



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, JULY 24, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. OATHS OF OFFICE

- A. Administer Oaths of Office for reappointed Commissioners: Marsha Conrad, Travis Mann, and Marcus Rives.

3. 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.

4. CONSENT AGENDA

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

- A. Consider approving the minutes of the Planning and Zoning regular meeting held Thursday, June 26, 2025.

5. ACTION ITEMS

- A. Consider approving a site plan amendment at 303 N Friendswood Drive, to allow All Out Offroad to build an addition to the existing building, additional parking, and a detention pond.
- B. Consider approving a site plan amendment at 1757 S Friendswood Drive, to allow Chick-Fil-A to make two full drive-thrus.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 14, 2025, and (ii) Thursday, August 28, 2025.
- B. Receive the June 2025 DRC Report, the June 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.

7. 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
21ST day of July 2025, at 3:00 P.M.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 24, 2025

Subject: Consider approving the minutes of the Planning and Zoning regular meeting held Thursday, June 26, 2025.

Action:

SUMMARY / ORIGINATING CAUSE

The draft of the minutes is attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2025-06-26 Regular



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 26, 2025 - 6:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JUNE 26, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 26, 2025, AT 6:00PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

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

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 Travis Mann moved to approve the consent agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes of the Planning and Zoning Commission regular meeting held Thursday, June 12, 2025.
- B. Consider approval with minor staff comments of the City Center Final Plat, generally located in the 3800 block of FM 528.

4. ACTION ITEMS

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

Director Harbin stated this agenda item had been postponed from the previous meeting to allow for all discussion with the full commission present. She said the original landscape plan was approved in June 2022 and partially amended in June 2023. Since then, the property owner has approached several council members, obtained letters from adjacent property owners, and has resubmitted a plan to install 9 mitigation trees and waive the buffer tree requirement.

Stephanie Canady/Coastal Bend Engineering explained that installing trees blocks the view of security cameras and conflicts with the drainage ditch between properties. Commissioner Rives suggested a compromise to waive the installation of the 17 buffer trees but asked the owner to install 6 of the 8 remaining landscape trees; the 9 mitigation trees have already been installed. Commissioner Mann agreed with not requiring the buffer trees and said he was concerned that waiving the other trees sets a precedent for applicants to keep reducing what was agreed upon. He and Commissioner Conrad both said a compromise is a reasonable solution.

Commissioner Phillips commented that the type of trees being installed, Southern Magnolias, grow to be 60-80 feet tall. She suggested smaller tree types to prevent blocking camera views.

****Commissioner Marcus Rives moved to approve the site plan amendment for Industry Park Friendswood Phase Two to waive 17 buffer trees and stipulated 6 landscape trees be planted; 9 mitigation trees are already installed. Seconded by Chairman Tom Hinckley. The motion was approved 5-2 with Commissioners Brian Bounds Willie Anderson opposed.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 10, 2025, and (ii) Thursday, July 24, 2025.

- B. Receive the Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Harbin encouraged the commissioners to attend the annual state American Planning Association conference in October. She said this year it would be held in Bryan-College Station.

6. ADJOURNMENT

This meeting was adjourned at 06:27 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 24, 2025

Subject: Consider approving a site plan amendment at 303 N Friendswood Drive, to allow All Out Offroad to build an addition to the existing building, additional parking, and a detention pond.

Action:

SUMMARY / ORIGINATING CAUSE

ZONING: COMMUNITY SHOPPING CENTER (CSC) AND SUBJECT TO THE COMMUNITY OVERLAY DISTRICT (COD) REGULATIONS

The new owner of this building and site is proposing to double the size of the building, add parking, and on-site detention. The building addition includes a renovation of the existing portion of the building to add a glass storefront. Garage bays will be along the sides of the building. All the landscaping requirements for the newly developed portion of the site are compliant with current zoning regulations. In front of the existing building, the required 15-foot landscape buffer will be closer to the building rather than the street due to existing concrete. The minimum number of parking spaces, 45, is being provided.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

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

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

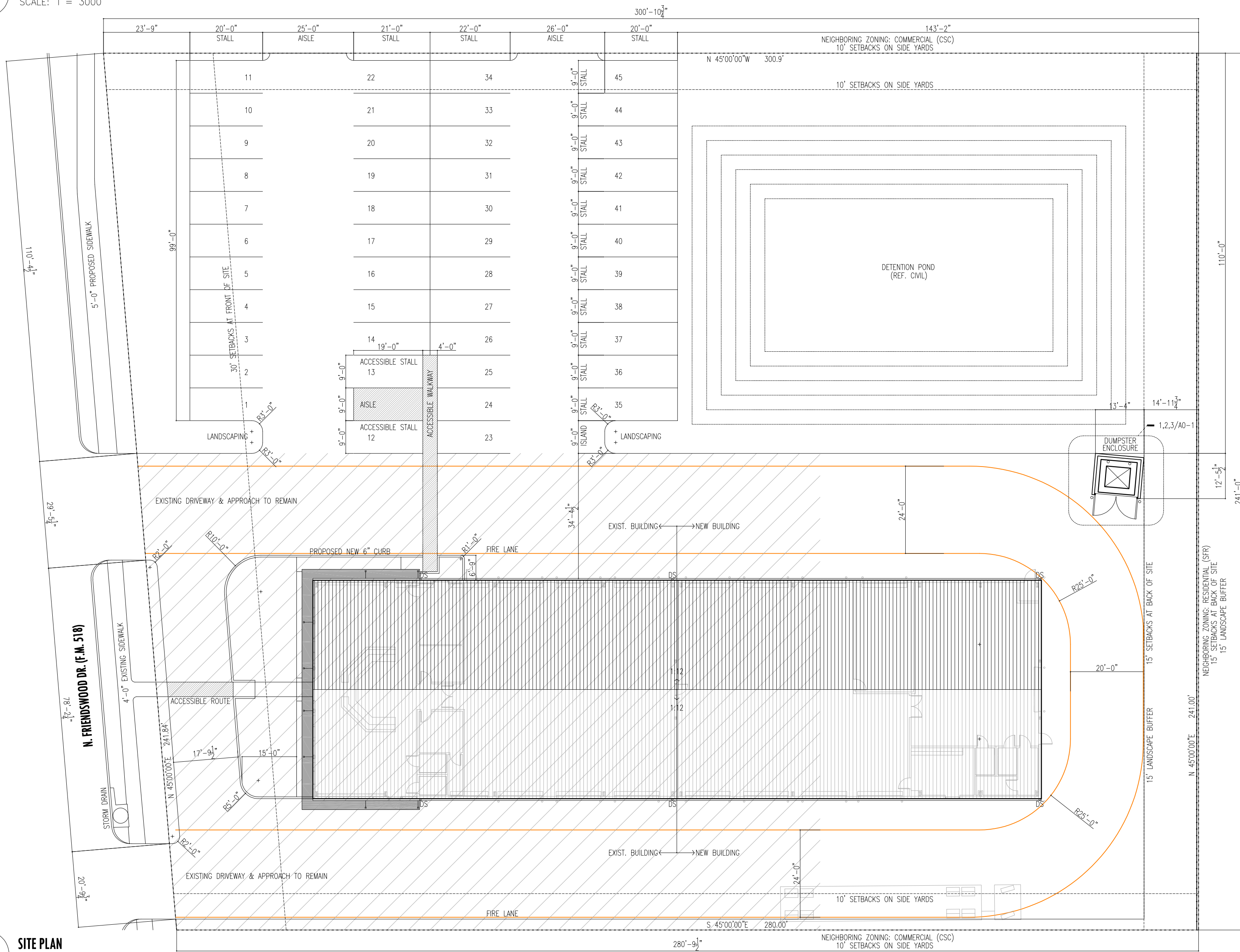
ATTACHMENTS

1. All Out Offroad Site Plan Amendment - 4 pages

ALL OUT OF ROAD



1 VICINITY MAP
SCALE: 1" = 3000'



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

DRAWING INDEX: 9 SHEETS

- A0-0 SITE PLAN
- A0-1 PHOTOMETRIC PLAN
- A0-2 ACCESSIBILITY DETAILS
- A1-0 FLOOR PLAN
- A1-1 RCP & EGRESS
- A1-2 ENLARGED PLANS
- A2-0 ELEVATIONS
- A2-1 INTERIOR ELEVATIONS
- L-1 LANDSCAPE PLAN

- S1-0 STRUCTURAL COVER SHEET
- S1-1 GENERAL NOTES
- S2-0 FOUNDATION PLAN
- S3-0 FRAMING PLAN
- S4-0 FOUNDATION DETAILS
- S5-0 FRAMING DETAILS

- P-1 PLUMBING FLOOR PLAN
- P-2 PLUMBING PIPING DETAILS
- P-3 PLUMBING FIXTURE SCHEDULE
- M-1 MECHANICAL FLOOR PLAN
- M-2 MECHANICAL SCHEDULES & DETAILS
- E-1 ELECTRICAL POWER PLAN
- E-2 ELECTRICAL LIGHTING PLAN
- E-3 ONE-LINE DIAGRAM

CODE ANALYSIS/ TABULATIONS:

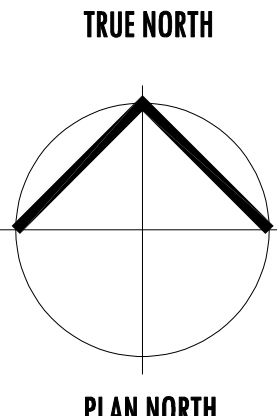
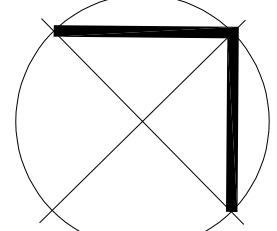
CODE CRITERIA 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 NATIONAL FIRE PROTECTION CODE (NFPA) 2018 MECHANICAL CODE 2018 PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE	IMPERVIOUS COVER		PARKING REQUIRED
	BUILDING: 12,010 SF TOTAL LOT AREA: 70,095 SF TOTAL IMPERVIOUS COVER: 17%		AUTO SHOP (0.3/AUTO BAY) @ 15 = 45 SPACES REQ. TOTAL PARKING PROVIDED = 45 SPACES
CODE ANALYSIS CONSTRUCTION TYPE: TYPE 2B (FIRE SPRINKLER), 1 STORY BUILDING GROSS SF: 12,010 SF MERCHANDISE: OFFICE (GROUP M): 1,888 SF @ 1/60 GROSS= 32 OCCUPANTS OFFICE (GROUP B): 661 SF @ 1/50 GROSS= 13 OCCUPANTS STORAGE (GROUP S): 1,822 SF @ 1/300 GROSS= 6 OCCUPANTS LOW HAZARD (GROUP F-2): WAREHOUSE: 7,675 SF @ 1/100 GROSS= 76 OCCUPANTS TOTAL OCCUPANTS: 127 MEANS OF EGRESS: 127 X 20 = 2544" REQUIRED 144" PROVIDED MAX. EXIT TRAVEL DISTANCE ALLOWED: 200'-0" MAX. EXIT TRAVEL DISTANCE SHOWN: 110'-0" PLUMBING FIXTURES REQUIRED: WATER CLOSETS: 3 (4 PROVIDED) LAVATORIES: 3 (4 PROVIDED)	LOT COVERAGE CALCULATIONS	12,010 SF 21,820 SF 70,095 SF	
	LANDSCAPE (COMMUNITY OVERLAY DISTRICT)		
	PARKING/DRIVEWAY AREA: 37,050 SF X (20%) LANDSCAPE PROVIDED: 7,410 SF X (50%) LANDSCAPE ISLANDS: PERIMETER LANDSCAPING: REQUIRED TREES: 1:30" LINEAR REQUIRED TREES: 1:25" LINEAR EXIST. TREE LINE (TO REMAIN) NEW LANDSCAPING BUFFER REQUIRED TREES 1:25" LINEAR (MIN. 2" CALIPER) EXISTING CONCRETE (TO REMAIN)	7,410 SF REQ. 21,035 SF 3,705 SF REQ. 4,078 SF PRO. 301' 10 TREES REQ. 241' 10 TREES REQ. 280' 110'+60' = 170' 7 TREES REQ. 132'	
	TDLR TOLR #: TABS2025017569		

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,

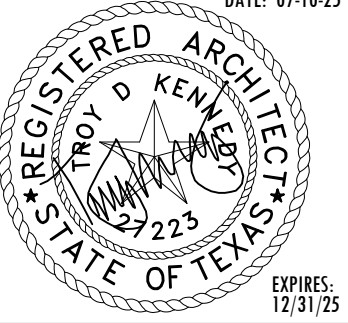
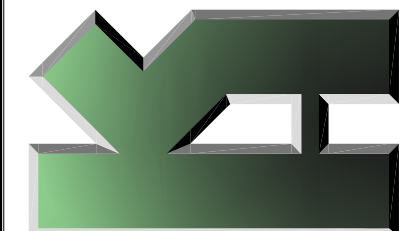


MODEL SHOT:

- 8" TALL PRIVACY FENCE
- FIRE LANE
- EXISTING IMPERVIOUS COVER
SHALL BE INCLUDED WITH NEW IMPERVIOUS COVER



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

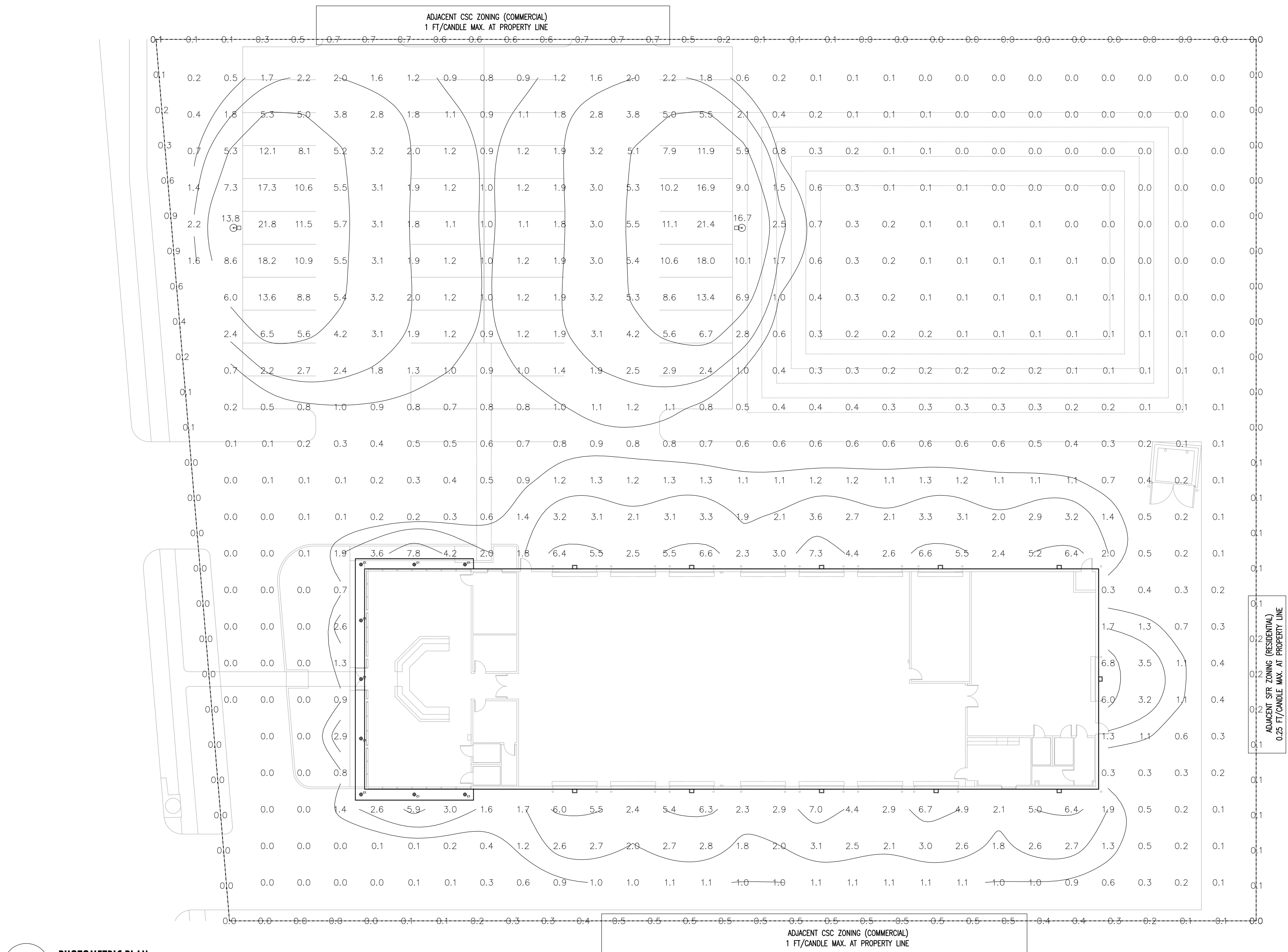


ALL OUT OF ROAD
303 NORTH FRIENDSWOOD DR. (F.M. 519)
FRIENDSWOOD, TEXAS, 77546

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FINAL CONSTRUCTION HOW MAY VARY FROM
THE DESIGN CONTAINED IN THESE DRAWINGS

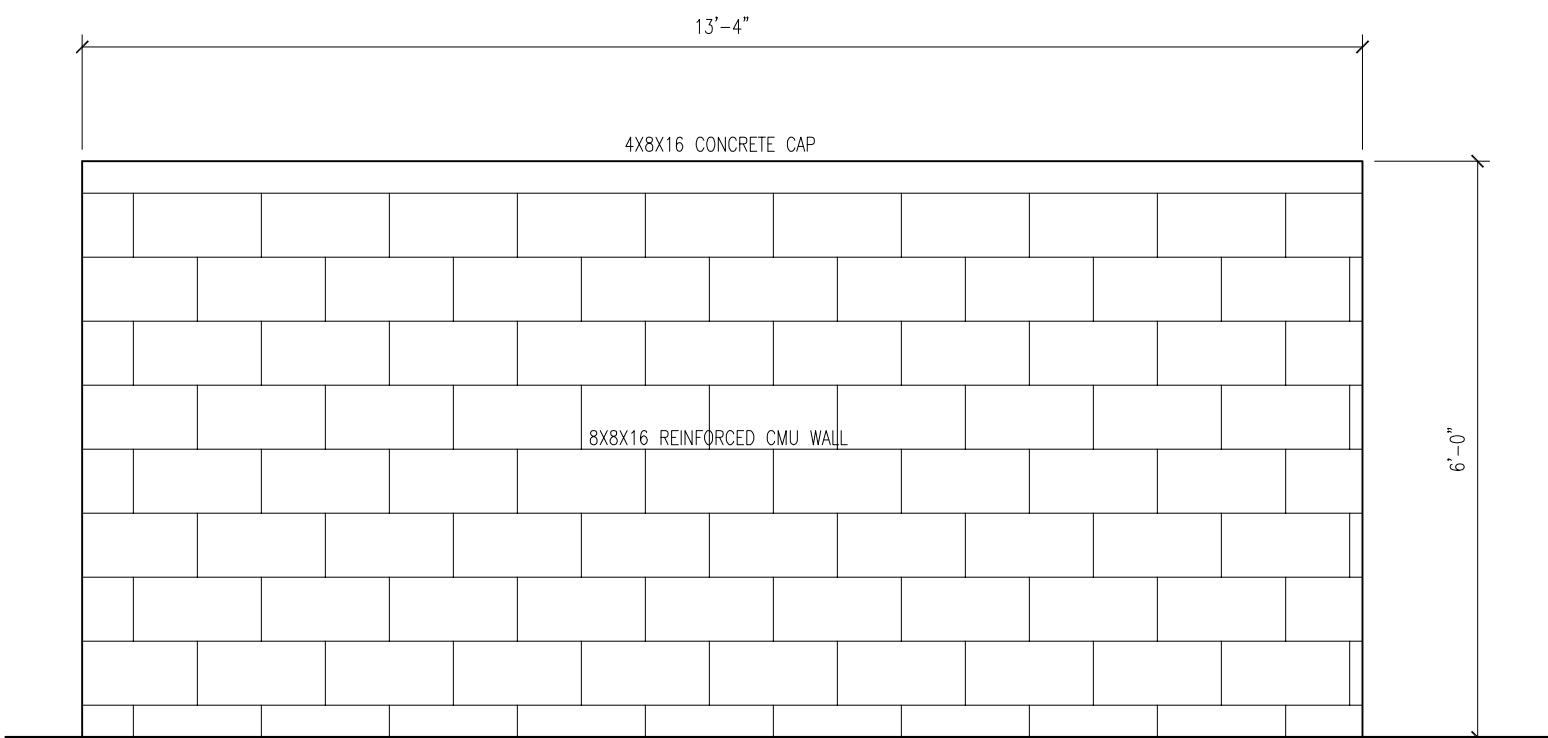
ISSUED FOR:
FOR PERMIT REVIEW 07-10-25

SITE PLAN
SHEET NUMBER
A0-0

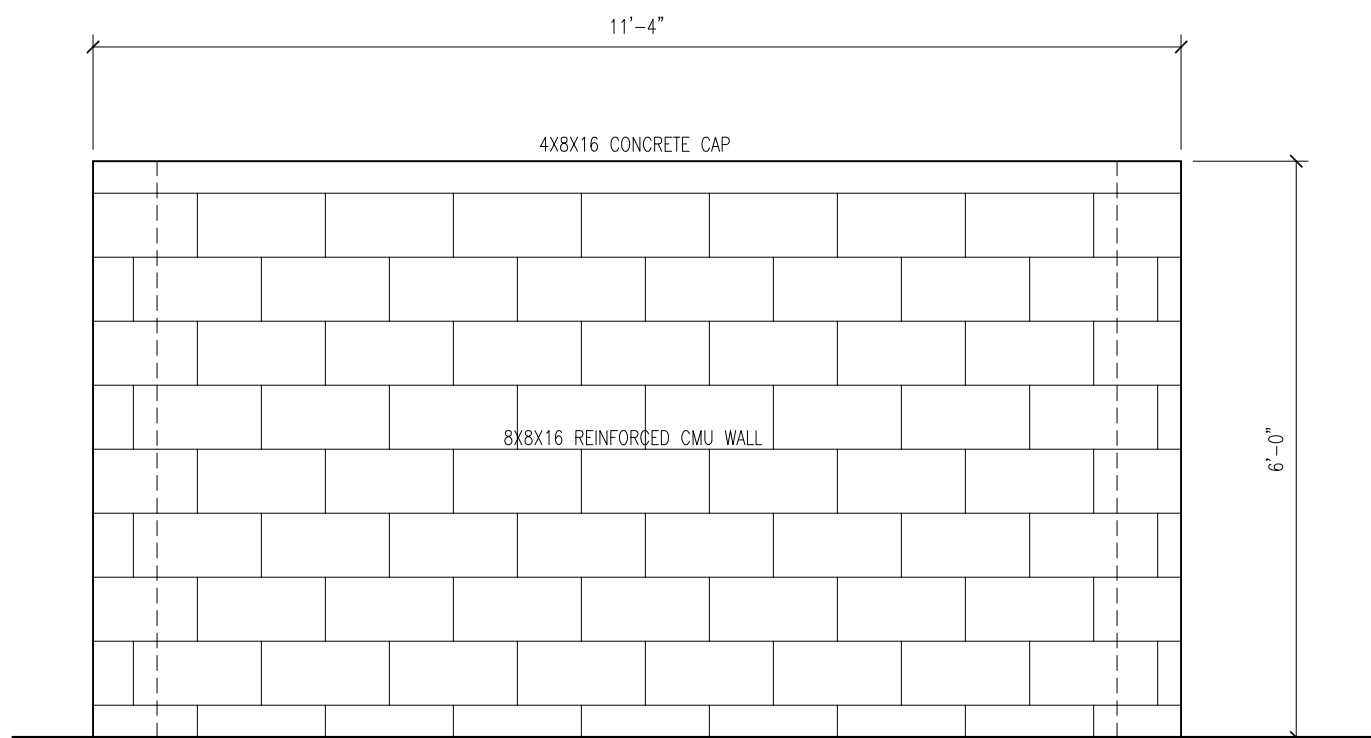


1 PHOTOMETRIC PLAN
SCALE: 1/20"= 1'-0"

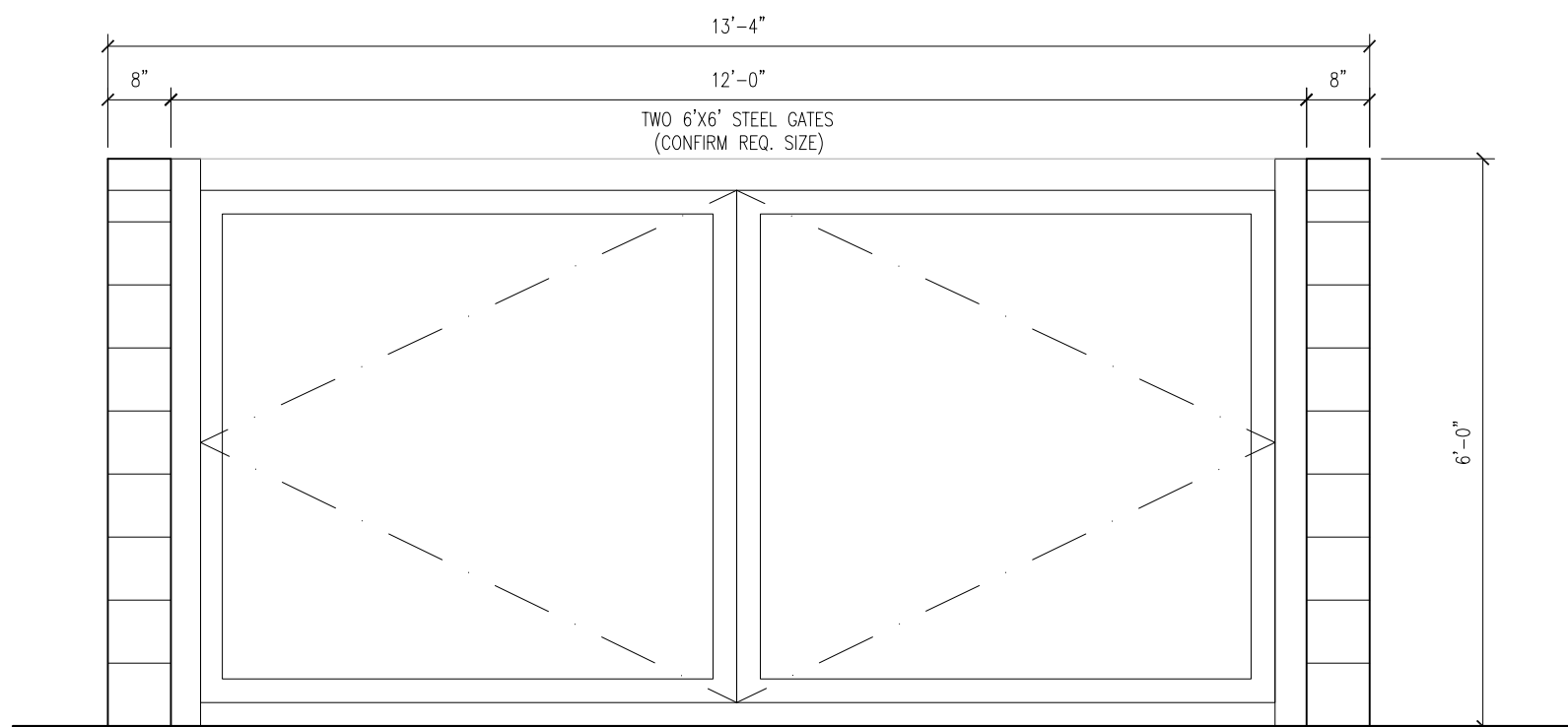
DUMPSTER ENCLOSURE



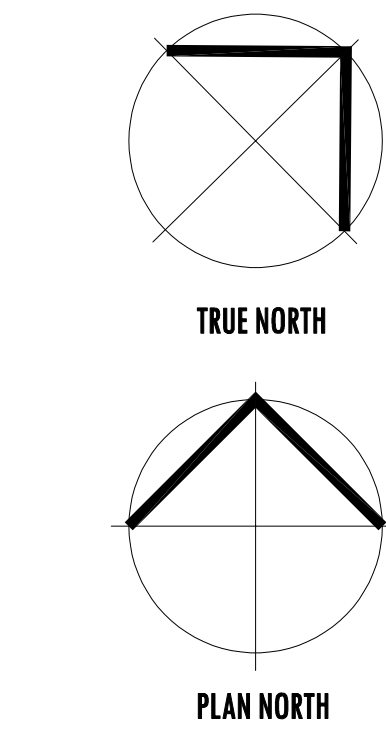
1 DUMPSTER ENCLOSURE
SCALE: 1/2"= 1'-0"



2 DUMPSTER ENCLOSURE
SCALE: 1/2"= 1'-0"



3 DUMPSTER ENCLOSURE
SCALE: 1/2"= 1'-0"



KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN

DATE: 06-18-25
REGISTERED ARCHITECT
TROY D. KENNEDY
STATE OF TEXAS
EXPIRES: 12/31/25

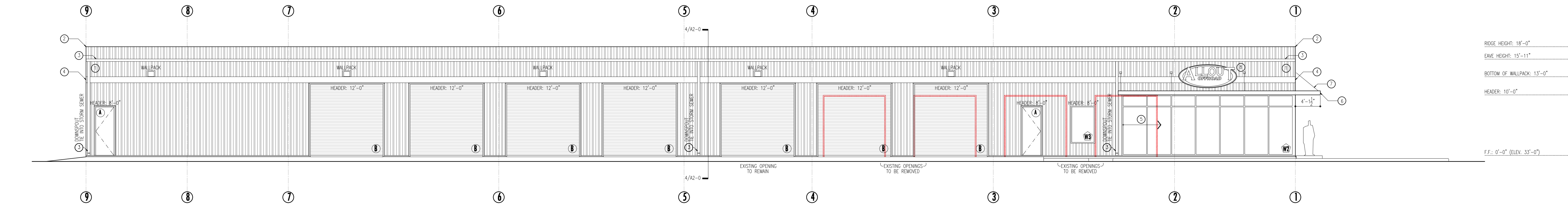
ALL OUT OFROAD

303 NORTH FRIENDSWOOD DR (E.M. 518)
FRIENDSWOOD, TEXAS, 77546

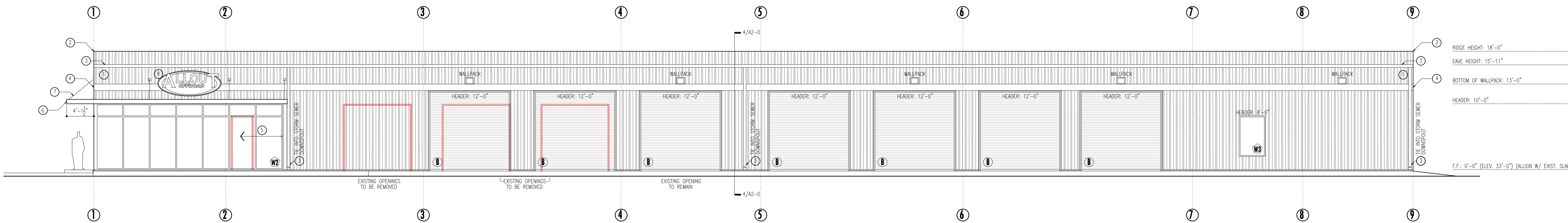
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ISSUED FOR :
FOR PERMIT REVIEW 06-18-25

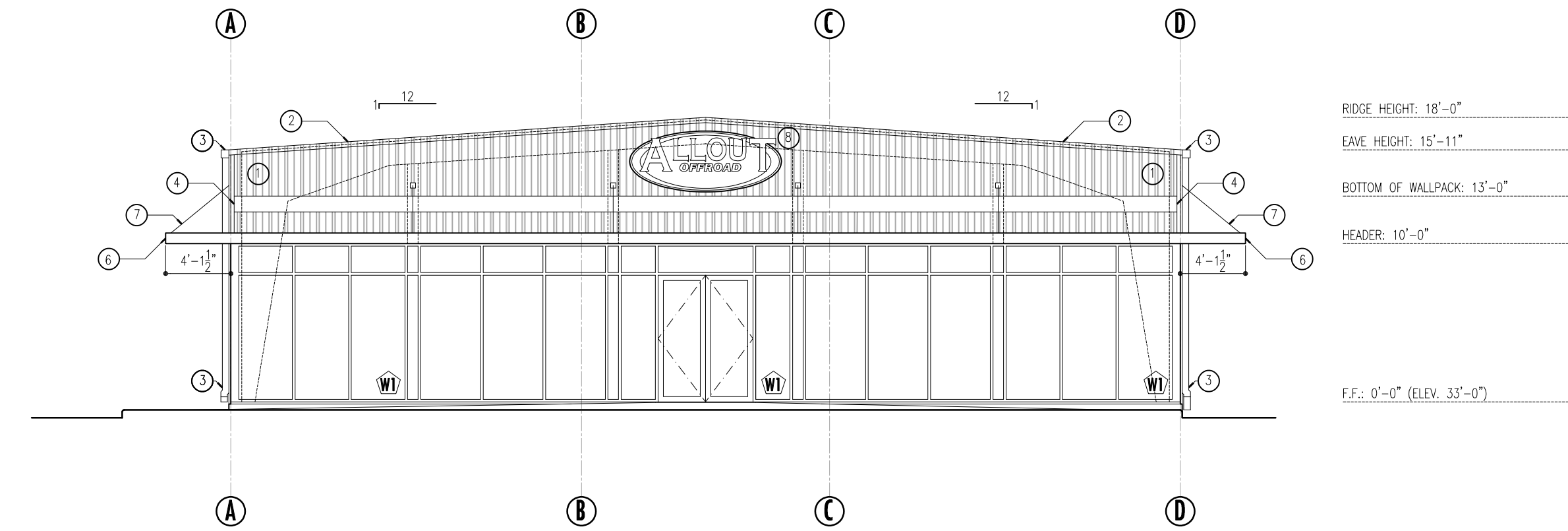
PHOTOMETRIC PLAN
SHEET NUMBER
A0-1



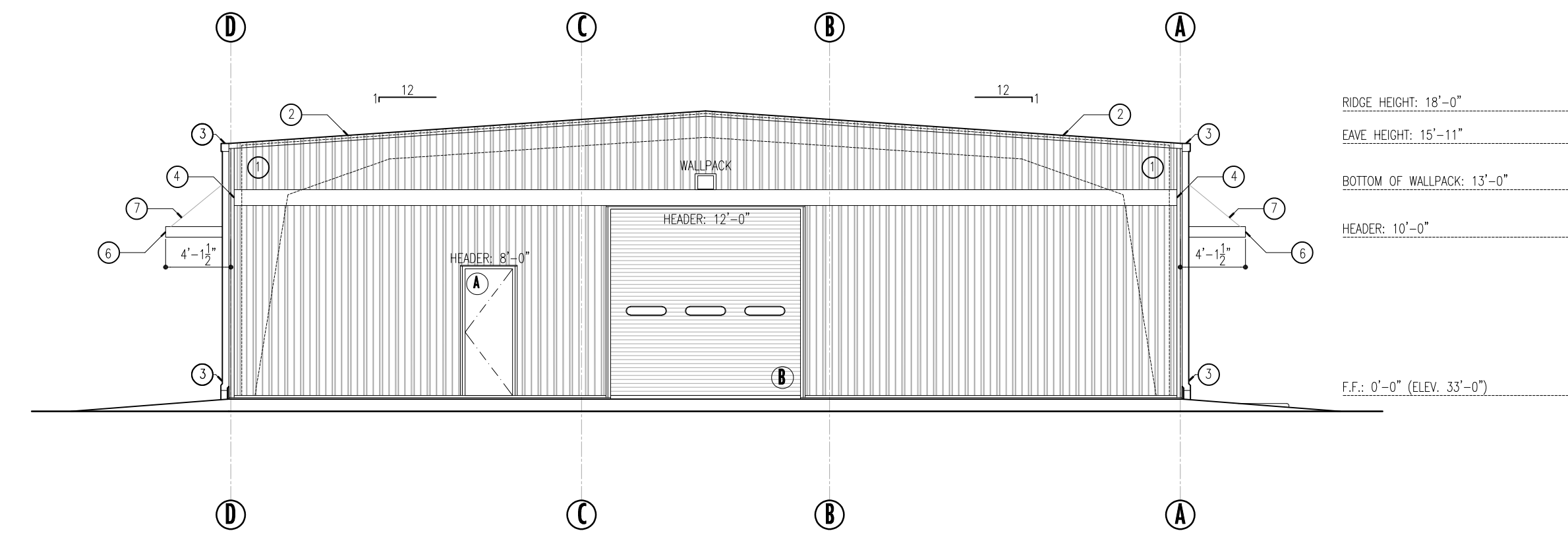
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



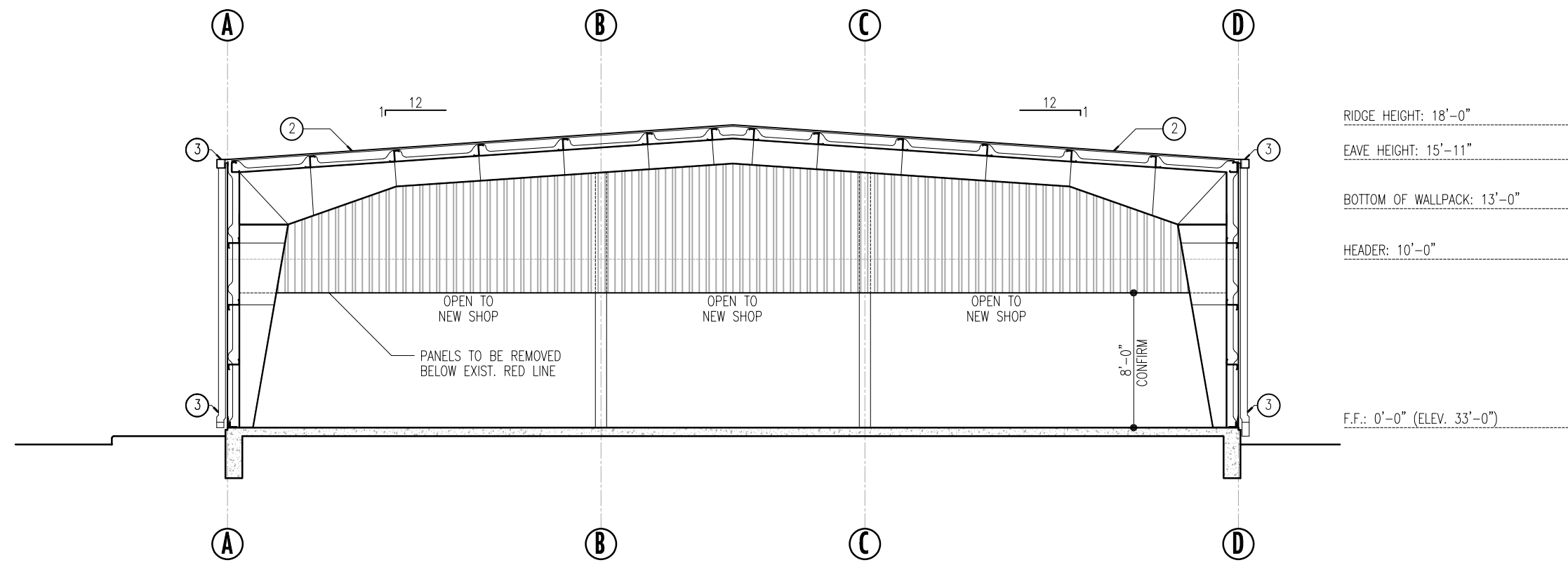
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



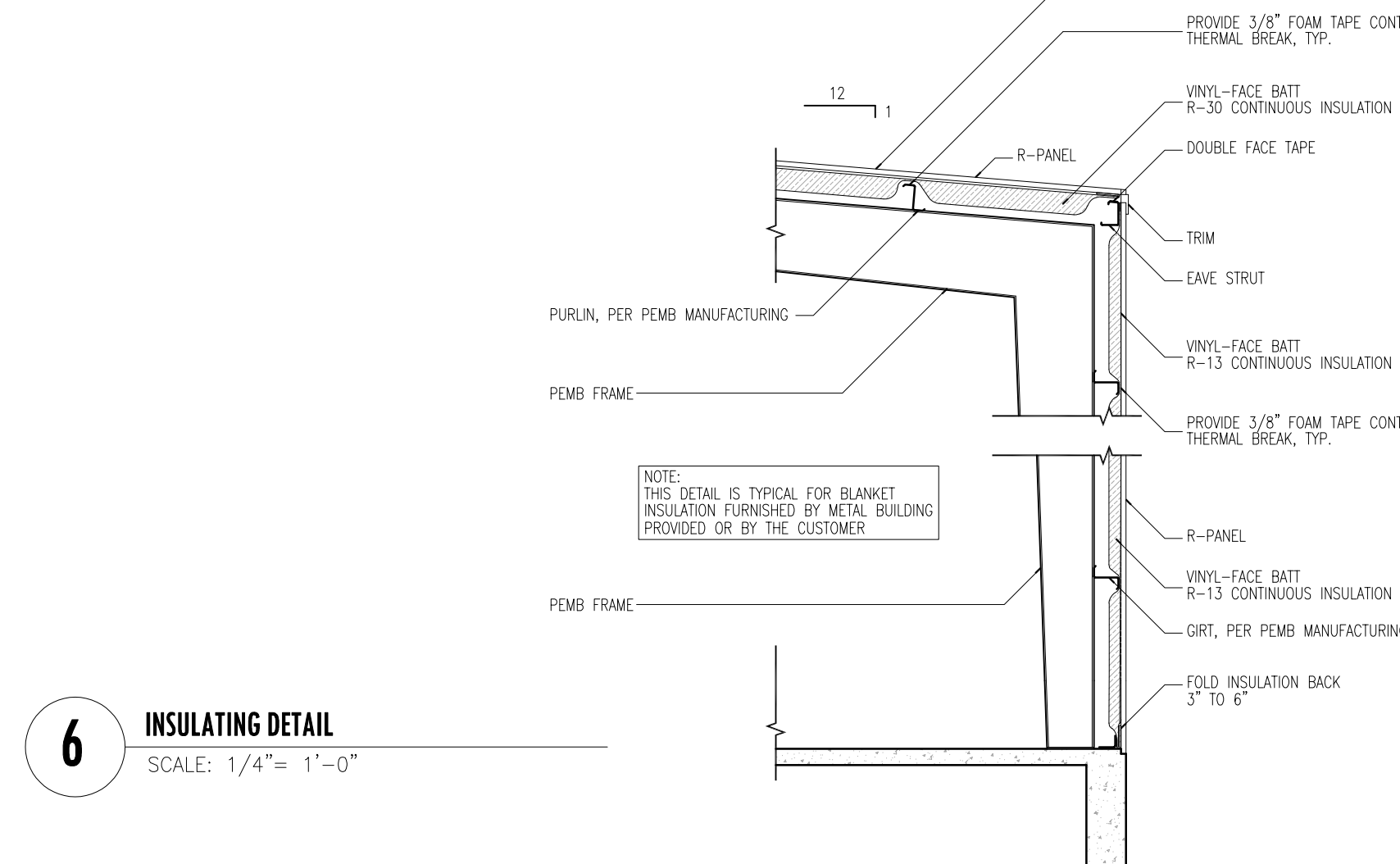
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 CROSS SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"



6 INSULATING DETAIL
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 26 GAUGE GALVALUME R-PANEL WALL PANELS, BY PEMB SUPPLIER, COLOR BLACK
- 26 GAUGE GALVALUME R-PANEL ROOF PANELS, BY PEMB SUPPLIER, COLOR "COOL WHITE"
* ROOF MEETS C.R.R.C. REQUIREMENT
SOLAR REFLECTANCE: 0.65
THERMAL EMITTANCE: 0.83
SRI: 77
* ALL ROOF SLOPES TO BE 1:12
- 24 GAUGE GALVALUME GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO BE TIED INTO STORM DRAIN SYSTEM. COLOR BLACK.
- 26 GAUGE GALVALUME WALL STRIPE PANELS, BY PEMB SUPPLIER, COLOR RED
- ALL PANELS & EXISTING DOORS TO BE REMOVED WHERE NEW STOREFRONT GLASS IS SHOWN
- CANOPY BY PEMB MANUFACTURER
- SUPPORT ROD
- INTERNALLY LIT SIGNAGE, PROVIDE BLOCKING

KENNEDY ARCHITECTURE LLC
ARCHITECTURE | PLANNING | INTERIORS | LANDSCAPE DESIGN

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

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

ALL OUT OFFROAD

303 NORTH FRIENDSWOOD DR (E.M. 518)
FRIENDSWOOD, TEXAS, 77546

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ISSUED FOR:
FOR PERMIT REVIEW 06-18-25

ELEVATIONS
SHEET NUMBER
A2-0



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 24, 2025

Subject: Consider approving a site plan amendment at 1757 S Friendswood Drive, to allow Chick-Fil-A to make two full drive-thrus.

Action:

SUMMARY / ORIGINATING CAUSE

ZONING: COMMUNITY SHOPPING CENTER (CSC) AND SUBJECT TO THE COMMUNITY OVERLAY DISTRICT (COD) REGULATIONS

Owner is proposing changes to the site so that there are two full drive-thru lanes rather than one lane dividing into two lanes. No changes to the building are proposed. Drainage and minimum landscaping requirements have been re-calculated and accounted for. They will be required to re-establish the required landscaping along S Friendswood Drive, which will be verified at the final inspection.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

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

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

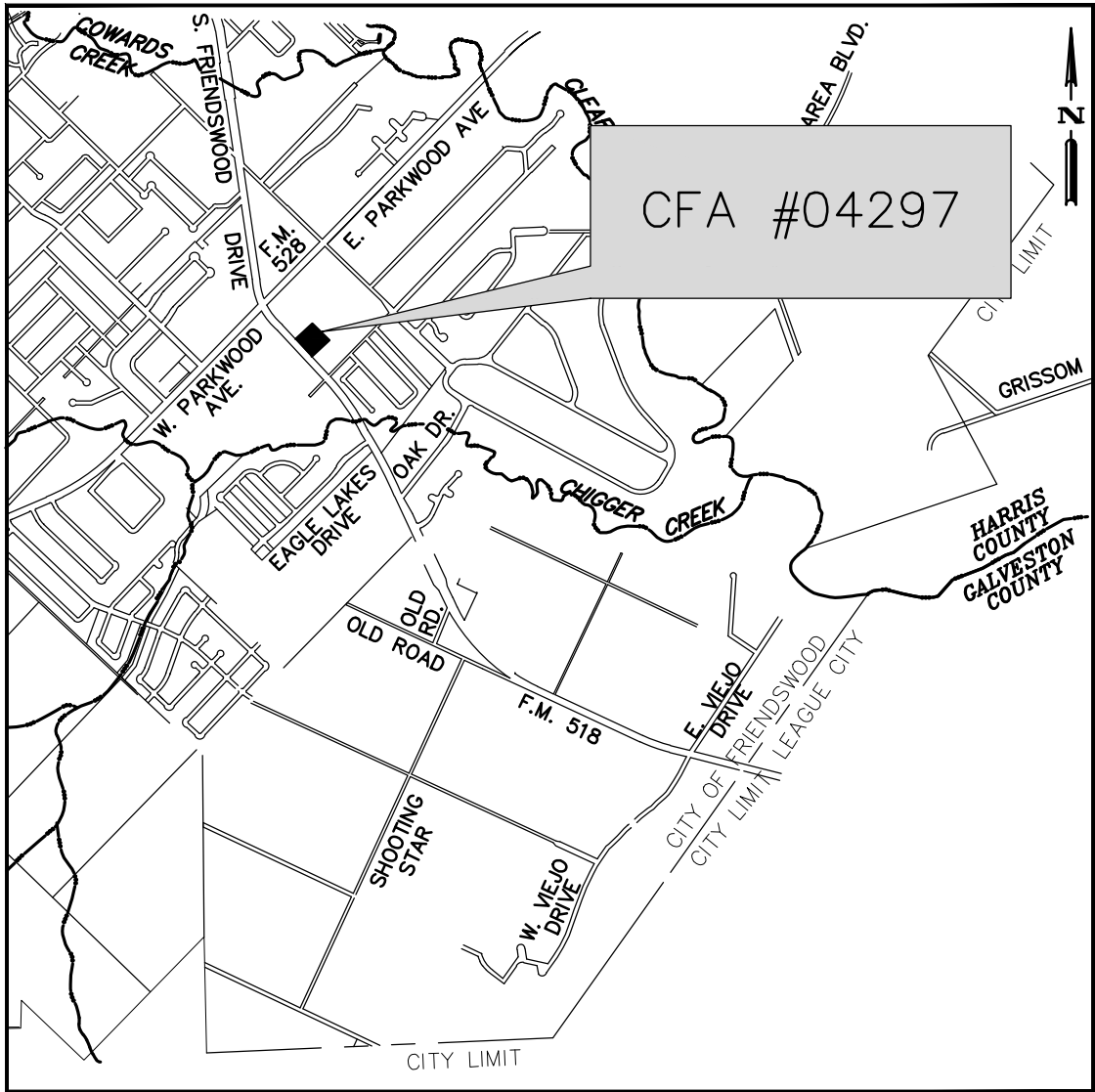
ATTACHMENTS

1. CFA 4297 Friendswood Site Plan and Landscape Plan - 3 pages



LOCATION MAP
KEY MAP: 656K
SCALE: 1"= 200'

GALVESTON COUNTY CITY OF FRIENDSWOOD, TEXAS CFA #04297, FRIENDSWOOD DRIVE-THRU MODIFICATION



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



SHEET INDEX

- C0.0 COVER SHEET
- C0.1 FRIENDSWOOD GENERAL CONSTRUCTION NOTES
- C0.2 FRIENDSWOOD GENERAL CONSTRUCTION NOTES

SHEET 1 OF 1 ALTA SURVEY
C1.1 EXISTING CONDITIONS PLAN

- C1.2 DEMOLITION PLAN
- C2.0 DIMENSIONAL CONTROL PLAN
- C2.1 SITE PLAN
- C2.2 PAVING PLAN
- C3.0 GRADING & DRAINAGE PLAN
- C3.1 STORMWATER ANALYSIS PLAN
- C3.2 STORMWATER DETENTION REFERENCE SHEET
- C4.0 STANDARD DETAILS
- C4.1 STANDARD DETAILS
- C4.2 STANDARD DETAILS

- E1.0 ELECTRICAL OVERVIEW
- E2.0 ELECTRICAL SITE PLAN

- L1.0 LANDSCAPE PLAN
- L2.0 STANDARD LANDSCAPE DETAILS & NOTES
- L2.1 LANDSCAPE & MAINTENANCE SPECIFICATIONS
- L2.2 STANDARD IRRIGATION DETAILS
- L2.3 IRRIGATION SPECIFICATIONS

GENERAL PROJECT INFORMATION

- ZONING: CSC (COMMUNITY SHOPPING CENTER DISTRICT)
- JURISDICTION: CITY OF FRIENDSWOOD
- SITE AREA: ±58,496 S.F (1.34 AC)
- SCOPE AREA: ±11,495 SF (0.26 AC)
- BUILDING AREA: ±4,993 SQ. FT. (NO CHANGE)
- BUILDING HEIGHT: 22.0 FT (1 STORY, NO CHANGE)

SETBACK REQUIREMENTS

- FRONT YARD: 30'
- SIDE YARD (R): 10'
- SIDE YARD (L): 10'
- REAR YARD: 15'

PARKING REQUIREMENTS

- PARKING REQUIREMENT: MINIMUM: 8 SPACE PER 1000 GFA
4993 S.F. / 1000 X 8 = 40 SPACES
- TOTAL SPACES EXISTING: 65 SPACES
- TOTAL SPACES PROVIDED: 64(INCLUDING 4 ACCESSIBLE)
- ACCESSIBLE SPACES REQUIRED: 2
- ACCESSIBLE SPACES PROVIDED: 4

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

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

Date

Steve Vavra, CPM
Director of Public Works

Date

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

EFFECTIVE DATE: JULY 2024

OWNER
FFT FRIENDSWOOD LLC
5200 BUFFINGTON RD
ATLANTA, GEORGIA 30349

LEASEE
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

PROJECT MANAGEMENT |
DEVELOPMENT
JLL, ON BEHALF OF CHICK-FIL-A, INC.
2401 CEDAR SPRINGS ROAD, SUITE 100
DALLAS, TEXAS 75201
JEREMY ZALUSKI, P.E.
(214) 406- 5219
JEREMY.ZALUSKI@JLL.COM

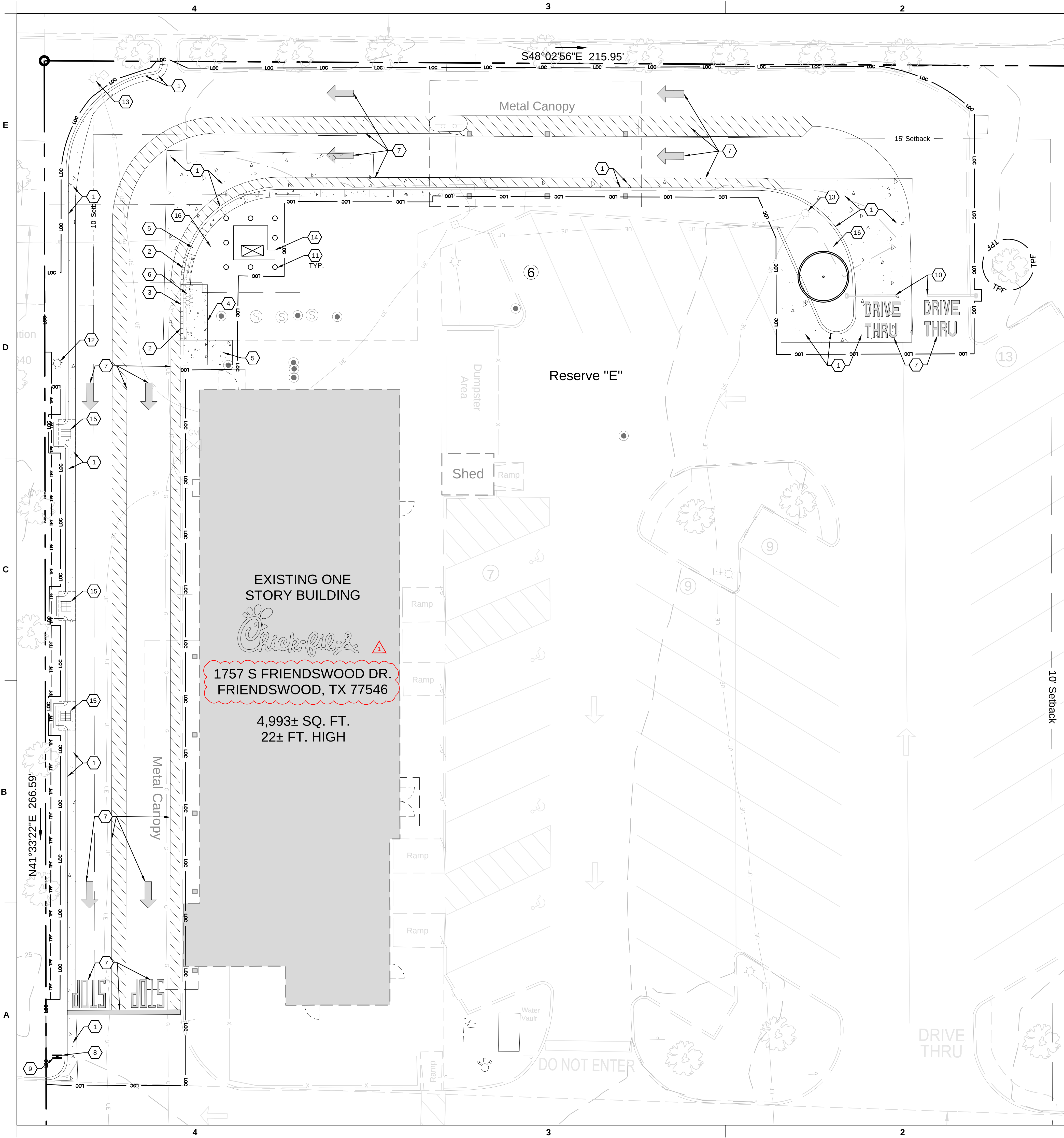
JULY 2025

LAND PLANNING
LITTLE DIVERSIFIED ARCHITECTURAL
CONSULTING
615 SOUTH COLLEGE STREET, SUITE 1600
CHARLOTTE, NORTH CAROLINA 28202
PROJECT MANAGER: KRISTEN SPEARS, PLA
(703) 908-4527
KRISTEN.SPEARS@LITTLEONLINE.COM
CIVIL ENGINEER: CALEB CARPENTER, P.E.
(704) 561-3229
CALEB.CARPENTER@LITTLEONLINE.COM



SURVEYOR
FREELAND-CLINKSCALES & ASSOCIATES, INC. OF
NC
201 2ND AVENUE EAST
HENDERSONVILLE, NORTH CAROLINA 28792
(828) 697-6539
INFO@FCAOFNC.COM

REV. NO.	DATE	DESCRIPTION	P.E. APPR.
1	07.09.25	CITY COMMENTS	

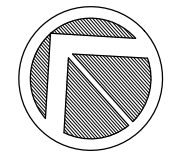


LAYOUT NOTES

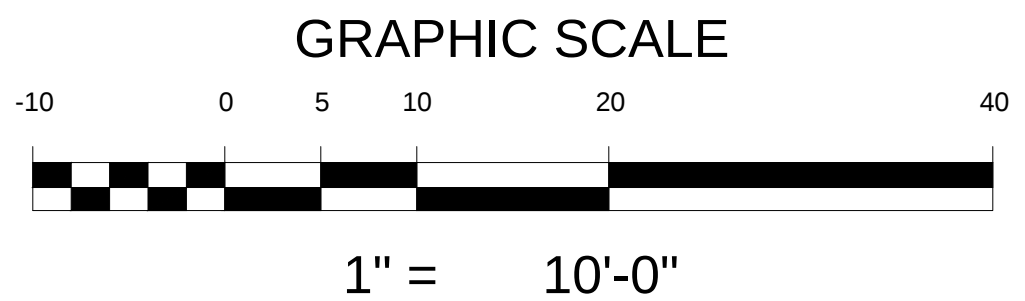
- A. ALL TRAFFIC CONTROL SIGNAGE, DEVICES, AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- B. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS.
- C. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- D. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH DESIGNER OF RECORD PRIOR TO PROCEEDING.
- E. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- F. ALL RADII ON CURBS SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
- G. ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNAGE AS PRESCRIBED BY THE AMERICANS WITH DISABILITIES ACT (ADA), M.U.T.C.D., AND ANY ADDITIONAL STATE AND/OR LOCAL REQUIREMENTS. HEIGHT FROM FINISHED GRADE TO BOTTOM OF SIGN IN ANY LOCATION SHALL BE 84" MINIMUM.
- H. ALL WORK WITHIN THE RIGHT OF WAY OF ALL ROADS AND HIGHWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE STATE AND/OR LOCAL JURISDICTION. CONTRACTOR SHALL SECURE ALL NECESSARY DRIVEWAY AND ENCROACHMENT PERMITS PRIOR TO CONSTRUCTION. IF NECESSARY, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION WITHIN THE RIGHT OF WAY, PER WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) STANDARDS.
- I. A MINIMUM OF 18" IS TO BE MAINTAINED BETWEEN ALL PAVED SURFACES AND TOPS OF FOOTINGS.
- J. INSTALL CONCRETE, SIDEWALK, AND CURB FLUSH WITH EXISTING.

LAYOUT LEGEND

- 1. HEAVY DUTY CONCRETE PAVEMENT WITH INTEGRAL CURB - SEE DETAILS 3, 4, 5, 6, 7, 8 & 9/C4.0.
- 2. CURB TAPER - SEE DETAIL 10/C4.0.
- 3. DASHED LINE INDICATES FLUSH CURB - SEE DETAIL 1/C4.1.
- 4. ACCESSIBLE RAMP - SEE DETAIL 2/C4.1.
- 5. CONCRETE SIDEWALK WITH SCORE JOINTS AS ILLUSTRATED - SEE DETAIL 3/C4.1.
- 6. TRUNCATED DOMES - SEE DETAIL 5/C4.1.
- 7. PAINTED PAVEMENT MARKINGS - SEE DETAIL 6/C4.1.
- 8. 30" "STOP" SIGN (M.U.T.C.D. R1-1) - SEE DETAIL 4/C4.1.
- 9. "DO NOT ENTER" SIGN (M.U.T.C.D. R5-1) - SEE DETAIL 4/C4.1.
- 10. CLEARANCE BAR - SEE DETAIL 7/C4.1 AND SIGNAGE PLANS.
- 11. BOLLARD (TOTAL: 8) [REINSTALL EX. TRANSFORMER BOLLARDS AS BID ALT.] - SEE DETAIL 8/C4.1.
- 12. RELOCATED LIGHT POLE - SEE ELECTRICAL PLAN.
- 13. LIGHT POLE TO BE REMAIN AND PROTECTED DURING CONSTRUCTION.
- 14. PROPOSED TRANSFORMER PAD - SEE ELECTRICAL DRAWINGS.
- 15. PROPOSED DRAIN INLET WITH CONCRETE COLLAR - SEE DETAIL 1/C4.2 AND GRADING AND DRAINAGE PLAN.
- 16. CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREA NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING AND/OR LANDSCAPE DURING APPROPRIATE PLANTING SEASON - SEE PLANTING PLAN.



Know what's below.
Call before you dig.



CAUTION!!!

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CHICK-FIL-A
FRIENDSWOOD FSU
SITE MODIFICATIONS
1757 S FRIENDSWOOD DR.,
FRIENDSWOOD, TX 77546

FSU#04297

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	07.09.25	CITY COMMENTS

CONSULTANT PROJECT # 101.21844.00
PRINTED FOR PERMIT
DATE 06/05/2025
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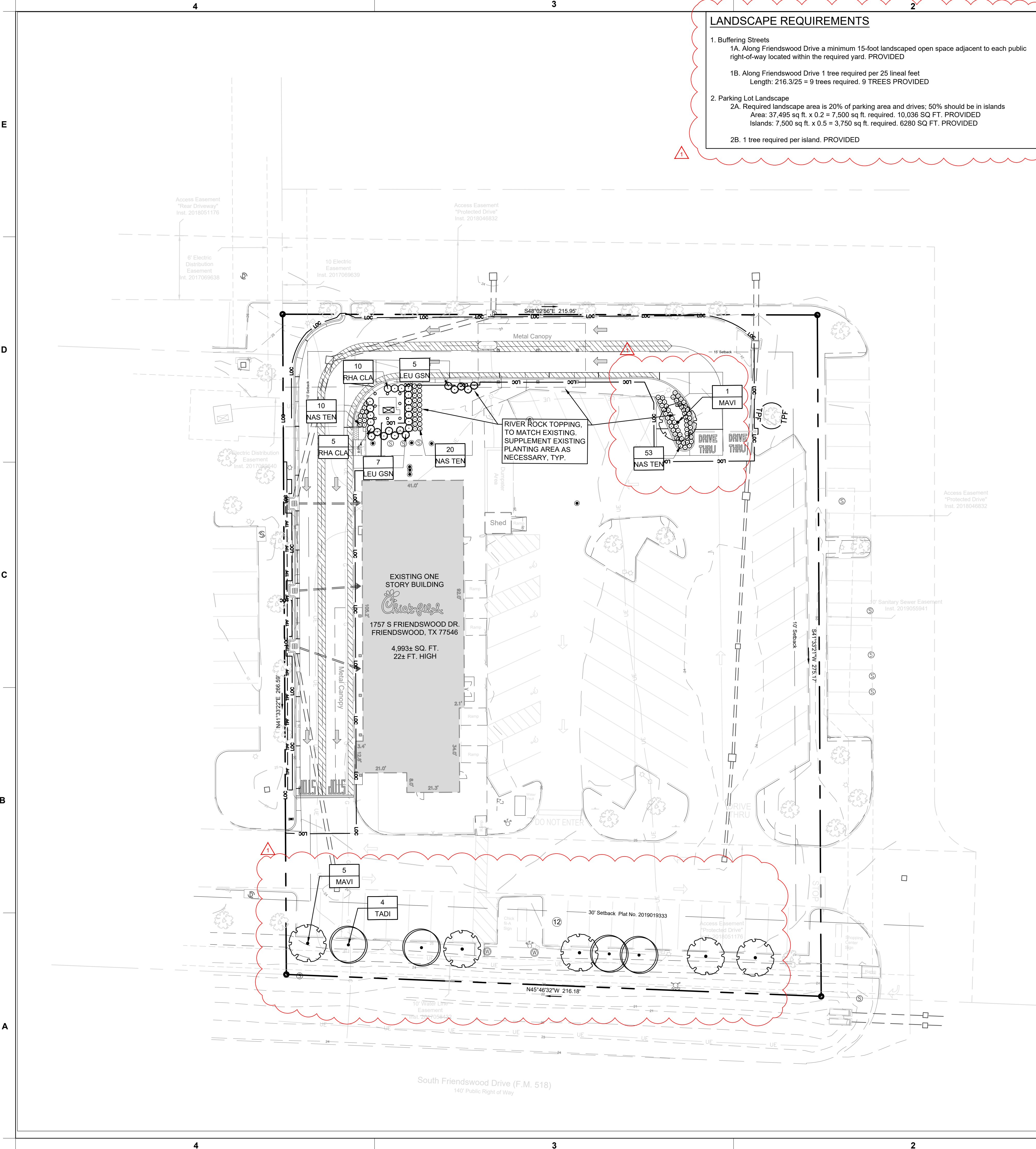
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SHEET
SITE PLAN

SHEET NUMBER

C2.1

Project Status



LANDSCAPE REQUIREMENTS

- 1. Buffering Streets
 - 1A. Along Friendswood Drive a minimum 15-foot landscaped open space adjacent to each public right-of-way located within the required yard. PROVIDED
 - 1B. Along Friendswood Drive 1 tree required per 25 lineal feet
Length: 216.3/25 = 9 trees required. 9 TREES PROVIDED
- 2. Parking Lot Landscape
 - 2A. Required landscape area is 20% of parking area and drives; 50% should be in islands
Area: 37,495 sq ft. x 0.2 = 7,500 sq ft. required. 10,036 SQ FT. PROVIDED
Islands: 7,500 sq ft. x 0.5 = 3,750 sq ft. required. 6280 SQ FT. PROVIDED
 - 2B. 1 tree required per island. PROVIDED

LANDSCAPE AND PLANTING NOTES

- A. SEE SHEETS L2.0 AND L2.1 FOR STANDARD PLANTING NOTES, DETAILS AND CHICK-FIL-A LANDSCAPE REQUIREMENTS.
- B. ALL NEW PLANTING AREAS (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.) SHALL BE FINE GRADED PRIOR TO INSTALLATION. FINE GRADING SHALL CONSIST OF UNCOMPACTED SOIL THAT IS HAND RAKED, SMOOTH, AND FREE OF DEBRIS (NO STONES, ROOTS, OR ANY OTHER MATERIAL GREATER THAN 1" IN SIZE).
- C. TILL SOIL TO A DEPTH OF 24" FOR TREES AND SHRUBS AND 6" FOR GRASS/TURF. AMEND THE TOP 24" OF SOIL FOR TREES AND SHRUBS AND TOP 6" OF SOIL FOR GRASS/TURF TO MEET TOPSOIL/PLANTING MIX STANDARDS AS REQUIRED BY SPECIFICATIONS.
- D. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATIONS TO THE APPROVED PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".
- E. ALL DISTURBED AREAS SHALL BE LANDSCAPED (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.). ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEED WITH GRASS SEED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED PER THE SPECIFICATIONS.
- F. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- G. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- H. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND SAID MATERIAL AS SPECIFIED IS ALSO AVAILABLE AT TIME OF INSTALLATION. NO SUBSTITUTIONS DUE TO PLANT AVAILABILITY WILL BE APPROVED.
- I. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING PLANS TO DETERMINE FINAL QUANTITIES. PROMPTLY REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.
- J. FOR ALL TREES, SHRUBS, GROUNDCOVERS AND SOD - CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, 'PREEN' OR EQUAL TO ALL PLANT BED AREAS AND PROVIDE DOCUMENTATION OF QUANTITY AND PRODUCT USED TO LANDSCAPE ARCHITECT PRIOR TO FINAL PROJECT APPROVAL.
- K. ALL PLANT MATERIAL MUST BE PLANTED IN CORRELATION WITH THE APPROPRIATE GROWING SEASON OF INDIVIDUAL PLANT REQUIREMENTS. SOME PERENNIALS MAY REQUIRE A SPRING PLANTING IN ORDER TO SURVIVE A FULL WINTER DORMANCY.
- L. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AND SPECIFICATIONS. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS.
- M. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING THE PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- N. SEE SHEET L0.0 FOR TOWN OF PROSPER LANDSCAPE NOTES

IRRIGATION NOTES

- A. SHEET SHEETS L2.2 AND L2.3 FOR STANDARD IRRIGATION NOTES, DETAILS AND SPECIFICATIONS.
- B. CONTRACTOR TO REINSTALL AND ADD TO AS NECESSARY PER EXISTING IRRIGATION SYSTEM AND PROPOSED PLANTING PLAN.
- C. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.
- D. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTORS, VALVES, ELECTRIC WIRING FOR THE IRRIGATION SYSTEM, ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
- E. CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO ENSURE MAXIMUM COVERAGE, AND ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES (LOCATE HEADS 3" CLEAR OF ALL HARDSCAPE SURFACES). ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED. COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
- F. CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO ENSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- G. CONTRACTOR SHALL VERIFY THAT ALL LOCAL AND STATE CODES ARE BEING OBSERVED.
- H. CONTRACTOR TO PROVIDE THRUST BLOCKS ON 3" MAIN AT ALL BENDS AND TURNS.
- I. PROVIDE IRRIGATION TO ALL STREET TREES WITHIN PROJECT LIMITS.
- J. CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL GRASS/TURF AND PLANTING AREAS WITHIN PROJECT CONSTRUCTION LIMITS.
- K. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM.
- L. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER.

MAINTENANCE NOTES

- A. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
- B. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SHALL BE REPLACED DURING THE NEXT PLANTING SEASON; AND THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SHALL BE DURING THE NEXT PLANTING SEASON.
- C. SEE SHEET L2.0 FOR STANDARD LANDSCAPE NOTES AND CHICK-FIL-A MAINTENANCE REQUIREMENTS

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	QTY	ROOT	CAL	SIZE	
TREES						
MAVI	MAGNOLIA VIRGINIANA / SHEETBRAY MAGNOLIA	6	B&B	2"	8' HT MIN	
TADI	TAXODIUM DISTICHUM / BALD CYPRESS	4	B&B	2"	8' HT MIN	
CODE	BOTANICAL / COMMON NAME	QTY	CONT	SIZE		SPACING
SHRUBS						
LEU GSN	LEUCOPHYLLUM X RANGER / DWARF TEXAS SAGE RANGER	12		18"-24" HT/SPR		36" o.c.
NAS TEN	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	56		18"-24" HT/SPR		24" o.c.
RHA CLA	RHAPHIOLEPIS INDICA CLARA / CLARA INDIAN HAWTHORN	15		18"-24" HT/SPR		36" o.c.

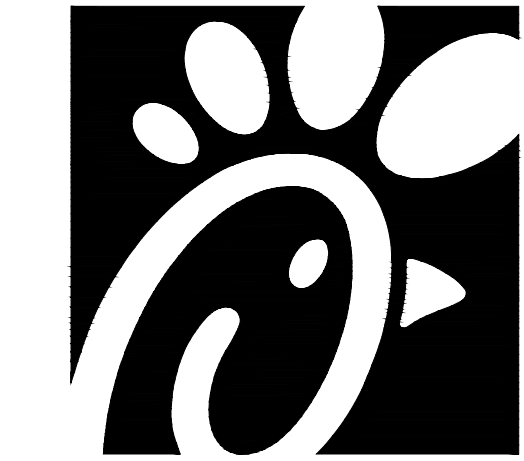
GRAPHIC SCALE



1" = 20'-0"

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CHICK-FIL-A
FRIENDSWOOD FSU
SITE MODIFICATIONS
1757 S FRIENDSWOOD DR.,
FRIENDSWOOD, TX 77546

FSU#04297

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	07.09.25	CITY COMMENTS

CONSULTANT PROJECT # 101.21844.00

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DATE 06/05/2025

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SHEET
LANDSCAPE PLAN

SHEET NUMBER

L1.0

Project Status



Know what's below.
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FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 24, 2025

Subject:

Receive the June 2025 DRC Report, the June 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

Monthly reports are attached for review.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

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

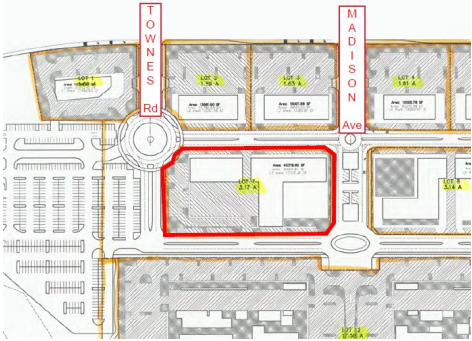
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY DRC REPORT

JUNE 2025



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
3508 FM 528 Proposed – automotive repair shop (former party rental store)	SFR	Yes – Specific Use Permit to allow NAICS Use 8111 Automotive Repair and Maintenance	☒ Zone change – SUP required ☒ Meets Future Land Use Map ☒ Plat required – Replat of Forest Bend Reserve H ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required ☒ Community Overlay District (300 ft or 150 ft) ☐ Downtown District ☒ Water available - existing ☒ Sewer available - existing ☒ On-site detention required ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned active oil wells – abandoned well ☒ TxDOT Permits required for any improvements in the ROW Misc Notes: pole sign must be brought into compliance; asbestos report required for demolition on a commercial structure; 5ft sidewalk existing	

Friendswood City Center B&B Movie Theater 95,000sqft building for theater, bowling alley, and arcade. Theater rooms – 44ft height with a tower entry measuring 74 feet in height. Occupant load 3,000	PUD	No	FIRE LANES Due to the size of the building, aerial apparatus areas are required. Tyler Munson to coordinate with WGA on widening necessary rights-of-way to 26-feet of pavement. LOADING ZONE Proposal is to use the closest lane of right-of-way for delivery trucks. TRASH Tyler Munson to relocate the driveway cut to the compactor area. PARKING Theater patrons would utilize the parking garage at the hotel on the adjacent reserve. Crosswalks provided across Madison Ave. PUD amendment required. SIGNAGE PUD amendment will need to include proposed signage.	
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CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - JUNE 2025

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

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

Business	Address	Permit	Zoning
Rosebranch Dermatology	308 S Friendswood Drive Suite 110	ALTER	DD
Blue Goose Plant and House LLC	632 S Friendswood Drive	TO	DD
Joe Cook & Associates	820 S Friendswood Drive Suite 202	TO	DD
Texas Best Plumbing & Services LLC	105 S Friendswood Drive Suite 107	TO	DD
Sofia's Italiano	129 W Parkwood Ave	TO	CSC
Green Window Group	107 Shadwell Lane Suite 201	TO	PUD
Annabel Moore	3 Parkside Drive Suite 115	TO	DD
Texas City Eye Consultants PLLC	3800 E FM 528 Rd Suite 202	TO	NC
Monticello Systems	1506 E Winding Way Suite 102-202	TO	CSC
Niagara Counseling/Scot Macomber	1506 E Winding Way Suite 102-201	TO	CSC
Honey Bee Lovely Beauty/Lexi Douglas	3 Parkside Drive Suite 111	TO	DD
Precise Beauty Bar	2407 W Parkwood Ave Suite 112	TO	CSC
Pho Yen	1612 S Friendswood Drive	TO	CSC
Peony Esthetics	307 S Friendswood Drive Suite D-1	TO	DD
Stellar Realty Group, LLC	3 Parkside Drive Suite 118	TO	DD
Enviro Chem Services Inc	3 Parkside Drive Suite 102	TO	DD
Union Home Mortgage Corp.	804 S Friendswood Drive Suite 118	TO	DD
Big Buck Construction & Remodeling	107 S Friendswood Drive Suite A	TO	DD

New commercial permits issued:

Sterling Falls Venue 2600 S Friendswood Drive

Commercial Add/Alter permits issued:

Interior Remodel 907 S Friendswood Drive Suite 101

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.