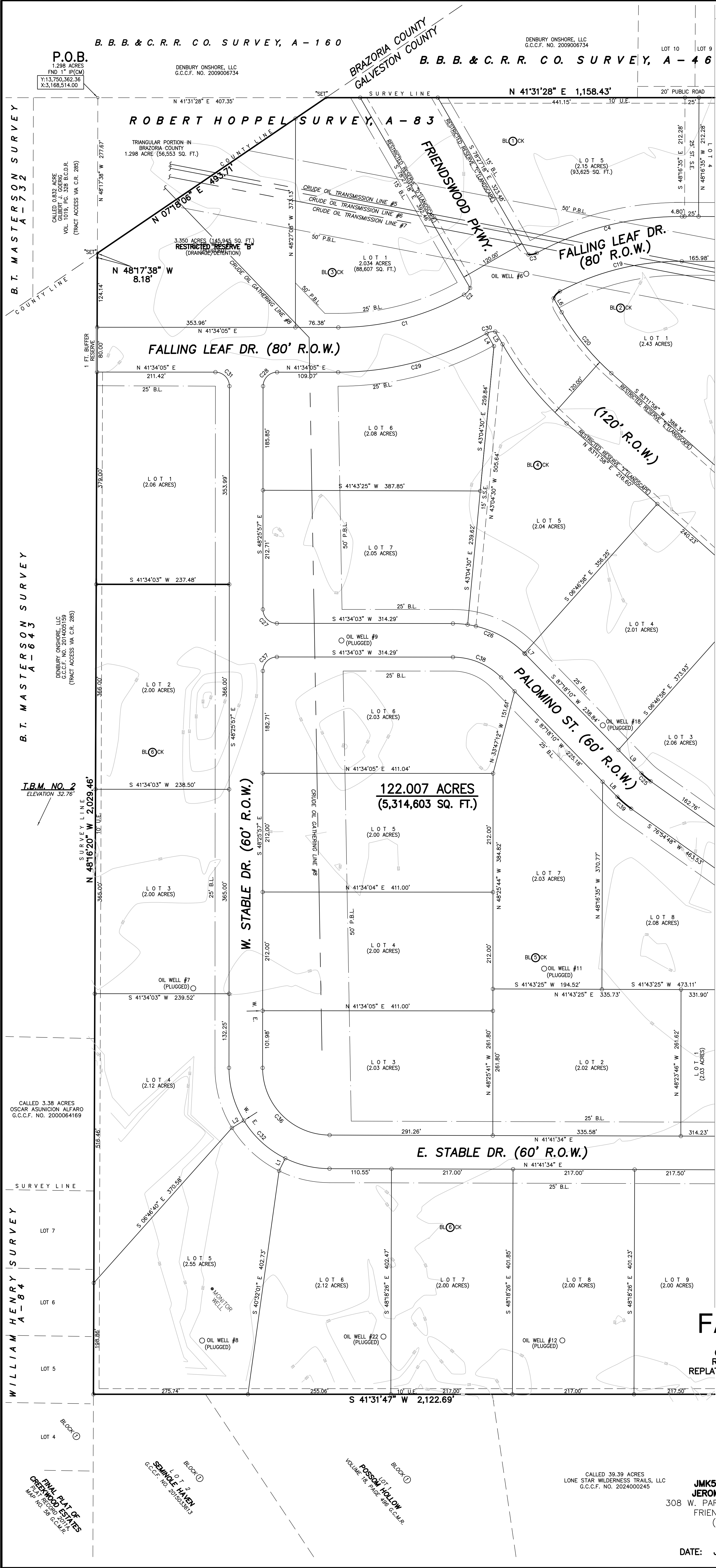
6 BLOCKS 39 LOTS 9 RESERVES

OWNER:
JMK5 FALLING LEAF, LLC
JEROME KARAM, MANAGER
308 W. PARKWOOD AVE., STE. 104-A
FRIENDSWOOD, TX 77546
(832) 282-8451

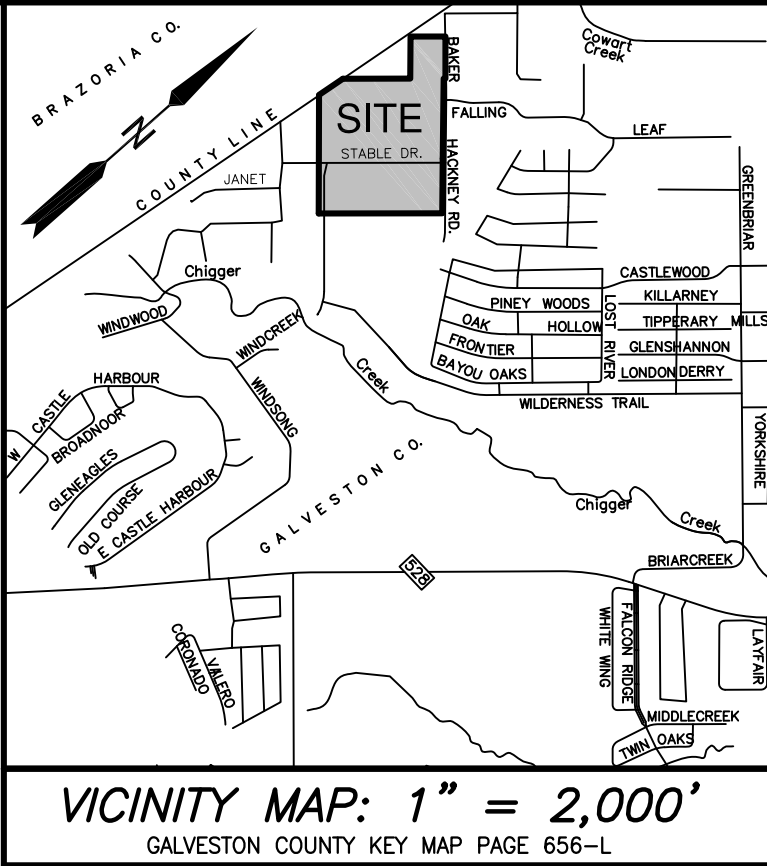
SURVEYOR:
boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10084800
150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
Office (281) 648-3131 Fax (832) 895-9117
www.boundaryone.com



DATE: JUNE 4, 2025 SCALE: 1" = 80' SHEET 1 OF 4



MATCHLINE "B"



BENCHMARK
HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEODETIC SURVEY PID AW5596)
FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "MCS D 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY. ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1
PK NAIL SET IN ASPHALT INTERSECTION AS SHOWN HEREON. ELEVATION 31.70'

T.B.M. NO. 2
IRON ROD SET IN EDGE OF GRAVEL ROAD AS SHOWN HEREON. ELEVATION 32.76'

T.B.M. NO. 3
IRON ROD SET IN TOP BANK OF DETENTION POND AS SHOWN HEREON. ELEVATION 30.88'

ABBREVIATIONS:

AL	ARC LENGTH
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
IR	IRON ROD
IP	IRON PIPE
L.F.E.	LANDSCAPE & FENCE EASEMENT
L.S.E.	LIFT STATION EASEMENT
P.B.L.	PIPELINE BUILDING LINE
P.L.	PROPERTY LINE
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IRON ROD WITH CAP STAMPED "BOUNDARY ONE-RPLS 5489"
S.S.E.	SANITARY SEWER EASEMENT
ST. S.E.	STORM SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
T.B.M.	TEMPORARY BENCHMARK
T.B.P.E.L.S.	TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING
T.N.M.P.	TEXAS NEW MEXICO POWER
U.E.	UTILITY EASEMENT

LINE TABLE:				
LINE	BEARING	DISTANCE	CHD BRG	CHD LEN
L1	N 22°15'16" W	25.00'		
L2	N 10°00'00" E	25.00'		
L3	S 22°09'50" W	75.00'		
L4	N 78°20'39" W	26.17'		
L5	S 78°20'39" E	25.98'		
L6	N 78°27'18" W	28.84'		
L7	S 86°59'02" W	2.00'		
L8	S 87°18'10" W	37.70'		
L9	S 87°18'10" W	58.65'		
L10	S 85°03'24" W	51.01'		
L11	S 85°03'24" W	49.45'		
L12	S 85°03'24" W	100.55'		
L13	N 48°16'35" W	10.02'		
L14	S 11°23'18" E	15.00'		

CURVE TABLE:				
C	RADIUS	DELTA	ARC	CHD BRG
C1	459.43	29°14'13"	234.43	N 26°56'26" E 231.90'
C2	25.00	37°37'42"	16.42	N 06°30'39" W 16.12'
C3	25.00	35°20'05"	15.42	N 30°44'51" E 15.17'
C4	540.00	28°58'57"	269.96	N 2°24'06" E 269.16'
C5	540.00	38°14'13"	360.37	N 60°50'31" E 353.72'
C6	460.00	38°16'46"	307.33	N 60°49'15" E 301.64'
C7	25.00	89°31'22"	39.06	N 03°04'49" W 35.21'
C8	25.00	90°28'46"	39.48	S 86°55'07" W 35.50'
C9	25.00	98°12'26"	42.85	S 00°49'38" W 37.79'
C10	120.00	46°40'00"	97.74	S 71°36'35" E 85.06'
C11	25.00	49°40'47"	21.68	N 60°13'01" E 21.00'
C13	60.00	27°9'21'34"	292.54	S 04°56'36" E 77.65'
C14	25.00	49°40'47"	21.68	N 70°08'12" W 21.00'
C15	180.00	46°40'00"	146.61	N 71°36'35" W 142.59'
C16	25.00	70°16'43"	30.66	N 83°24'57" W 28.78'
C18	460.00	38°14'13"	306.99	S 60°50'31" W 301.32'
C19	460.00	28°11'05"	226.28	S 27°37'53" W 224.01'
C20	440.00	18°20'44"	140.88	S 87°37'40" E 140.28'
C21	560.00	18°07'44"	177.19	S 87°44'10" E 176.45'
C23	25.00	90°00'00"	39.27	S 86°41'38" W 35.36'
C24	180.00	64°34'11"	174.44	N 75°48'06" W 165.03'
C26	180.00	31°45'53"	987.29	S 64°26'06" W 139.90'
C27	25.00	90°00'00"	39.27	S 86°34'03" W 35.36'
C28	25.00	90°00'00"	39.27	N 03°25'56" W 35.36'
C29	540.00	29°24'59"	277.24	N 26°51'46" E 274.21'
C30	25.00	36°13'19"	15.80	N 30°15'46" E 15.54'
C31	25.00	89°59'58"	39.27	N 86°34'04" E 35.36'
C32	180.00	89°59'58"	282.35	N 86°37'49" E 254.26'
C33	25.00	36°52'12"	16.09	N 60°07'40" E 15.81'
C36	120.00	89°52'28"	188.23	S 86°37'49" W 169.52'
C37	25.00	90°00'00"	39.27	N 03°25'57" W 35.36'
C38	120.00	45°44'07"	85.79	N 64°26'06" E 83.26'
C39	180.00	10°23'22"	32.64	N 82°06'29" E 32.59'

PRELIMINARY PLAT
FALLING LEAF RANCH
BEING A SUBDIVISION OF 122.007 ACRES OF LAND
OUT OF THOSE CERTAIN TRACTS AS DESCRIBED BY DEEDS
RECORDED UNDER G.C.C.F. NO. 2023024935 AND BEING A
REPLAT OF LOTS 1-14, BLOCK 2, FALLING LEAF DR., B-BAR CIRCLE
AND D-BAR CIRCLE, MUSTANG MEADOWS SECTION ONE
PLAT RECORD 15, MAP NO. 14, G.C.M.R.
B.B.B. & C.R.R. CO. SURVEY, A-46
ROBERT HOPPEL SURVEY, A-83
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

6 BLOCKS 39 LOTS 9 RESERVES

CALLER 39.39 ACRES
LONE STAR WILDERNESS TRAILS, LLC
G.C.C.F. NO. 2024000245

OWNER:
JMK5 FALLING LEAF, LLC
JEROME KARAM, MANAGER
308 W. PARKWOOD AVE., STE. 104-A
FRIENDSWOOD, TX 77546
(832) 282-8451

SURVEYOR:
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Office (281) 640-3131 Fax (832) 895-9117
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DATE: JUNE 4, 2025 SCALE: 1" = 80' SHEET 2 OF 4

MATCHLINE "B"

FINAL PLAT OF
MATTIE D. SUBDIVISION
VOL. 435, PG. 258 G.C.M.R.
G.C.C.F. NO. 9407398

B. B. B. & C. R. R. CO. SURVEY, A - 46

9.132 ACRES (397,784 SQ. FT.)
RESTRICTED RESERVE "A"
(DRAINAGE/DETENTION)

(0.887' 30' R.O.W. DEDICATION
ACRE - 38,624 SQ. FT.)

40' ROADWAY (CENTERED ON P.L.)
VOL. 12, PG. 9 G.C.M.R.

20' ROAD EASEMENT
VOL. 253, PG. 15 G.C.D.R.

N 41°31'28" E 1,158.43'

ROBERT HOPPEL SURVEY, A - 83

LOT 4
2.00 ACRES
(87,080 SQ. FT.)

LOT 3
2.01 ACRES
(87,440 SQ. FT.)

LOT 2
2.01 ACRES
(87,386 SQ. FT.)

LOT 1
2.01 ACRES
(87,513 SQ. FT.)

S 41°03'27" W
29.66'

LOT 14

LOT 15

FALLING LEAF DR. (60' R.O.W.)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 22°15'16" W	25.00'
L2	N 10°00'00" E	25.00'
L3	S 22°09'50" W	75.00'
L4	N 78°20'39" W	26.17'
L5	S 78°20'39" E	25.98'
L6	N 78°27'18" W	28.94'
L7	S 86°59'02" W	2.00'
L8	S 87°18'10" W	37.20'
L9	S 87°18'10" W	58.65'
L10	S 85°03'24" W	51.10'
L11	S 85°03'24" W	49.45'
L12	S 85°03'24" W	100.55'
L13	N 48°16'35" W	10.02'
L14	S 11°23'18" E	15.00'

CURVE TABLE:

C	RADIUS	DELTA	ARC	CHD BRG	CHD LEN
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C3	25.00'	35°20'05"	15.42'	N 30°44'51" E	15.17'
C4	540.00'	28°38'37"	289.96'	N 27°24'06" E	267.16'
C5	540.00'	38°14'13"	360.37'	N 60°50'51" E	353.72'
C6	460.00'	38°16'46"	307.33'	N 60°40'15" E	301.64'
C7	25.00'	89°31'22"	39.06'	N 03°04'49" W	35.21'
C8	25.00'	90°28'46"	39.48'	S 86°55'07" W	35.50'
C9	25.00'	98°12'26"	42.85'	S 00°49'58" W	37.79'
C10	120.00'	46°40'00"	97.74'	S 71°36'55" E	95.06'
C11	25.00'	49°40'47"	21.68'	N 60°13'01" E	21.00'
C13	60.00'	27°21'54"	282.54'	S 04°58'36" E	77.65'
C14	25.00'	49°40'47"	21.68'	N 70°06'12" W	21.00'
C15	180.00'	46°40'00"	146.61'	N 71°36'35" W	142.59'
C16	25.00'	70°16'43"	30.66'	N 83°24'57" W	28.78'
C18	460.00'	38°14'13"	306.99'	S 60°50'51" W	301.32'
C19	460.00'	28°11'05"	226.28'	S 27°37'53" W	224.01'
C20	440.00'	18°20'44"	140.88'	N 87°37'40" E	140.28'
C21	560.00'	18°07'44"	177.19'	S 87°44'10" E	176.45'
C23	25.00'	90°00'00"	39.27'	N 86°41'38" W	35.36'
C24	180.00'	54°34'11"	171.44'	N 75°48'06" W	165.03'
C26	180.00'	31°41'53"	987.29'	S 64°26'06" W	139.90'
C27	25.00'	90°00'00"	39.27'	N 86°34'03" W	35.36'
C28	25.00'	90°00'00"	39.27'	N 03°25'56" W	35.36'
C29	540.00'	29°24'59"	277.24'	N 26°51'56" E	274.21'
C30	25.00'	36°51'19"	15.80'	N 30°15'48" E	15.54'
C31	25.00'	89°59'58"	39.27'	N 86°34'04" E	35.36'
C32	180.00'	89°52'28"	282.35'	N 86°37'49" E	254.28'
C33	25.00'	36°52'12"	16.09'	N 60°07'40" E	15.81'
C36	120.00'	89°52'28"	188.23'	S 86°37'49" W	169.52'
C37	25.00'	90°00'00"	39.27'	N 03°25'57" W	35.36'
C38	120.00'	45°44'07"	95.79'	N 64°26'06" E	93.26'
C39	180.00'	110°23'22"	32.64'	N 82°06'29" E	32.59'

T.B.M. NO. 1 GLENWOOD DRIVE (60' R.O.W.)
ELEVATION 31.70'

WILDERNESS TRAILS
SECTION III
VOL. 18, PG. 293 G.C.M.R.

PRELIMINARY PLAT

FALLING LEAF RANCH

BEING A SUBDIVISION OF 122.007 ACRES OF LAND
OUT OF THOSE CERTAIN TRACTS AS DESCRIBED BY DEEDS
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6 BLOCKS 39 LOTS 9 RESERVES

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SURVEYOR:

boundary one
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150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
Office (281) 640-3131 Fax (832) 895-9117
www.boundaryone.com

DATE: JUNE 4, 2025

SCALE: 1" = 80'

SHEET 3 OF 4

BENCHMARK

HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT
NO. 54 (NATIONAL GEOLOGIC SURVEY PID AHS596):
FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCS 54
1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF
FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF
THE FIRST 2.0 PARKING SPACES TO THE SW OF MAIN DRIVEWAY.
ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

PK NAIL SET IN ASPHALT INTERSECTION
AS SHOWN HEREON.
ELEVATION 31.70'

T.B.M. NO. 2

IRON ROD SET IN EDGE OF
GRAVEL ROAD AS SHOWN HEREON.
ELEVATION 32.76'

T.B.M. NO. 3

IRON ROD SET IN TOP BANK
OF DETENTION POND AS SHOWN HEREON.
ELEVATION 30.88'

ABBREVIATIONS:

ARC LENGTH
B.C.D.R.
BL.
C.M.
D.E.
G.C.C.F.
G.C.D.R.
G.C.M.R.
IR
IP
L.F.E.
L.S.E.
P.B.L.
P.L.
P.L.M.
P.O.B.
P.O.C.
R.O.W.
"SET"
S.S.E.
S.W.E.
T.B.M.
T.B.P.E.L.S.
T.M.P.
U.E.

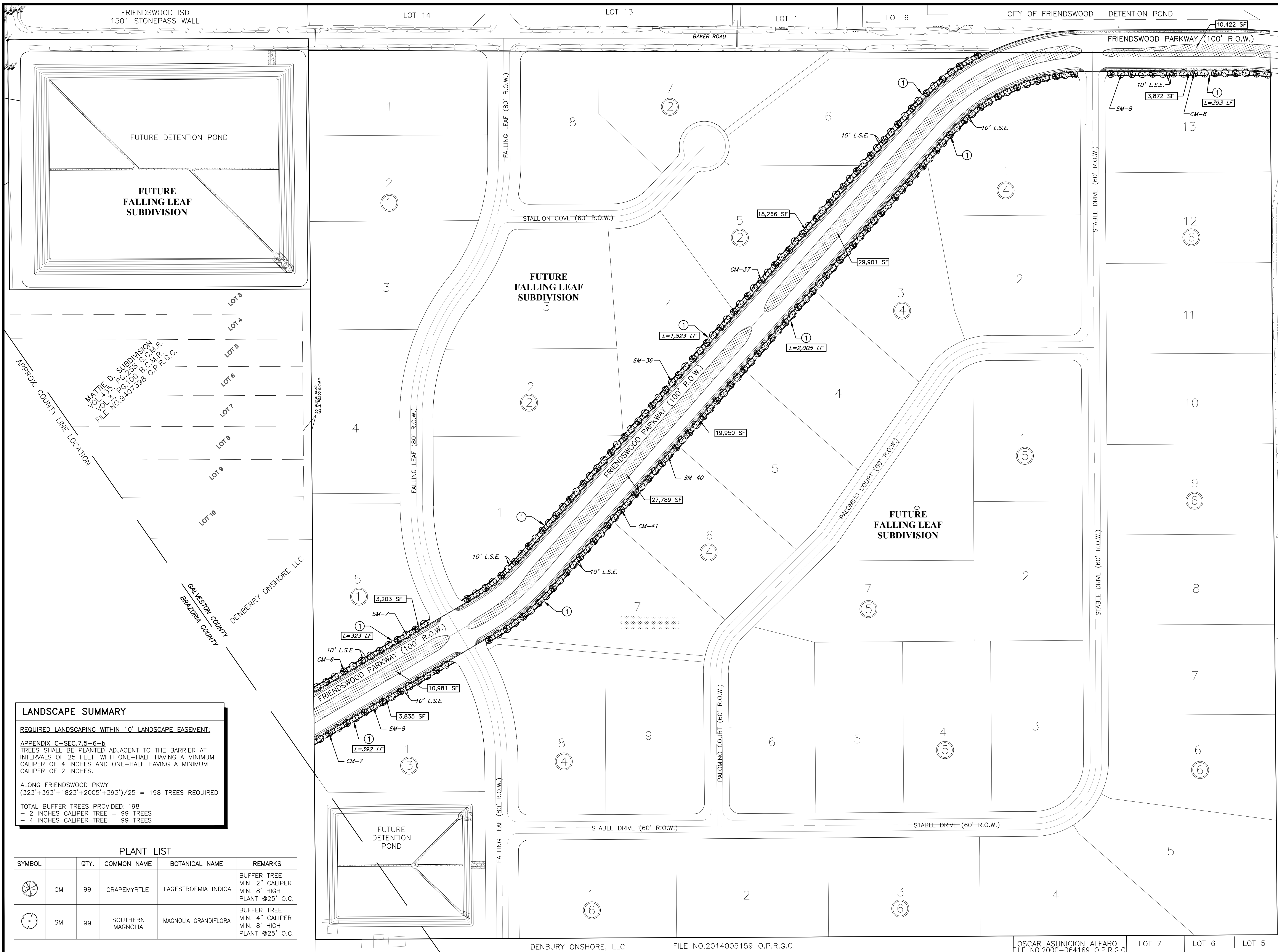
ARC LENGTH
BRAZORIA COUNTY DEED RECORDS
BUILDING LINE
CONTROL MONUMENT
DRAINAGE EASEMENT
GALVESTON COUNTY CLERK'S FILE
GALVESTON COUNTY DEED RECORDS
GALVESTON COUNTY MAP RECORDS
IRON ROD
IRON PIPE
LANDSCAPE & FENCE EASEMENT
LEFT STATION EASEMENT
PIPELINE BUILDING LINE
PROPERTY LINE
PIPELINE MARKER
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT-OF-WAY
SET 5/8" IRON ROD WITH CAP
STAMPED "BOUNDARY ONE-IPLS 5489"
SANITARY SEWER EASEMENT
SIDEWALK EASEMENT
TEMPORARY BENCHMARK
TEXAS BOARD OF PROFESSIONAL
ENGINEERING AND LAND SURVEYING
TEXAS NEW MEXICO POWER
UTILITY EASEMENT

NOTE:
WCA, ENGINEER FOR WILDERNESS TRAIL, STATES
THAT A 10" SAN GRAVITY LINE AT ELEV=20.0'
IS ACCEPTABLE FOR CONNECTION

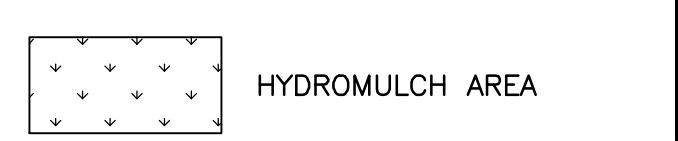
CALLED 39.39 ACRES
LONE STAR WILDERNESS TRAILS, LLC
G.C.C.F. NO. 2024000245

FUTURE R.O.W. (PER PRELIMINARY DRAWING)

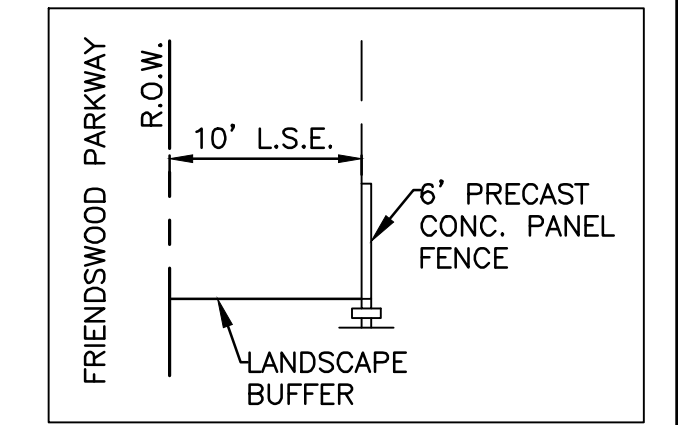
FUTURE R.O.W. (PER PRELIMINARY DRAWING)



LEGEND

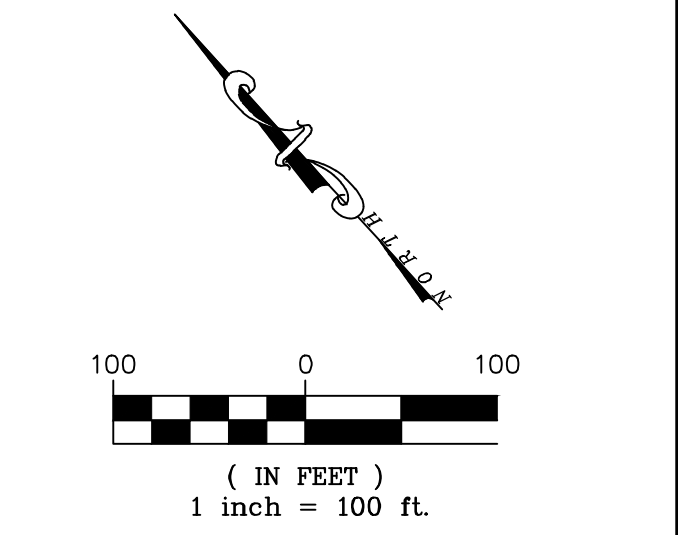


SCHEDULE OF KEYNOTES:
① PROP. 6' HIGH PRECAST CONCRETE PANEL FENCE. SEE SHEET 38A FOR DETAIL.



CONCRETE FENCING ALONG FRIENDSWOOD PARKWAY
SCALE: NTS

NOTE:
ALL 6' HIGH PRECAST CONCRETE PANEL FENCE, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOA.



BENCHMARK:
CORS STATION (HCPR_0622)
NAVD88 (2001 ADJ.)

FLOODPLAIN NOTE:
THIS PROPERTY LIES WITHIN ZONE X
ACCORDING TO FEMA FIRM PANEL
48167C0013G, EFFECTIVE 08/15/2019.

NO.	DATE	REVISIONS	APP.



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

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

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Everest Design Group, LLC
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FRIENDSWOOD PARKWAY
EXTENSION
FRIENDSWOOD, TX 77546

LANDSCAPING PLAN

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING WITHIN 10' LANDSCAPE EASEMENT:

APPENDIX C-SEC.7.5-6-b
TREES SHALL BE PLANTED ADJACENT TO THE BARRIER AT INTERVALS OF 25 FEET, WITH ONE-HALF HAVING A MINIMUM CALIPER OF 4 INCHES AND ONE-HALF HAVING A MINIMUM CALIPER OF 2 INCHES.

ALONG FRIENDSWOOD PKWY
(323'+393'+1823'+2005'+393')/25 = 198 TREES REQUIRED

TOTAL BUFFER TREES PROVIDED: 198
- 2 INCHES CALIPER TREE = 99 TREES
- 4 INCHES CALIPER TREE = 99 TREES

PLANT LIST				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	CM	99	CRAPEMYRTLE	LAGESTROEMIA INDICA
	SM	99	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

City of Friendswood

910 S Friendswood Drive
Friendswood, TX 77546



Corrections Required - 06-09-2025
Application No. PLT2025-1718
Address : 1513 FALLING LEAF DR

Corrections Required Instructions:

- * Comments by each department should be addressed. Refer to the marked up plans and the written comments to ensure that all issues are addressed. In addition to the revised plans, a memo with written responses is recommended.
- * Once all comments have been addressed, return the pages that required change and any additional documents to the City of Friendswood Community Development Department
- * The review period for resubmitted plans is 7 to 10 business days. The applicant will be notified at the end of that period whether the plans are approved or if further explanation is needed.

Corrections Required:

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
87	PLAT 3	Jil Arias : Engineering	Provide recent verification this is still the case.	
88	PLAT 3	Jil Arias : Engineering	Restricted Reserves cannot be located within public right-of-way. (Typ.)	
89	PLAT 3	Jil Arias : Engineering	Make this an HOA maintained green space (reserve)	
107	PLAT 3	Jil Arias : Engineering	A drainage impact analysis (DIA) must be submitted for review and approval by the City. The analysis shall be prepared using XPSWMM or comparable modeling software and must include modeling of the 5-, 25-, and 100-year pre- and post-development storm events in accordance with the Design Criteria Manual. The model must demonstrate that the combined underground and above-ground detention systems provide adequate storage volume, limit outflow to allowable release rates through properly designed outlet control structures, and function under realistic downstream conditions, including tailwater. The analysis shall also confirm that all detention components fit within the proposed layout with adequate cover, avoid utility conflicts, and include clearly defined emergency overflow provisions. The design must provide sufficient access for inspection and maintenance, including multiple access points for underground systems and vacuum truck access from public right-of-way. Confined space entry for routine maintenance shall not be required. A maintenance and operations plan must be included to document inspection frequency, access logistics, and long-term maintenance responsibilities for all detention systems.	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
			long-term maintenance responsibilities for all detention systems.	
90	PLAT 2	Jil Arias : Engineering	Make this an HOA maintained green space (reserve)	
92	PLAT 2	Jil Arias : Engineering	Need to show the rear utility easements to serve all lots	
108	PLAT 2	Jil Arias : Engineering	Need to ensure legal access to County Road. There is some private property before the road.	
53	1	Becky Bennett : Planning	Incorrect deed number.	
54	1	Becky Bennett : Planning	Missing restrictions.	
55	1	Becky Bennett : Planning	Missing easements.	
69	10	Becky Bennett : Planning	Proposed Falling Leaf Ranch subdivision	
70	10	Becky Bennett : Planning	Update street names to match plat	
71	10	Becky Bennett : Planning	Street name is transposed	
104	10	Aubrey Harbin : Planning	Remove signature blocks.	
105	10	Becky Bennett : Planning	Name as a landscape buffer instead of a landscape easement	
106	10	Becky Bennett : Planning	120' ROW	
66	PLAT 4	Becky Bennett : Planning	Need documentation from well owner for any setbacks or testing easements	
72	PLAT 4	Aubrey Harbin : Planning	This plat only dedicated 20-ft roadways. (typical)	
73	PLAT 4	Aubrey Harbin : Planning	Final plat submission will require letters from the US Army CORP of Engineers for wetlands, all pipeline companies for crossing pipelines, and all well companies indicating required setbacks. (Subdivision Ord, Section IV.B.3.b.(3), (4), and (5))	@ Final Plat Submission
95	PLAT 4	Becky Bennett : Planning	These four appear to be inactive. Label as To Be Demolished.	
102	PLAT 4	Aubrey Harbin : Planning	This plat only dedicated 20-ft roadways, which is why we are requiring an additional 30 feet. Ten feet will be obtained from the adjacent owner at the time of platting.	
103	PLAT 4	Aubrey Harbin : Planning	Currently 20 feet.	

Comment ID	Page Reference	Reviewer : Department	Review Comments	Applicant Response Comments
78	PLAT 3	Aubrey Harbin : Planning	The square footage of each lot shall be labeled on the plat. This can be provided for in a table on the plat.	
100	PLAT 3	Aubrey Harbin : Planning	Landscape Buffer, Not Building Line.	
101	PLAT 3	Becky Bennett : Planning	Missing the Reserve Table	
109	PLAT 3	Aubrey Harbin : Planning	Remove reserves from ROW. Street cross section to be included in infrastructure plans identifying landscape reserves, sidewalks, utilities, and paving.	
59	PLAT 2	Becky Bennett : Planning	NOTE: Proposed pond crosses city and county lines. Will need to plat with all jurisdictions.	
93	PLAT 2	Becky Bennett : Planning	Label as To Be demolished	
94	PLAT 2	Becky Bennett : Planning	These three appear active. If so, easements required.	
96	PLAT 2	Becky Bennett : Planning	Side setback on thoroughfares is 25'	
97	PLAT 2	Becky Bennett : Planning	Label this 25' BL	
33	04	Steve Vavrecka : Public Works	Note: tie into 8" not 16" transmission line	
34	04	Steve Vavrecka : Public Works	Utilize correct signature blocks	
35	08	Steve Vavrecka : Public Works	Utilize correct signature block	
32	07	Steve Vavrecka : Public Works	Utilize correct signature block	

General Comments (informational and do not require corrections):

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Aubrey Harbin	aharbin@friendswood.com	281-996-3280
Steve Vavrecka	svavrecka@friendswood.com	281-996-3384
Becky Bennett	bbennett@friendswood.com	281-996-3290
Jil Arias	jarias@friendswood.com	281-996-3312

Submission Documents:

Document Name	Document ID
COF GCCDD PLAT_FALLING LEAF RANCH_SHT 1 OF 4_060425.pdf	75403
C4_Master Utility Plan.pdf	74285
C10_Landscaping Plan-Layout1.pdf	74287
C7_Master Drainage Plan.pdf	74288
COF GCCDD PLAT_FALLING LEAF RANCH_SHT 3 OF 4_060425.pdf	75401
COF GCCDD PLAT_FALLING LEAF RANCH_SHT 4 OF 4_060425.pdf	75400
C8_Offsite Storm Sewer Outfall Detail.pdf	74286
COF GCCDD PLAT_FALLING LEAF RANCH_SHT 2 OF 4_060425.pdf	75402
Abstractors Search (002).pdf	74283



Fidelity National Title
13105 Northwest Freeway, Suite 240
Houston, TX 77040

CITY PLANNING LETTER

Order No.: FAHCS25006865

Through an effective date of:

April 20, 2025

Property

Address:

City/State/Zip Code: Galveston, Texas 77040

Legal Description:

Being a tract or parcel containing 117.506 acres (5,118, 557 sq. ft.) of land situated in the Robert Hoppel Survey, Abstract No. 83 and the B.B.B. & C.R.T. Co, Survey, Abstract No. 46, Galveston County, Texas being all of a called 61.892 acre tract of land (Parcel 1) , all of a called 10.019 acre tract of land (Parcel 2) and all of a called 46.893 acre tract of land (Parcel 3) conveyed to JMK5 Falling Leaf, L.L.C. as described in deed recorded under Galveston County Clerks File No. 2023024740, Save and Except a 1.298 acre (56,553 sq. ft.) portion of land out of said 61.8952 acre tract lying in the B.B.B. & C.R.R. Co. Survey, Abstract No. 160, Brazoria County, Texas and being more particularly described by metes and bounds:

Metes and Bounds:

Based on a search of the Public Records of the County of Galveston and Brazoria County Texas the last instrument purporting to convey title to the land described above was:

JMK5 FALLING LEAF LLC, a Texas limited liability company., by virtue of Deed recorded under Brazoria and Galveston County Clerks File No. 2023024740 and 2023024935.

Incorrect deed number.

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Galveston/Brazoria County, Texas, and are affecting title to the property above described during the time frame as set out above:

RESTRICTIONS: Missing restrictions.

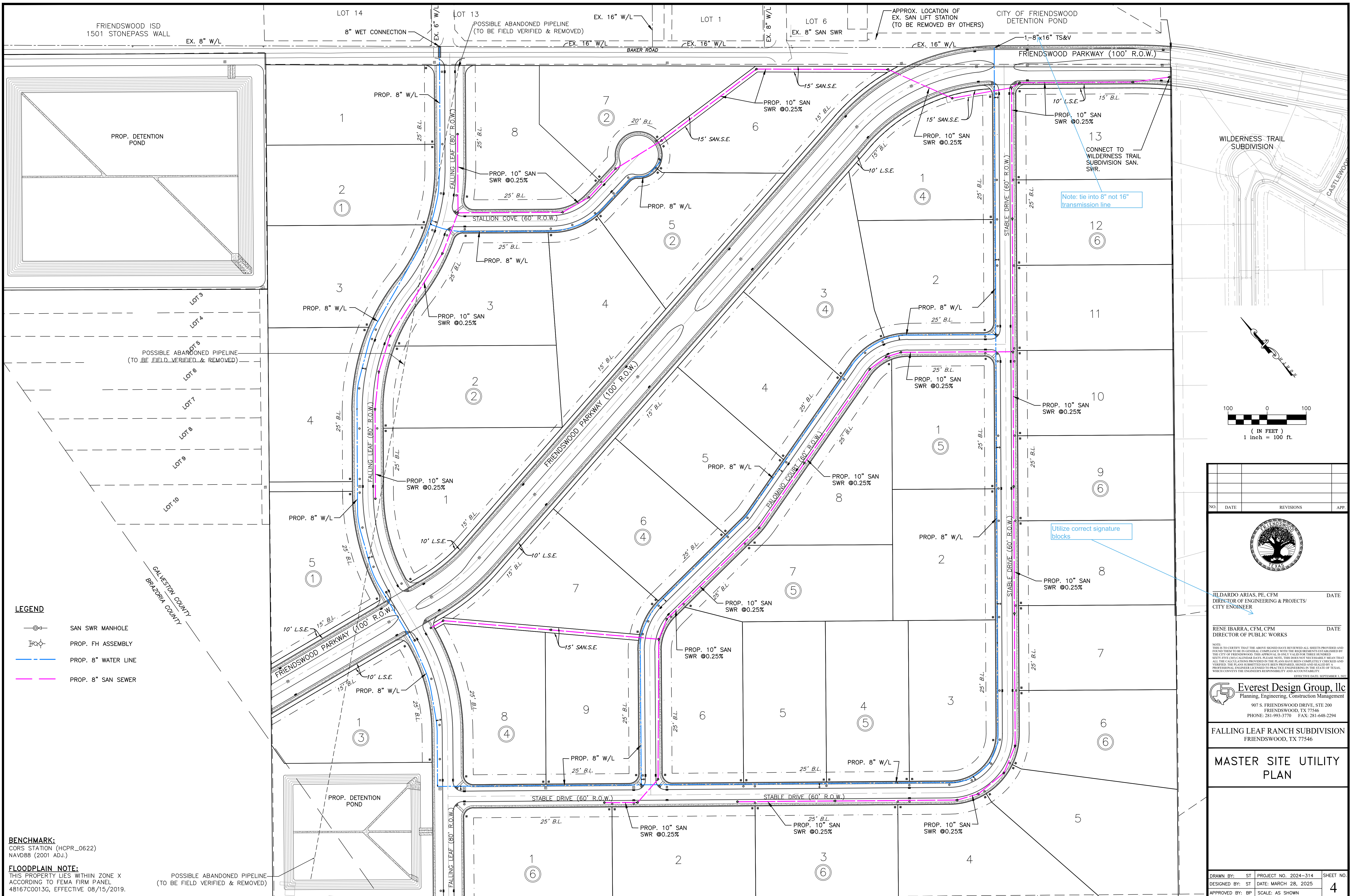
None of Record

EASEMENTS: Missing easements.

None of Record

City Ordinance recorded under Galveston County Clerks File No. 2025016038.





- LEGEND**
- SAN SWR MANHOLE
 - PROP. FH ASSEMBLY
 -
 -

BENCHMARK:
CORS STATION (HCPR_0622)
NAVD88 (2001 ADJ.)

FLOODPLAIN NOTE:
THIS PROPERTY LIES WITHIN ZONE X
ACCORDING TO FEMA FIRM PANEL
48167C0013G, EFFECTIVE 08/15/2019.

NO.	DATE	REVISIONS	APP.



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

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

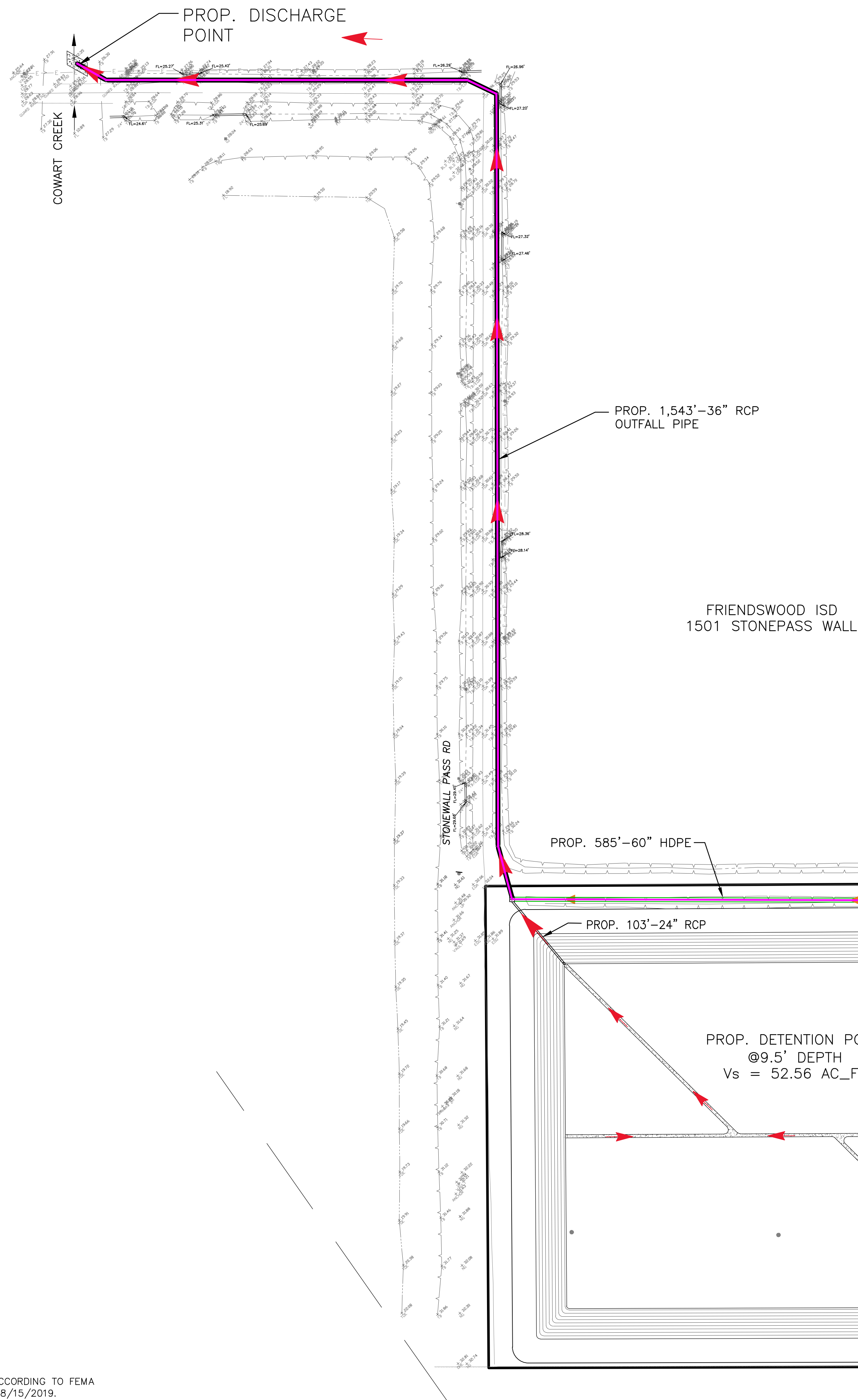
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Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

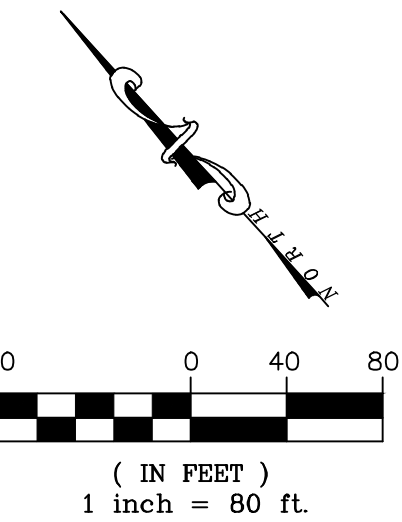
FALLING LEAF RANCH SUBDIVISION
FRIENDSWOOD, TX 77546

MASTER SITE UTILITY PLAN

DRAWN BY: ST	PROJECT NO. 2024-314	SHEET NO.
DESIGNED BY: ST	DATE: MARCH 28, 2025	4
APPROVED BY: BP	SCALE: AS SHOWN	



Utilize correct signature block



NO.	DATE	REVISIONS	APP.



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

RENE IBARRA, CFM, CPM
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EFFECTIVE DATE: SEPTEMBER 3, 2023

 **Everest Design Group, LLC**
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

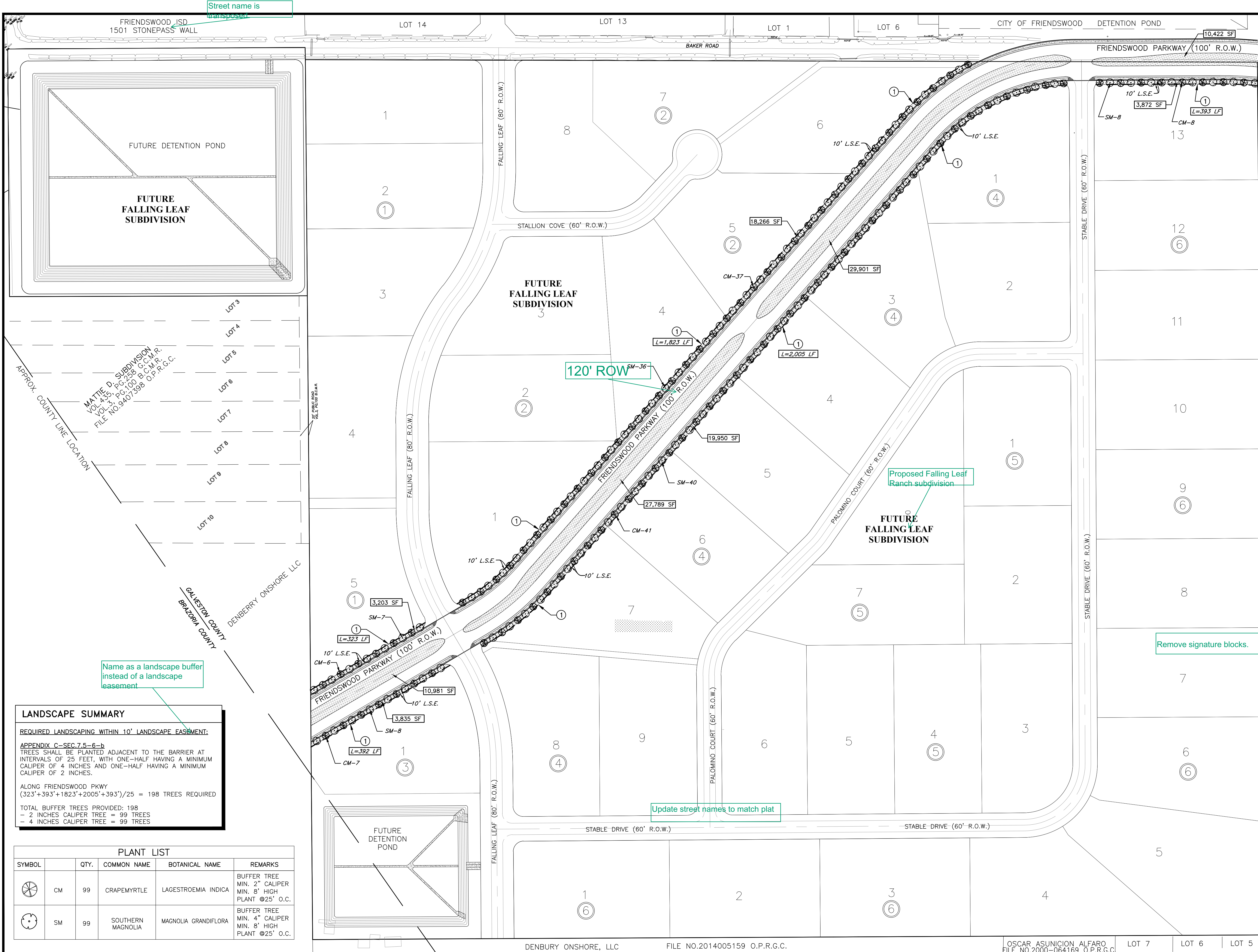
FALLING LEAF RANCH SUBDIVISION
FRIENDSWOOD, TX 77546

**STORM SEWER
OUTFALL DETAIL**

DRAWN BY: ST	PROJECT NO. 2024-314	SHEET NO.
DESIGNED BY: ST	DATE: MARCH 28, 2025	8
APPROVED BY: BP	SCALE: AS SHOWN	

BENCHMARK:
CORS STATION (HCPR_0622)
NAVD88 (2001 ADJ.)

FLOODPLAIN NOTE:
THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO FEMA
FIRM PANEL 48167C0013G, EFFECTIVE 08/15/2019.



LEGEND

HYDROMULCH AREA

SCHEDULE OF KEYNOTES:

① PROP. 6' HIGH PRECAST CONCRETE PANEL FENCE. SEE SHEET 38A FOR DETAIL.

FRIENDSWOOD PARKWAY

R.O.W.

10' L.S.E.

6' PRECAST CONC. PANEL FENCE

LANDSCAPE BUFFER

CONCRETE FENCING ALONG FRIENDSWOOD PARKWAY

SCALE: NTS

NOTE:

ALL 6' HIGH PRECAST CONCRETE PANEL FENCE, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOA.

100

0

100

(IN FEET)

1 inch = 100 ft.

BENCHMARK:
CORS STATION (HCPR_0622)
NAVD88 (2001 ADJ.)

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NO.	DATE	REVISIONS	APP.



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EFFECTIVE DATE: SEPTEMBER 3, 2023

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Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

**FRIENDSWOOD PARKWAY
EXTENSION**
FRIENDSWOOD, TX 77546

LANDSCAPING PLAN

DRAWN BY: ST	PROJECT NO. 2024-314	SHEET NO.
DESIGNED BY: ST	DATE: MARCH 28, 2025	10
APPROVED BY: BP	SCALE: AS SHOWN	

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING WITHIN 10' LANDSCAPE EASEMENT:

APPENDIX C-SEC.7.5-6-b
TREES SHALL BE PLANTED ADJACENT TO THE BARRIER AT
INTERVALS OF 25 FEET, WITH ONE-HALF HAVING A MINIMUM
CALIPER OF 4 INCHES AND ONE-HALF HAVING A MINIMUM
CALIPER OF 2 INCHES.

ALONG FRIENDSWOOD PKWY
(323'+393'+1823'+2005'+393')/25 = 198 TREES REQUIRED

TOTAL BUFFER TREES PROVIDED: 198
- 2 INCHES CALIPER TREE = 99 TREES
- 4 INCHES CALIPER TREE = 99 TREES

PLANT LIST				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	CM	99	CRAPEMYRTLE	LAGESTROEMIA INDICA
	SM	99	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA

MATTIE D. SUBDIVISION
VOL. 435 PG. 259 G.C.M.R.
VOL. 1 PG. 100 B.C.M.R.
FILE NO. 9407398 O.P.R.G.C.

APPROX. COUNTY LINE LOCATION

LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10

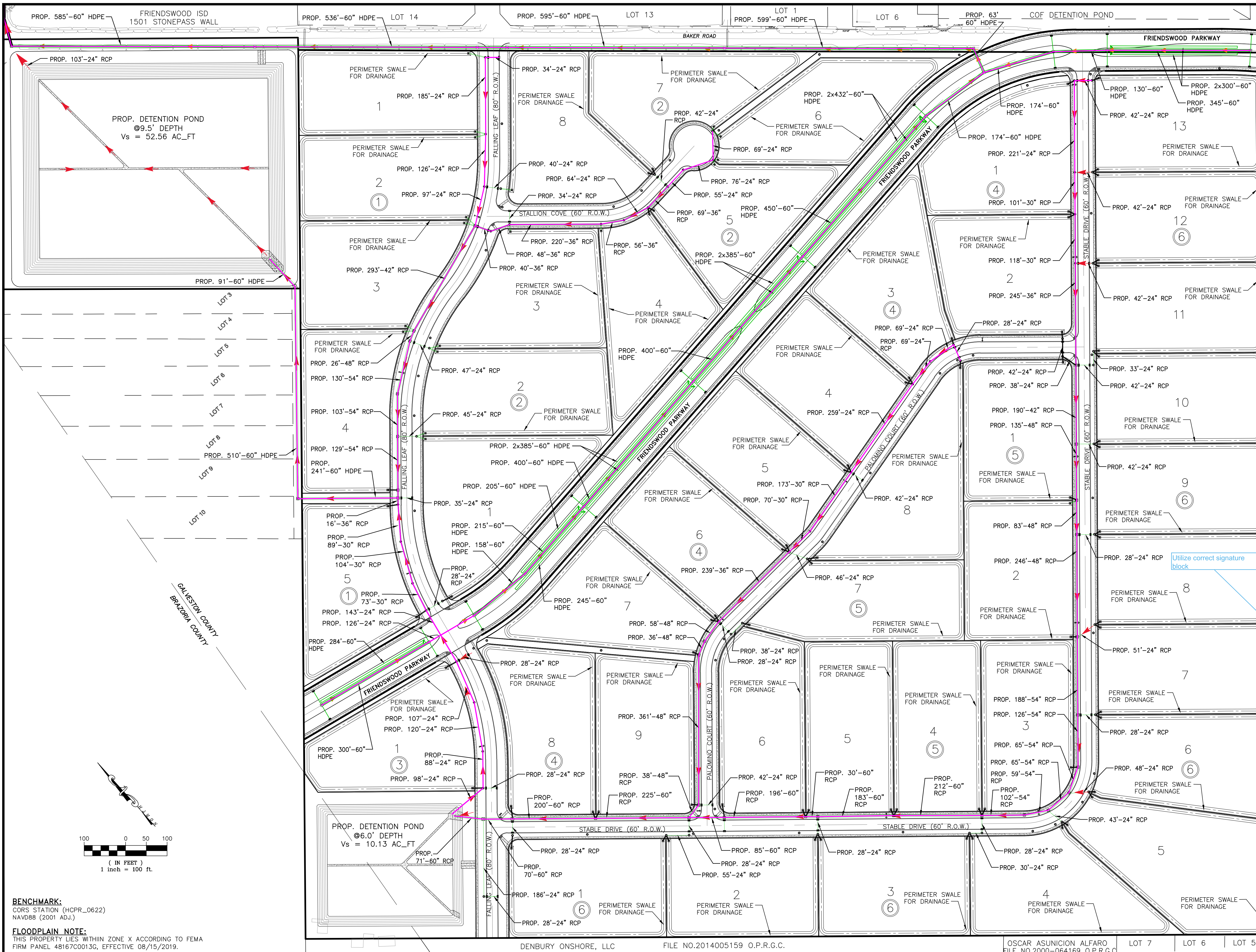
DENBURY ONSHORE, LLC

GALVESTON COUNTY
BRAZORIA COUNTY

FRIENDSWOOD JSD
1501 STONEPASS WALL

FUTURE DETENTION POND

FUTURE FALLING LEAF SUBDIVISION



DETENTION STORAGE VOLUME REQUIRED FOR FRIENDSWOOD PARKWAY:

1. REQUIRED STORAGE:
DETENTION RATE: 0.55 AC_FT/AC (ESTATE LOT)

FRIENDSWOOD PARKWAY: A = 7.96 AC
V = 7.96*0.55 = 4.38 AC_FT = 190,706 CF

2. PROVIDED STORAGE:

STORAGE CALCULATION			
DIAM in	AREA sf	L ft	VOL. cf
24	3.14	925	2,905
36	7.07	1,543	10,909
60	19.63	8,918	175,060
6x6x6 CB (17 QTY)			3,672
TOTAL = 192,330			

=> TOTAL STORAGE PROVIDED: V = 192,330 CF
V = 116.10*0.55 = 63.86 AC_FT = 2,781,524 CF

DETENTION STORAGE VOLUME REQUIRED FOR FALLING LEAF SUBDIVISION:

1. REQUIRED DETENTION STORAGE:
ESTATE LOT: DETENTION RATE 0.55 AC_FT/AC
SITE DEVELOPMENT AREA: A = 116.10 AC
- DETENTION REQUIRED:
V = 116.10*0.55 = 63.86 AC_FT = 2,781,524 CF
2. PROVIDED DETENTION STORAGE:
- WITHIN DETENTION POND #1 @ 9.5 FT DEEP:
V = 53.47 AC_FT = 2,329,071 CF
 - WITHIN DETENTION POND #2 @ 6.0 FT DEEP:
V = 10.12 AC_FT = 440,774 CF
 - WITHIN 60" PIPES:
L = 842 LF, A = 19.63 SF
V = 842*19.63 = 8,990 CF = 0.20 AC_FT
 - WITHIN 54" PIPES:
L = 566 LF, A = 15.90 SF:
V = 566*15.90 = 21,830 CF = 0.50 AC_FT
 - WITHIN 36" PIPES:
L = 807 LF, A = 7.06 SF:
V = 807*7.06 = 5,697 CF = 0.13 AC_FT
 - WITHIN 30" PIPES:
L = 282 LF, A = 4.91 SF:
V = 282*4.91 = 1,384 CF = 0.03 AC_FT
 - WITHIN 24" PIPES:
L = 5,002 LF, A = 3.14 SF:
V = 5,002*3.14 = 15,706 CF = 0.36 AC_FT
- => TOTAL DETENTION STORAGE PROVIDED:
V = 2,329,071 + 440,774 + 8,990 + 21,830 + 5,697 + 1,384 + 15,706 = 2,823,452 CF = 64.80 AC_FT

NO.	DATE	REVISIONS	APP.



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

RENE IBARRA, CFM, CPM
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Everest Design Group, LLC
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, STE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294

FALLING LEAF RANCH SUBDIVISION
FRIENDSWOOD, TX 77546

MASTER DRAINAGE PLAN

DRAWN BY: ST	PROJECT NO. 2024-314	SHEET NO.
DESIGNED BY: ST	DATE: MARCH 28, 2025	7
APPROVED BY: BP	SCALE: AS SHOWN	

BENCHMARK:
CORS STATION (HCPR_0622)
NAVD88 (2001 ADJ.)

FLOODPLAIN NOTE:
THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO FEMA FIRM PANEL 48167C0013G, EFFECTIVE 08/15/2019.

MATCHLINE "B"

FINAL PLAT OF
MATTIE D. SUBDIVISION
VOL. 435, PG. 258 G.C.M.R.
G.C.C.F. NO. 9407398

B. B. B. & C. R. R. CO. SURVEY, A - 46

9.132 ACRES (397,784 SQ. FT.)
RESTRICTED RESERVE "A"
(DRAINAGE/DETENTION)

30' R.O.W. DEDICATION
(0.887 ACRE - 38,624 SQ. FT.)

40' ROADWAY (CENTERED ON P.L.)
VOL. 12, PG. 9 G.C.M.R.

20' ROAD EASEMENT
VOL. 253, PG. 15 G.C.D.R.

N 41°31'28" E 1,158.43'

ROBERT HOPPEL SURVEY, A - 83

LOT 4
2.00 ACRES
(87,080 SQ. FT.)

LOT 3
2.01 ACRES
(87,440 SQ. FT.)

LOT 2
2.01 ACRES
(87,386 SQ. FT.)

LOT 1
2.01 ACRES
(87,513 SQ. FT.)

LOT 14

LOT 15

FALLING LEAF DR. (80' R.O.W.)

STALLION COVE
(60' R.O.W.)

FALLING LEAF DR. (60' R.O.W.)

Landscape Buffer,
Not Building Line.

BLOCK 1
MUSTANG MEADOWS
SECTION ONE
VOL. 15, PG. 14 G.C.M.R.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 22°15'16" W	25.00'
L2	N 10°00'00" E	25.00'
L3	S 22°09'50" W	75.00'
L4	N 78°20'39" W	26.17'
L5	S 78°20'39" E	25.98'
L6	N 78°27'18" W	28.94'
L7	S 86°59'02" W	2.00'
L8	S 87°18'10" W	37.70'
L9	S 87°18'10" W	58.65'
L10	S 85°03'24" W	51.10'
L11	S 85°03'24" W	49.45'
L12	S 85°03'24" W	100.55'
L13	N 48°16'35" W	10.02'
L14	S 11°23'18" E	15.00'

CURVE TABLE:

C	RADIUS	DELTA	ARC	CHD BRG	CHD LEN
C1	459.43	29°14'13"	234.43	N 26°56'26" E	231.90'
C2	25.00	37°37'42"	16.42	N 06°30'59" W	16.12'
C3	25.00	35°20'05"	15.42	N 30°44'51" E	15.17'
C4	540.00	28°38'37"	289.96	N 27°24'06" E	267.16'
C5	540.00	38°14'13"	360.37	N 60°50'51" E	353.72'
C6	460.00	38°16'46"	307.33	N 60°40'15" E	301.64'
C7	25.00	89°31'22"	39.06	N 03°04'49" W	35.21'
C8	25.00	90°28'46"	39.48	S 86°55'07" W	35.50'
C9	25.00	98°12'26"	42.85	S 00°49'58" W	37.79'
C10	120.00	46°40'00"	97.74	S 71°36'55" E	95.06'
C11	25.00	49°40'47"	21.68	N 60°13'01" E	21.00'
C13	60.00	27°21'54"	292.54	S 04°56'56" E	77.65'
C14	25.00	49°40'47"	21.68	N 70°06'12" W	21.00'
C15	180.00	46°40'00"	146.61	N 71°36'35" W	142.59'
C16	25.00	70°16'43"	30.66	N 83°24'57" W	28.78'
C18	460.00	38°14'13"	306.99	S 60°50'51" W	301.32'
C19	460.00	28°11'05"	226.28	S 27°37'53" W	224.01'
C20	440.00	18°20'44"	140.88	S 87°37'40" E	140.28'
C21	560.00	18°07'44"	177.19	S 87°44'10" E	176.45'
C23	25.00	90°00'00"	39.27	S 86°41'38" W	35.36'
C24	180.00	54°34'11"	171.44	N 75°48'06" W	165.03'
C26	180.00	31°41'53"	987.29	S 64°26'06" W	139.90'
C27	25.00	90°00'00"	39.27	S 86°34'03" W	35.36'
C28	25.00	90°00'00"	39.27	N 03°25'56" W	35.36'
C29	540.00	29°24'59"	277.24	N 26°51'56" E	274.21'
C30	25.00	36°52'12"	15.80	N 30°15'48" E	15.84'
C31	25.00	89°59'58"	39.27	N 86°34'04" E	35.36'
C32	180.00	89°52'28"	282.35	N 86°37'49" E	254.28'
C33	25.00	36°52'12"	16.09	N 60°07'40" E	15.81'
C36	120.00	89°52'28"	188.23	S 86°37'49" W	169.52'
C37	25.00	90°00'00"	39.27	N 03°25'57" W	35.36'
C38	120.00	45°44'07"	95.79	N 64°26'06" E	93.26'
C39	180.00	110°23'22"	32.64	N 82°06'29" E	32.59'

Remove reserves from ROW. Street cross section to be included in infrastructure plans identifying landscape reserves, sidewalks, utilities, and paving.

Restricted Reserves cannot be located within public right-of-way. (Typ.)

Make this an HOA maintained green space (reserve)

BLOCK 1
WHISPERING PINES ESTATES
PLAT RECORD 2003A, MAP NO. 15 G.C.M.R.

T.B.M. NO. 1
ELEVATION 31.70'

RESTRICTED RESERVE "B"
(RESERVED FOR DETENTION AND DRAINAGE PURPOSES ONLY)

Missing the Reserve Table

The square footage of each lot shall be labeled on the plat. This can be provided for in a table on the plat.

122.007 ACRES
(5,314,603 SQ. FT.)

4,352 ACRES (189,583 SQ. FT.)
RESTRICTED RESERVE "I"
(PARK/AMENITIES)

RESTRICTED AREA #2 (SHADED)
6,114 ACRES (266,318 SQ. FT.)

6,079 ACRES (264,823 SQ. FT.)
RESTRICTED RESERVE "H"
(PARK/AMENITIES)

E. STABLE DR. (60' R.O.W.)

BENCHMARK

HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT MONUMENT NO. 54 (NATIONAL GEOLOGIC SURVEY PID AHS596); FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCS 54 1986" AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DRIVE AT THE SOUTHWEST(SW) EDGE OF THE FIRST 2 PARKING SPACES TO THE SW OF MAIN DRIVEWAY. ELEVATION 29.40' (NAVD 1988, 2012 ADJ.)

T.B.M. NO. 1

PK NAIL SET IN ASPHALT INTERSECTION AS SHOWN HEREON. ELEVATION 31.70'

T.B.M. NO. 2

IRON ROD SET IN EDGE OF GRAVEL ROAD AS SHOWN HEREON. ELEVATION 32.76'

T.B.M. NO. 3

IRON ROD SET IN TOP BANK OF DETENTION POND AS SHOWN HEREON. ELEVATION 30.88'

ABBREVIATIONS:

ARC LENGTH
B.C.D.R.
B.L.
(CM)
D.E.
G.C.C.F.
G.C.D.R.
G.C.M.R.
IR
IP
L.F.E.
L.S.E.
P.B.L.
P.L.
P.L.M.
P.O.B.
P.O.C.
R.O.W.
"SET"
S.S.E.
S.W.E.
T.B.M.
T.B.P.E.L.S.
T.M.P.
U.E.

ARC LENGTH
BRAZORIA COUNTY DEED RECORDS
BUILDING LINE
CONTROL MONUMENT
DRAINAGE EASEMENT
GALVESTON COUNTY CLERK'S FILE
GALVESTON COUNTY DEED RECORDS
GALVESTON COUNTY MAP RECORDS
IRON ROD
IRON PIPE
LANDSCAPE & FENCE EASEMENT
LEFT STATION EASEMENT
PIPELINE BUILDING LINE
PROPERTY LINE
PIPELINE MARKER
POINT OF BEGINNING
POINT OF COMMENCING
RIGHT-OF-WAY
SET 5/8" IRON ROD WITH CAP
STAMPED "BOUNDARY ONE-IPLS 5489"
SANITARY SEWER EASEMENT
SIDEWALK EASEMENT
TEMPORARY BENCHMARK
TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING
TEXAS NEW MEXICO POWER
UTILITY EASEMENT

NOTE:
WCA, ENGINEER FOR WILDERNESS TRAIL, STATES THAT A 10" SAN GRAVITY LINE AT ELEV=20.0' IS ACCEPTABLE FOR CONNECTION

CALLD 39.39 ACRES
LONE STAR WILDERNESS TRAILS, LLC
G.C.C.F. NO. 2024000245

Provide recent verification this is still the case.

FALLING LEAF RANCH

BEING A SUBDIVISION OF 122.007 ACRES OF LAND
OUT OF THOSE CERTAIN TRACTS AS DESCRIBED BY DEEDS
RECORDED UNDER G.C.C.F. NO. 2023024935 AND BEING A
REPLAT OF LOTS 1-14, BLOCK 2, FALLING LEAF DR., B-BAR CIRCLE
AND D-BAR CIRCLE, MUSTANG MEADOWS SECTION ONE
PLAT RECORD 15, MAP NO. 14, G.C.M.R.
B.B.B. & C.R.R. CO. SURVEY, A-46
ROBERT HOPPEL SURVEY, A-83
CITY OF FRIENDSWOOD
GALVESTON COUNTY, TEXAS

6 BLOCKS 39 LOTS 9 RESERVES

OWNER:

JMK5 FALLING LEAF, LLC
JEROME KARAM, MANAGER
308 W. PARKWOOD AVE., STE. 104-A
FRIENDSWOOD, TX 77546
(832) 282-8451

SURVEYOR:

boundary one
professional surveyors
T.B.P.E.L.S. Firm No. 10084800
150 W. Shadowbend Ave., Suite 300
Friendswood, TX 77546
Office (281) 640-3131 Fax (832) 895-9117
www.boundaryone.com



DATE: JUNE 4, 2025

SCALE: 1" = 80'

SHEET 3 OF 4



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: June 12, 2025

Subject:

Receive the May 2025 DRC Report, the May 2025 Business 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 May 2025 DRC Report and new Friendswood Business Report are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood Monthly Business Report May 2025
2. May 2025 DRC Report



CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - MAY 2025

Click [here](#) to access the Current Development Projects presentation/story map.

Certificates of Occupancy Issued (new, additions, alterations, name, owner and occupant changes)

Riverstone Montessori Friendswood	1610 West Blvd.	NEW
UTMB Health	1715 S Friendswood Drive Suite 400	ALTER
D1 Training	709 W Parkwood Ave Suite D	ALTER
C Foster Physical Therapy	1715 S Friendswood Drive Suite 110	ALTER
Rosebranch Dermatology	308 S Friendswood Drive Suite 110	ALTER

New commercial permits issued:

None

Commercial Add/Alter permits issued:

Getawell Spa Build Out 405 E Parkwood Ave.

Zone Changes:

None

Denotes Location in the Downtown District (DD)

Community & Economic Development Corporation (CEDC)

Mission: To champion a vibrant and competitive economy by providing leadership and resources for business attraction, retention, and expansion to enhance the quality of life.

Meeting days – first Wednesday of each month at 4pm; 2nd floor conference room at City Hall

- Launched internship program – Future Works
- one vacancy remains

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

Meeting days – second Tuesday of each month at 4pm; Council Chambers

- Lighting project nearing completion
- Working with third party consultant to explore options on removing overhead communication and/or powerlines on northeastern side of S Friendswood Dr.
- Funded KFP art project – 6 utility boxes in the Downtown District – in process
- Approved purchase of Christmas decorations – 40-ft tree for Stevenson Park and garland and lights for new light poles

Miscellaneous:

- TIRZ (Tax Increment Reinvestment Zone) #1/PID (Public Improvement District) – Friendswood City Center on FM 528 – 124 acres; approved by City Council December 2023

- TIRZ (Tax Increment Reinvestment Zone) #2 – Friendswood Parkway/FM 528 – 3 – 326.52 acres; approved by City Council June 2024; Castle Biosciences
- We have vacancies on the Community & Economic Development Committee (CEDC), Zoning Board of Adjustment (ZBOA) and Construction Board of Adjustment (CBOA) – we need volunteers! The [volunteer application](#) is available on the City's website.

COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

MAY 2025



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
26 Windsong Lane Subdivide into 2 residential lots – the existing house would remain on one lot.	SFR	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat required – preliminary and final ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required ☐ Community Overlay District (300 ft or 150 ft) ☐ Downtown District ☒ Water available; waterline to be extended for fire hydrant ☒ Sewer available; public easements required to serve both lots ☒ On-site detention required ☐ May be eligible for regional detention ☒ High hazard flood zone(s) – AE, Shaded X ☒ Pipelines and abandoned active oil wells – abandoned well ☐ TxDOT Permits required Misc Notes: Fire access and turnaround required.	