PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, FEBRUARY 12, 2026 - 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 Thursday, January 22, 2026.

B. Consider approval of Mcreaken Manor Replat No. 1 located at 401 W Edgewood Drive to create four commercial reserves.

4. ACTION ITEMS

A. **SITE PLAN: 3711 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building and gas station to be located at 3711 FM 528 located in Friendswood City Center.

B. **SITE PLAN: 3715 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3715 FM 528 located in Friendswood City Center.

C. **SITE PLAN: 3723 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3723 FM 528 located in Friendswood City Center.

D. **SITE PLAN: 3727 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3727 FM 528 located in Friendswood City Center.

5. DISCUSSION

A. Discuss proposed changes to site plan and plat approval procedures which would require amendments to Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM).

6. COMMUNICATIONS

A. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, February 26, 2026, and (ii) Thursday, March 12, 2026.

C. Receive the January 2026 DRC Report and Business Report, invitation to the State of the City on Thursday, March 5, invitation to the Regional Roundtable in La Porte hosted by Texas Downtown and City of La Porte, 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.

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 5th day of February 2026, at 5:00P.M.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, January 22, 2026.

Action:

SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. P&Z Minutes 2026-01-22 Regular

CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 22, 2026 - 6:00 PM

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JANUARY 22, 2026

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JANUARY 22, 2026, AT 06:00 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER STACEY PHILLIPS
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN

COMMISSIONER WILLIE C ANDERSON AND ASSISTANT PLANNER BECKY BENNETT 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 Stacey Phillips moved to approve the consent agenda. Seconded by Commissioner Travis Mann. The motion was approved unanimously.

A. Consider approval of the minutes for the Planning and Zoning Commission regular meeting held Thursday, January 8, 2026.

B. Consider approval of the Final Plat of NTL Parkwood Outlot located at W. Parkwood Ave and Friendswood Parkway (future).

4. ACTION ITEMS

A. Consider approving a one-time, six-month extension for the site plan approval granted for 4326 Friendswood Link Rd, EZ Mart, to construct a fuel canopy; original approval was granted Thursday, February 13, 2025.

Harbin said the property owner is requesting additional time to begin their project for financial reasons.

**Commissioner Marcus Rives moved to approve a one-time, six-month extension for the site plan approval granted for 4326 Friendswood Link Rd, EZ Mart, to construct a fuel canopy. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.

5. DISCUSSION

A. Discuss proposed changes to site plan and plat approval procedures which would require amendments to Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM).

Harbin said there have been discussions to allow staff approval for plats and site plans that meet city ordinances. She said any project requesting a deviation, exception, or special consideration would still be subject to commission approval. She said staff approval would save time for developers, staff, and reduce the number of commission meetings necessary.

Commissioner Mann was in favor of efficiency, but was concerned with the commission losing exposure to plats and site plans. He said for the commission to consider exceptions, not seeing those items regularly without exceptions, would make it difficult. He likened the consideration of plats and site plans on a regular basis to muscle memory. Harbin stated she had a similar concern and suggested providing a staff report of approved projects, so the commission could stay informed.

Commissoner Rives said he heard several cities discussing the same changes at the American Planning Association Conference. He asked if staff could benchmark other cities' processes. Harbin explained that the statute allowing staff approval was passed in 2023. She said she is aware that

the City of Georgetown provided a lot of input to the state regarding the process. Rives commented that the commission also serves as an extra set of eyes on projects. Mann added that the commission's perspective could be different from staff's, as well, since the commission does not get caught up in the minute details of a project.

Commissioner Rives expressed concern that public comments about projects would no longer apply and asked how other cities addressed public concerns. Commissioner Bounds suggested more than one staff member sign the final plans.

The commission discussed the timing of approvals and meetings. Harbin said one benefit of staff approval is that it could encourage applicants to meet city ordinance to save time. She said staff could approve a project that meets all codes, but if an applicant is requesting special considerations, they would need to wait for commission approval and the commission would only meet once a month.

6. COMMUNICATIONS

A. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

Harbin said the committee would be participating in a bus tour next week. She said the consultant had put together a route with points of interest. Harbin announced the consultant would also be workshopping a group of high school students next month.

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, February 12, 2026, and (ii) Thursday, February 26, 2026.

C. Receive the December 2025 Business Report and Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Matranga said he recently attended the Fourth of July Steering Committee meeting and said there are exciting changes to come for this year's 250-yr celebration.

Harbin said the Clear Creek Village PUD would be discussed again at the next City Council meeting. She said phasing percentages had been included in their plan. She asked the commission to check their calendars regarding Spring Break in March, in case the first meeting of the month needed to be canceled.

7. ADJOURNMENT

This meeting was adjourned at 06:30 PM.

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: Consider approval of Mcreaken Manor Replat No. 1 located at 401 W Edgewood Drive to create four commercial reserves.

Action:

SUMMARY / ORIGINATING CAUSE

Zoning: Community Shopping Center (CSC). Minimum lot size is 100-ft by 150-ft, 15,000 sqft.

This plat is for the a 4.621 acre tract of land located at 401 W. Edgewood Drive. The property is being divided into three commercial reserves for future buildings and one reserve restricted to detention that will serve the lots. A location map is attached for reference.

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

Staff recommends approval.

Standards for approval. The Commission shall approve a plat if:
(1) It conforms to the general plan of the City of Friendswood and the current and 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

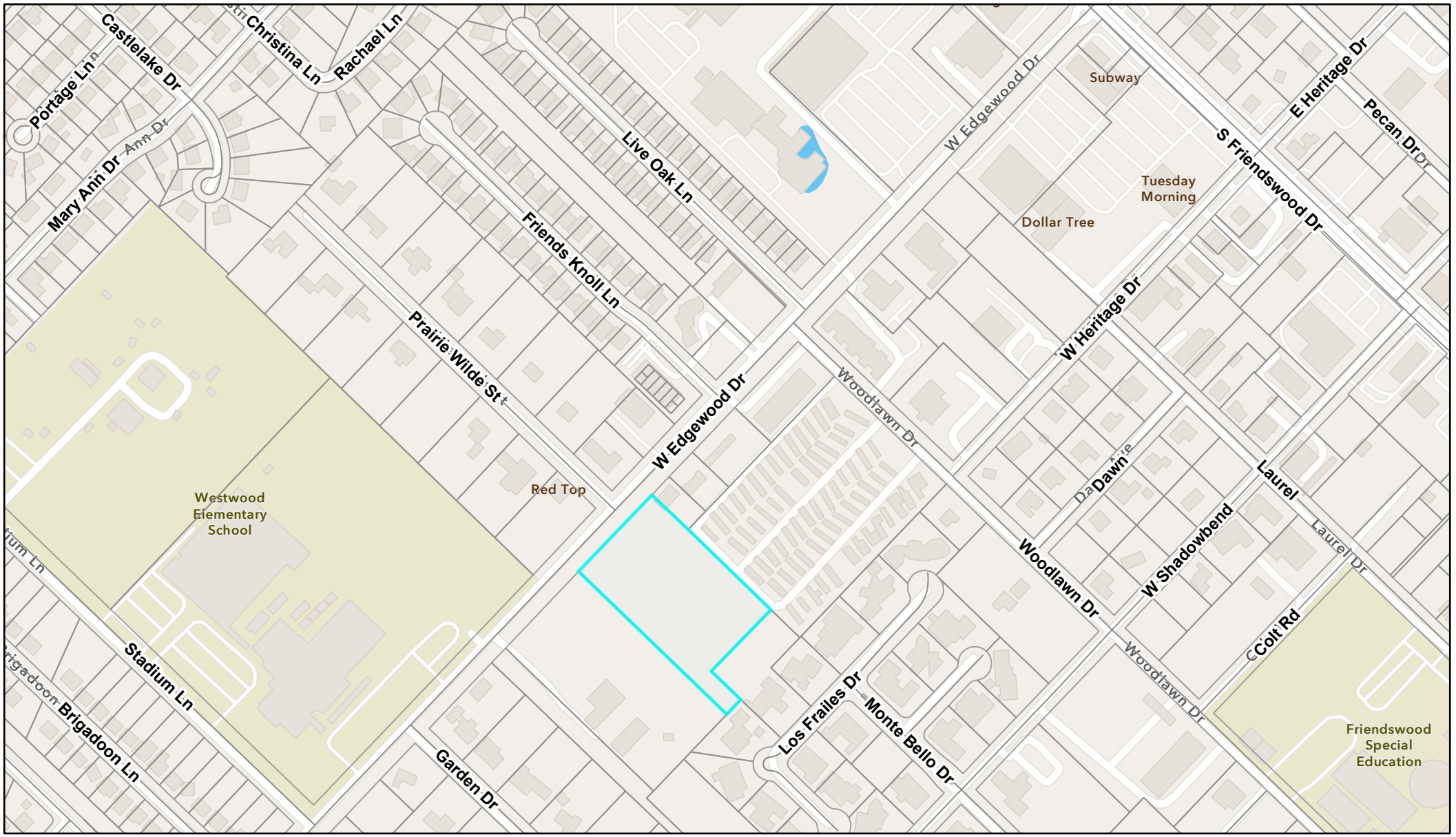
RECOMMENDATIONS

ATTACHMENTS

1. Mcreaken Manor Location Map

2. MCREAKEN MANOR REPLAT NO 1

City of Friendswood



2/5/2026, 8:17:13 AM

City Limit

Parcels

Streets

1:5,436

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

STATE OF TEXAS
COUNTY OF GALVESTON

WE, MCREAKEN AGRICULTURE LLC, ACTING BY AND THROUGH, DOUGLAS MCREAKEN, MEMBER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 3.9187 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MCREAKEN MANOR REPLAT NO 1, 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 HEREON.

IN TESTIMONY WHEREOF, MCREAKEN AGRICULTURE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS MCREAKEN, ITS MEMBER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026

MCREAKEN AGRICULTURE LLC

BY: _____
DOUGLAS MCREAKEN, MEMBER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS MCREAKEN, MEMBER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____ OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, HOMETOWN BANK, NATIONAL ASSOCIATION, HOLDING A LIEN UPON THE PLAT OF MCREAKEN MANOR REPLAT NO 1, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID LIEN AND DOES HEREBY CONFIRM THAT HOMETOWN BANK, NATIONAL ASSOCIATION, IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2023051910 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By:_____
SEAN MURPHY, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN MURPHY, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____ OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MCREAKEN MANOR REPLAT NO 1 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 _____ OF _____, 2026.

_____ _____
BECKY BENNETT, ASSISTANT PLANNER TOM HINCKLEY, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO 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., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 01/27/2026

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

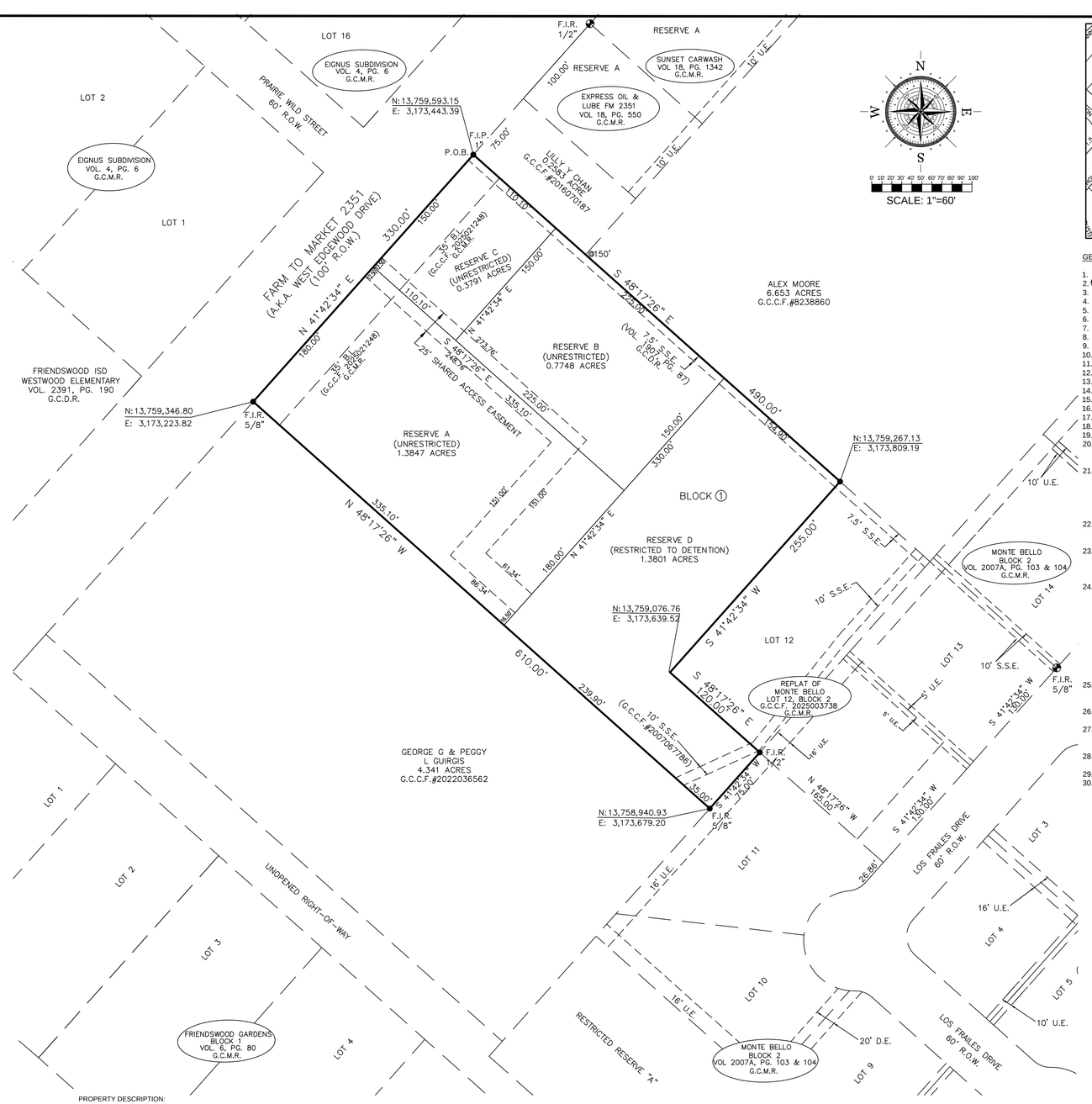
THE STATE OF TEXAS •
COUNTY OF GALVESTON •

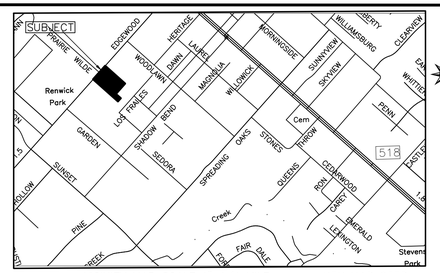
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2026, AT _____ O'CLOCK,___.M., AND DULY RECORDED ON _____, 2026, AT _____ O'CLOCK, ___.M., IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

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

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

BY: _____,
DEPUTY





VICINITY MAP SCALE 1"=1/4 MILE KEY MAP 657P

GENERAL PLAT NOTES:

1. ● INDICATES PROPERTY CORNER.
2. ⊕ INDICATES CONTROL MONUMENT.
3. △ INDICATES TEMPORARY PROJECT BENCHMARK
4. F.I.P. INDICATES FOUND IRON PIPE.
5. F.I.R. INDICATES FOUND IRON ROD.
6. S.I.R. INDICATES SET IRON ROD
7. W.L.E. INDICATES WATER LINE EASEMENT.
8. U.E. INDICATES UTILITY EASEMENT.
9. B.L. INDICATES BUILDING LINE.
10. R.O.W. INDICATES RIGHTS-OF-WAY.
11. VOL. INDICATES VOLUME
12. PG. INDICATES PAGE
13. P.O.B. INDICATES POINT OF BEGINNING.
14. P.O.C INDICATES POINT OF COMMENCEMENT.
15. G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE.
16. G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS.
17. G.C.D.R. INDICATES GALVESTON COUNTY DEED RECORDS.
18. D.E. INDICATES DRAINAGE EASEMENT.
19. S.S.E. INDICATES SANITARY SEWER EASEMENT.
20. THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
21. SIDEWALKS AND ADA RAMPS ARE REQUIRED PER CHAPTER 70 OF THE FRIENDSWOOD CODE OF ORDINANCES. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
22. 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.
23. 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.
24. 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 THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
25. ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
26. 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 PROPERTY OWNER.
27. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-10125, DATED DECEMBER12, 2025, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2025.
28. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
29. THE PLAT BOUNDARY CLOSES TO WITHIN 1:10,000.
30. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

ZONING DISTRICT	CSC
LOT AREA MINIMUM SF	15,000
LOT WIDTH MINIMUM FEET	100
LOT DEPTH MINIMUM FEET	150
YARD MINIMUM FEET FRONT	30
YARD MINIMUM FEET REAR	15
YARD MINIMUM FEET SIDE INTERIOR	10
YARD MINIMUM FEET SIDE EXTERIOR	10
HEIGHT MAXIMUM FEET	40 (MAXIMUM 4 STORIES)
LANDSCAPE REQUIREMENTS	YES
EXCEPTION NOTES	0
MAXIMUM LOT COVERAGE	30%

PROPERTY DESCRIPTION:

A TRACT OF LAND CONTAINING 3.9187 ACRES, SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT 151, GALVESTON COUNTY, TEXAS BEING LOT ONE (1), IN BLOCK ONE (1), OF MCREAKEN MANOR, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2025021248, OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS. SAID 3.9187 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FARM TO MARKET 2351, ALSO KNOWN AS WEST EDGEWOOD DRIVE, BASED ON A WIDTH OF 100.00 FEET, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST WESTERLY CORNER OF A CALLED 0.2583 ACRE TRACT, AS CONVEYED TO LILY Y. CHAN, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2016070187;

THENCE, SOUTH 48°17'26" EAST, ALONG THE COMMON LINE WITH SAID 0.2583 ACRE TRACT, PASSING AT A DISTANCE OF 150.00 FEET THE MOST SOUTHERLY CORNER OF SAID 0.2583 ACRE TRACT AND THE WESTERLY CORNER OF A CALLED 6.653 ACRE TRACT AS CONVEYED TO ALEX MOORE, BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 8238860 AND CONTINUING FOR A TOTAL DISTANCE OF 490.00 FEET TO A POINT FOR CORNER, BEING THE MOST NORTHERLY CORNER OF THE REPLAT OF MONTE BELLO LOT 12, BLOCK 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2025003738;

THENCE SOUTH 41°42'34" WEST, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT WITH THE SAID SUBDIVISION, A DISTANCE OF 255.00 FEET, TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 48°17'26" EAST, CONTINUING ALONG THE COMMON LINE WITH SAID SUBDIVISION, A DISTANCE OF 120.00 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE NORTH CORNER OF LOT 11 IN BLOCK 2 OF MONTE BELLO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2007A, PAGES 103 & 104 OF THE GALVESTON COUNTY MAP RECORDS;

THENCE SOUTH 41°42'34" WEST, ALONG WITH THE COMMON LINE WITH SAID LOT 11, A DISTANCE OF 75.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE EASTERLY CORNER OF A CALLED 4.341 ACRE TRACT, AS CONVEYED TO GEORGE G. AND PEGGY L. GUIRGIS BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2022036562;

THENCE NORTH 48°17'26" WEST, ALONG THE COMMON LINE BETWEEN SAID 4.341 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 610.00 FEET, TO A 5/8-INCH IRON ROD FOUND, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE) AND BEING THE NORTH CORNER OF SAID 4.341 ACRE TRACT;

THENCE NORTH 41°42'34" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 2351 (WEST EDGEWOOD DRIVE), A DISTANCE OF 330.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 3.9187 ACRES OF LAND.

FLOOD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0014G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019. THIS TRACT IS LOCATED IN FLOOD ZONE "X"

BENCHMARK NGS HGCS E 459 (AW1002) EL 25.99 NAVD 88

5.20 MILES NORTHEAST ALONG FARM ROAD 528 FROM THE JUNCTION OF STATE HIGHWAY 35 (BUSINESS ROUTE) AT ALVIN, THENCE 0.1 MILE NORTHEAST ALONG A BLACK TOP ROAD, THENCE 0.4 MILE NORTHWEST ALONG A BLACK TOP ROAD, THENCE 0.30 MILE NORTHEAST ALONG A SHELL ROAD (BRIARMEADOW AVENUE),SOUTHWEST OF THE JUNCTION OF BRIARMEADOW AVENUE AND SUNSET DRIVE, 46.0 FEET NORTHWEST OF THE CENTER LINE OF THE AVENUE, 185.0 FEET SOUTHWEST OF THE CENTER LINE OF THE DRIVE, 143.0 FEET SOUTHWEST OF A POWER POLE WITH GUY-WIRE, 77.0 FEET NORTHWEST AND ACROSS THE AVENUE FROM A SPLIT RAIL FENCE, 34.5 FEET SOUTHWEST OF A FENCE CORNER, 1.6 FEET NORTH OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2 FOOT ABOVE THE GROUND, AND ABOUT LEVEL WITH THE AVENUE. TEMPORARY PROJECT BENCHMARK IS AN "X" SET IN CONCRETE, BEARING N 65°47'46" E, 71.40 FEET FROM THE SOUTH PROPERTY CORNER OF THE SUBJECT PLAT, ELEVATION 27.74'.

MCREAKEN MANOR REPLAT NO 1

A SUBDIVISION CONTAINING 3.9187 ACRES, BEING LOT ONE (1), IN BLOCK ONE (1), OF MCREAKEN MANOR, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2025021248, OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.
IN THE SARAH MCKISSICK SURVEY
ABSTRACT 151
GALVESTON COUNTY, TEXAS.

CITY OF FRIENDSWOOD

REASON FOR REPLAT: TO CREATE 4 RESERVES 1 BLOCK.

4 RESERVES 1 BLOCK

JANUARY 27 2026

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER
MCREAKEN AGRICULTURE LLC
DOUGLAS MCREAKEN,
MEMBER
316 LOS FRAILES DRIVE
FRIENDSWOOD, TX 77546
PHONE: 832-277-7621

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: **SITE PLAN: 3711 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building and gas station to be located at 3711 FM 528 located in Friendswood City Center.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to consider approval of the site plan for a proposed retail shell building and gas station to be located at 3711 FM 528 in the Friendswood City Center development. A portion of the retail shell building will be occupied as a convenience store/gas station. The proposed building is a single-story building with an area of 14,765 square feet and 45 parking spaces are being provided on-site; the remainder of the 110 required spaces will be accounted for in the shared parking for City Center. There are 322 public parking spaces. The building will have rear entries from Larabee Way which accommodates the pedestrian and walkable aspects of the City Center.

The PUD ordinance is attached and contains the development regulations including setbacks, building heights, landscaping, building finishes, and more. A location and landscape note page and color-coded landscape pages from the PUD are attached as well. Note that this lot is the only lot that allows a gas station.

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 and the PUD ordinance.

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

ATTACHMENTS

1. City Center PUD Ordinance No. 2026-01
2. City Center Landscape Notes (pg 49 and 50 of PUD)
3. City Center Locations and Landscape Notes
4. 3711 FM 528 Cover Sheet
5. 3711 FM 528 Site Plan
6. 3711 FM 528 PUD Parking Matrix
7. 3711 FM 528 Landscape
8. 3711 FM 528 Elevations
9. 3711 FM 528 Dumpster Enclosure
10. 3711 FM 528 Photometric

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO AMEND PLANNED UNIT DEVELOPMENT (PUD) 2023-28, COMMONLY KNOWN AS FRIENDSWOOD CITY CENTER, WHICH IS LOCATED AT 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 AND 3801 FM 528 RD. AND 18001, 18005, 18009, AND 18013 BLACKHAWK BLVD, AND RESTRICTED RESERVES O, L, AND M OF THE FINAL PLAT OF FRIENDSWOOD CITY CENTER, BEING 106.472 ACRES OF LAND BEING A REPLAT OF RESTRICTED RESERVES "A" AND "C" CLEAR CREEK COMMUNITY CHURCH FRIENDSWOOD, FILM CODE NO 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R); AND 95.78 ACRES SITUATED IN THE SARAH MCKISSICK SURVEY, ABSTRACT NO. 549, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS, CONCERNING CERTAIN BUILDING HEIGHTS, NUMBER OF STORIES, DENSITY, LANDSCAPING, SIGNAGE, AND SETBACKS; 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, the property subject to this ordinance is commonly known as Friendswood City Center, which is located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M of the Final Plat of Friendswood City Center, being 106.472 acres of land being a replat of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, and depicted in Exhibit "A," which is attached hereto and incorporated herein for all intents and purposes (the "Property"); and

WHEREAS, the owner(s) of the Property made application to the City to amend the Planned Unit Development (PUD) 2023-28 concerning certain building heights, number of stories, density, landscaping, signage, and setbacks; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Planning and Zoning Commission and the City Council conducted public hearings on such application, allowing all interested persons the opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission has filed with City Council its written report recommending approval of the application; 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 application, subject to applicable regulations, restrictions, exceptions, and conditions; 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. The Official Zoning Map of the City of Friendswood is hereby amended to amend Planned Unit Development (PUD) 2023-28 in accordance with Exhibit "B," which is attached hereto and incorporated herein for all intents and purposes. The City Council hereby directs the Director of Community Development to add an entry concerning this amendment on the official zoning map in accordance with Section 3, Appendix C of the Friendswood City Code.

Section 3. This ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as described in Section 2 hereinabove.

Section 4. 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 5. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 6. 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 7. 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 8. This ordinance shall take effect upon its publication.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

JOHN ELLISOR, Mayor Pro Tem

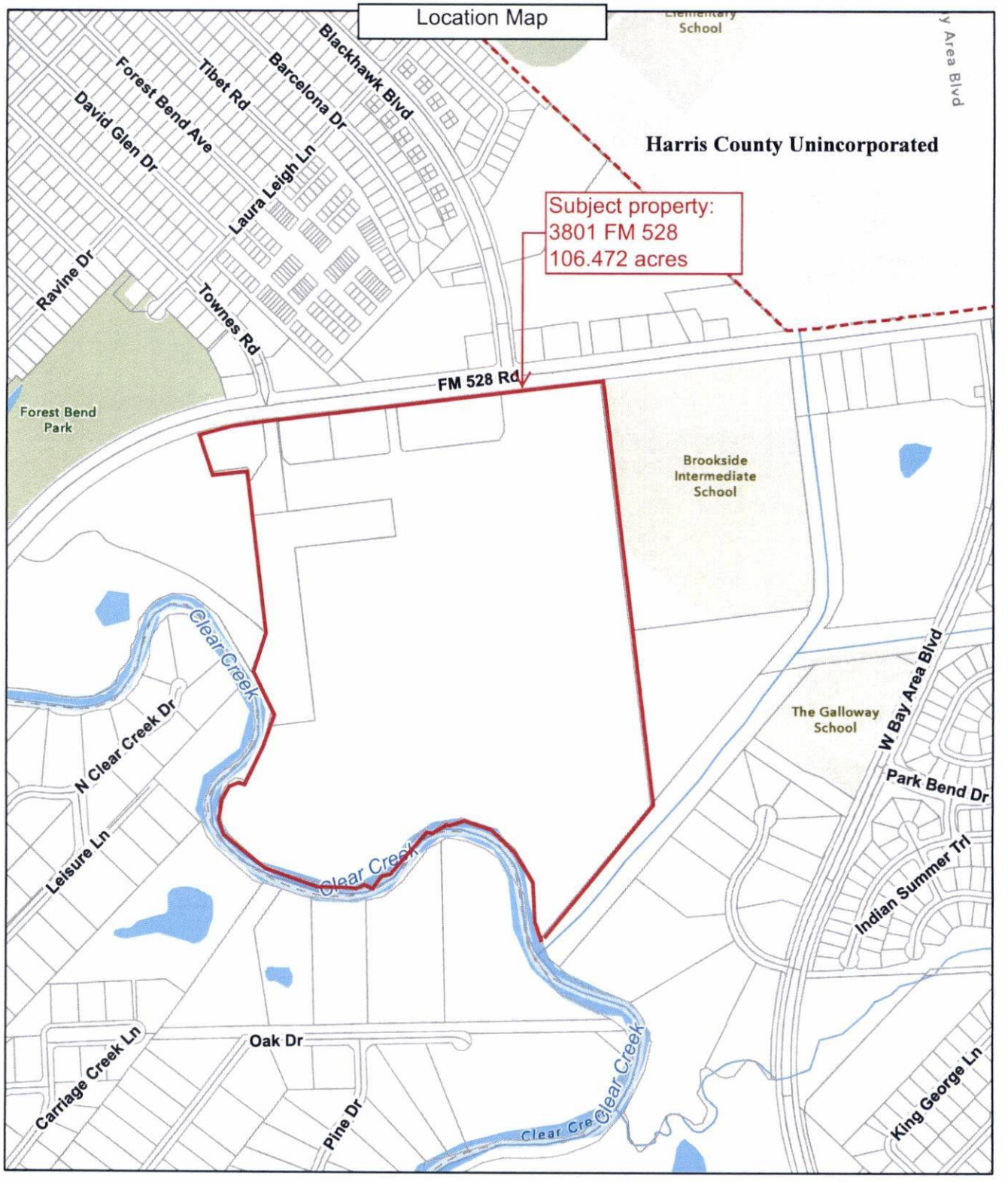
ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

City of Friendswood



3/3/2025, 10:42:48 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limit

Surrounding Cities

Parcels

Water Lines

Streets

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT "A"

AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD)
Friendswood City Center PUD

1. Friendswood City Center PUD was approved on January 8, 2024 (the "PUD");
2. The PUD established specific development standards, including regulations governing maximum building height and the number of allowable stories;
3. The Developer has submitted a formal request to modify certain provisions of the PUD related to building height, number of stories, and front building lines for specific lots, graphics and signage and landscape requirements;
4. The City has reviewed and evaluated the proposed amendments and determined that the modifications are consistent with the goals and intent of the PUD and promote orderly development.

AMENDMENTS

1. Amendment to Maximum Building Height

Section titled "Regulations" of the PUD is hereby amended to revise the maximum building height from seventy feet (70') to ninety feet (90') on Lots 6 through 12.

2. Amendment to Maximum Number of Stories

Section titled "Regulations" is amended to increase the maximum number of stories from four (4) to six (6) on Lot 6 through 12. For the purposes of this Amendment, an Occupied Roof shall be considered a Story. Lot 12 is limited to four stories for apartment use.

3. Amendment to Front Yard Setback

Section titled "Regulations" is amended to modify the Front Yard Setback of Lot 5 from one hundred sixty feet (160') to fifty feet (50'). Furthermore, within the original 160-foot Front Yard Setback, only an open canopy structure is permitted, and such structure must maintain a clear underside dimension of sixteen feet (16'-0").

Additionally, modify the Front Yard Setback of Lots 6 , 9 and 10 from fifty feet (50') to twenty-five feet (25') and Lot 12 from twenty five feet (25') to five feet (5').

4.Amendment to Interior Side Yard Setback for Retail Lots

Section titled "Regulations" is amended to reduce the Interior Side Yard Setback on Lots 2 through Lot 11 from ten feet (10') to zero feet (0').

5.Amendment to Exterior Side Yard Setback for Retail Lots

Section titled "Regulations" is amended to reduce the Exterior Side Yard Setback on Lots 2 through Lot 5 ,7 and 8 from ten feet (10') to zero feet (0') and Lots 6, 9, 10 and 11 from twenty-five feet (25') to zero feet (0').

6. Amendment to Landscape Buffer Width (Except FM 528)

Section titled "Landscape Buffer Width (Except FM 528) is amended to reduce the Landscape Buffer from five feet (5') to zero feet (0').

7. Amendment to Allowed Mult-Family Use

Note (d) Modified from "No Multi-Family Use shall be allowed on the First Floor of Lots 6,7,9 or 10" to "No Multi-Family Use shall be allowed to face the Front Yard on the First Floor of Lots 6,7,9 or 10."

8. Addition of Exhibits

New Section: Exhibit C, D, H2, H3, J, K

9. Amendment to Exhibits:

Exhibit E (Formally Exhibit C)
Exhibit F (Formally Exhibit D)
Exhibit G (Formally Exhibit E)
Exhibit H (Formally Exhibit F2)
Exhibit H4 (Formally Exhibit F3)

10. Zoning Ordinance Regulations, Amendments and Modifications

Except as expressly amended herein, all other terms, conditions, and provisions of the original Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

Madison Development Corp., LLC

By: Louis Tannos, Manager

Lone Star Campus R1 LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus MXM LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Hill Gage Development LLC

By: Daniel Gage, Managing Member

TIMA Holdings LLC

By: Bhakti Mehta, President

Ajay K. Jain

By: Ajay K. Jain

City of Friendswood, Texas

By: _____
Name: _____
Title: _____

Note: Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed.
Zero lot line builds will still require fire apparatus access, roadway may be required to be designated as fire lane and meet fire lane width requirements.

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August 2023

Amended: November 2025

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III Permitted Use Table

Exhibit A	Site Plan
Exhibit B	Tree Mitigation Calculations
Exhibit C	Approved Species for Forest Preserve/Reforestation
Exhibit D	Approved Species for Formal Planting
Exhibit E	Mixed Use Parking Analysis
Exhibit F	Public Trails and Paths
Exhibit G	Project Phases
Exhibit H1	Exterior Finishes
Exhibit H2	Architectural Design
Exhibit H3	Graphics and Signage
Exhibit H4	Site Amenities
Exhibit J	Landscape Requirements
Exhibit K	Street Cross Sections

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive mixed use development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from FM 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with ten foot wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

REGULATIONS

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (4 stories)	Maximum Height (6 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1 (h)	n/a	15000	100	150	100	10	10	25	40	n/a	15	0
Lots 2-4 (h)	n/a	15000	100	150	160	10	0	0	40	n/a	15	0
Lots 5 (h)	n/a	15000	100	150	50 (e)	10	0	0	40	n/a	15	0
Lots 7 (d)(i)	29	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 8 (i)	43	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 6, 9, 10 (d)(i)	43	15000	100	150	25	0	0	0	n/a	90	15	0
Lot 11	43	15000	100	150	0	0	0	0	n/a	90	0	0
Lot 12 MFR	43	n/a	n/a	n/a	5	0	5	25	n/a	90 (g)	0	0

a) Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

b) Lot coverage based on approved drainage plan.

c) Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures will be permitted in the landscape buffer/setback except for the area abutting FM 528. Building setback is measured form the right-of-way or property line.

d) No Multi-family use shall be allowed facing the front yard on the first floor of Lots 6,7,8,9 or 10.

e) Only an Open Canopy Structure with a minimum clearance of 16 feet is permitted within the 160 feet area abutting FM 528 on Lot 5.

f) An Occupied Roof shall be consided a Story.

g) Lot 12 is limited to four (4) stories for Apartment Use

h) Dumpster Enclosure may be located in front of the Frontyard Setback

(i) Lot 7, 8, 9, 10 and 12 may be used as temporary surface parking. Temporary overflow parking areas shall be accessed by a driveway approach constructed to full City standards, including required concrete pavement thickness, width, and curb return geometry. The overflow parking surface beyond the driveway approach shall be contained within concrete curbs and consist of stabilized aggregate, crushed concrete, or other approved all-weather material capable of supporting vehicle loads without rutting, displacement, or dust. Use of temporary overflow parking is intended for intermittent, non-primary use and shall not be used as a substitute for required permanent parking as defined by Friendswood City Center PUD. All temporary overflow parking lots shall: a) Provide interior landscaping standards per Exhibit J, Section F, Public Landscape Requirements, b) Maintain positive drainage and erosion control to prevent sediment or debris from entering public streets or drainage systems, c) Be maintained in good condition and kept free of weeds and standing water, d) Remain accessible only through approved concrete driveway approaches.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	***Agriculture, Forestry, Fishing and Hunting***	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	O
237	Heavy and civil engineering construction	O
238	Specialty trade contractors	O
31-33	*Manufacturing*	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	***Wholesale Trade***	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	***Retail Trade***	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 Only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	***Transportation And Warehousing***	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	***Information***	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	***Finance and Insurance***	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	***Real Estate and Rental and Leasing***	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	***Health Care and Social Services***	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	***Arts, Entertainment and Recreation***	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
172120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	***Accommodation and Food Services***	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	***Other Services (Except Public Administration)***	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
8122	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	***Public Administration (City Services)***	

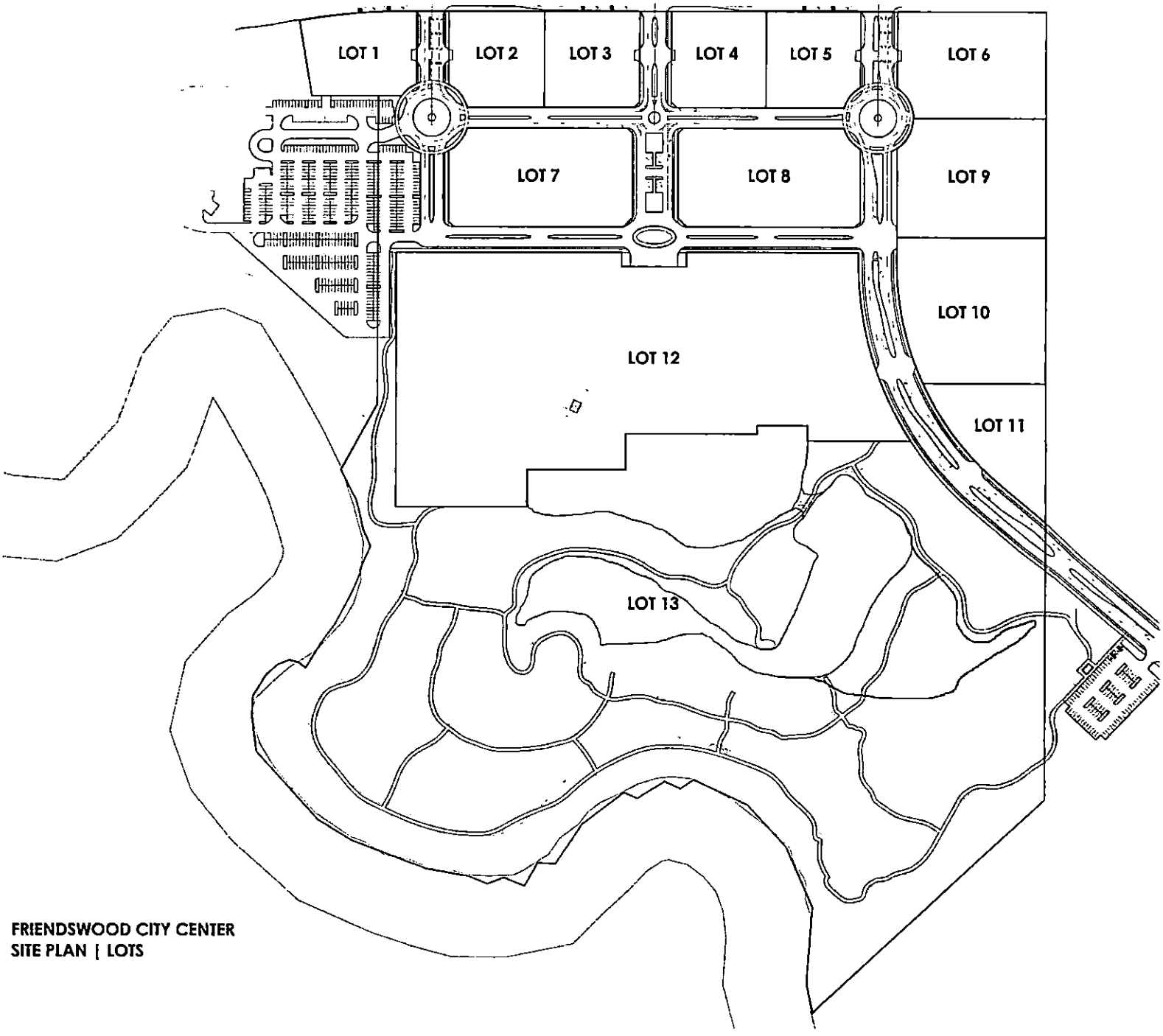
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

(b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

Exhibit A

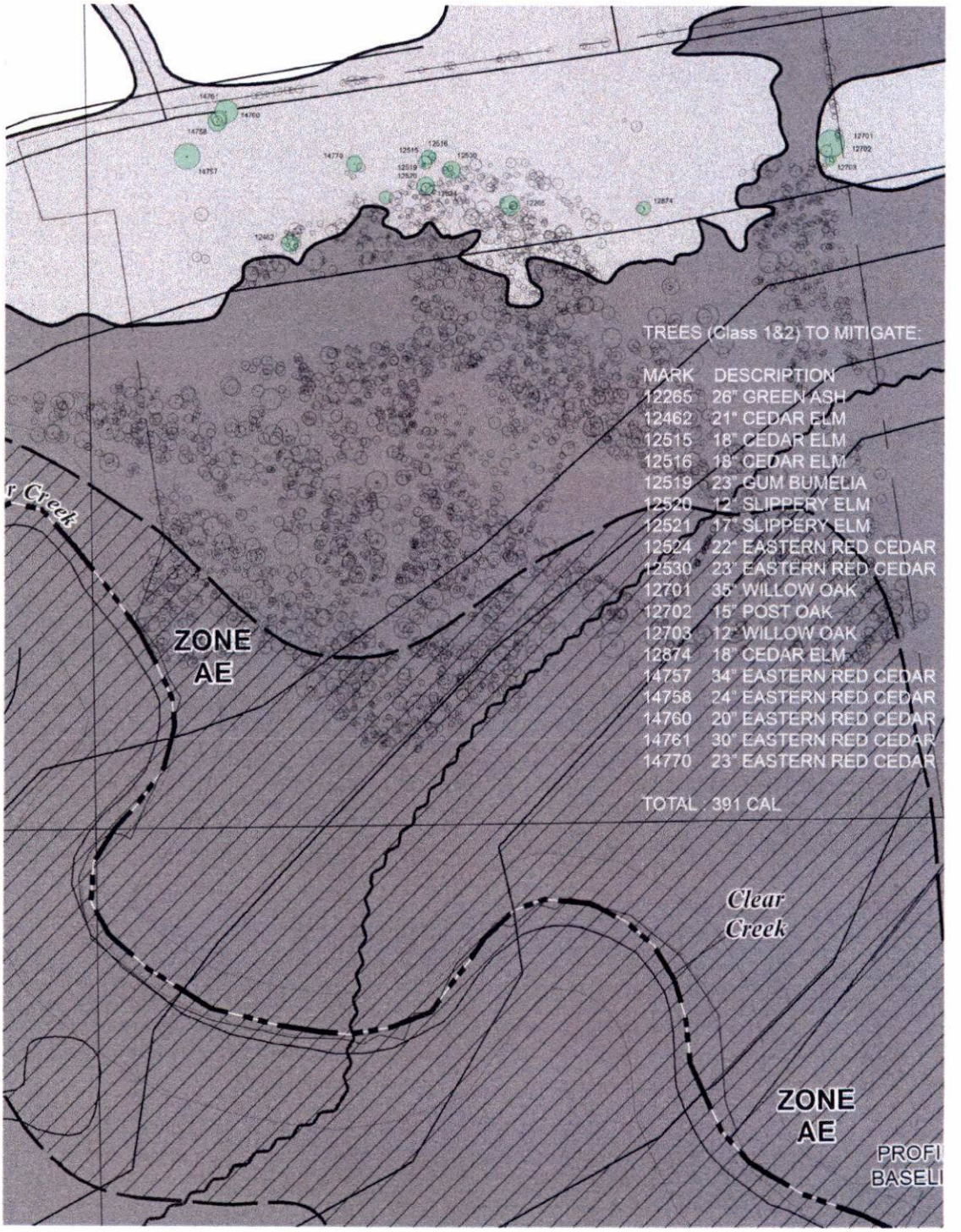


FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

Exhibit B
TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows:
12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.

Total Tree Mitigation of 453.5 inch Cal shall be provide outside the Floodway and Floodzone AE Areas and may be achieved by utilization of Public ROW trees in excess of 2 inch Cal.



** Trees removed from the Regulatory Floodway and Floodzone AE do not require mitigation.

Exhibit C | Approved Species for Forest Preservation/Reforestation

Large Shade Trees (60 Feet and Greater in Height)	
Pecan	Carya illinoensis
Black Walnut	Juglans nigra
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michhauxii
Water Oak	Quercus nigra
Nuttail Oak	Quercus nuttallii
Willow Oak	Quercus phellos
Shumard Red Oak	Quercus shumardii
Live Oak	Quercus virginiana
Southern Red Oak	Qurcus falcata var. pagoda
Bald Cypress	Taxodium distichum
Medium Trees (30 to 60 Feet in Height)	
Chalk Maple	Acer leucoderme
Box-Elder Maple	Acer negundo
Drummond Red Maple	Acer rubrum var. drummondii
River Birch	Betula nigra
American Hornbean	Carpinus caroliniana
Water Hickory	Carya aquatica
Catalpa	Catalpa bignonioides
Honey-Locust	Gleditsia triacanthos
Sweet-Bay Magnolia	Magnolia virginiana
Black Willow	Salix nigra
Western Soapberry	Sapindus drummondii
Sassafras	Sassafras albidum
Cedar Elm	Ulmus crassifolia
Chinese Elm	Ulmus parvifolia
Small Trees (Less than 30 Ft in Height)	
Scarlet (Red) Buckeye	Aesculus pavia
Texas Redbud	Cercis canadensis texensis
Rough-leaf Dogwood	Cornus drummondii
Parsley Hawthorn	Crataegus marshallii
Loquat	Eriobotrya japónica
Possumhaw Holly	Ilex decidua
Yaupon Holly	Ilex vomitoria
Common Crapemyrtle	Lagerstroemia indica
Flowering Crabapple	Malus spp.
Wax Myrtle	Myrica cerífera
Blackgum	Nyssa sylvatica
Mexican Plum	Prunus mexicana
Carolina buckthorn	Rhamnus caroliniana
American Elderberry	Sambucus canadensis
Arrow-wood Viburnum	Viburnum dentatum
Rusty Blackhaw Viburnum	Viburnum rufidulum

Exhibit D | Approved Species for Formal Planting

Large Shade Trees (60 Feet and Greater in Height)

White Ash	Fraxinus americana	Nuttail Oak	Quercus nuttallii
Green Ash	Fraxinus pennsylvanica	Post Oak	Quercus stellata
Southern Magnolia	Magnolia grandiflora	Live Oak	Quercus virginiana
Slash Pine	Pinus elloittii	Southern Red Oak	Qurcus falcata var. pagoda
Loblolly Pine	Pinus taeda	Bald Cypress	Taxodium distichum
Bur Oak	Quercus macrocarpa	American Elm	Ulmus americana
Water Oak	Quercus nigra		

Medium Trees (30 to 60 Feet in Height)

Chalk Maple	Acer leucoderme	Eastern Red Cedar	Juniperus virginiana
Box-Elder Maple	Acer negundo	Sweet-Bay Magnolia	Magnolia virginiana
Drummond Red Maple	Acer rubrum var. drummondii	Japanese Yew	Podocarpus macrophyllus
River Birch	Betula nigra	Mesquite	Prosopis glandulosa
American Hornbean	Carpinus caroliniana	Cherry Laurel	Prunus caroliniana
Water Hickory	Carya aquatica	Common Pear	Pyrus communis
Black Hickory	Carya texana	Black Locust	Robinia pseudoacacia
Eastern Redbud	Cercis canadensis	Black Willow	Salix nigra
Camphor-Tree	Cinnamomum camphora	Winged Elm	Ulmus alata
Common Persimmon	Diospyros virginiana	Cedar Elm	Ulmus crassifolia
American Holly	Ilex opaca	Chinese Elm	Ulmus parvifolia

Small Trees (Less than 30 Ft in Height)

Japanese Maple	Acer palmatum	Wax Myrtle	Myrica cerífera
Scarlet (Red) Buckeye	Aesculus pavia	Blackgum	Nyssa sylvatica
Texas Redbud	Cercis canadensis texensis	Texas Pistache	Pistacia texana
Rough-leaf Dogwood	Cornus drummondii	Mexican Plum	Prunus mexicana
Parsley Hawthorn	Crataegus marshallii	Callery Pear/Braford	Pyrus calleryana
Texas Persimmon	Diospyros virginiana(male)	Carolina buckthorn	Rhamnus caroliniana
Loquat	Eriobotrya japónica	American Elderberry	Sambucus canadensis
Common Fig	Ficus carica	Texas Mountain-Laurel	Sophora secundiflora
Ornamental Holly	Ilex spp.	Arrow-wood Viburnum	Viburnum dentatum
Yaupon Holly	Ilex vomitoria	Rusty Blackhaw Viburnum	Viburnum rufidulum
Common Crapemyrtle	Lagerstroemia indica		

Exhibit E | Mixed Use Parking Calculations

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Single Use	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	328	16.38	327.60	98.28	16.38	0.00	32.76	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	1858	1858.00	464.50	929.00	1765.10	1858.00	1207.70	929.00	1579.30
	Hotel	125	125.00	12.50	62.50	106.25	125.00	12.50	62.50	93.75
3	Clinic (Medical Complex)	675	33.75	675.00	337.50	33.75	0.00	67.50	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	429	0.00	42.86	214.29	321.43	0.00	214.29	342.86	428.57
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	745	74.50	372.50	558.75	298.00	111.75	558.75	745.00	372.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	23	0.00	5.63	16.88	16.88	0.00	9.00	18.00	22.50
8	Retail (excluding shopping center)	864	43.22	432.20	648.30	86.44	43.22	864.40	648.30	86.44
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	5046	2151	2333	2865	2644	2138	2967	2746	2583
		2967								
	Put 1 if this qualifies as a historic building		0	0						
		Total Reduction		0						
PARKING SPACES REQUIRED:		**2967**								

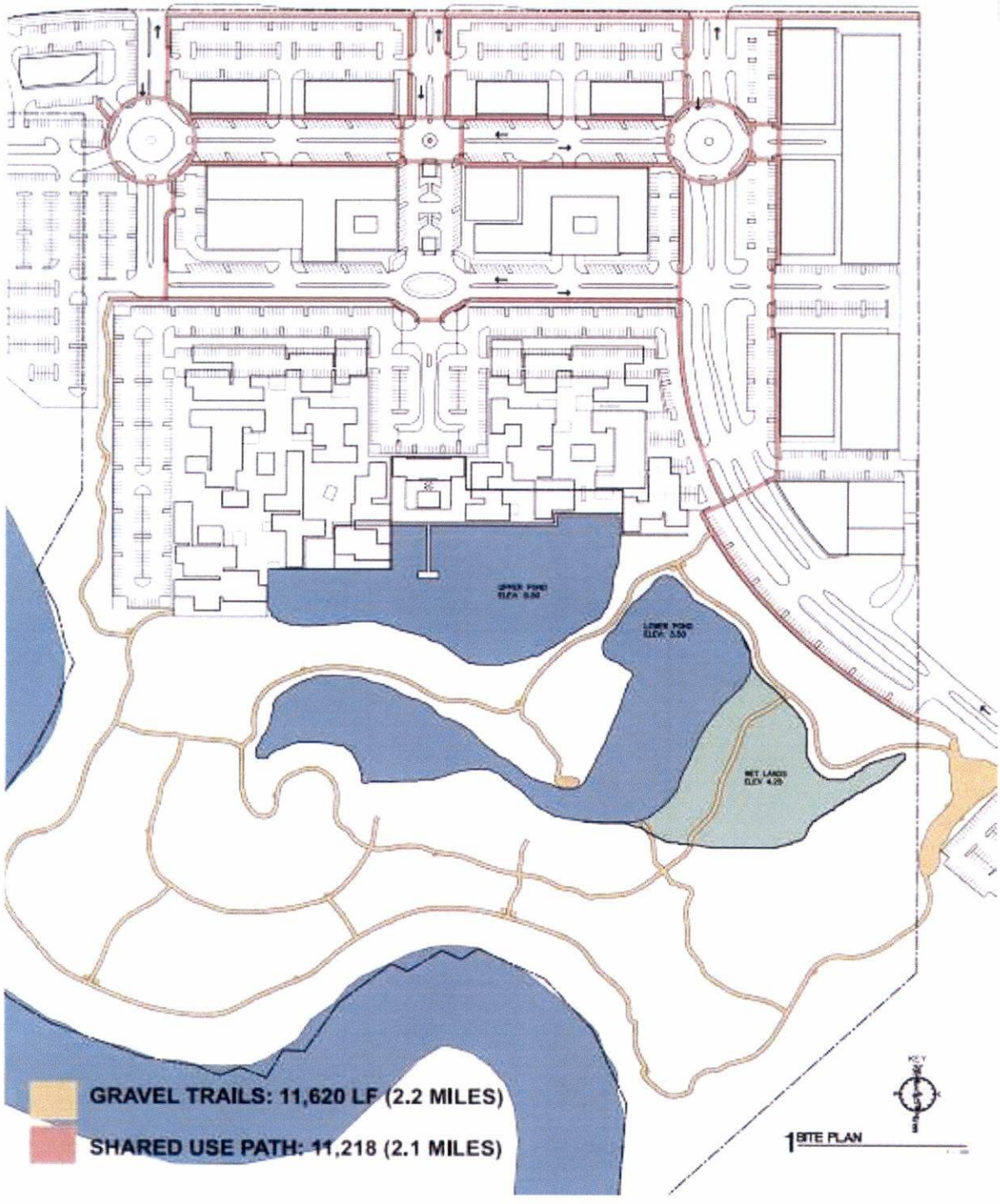
Proposed Parking on Site: 3600 Spaces

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

PUD Single Use Parking Matrix | Appendix C- Parking Group Table
(City of Friendswood Design Criteria Manual).

		per kSF	per Seat	per kSF						per Seat	per Rm				
	RATIO/X	6.00	3.50	10.00	3.80	3.40	2.80	15.00	4.50	2.50	1.25	1.00	1.50	1.75	2.00
	AREA	RETAIL	THEATER	REST	OFF<25	OFF 25-100	OFF>100	BAR	MED COMP	CHURCH	HOTEL	Studio	Apt 1B	Apt 2B	Apt 3B
LOT1	15,366	10,866		4,500											
LOT2	14,600	9,500		5,100											
LOT3	16,000	6,800		9,200											
LOT4	14,700	9,200		5,500											
LOT5	14,600	9,200		5,400											
LOT6 (Mix Use 1)	250,000	35,000		5,000										203	
LOT7 (Theater)	175,000	15,000	1,500	4,500			5,000	1,500							
LOT8 (Hotel)	206,400	13,500		7,500							100			70	
LOT9 (Mix Use 2)	250,000	35,000		5,000										203	
LOT10 (MOB 1)	172,500			22,800					150,000						
LOT11 (MOB 2)	112,000						112,000								
LOT12 (Apartment)	600 Apts												200	300	100
Totals per Use		864	429	745	0	0	328	23	675	0	125	0	300	1358	200
Totals per Lot	Totals														
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0
LOT2	108	57	0	51	0	0	0	0	0	0	0	0	0	0	0
LOT3	133	41	0	92	0	0	0	0	0	0	0	0	0	0	0
LOT4	110	55	0	55	0	0	0	0	0	0	0	0	0	0	0
LOT5	109	55	0	54	0	0	0	0	0	0	0	0	0	0	0
LOT6 (Mix Use 1)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT7 (Theater)	600	90	429	45	0	0	14	23	0	0	0	0	0	0	0
LOT8 (Hotel)	404	81	0	75	0	0	0	0	0	0	125	0	0	123	0
LOT9 (Mix Use 2)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT10 (MOB 1)	903	0	0	228	0	0	0	0	675	0	0	0	0	0	0
LOT11 (MOB 2)	314	0	0	0	0	0	314	0	0	0	0	0	0	0	0
LOT12 (Apartment)	1025	0	0	0	0	0	0	0	0	0	0	0	300	525	200
Total	5046														

Exhibit F | Public Trails and Paths

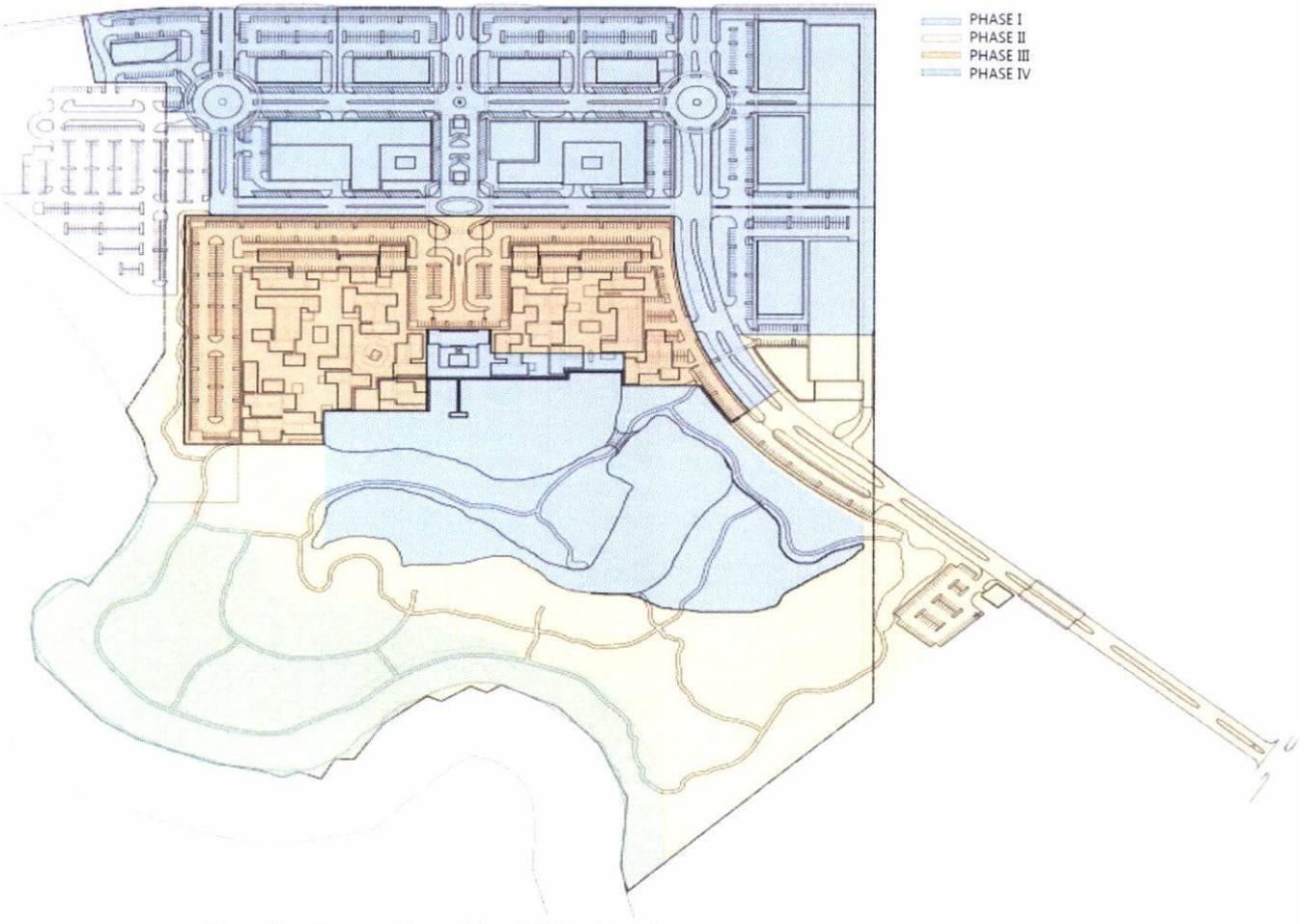




Bike Trail

10-0 Wide x 6 Deep
Decomposed Granite
8 x 16 Concrete Edge Curb

Exhibit G | Project Phases



Phase I: Execavation of Pond/Detention Area
Construction of Main Road Corridor and Underground Infrastructure
Construction of Lots 1-10 to Begin

Phase II: Extension of Blackhawk Road
Construction of Fire Station and Lot 11
Construction of Public Park

Phase III: Phase III Construction may fall at any time after completion of the Main Road Corridor and Underground Infrastructure.

Phase IV: Completion of the Park Trail System shall be after completion of the Whitcomb Terracing Project.

Exhibit H1 | Exterior Finishes

Exterior Finishes shall Incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

a. All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.

2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.

3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Standard (unfinished, plain or splitfaced) concrete masonry units are not acceptable as an exterior finish.

4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.

5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).

6. Cement fiberboard;

7. Architectural glass block (less than 25 percent reflectance).

8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less that twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.

2. Corrugated, metal, plastic, or fiberglass panels.

3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.

4. Wood siding or plastic siding.

5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.

6. Exposed aggregate.

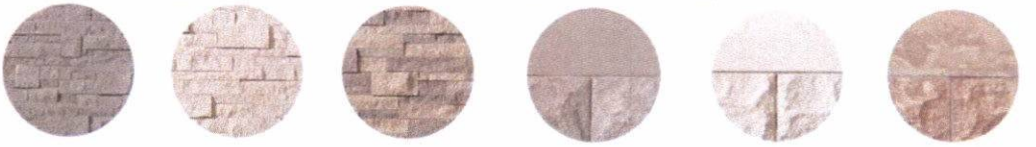
7. Corten Steel Panels.

Exhibit H1 | Exterior Finishes

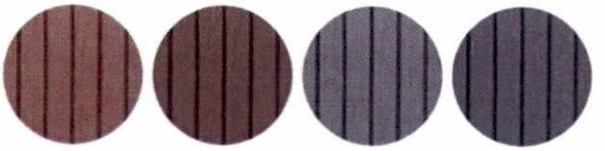
Contemporary Brick (examples of colors)



Cut Stone, split-faced or honed (examples of colors)



Wood Composite, (examples of colors)
Approved accent colors to be no more than 15% of building



Primary Paint Colors (examples)
Approved accent colors to be no more than 15% of building



Composite Metal Panels, (examples of colors)

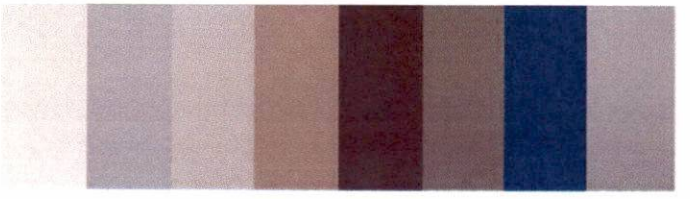


Exhibit H2 | Architecture Design



Aerial view.



Turf plaza.



Turf plaza.



Retail building.



Retail buildings.

Exhibit H3 | Graphic and Signage
Site Plan with Graphics and Signage Locations

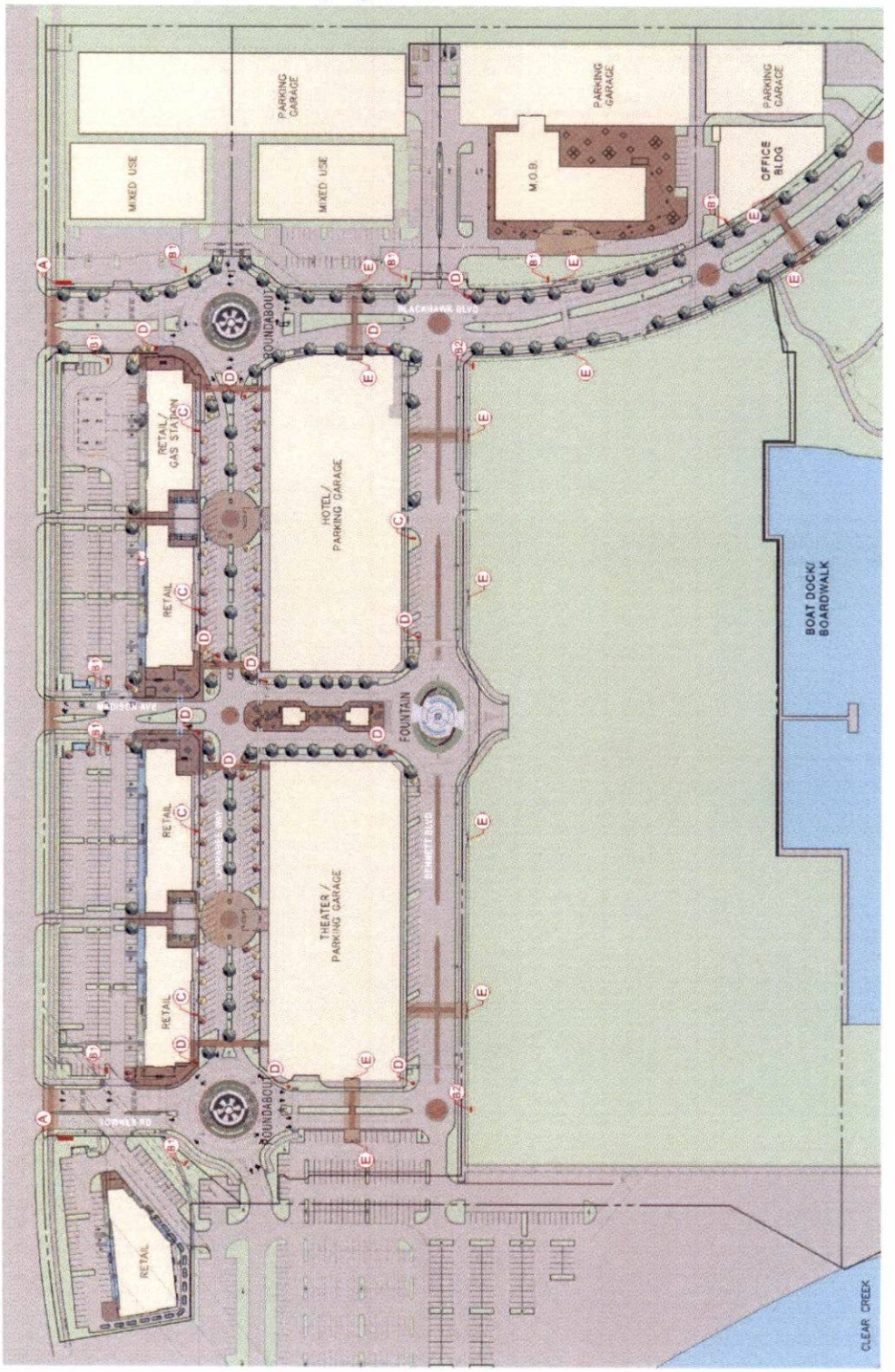


Exhibit H3 | Graphics and Signage
Public Park

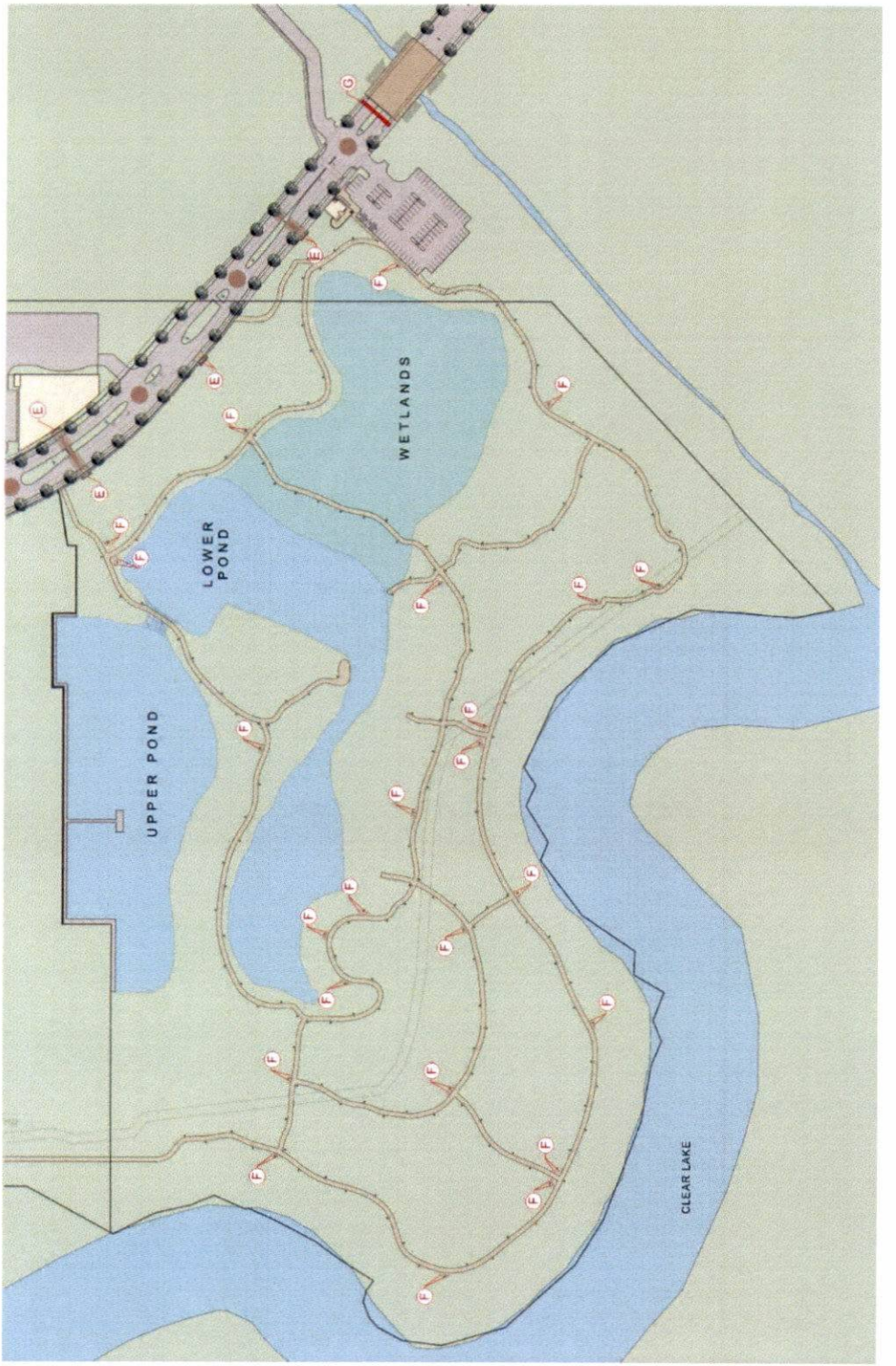


Exhibit H3| Graphics and Signage

See site plan for sign locations.

A. PRIMARY ENTRY MONUMENT

It consists of two parts: planter walls and entry logo wall.

The maximum height of the logo wall is to not exceed fourteen feet (14'-0") and the overall width is not to exceed six feet (6'-0"). Logo may only be on two (2) sides of the structure and must be identical. The logo wall shall be a metal panel with cut logo.

Planter wall is to not exceed five feet (5'-0") in height and the overall width is not to exceed twenty feet (20'-0"). Font to be approved by POA PUD administrator. The walls shall be stone veneered base with a stone cap.

Monument signs must be roughly located parallel or perpendicular to and outside the public rights-of-way, a minimum of three feet (3'-0") from property line. Care should be taken to preserve sight lines for motorists at all driveway and intersection locations.



Figure A. Entry Monument

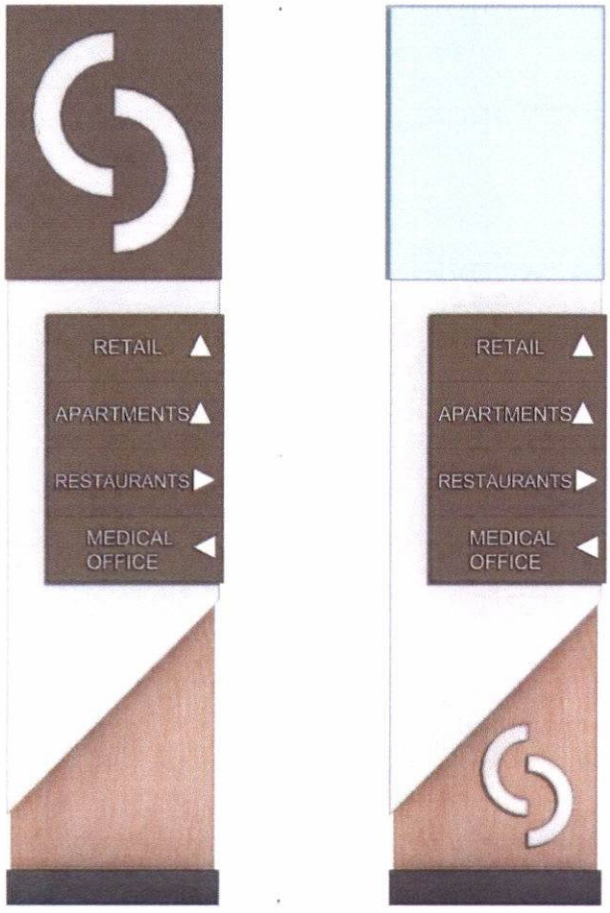
B. MULTI-TENANT MONUMENT SIGN AT RETAIL

Where two or more tenants make up a business establishment, they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The highest part of such sign or structure shall not be greater than fourteen feet (14'-0") above the highest finished grade at the front

property line and shall not be greater than three feet 6 inches (3'-6) in width. It shall be the responsibility of the property owner to allocate such sign area to each tenant.

Font to be approved by PUD administrator. **Wording is permitted on both the front and back of the signage.**

The walls shall be aluminum/steel panels that match primary entry monument with a partial light box option (Option B).



OPTION A OPTION B

Figure B1. Multi-tenant Monument Options

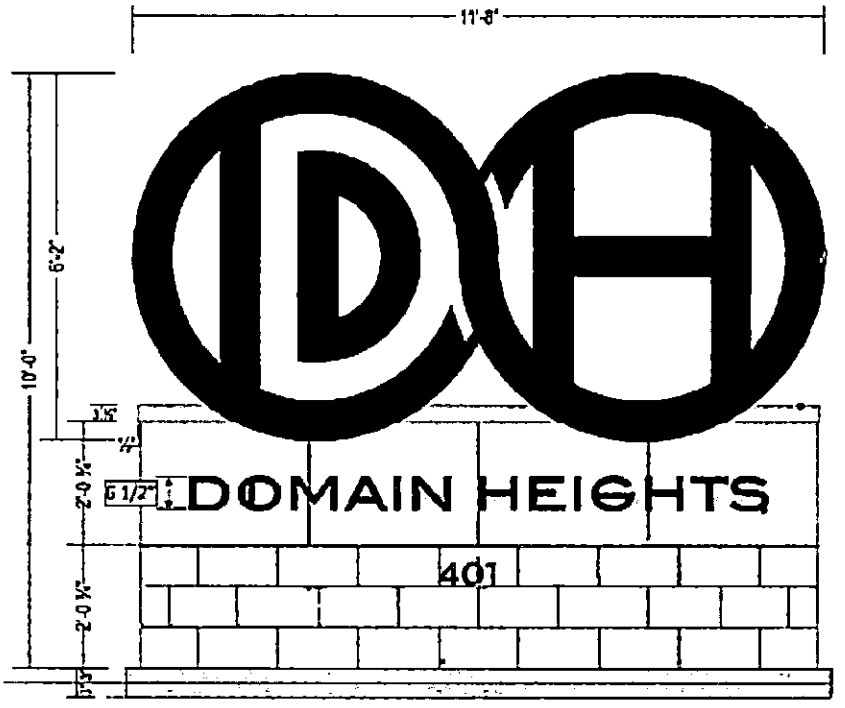


Figure B2. Two Multi-family monument sign (see site plan for location).

Two Sided; 30 Inches Deep.

C. DIRECTIONAL SIGNS

The developer of each site may install free-standing signage in landscape areas along street frontages for the information pertinent to a site. The highest part of such sign or structure shall not be greater than three feet (3'-0") above the highest finished grade at the front property line and shall not be greater than three feet six inches (3'-6) in width. Directional signs must not obstruct sidewalks and should be placed at a minimum distance of six feet (6'-0).

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument finishes.



Figure C. Directional Signs

D. HIKING TRAILHEAD SIGNS AND STREET SIGNS

The highest part of street sign shall not be greater than ten feet (10'-0") and the lowest part shall be not less than seven feet (7'-00") above the highest adjacent walking surface grade per TMUTCD Standards.

Street name sign shall be solid "sand cast" aluminum blades with a minimum height of nine inches (0'-9"). Font must be an FHWA Series Font, per TMUTCD standards and approved by City PUD administrator. Street name legend height must comply with TMUTCD standards with a minimum of six inch (0'-6") upper case and four and one-half inch (0'-4 ½") lowercase letters.

Wording is permitted on both the front and back of the signage. Color shall be a high contrast combination consistent with TMUTCD standards - white on brown. All street name signs located within public right-of-way shall comply with TMUTCD Standards with regard to retroreflectivity and shall include retroreflective sheeting or other illumination as approved by the City to ensure nighttime legibility.

The posts for both the hiking trailhead and the street sign shall be 6 inches x 6 inches and made of powder coated galvanized steel or aluminum with solid cap and base.

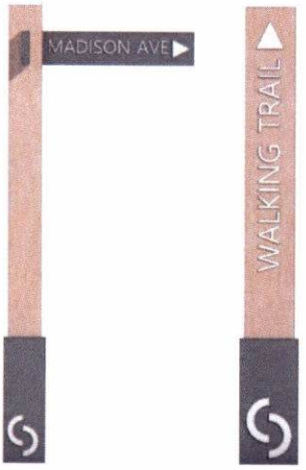


Figure D. Street Sign and Hiking Trailhead Sign

E. COVERED BENCHES

Bench with two-post shade canopy. The highest part of post shall not be greater than eight feet (8'-0") the highest finished grade and shall be eight fee (8'-0") in width.

Finishes to match hiking trailhead signs and street signs. Modern backless bench with wood seats, aluminum is powder-coated in charcoal color.

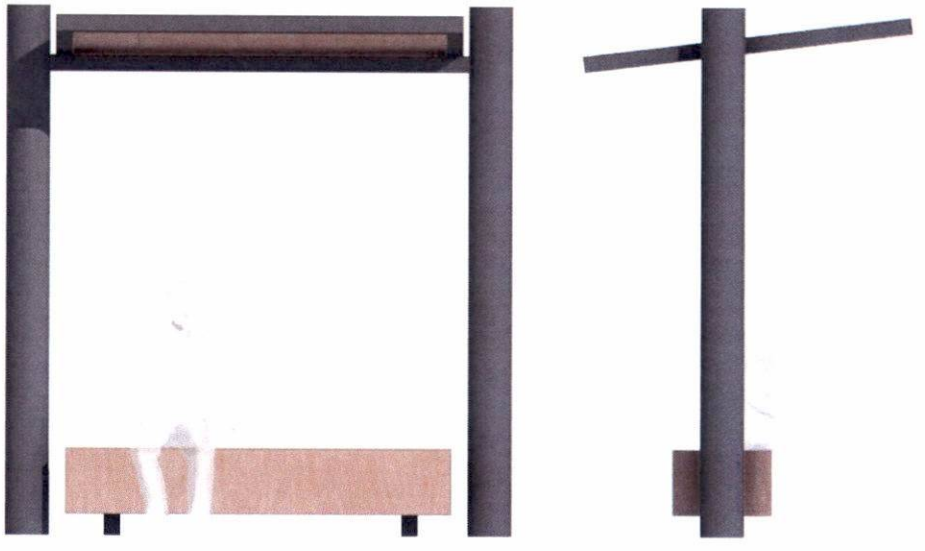


Figure E. Covered Bench

F. UNCOVERED BENCHES

Boulder outdoor bench crafted from large, natural boulders. Bench dimensions shall be five feet (5'-0") in width, one foot and six inches (1'-6") in depth, one foot and six inches (1'=6") in height.



Figure F. Uncovered Bench

G. BRIDGE ENTRANCE SIGN

Font to be approved by POA administrator. Signage allowed on front and back of structure. Bridge Entrance Sign to be maintained by POA Friendswood City Center.

All bridge finishes shall match the primary entry monument finishes or the exterior finishes specified in Exhibit H1.

Bridge clearance shall be a minimum of seventeen feet six inches (17'-6"). Artistic rendition below.



Figure G. Bridge Entrance

H. WALL SIGNS

Wall signs are allowed for each business establishment with an allowable total sign area of one and one-half square feet (1.5 ft2) for each linear foot of business facing a public right-of-way. It shall be the responsibility of the property owner to allocate such sign area to each tenant. Each tenant's wall sign must be attached to the part of the building in which the tenant is located. Signage can be displayed on all sides of the building facing a public right-of-way.

The maximum height of the sign is to not exceed three feet (3'-0") in height for buildings 4 floors and below. Font to be approved by POA administrator. All signs must be positioned in the center of the wall.

The maximum height of the sign is to not exceed five feet (5'-0") in height for buildings 4 floors and above. Font to be approved by POA administrator. Signs cannot protrude above the building mass.



Figure H. Wall Signs

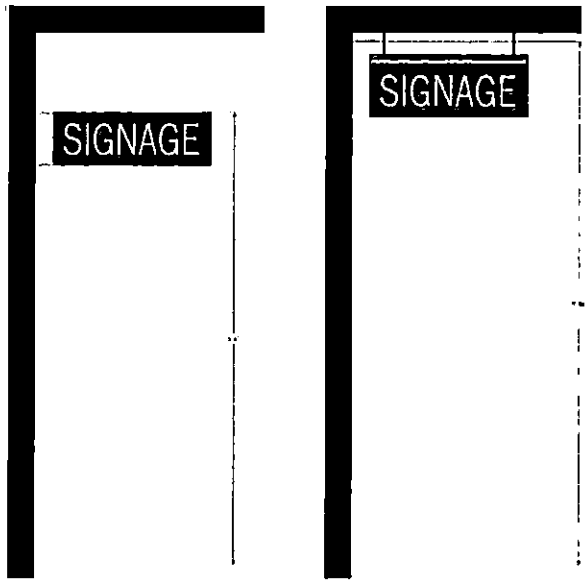


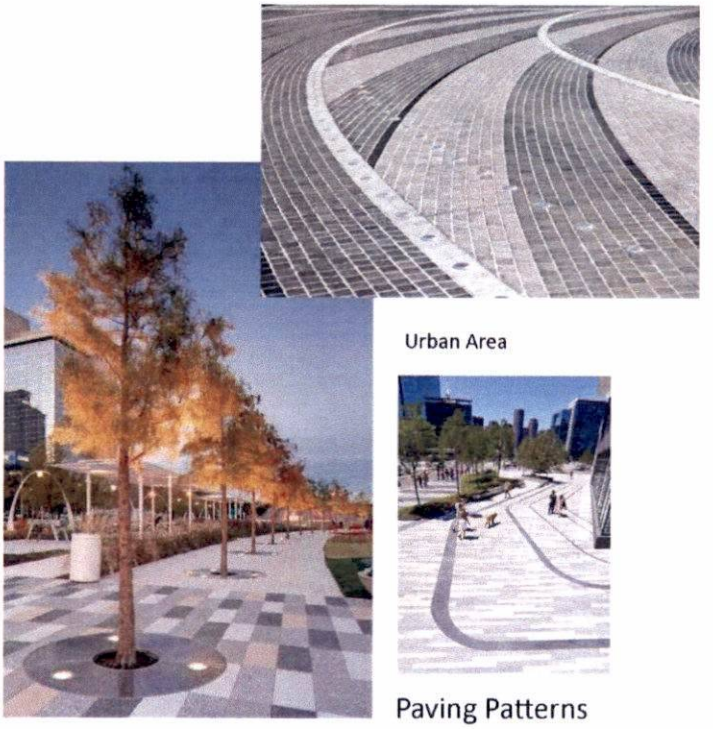
Figure H2. Secondary Signs

The width of the blade signs is to not exceed two feet and six inches (2'-6"), the overall height is not to exceed one foot (1'-0"). Font to be approved by POA administrator. All blades remain the same size and finish. Wording is permitted on both the front and back of the signage.

Blade signs are aluminum and double sided. Two aluminum sign panels with a solid plastic core. Two display options: hanging brackets or side mounted.

The minimum height for all secondary signs is eight feet (8'-0") above the ground, measured to the underside of the sign, to ensure safe clearance for pedestrians. The maximum height to the top of a secondary sign is nine feet six inches (9'-6").

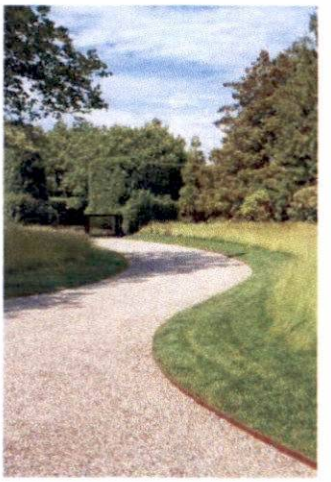
Exhibit H4 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails





Planters

Urban Area

Water Stations



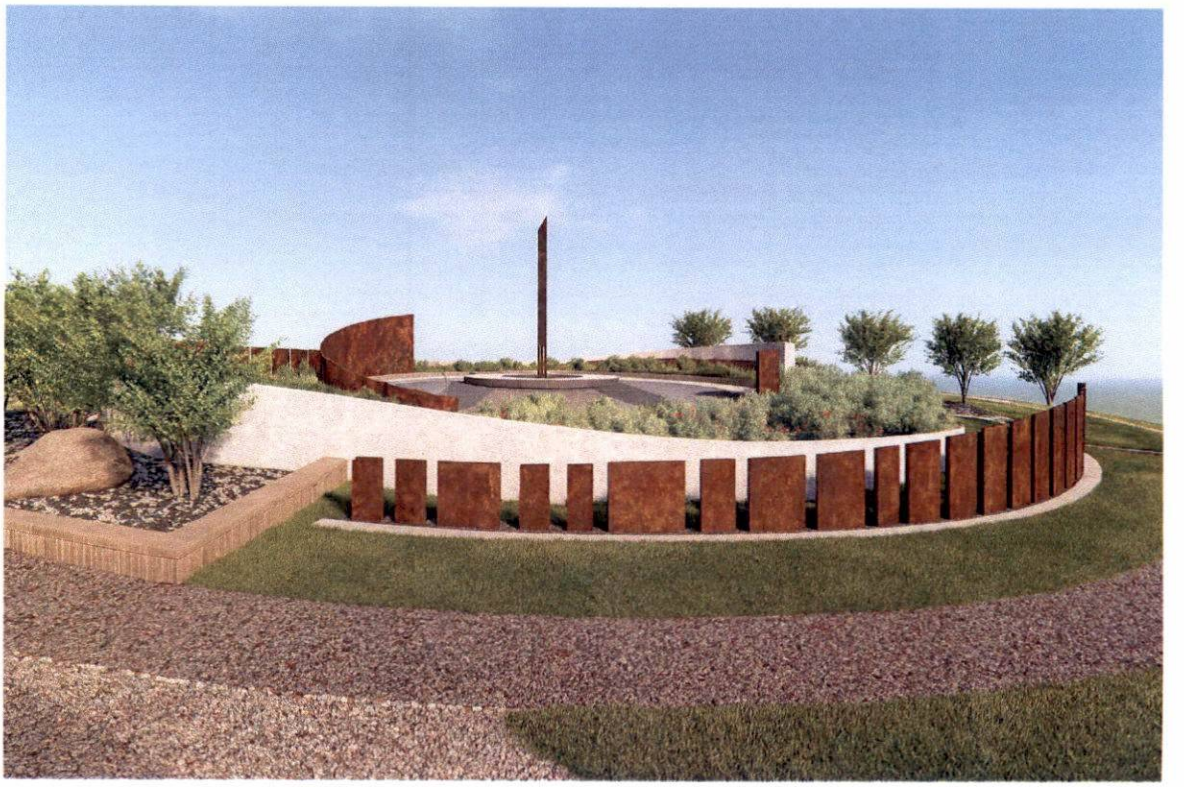
Exhibit H4 | Examples of Site Amenities



Fountain (maintenance by POA).



Round Abouts (maintenance by POA).



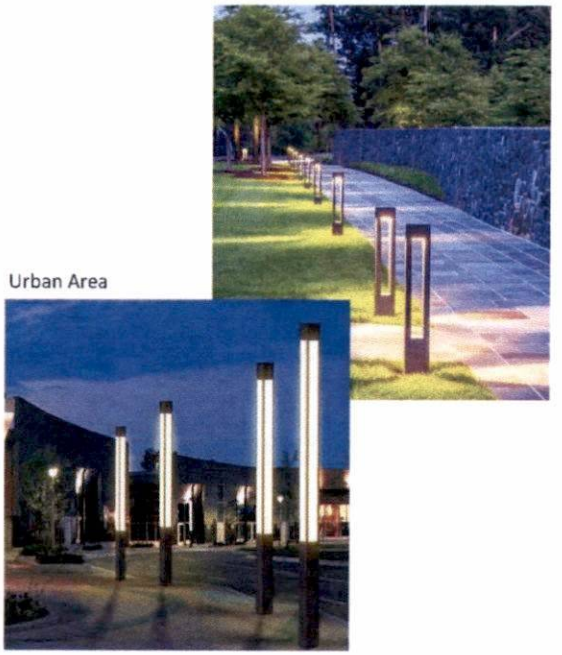
Benches



Urban Area

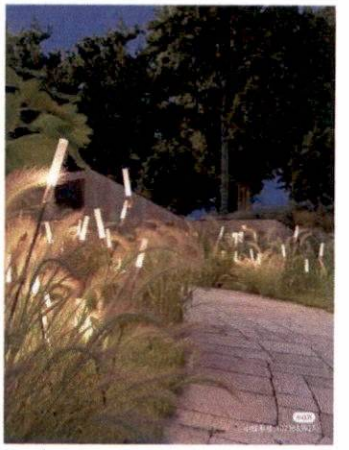


Trails



Urban Area

Lighting



Trails

Exhibit J

LANDSCAPE REQUIREMENTS

A. LOTS 1 THROUGH 5

1. One (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528.
2. One (1) street tree shall be provided per 35 linear feet of property line, or fraction thereof, along all other rights-of-way.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
4. Each lot shall provide a minimum of 15% of the site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent of the parking lot islands shall contain a minimum of 1 tree.
5. The parking lot along FM 528 shall be screened from FM 528 with screening shrubs.

B. LOT 6

1. On Lot 6, one (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528
2. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. Lot Developer may relocate these trees to other landscape areas within the same Lot ROW.
4. With the exception of the front fifty feet (50') setback from FM 528 provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

C. LOTS 7, 8 and KIOSK

1. No on-lot landscape requirement.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.

D. LOTS 9, 10, AND 11

1. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
3. With the exception of the twenty-five feet (25') setback from Blackhawk Boulevard on Lot 11, provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

E. LOT 12

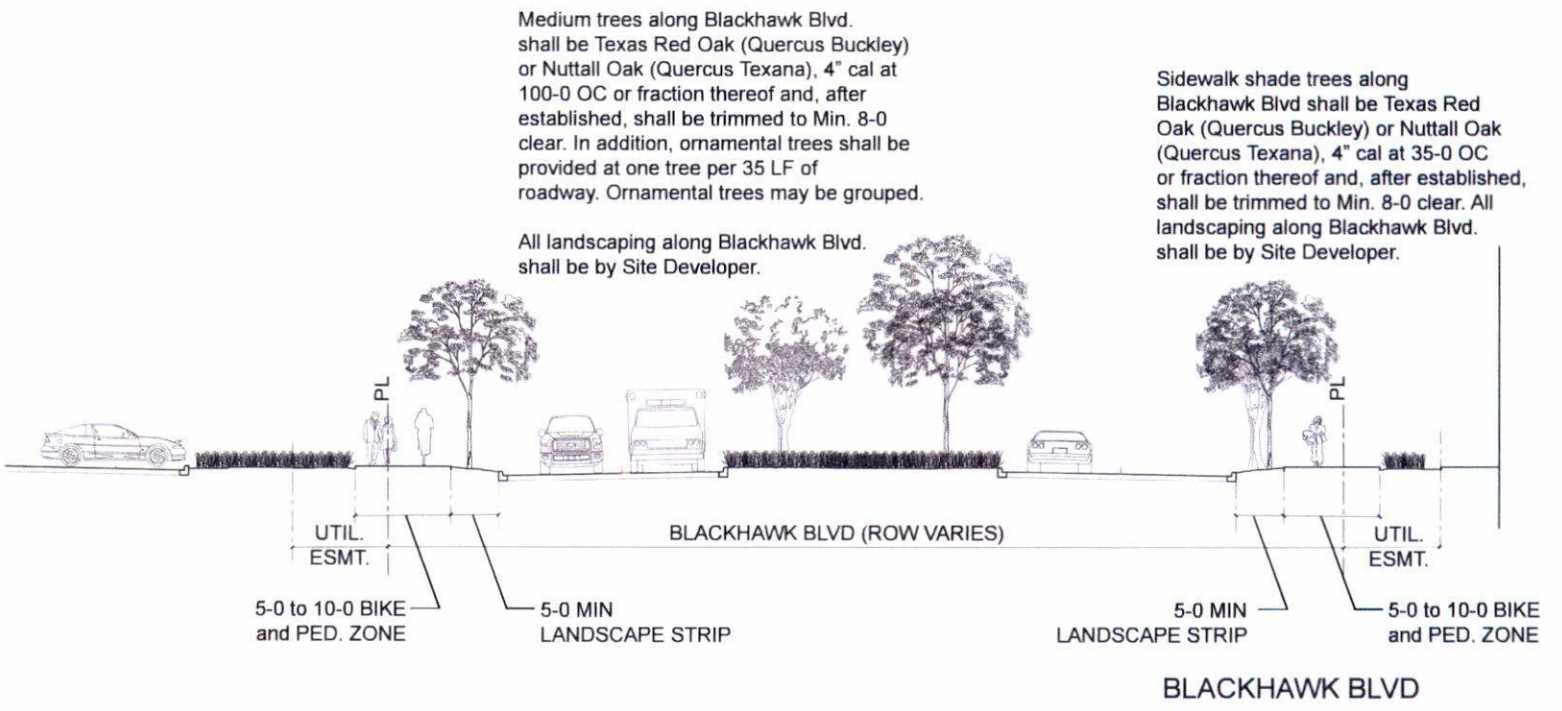
1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along right-of-way.
2. Each phase shall provide a minimum of 15% of the developed site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

F. PUBLIC LANDSCAPE REQUIREMENTS

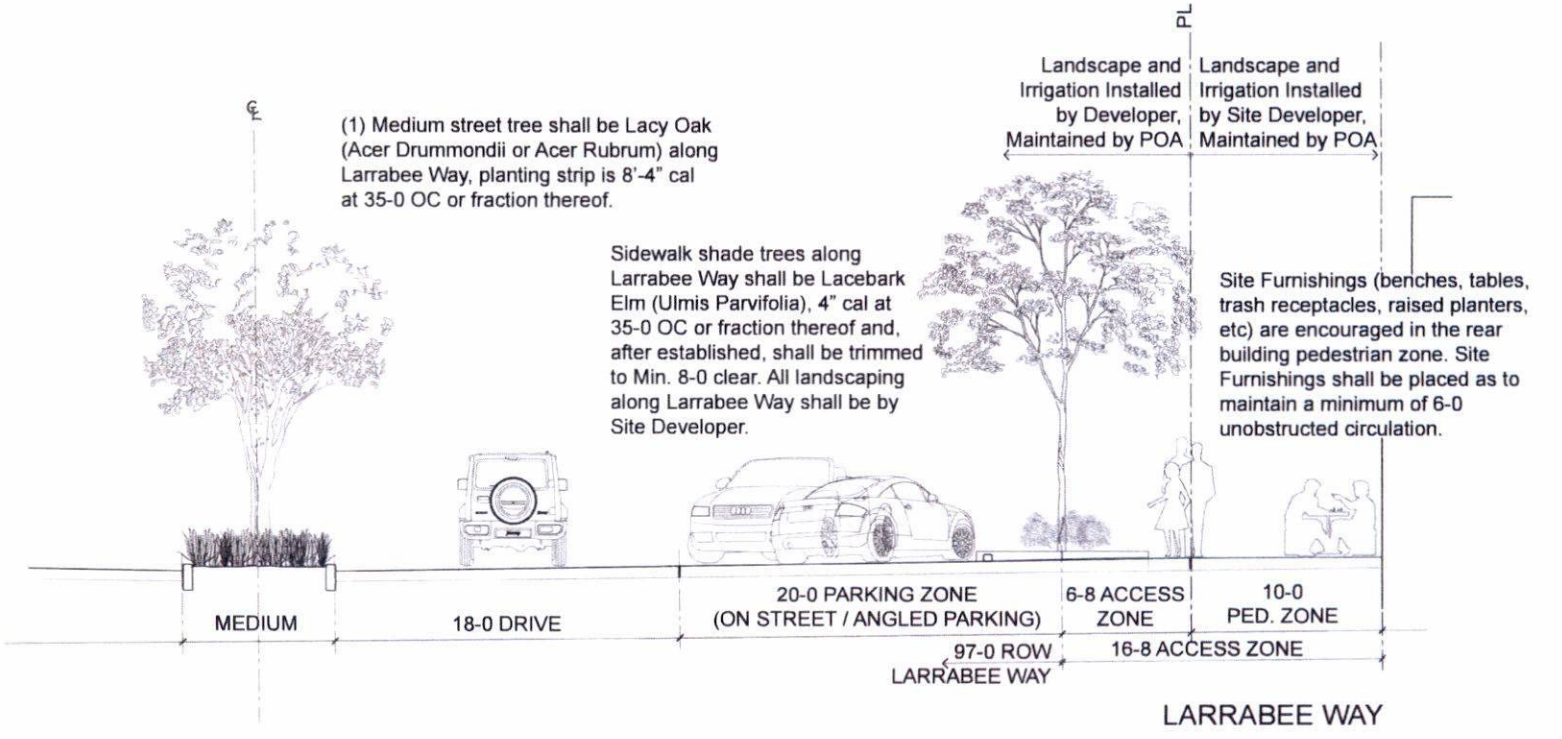
Public Landscape to be Provided by the Developer and maintained by the property owner's association.

1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along each side of right-of-way.
2. In landscape medians that are at least eight feet (8') in width, one shade tree shall be provided per 35 linear feet, or portion thereof, of the landscape medium.
3. Shrubs shall be provided at a ratio of 15 shrubs per required tree.
4. Restricted Reserve O and other public parking areas, including temporary parking, shall have open landscape areas equal to twenty percent (20%) of the parking lot area and drives in the parking area. Fifty percent of the required landscape area must be used as islands. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

EXHIBIT K: STREET CROSS SECTIONS

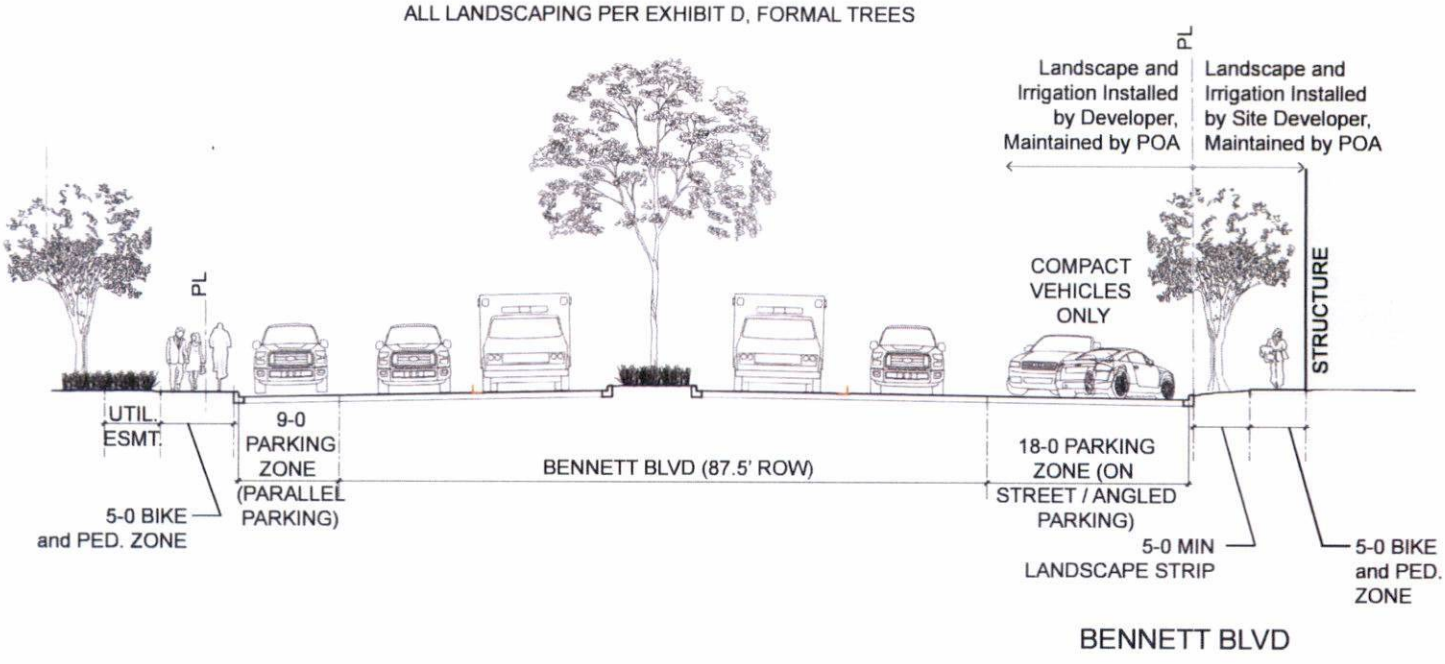


BLACKHAWK BLVD

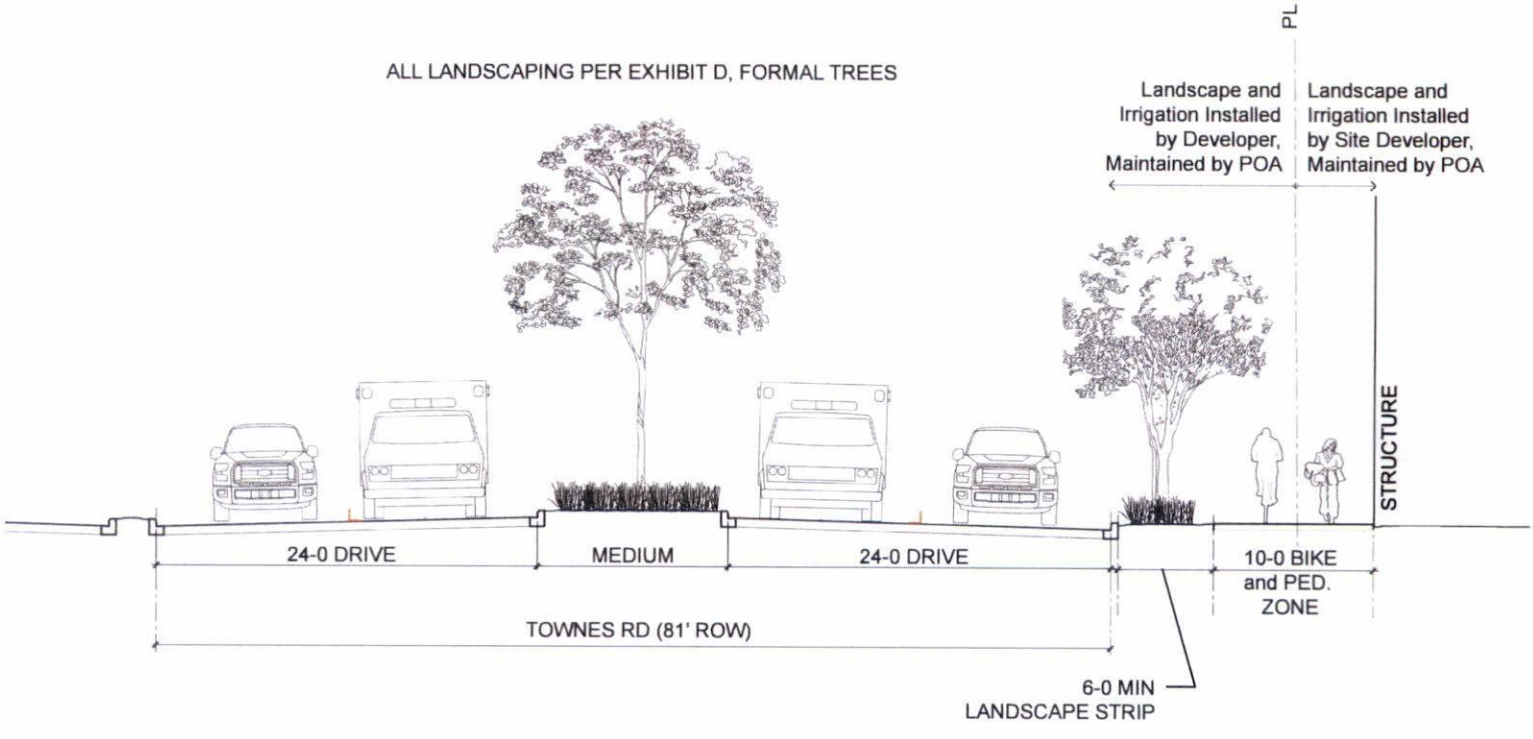


LARRABEE WAY

EXHIBIT K: STREET CROSS SECTIONS



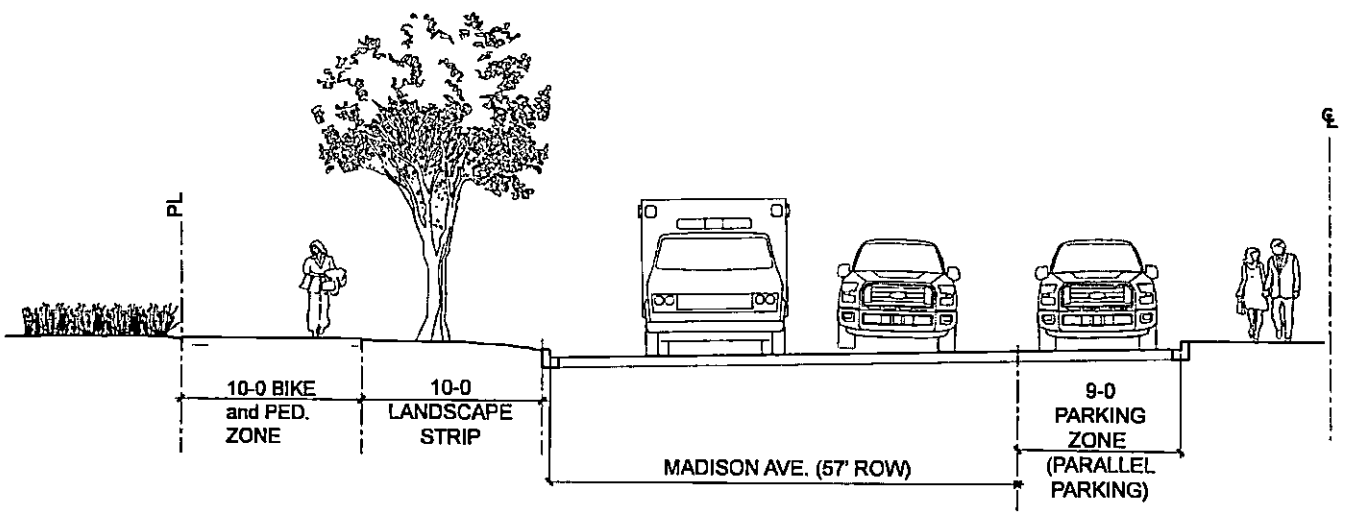
BENNETT BLVD



TOWNES RD

EXHIBIT K: STREET CROSS SECTIONS

ALL LANDSCAPING PER EXHIBIT D, FORMAL TREES



MADISON AVE

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E. LOT 12

1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along right-of-way. PINK YELLOW
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/// Interior requirements

Exhibit J

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FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS



OWNER | DEVELOPER

AJAY JAIN
3512 ACORN WOOD WAY
HOUSTON, TEXAS 77059
(281)546-0329

INTERIORS

DIAMOND DEVELOPMENT GROUP
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

ARCHITECTURE

DIAMOND DEVELOPMENT GROUP
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

CIVIL

BERGER MUNSON ENGINEERS
909 NE LOOP 410 SUITE 107
SAN ANTONIO, TEXAS 78209
325-668-1614

STRUCTURAL

A+A STRUCTURAL SOLUTIONS LLC
4615 STOLZ TRAIL
KATY, TEXAS 77493
832-630-3833

MECHANICAL

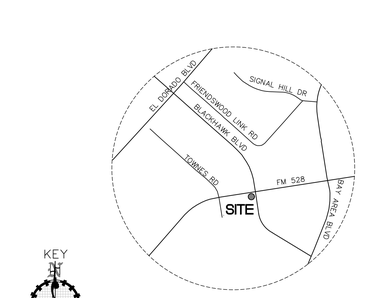
EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

ELECTRICAL

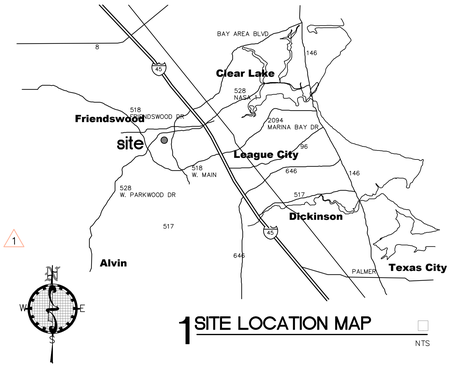
EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

PLUMBING

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400



2 VICINITY MAP NTS



1 SITE LOCATION MAP NTS

REGISTERED ARCHITECT
BLAIR KORNDORFFER
10312
STATE OF TEXAS

04/17/25
BLAIR KORNDORFFER

	03/20/25	Issue for Pricing
	04/17/25	Issue for Permit
		Issue for Construction
1	08/14/25	CITY COMMENTS
2	12/04/25	CITY COMMENTS

CITY CENTER RETAIL
3711 FM528 FRIENDSWOOD, TEXAS 77546
ISSUE for PRICING + PERMIT

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

2428.00

F.M. 528
(120' R.O.W.)

(SEPARATE PERMIT) PROPERTY 3715 FM 528

GAS PUMPS AND CANOPY UNDER SEPARATE PERMIT

BLACKHAWK BLVD. (100' R.O.W.)

PARKING CALCULATIONS

AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	COMP	ASSIST	VAN	PROPOSED PARKING SPACES STD	COMP	ASSIST	VAN	
*** RESTAURANT	A	5400 SF	10.0 SP/1000 SF	54 (2 accessible)	0	0	0	0	15	0	1	1	*** ESTIMATED SF AREA
RETAIL	B	3553 SF	6.0 SP/1000 SF	21 (1 accessible)	0	0	0	0	12	0	0	0	
SUITE 103 (SEPARATE PERMIT)													
* MERCANTILE	M	5812 SF	6.0 SP/1000 SF	35 (2 accessible)	0	0	0	0	15	0	1	0	
			TOTAL⊕	** 110 (5 accessible)	0	0	0	0	42	0	2	1	** 45 (3 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW–PROPERTY PART OF PUD

** SEE SHEET A0–10 PARKING TO MEET REQUIREMENTS PER PUD MIXED–USE PARKING MATRIX AND SINGLE USE PARKING

SINGLE STORY BUILDING
AREA: 14,765 GSF

FF 100.00 WORKING ELEVATION
TS 25.20 TRUE ELEVATION

TOP of SLAB SHALL be SET at THE HEIGHEST OF:
18 inches ABOVE CROWN OF ROAD or TOP OF CURB
12 inches ABOVE NEAREST MANHOLE or
12 inches ABOVE FEMA MIN. ELEVATION

SITE GENERAL NOTES

1. **SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.

2. **SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE at 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10–0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. RE: SITE PLAN.

WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT–OF–WAY; OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSTREAM OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.

3. **STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT–OF–WAY, PROVIDE 3ø PVC DRAIN THRU CURB at 10–0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

4. **EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6–0 X 6–0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND at THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

5. **ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6–0 BY 6–0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.

6. **CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.

7. **RAMPS:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR at THE TOP AND BOTTOM OF RAMP.

8. **HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.

9. **FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE– NO PARKING FIRE LANE TOW AWAY ZONE" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

10. **IRRIGATION AND DRAINAGE SLEEVES:** EACH PLANTED AREA, INCLUDING RAISED PLANTERS AND POTS, SHALL BE PROVIDED WITH IRRIGATION SLEEVES (Re: LANDSCAPE PLAN) AND SHALL BE DRAINED by NATURAL FLOW TO YARD DRAINS or PIPES THRU CURBS UNLESS NOTED OTHERWISE. YARD DRAINS SHALL BE 4 INCH MINIMUM AND CONNECT TO THE NEAREST STORM SEWER SYSTEM WHEN AVAILABLE.

11. **SITE GRAPHICS AND MONUMENT SIGN:** CONTRACTOR SHALL COORDINATE WITH OWNER SIGN CONTRACTOR AND PROVIDE REQUIRED UTILITY CONNECTIONS FOR SIGN CONTRACTOR TO CONNECT TO. AS A MINIMUM, PROVIDE (3) #12 WIRE, INCREASED AS REQUIRED FOR VOLTAGE DROP; (1) 20A, 120V CIRCUIT; AND (2) 3/4ø PVC CONDUIT FROM BLDG PANEL BRD to EA MONUMENT SIGN.

12. **SMALL ENCLOSURES:** CONTRACTOR SHALL PROVIDE GUARD SHACK SMALL ENCLOSURE MODEL SERIES GS, TYPE LIFT–OFF IN FOREST GREEN COLOR AND COORDINATE SIZE WITH BACK FLOW ASSEMBLIES.

LANDSCAPE SLEEVE

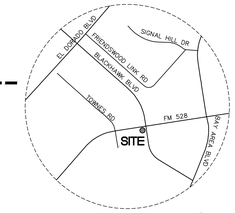
2–3"ø Sch 40 PVC SLEEVE for IRRIGATION SYSTEM AND LANDSCAPE LIGHTING–Typ to ALL LANDSCAPE AREAS.

SITE AREA CALCULATIONS

AREA	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	63,048 SF	100%
PARKING LOT & DRIVE AREA	27,942 SF	44%
SIDEWALKS and OTHER NONPERVIOUS AREA	10,653 SF	17%
BUILDING SQ FOOTAGE	14,765 SF	24%
GREEN SPACE/LANDSCAPED AREA	9,688 SF	15%

2 VICINITY MAP

NTS



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 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 SIX (6) MONTHS.

1 SITE PLAN

1 : 10

DIAMOND DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION
700 Gemini · Suite 260
Houston · Texas
77058
832 · 224 · 6400
HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25	CITY COMMENTS	
2	12/04/25	CITY COMMENTS	
3	01/29/26	CITY COMMENTS	

REGISTERED ARCHITECT JAMES A. GARRETT 23518 STATE OF TEXAS
04/17/25

SCALE: 1:10

PLOTTED: Jan 30, 2026 File: 2428.10 A201.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

2428

Sheet Date: 03/19/25

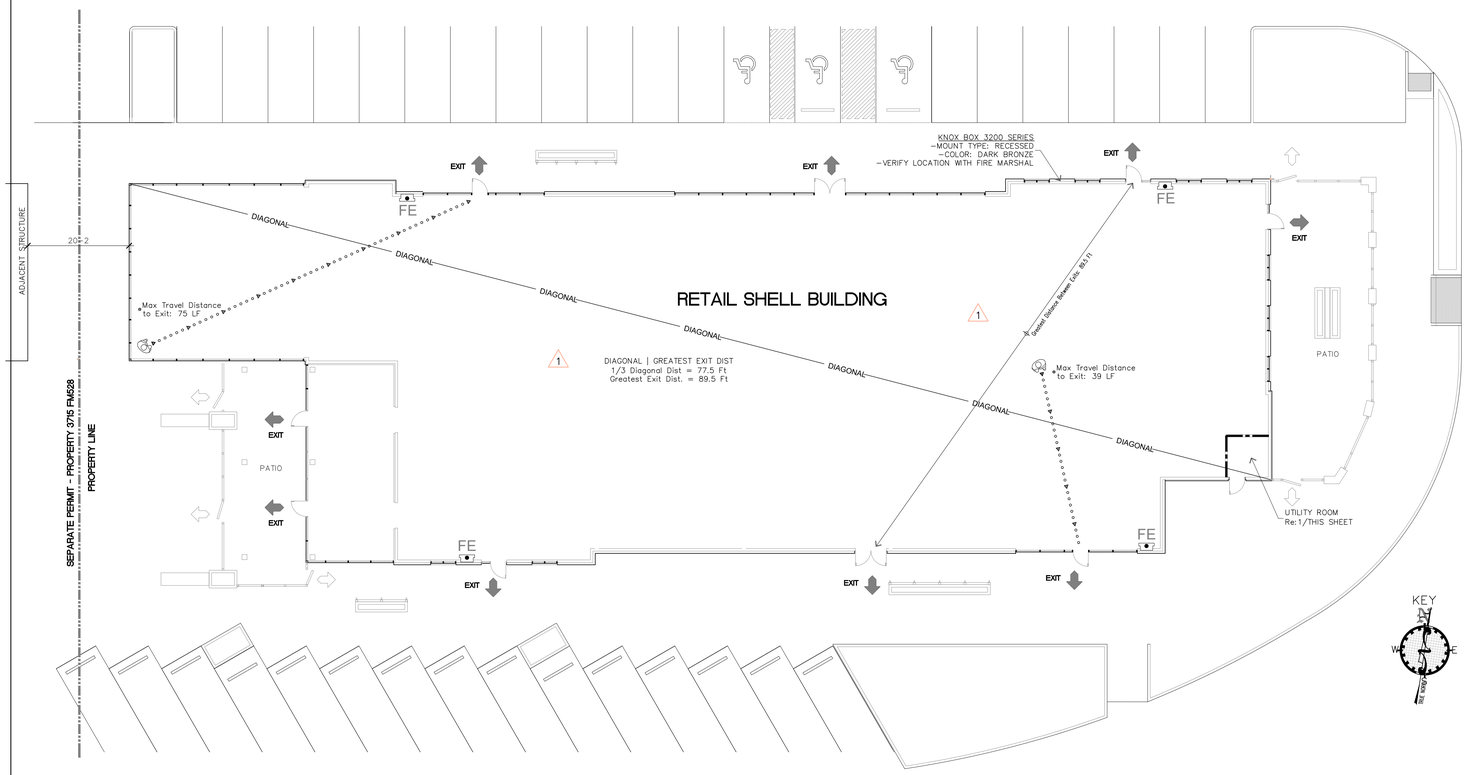
Sheet Title: SITE PLAN

Sheet No.: A2-01

Drawn By	Project Manager	Project Arch
JAG	JAG	JBK

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LIFE SAFETY



LIFE SAFETY PLAN LEGEND

1 HR FIRE BARRIER	
2 HR FIRE BARRIER	
3 HR FIRE BARRIER	
4 HR FIRE BARRIER	
FIRE WALLS (Rating as Above)	W
SMOKE BARRIER (1 Hr)	
SMOKE PARTITION (NR)	
EXIT PATH	
EGRESS CORRIDOR	
EGRESS AISLE	

FIRE WALL: A firewall is a fire resistant structure which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow the collapse of the existing construction on either side of the wall to occur without allowing the collapse of the wall.

FIRE BARRIER: Interior Walls that extend from the floor to floor or floor to roof, including concealed and interstitial spaces. They are designed to subdivide portions of the building into separate building areas. They are used to separate occupancy types, shafts, incidential uses and exit passage ways and can be supported by structures, such as roofs, columns or floors. Provide Fire Dampers at all penetrations in Fire Barrier Walls with a Fire Rating Greater than 1-hr UNO. Fire Caulk per Rating Requirements. All Openings Shall be Protected per Code Requirements.

SMOKE PARTITION: It is a type of fire barrier that restricts smoke from spreading. The smoke barriers are either horizontal or vertical. Regardless of the amount of fire, the minimum resistance of the smoke barrier is one hour UNO. Smoke Seal. Provide Smoke Seal/Clearance at all Openings.

FUTURE TENANT SPACES

-ACTUAL to be DETERMINED AS SPACES ARE LEASED
-EGRESS CALCULATIONS PROVIDED PER TENANT BUILD-OUT

BUILDING ADDRESS

1

-ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND MUST BE POSTED SO THAT IT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY PER IFC SECTION 505.1

EGRESS TRAVEL PATH CALCULATIONS

AREA	EXITS	OCCUPANT LOAD	OCCUPANCY GROUP	DISTANCE BETWEEN EXITS (ONE-HALF DIAGONAL RULE): 1/3 DIS. MIN (NFPA); MAX (NFPA) DIAGONAL OF SPACE	DISTANCE BETWEEN EXITS (ONE-HALF DIAGONAL RULE): MAX PROPOSED DISTANCE BETWEEN EXITS	COMMON PATH of EGRESS TRAVEL DISTANCE: CODE ALLOW OCC<31	COMMON PATH of EGRESS TRAVEL DISTANCE: CODE ALLOW OCC>30	EXIT ACCESS TRAVEL DISTANCE: MAX PROPOSED DISTANCE	EXIT ACCESS TRAVEL DISTANCE: CODE ALLOWABLE	EXIT ACCESS TRAVEL DISTANCE: MAX PROPOSED DISTANCE	DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED: CODE ALLOWABLE	DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED: MAX PROPOSED DISTANCE	STAIRS: CODE ALLOWABLE NO.	STAIRS: CODE ALLOWABLE MINIMUM WIDTH (IN)	STAIRS: PROPOSED NO.	STAIRS: PROPOSED MINIMUM WIDTH (IN)
BLDG SHELL	7	-	U OCCUPANCY SPRINKLERED	145.50	89.5	75	75	N/A	400	75	20	N/A	0	N/A	0	NA

FE: FIRE EXTINGUISHER

Recess UL Classified Listing Fire Extinguisher Similar to Potter-Roemer #3006; 6lb, ABC Dry Chemical Fire Extinguisher Set In Flush Mount Potter-roemer Fire Extinguisher Buena Series 7122-E-18-VD Cabinet Complying With ADA And FRC Regulations or Approved Equal. Provide Fire Rated Cabinet when located within a Rated Assembly.

Provide one Fire Extinguisher for any type occupancy, area or location for every 6000 square feet or fraction thereof at a maximum travel distance of 75-0.

ACCESSIBLE ENTRY (TYP UNO)

Contractor To Provide a 6-0 X 6-0 Exterior Landing (sloped at 1:50 away from the Entry) Positioned Such That It Extends a Minimum of 30" Past The Strike Side of the Exterior Entry Door on the Pull Side and Level with the Interior Finish Floor. Landing and Access Route Shall Have No Rise Greater Than 1/2 Inch Allowed. Access Route shall have not slope greater than 1:20. Refer to Site Plan and Accessibility Details for additional information.

WET PIPE SPRINKLER SYSTEM 13

The Contractor shall provide a complete fire protection system, wet pipe stand pipe and wet pipe sprinkler system covering all portions of the building and installed per NFPA 13 and complying to all local and state regulations. Plans and specifications, including calculations, shall be submitted for local jurisdictional review and approved prior to Construction. System design data shall be shown on a plate mounted on the main sprinkler riser.

The fire pumps, if required, shall comply with the requirements of NFPA 20, the stand pipe shall comply with NFPA 14, and the sprinkler system shall comply with the requirements of NFPA 13. All valves and devices used in the fire protection system shall be UL or FM listed for the intended use.

Where required, non-conditioned spaces, including attic space of the building shall be fully sprinkled with a dry pipe system. This system shall be fully automated with continuous monitoring and the system shall supersede the requirement for attic draft stopping partitions but not area separation partitions.

Upon completion of the system, the Contractor shall make and pay for all tests as many be required by the insurance authorities having jurisdiction and shall correct any defects indicated by test to the satisfaction of the authorities. The system shall be subjected to a hydrastatic pressure of 200 psi for a two hour continuous period and shall not experience more than a 2 psi loss during this period in any part of the system. Any defects found during this test shall be immediately and properly corrected and the test repeated until results are satisfactory to the regulating authorities.

Coordinate the design with Other Life Safety Requirements.

PUD PARKING MATRIX

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Single Use	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hotel	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Clinic (Medical Complex)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	297	29.70	148.50	222.75	118.80	44.55	222.75	297.00	148.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Retail (excluding shopping center)	279	13.97	139.73	209.60	27.95	13.97	279.47	209.60	27.95
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	576	44	288	432	147	59	502	507	176
		507								
	Put 1 if this qualifies as a historic building		0				0			
	Total Reduction						0			

PARKING SPACES REQUIRED: 507
PARKING SPACES PROVIDED 679

(OnSite Parking: 357 | Public Parking: 322)

PUD Single Use Parking Matrix | Appendix C- Parking Group Table of Friendswood Design Criteria Manual). (City

	RATIO/K AREA	per kSF 6.00 RETAIL	per Seat 3.50 THEATER	per kSF 10.00 REST	3.80 OFF<25	3.40 OFF 25-100	2.80 OFF>100	15.00 BAR	4.50 MED COMP	per Seat 2.50 CHURCH	per Rm 1.25 HOTEL	1.00 Studio	1.50 Apt 1B	1.75 Apt 2B	2.00 Apt 3B	ck	Parking Provided
LOT1	15,348	*10,848*		*4,500*												-	52
LOT2	14,765	9,665		5,100												-	79
LOT3	16,474	7,274		9,200												-	90
LOT4	14,926	9,426		5,500												-	91
LOT5	14,765	9,365		5,400												-	45
LOT6 (Mix Use 1)	-															-	
LOT7 (Theater)	-															N/A	
LOT8 (Hotel)	-															N/A	
LOT9 (Mix Use 2)	-															-	
LOT10 (MOB 1)	-															-	
LOT11 (MOB 2)	-															-	
LOT12 (Apartment)	-															N/A	
Public																	322
Totals per Use		279	0	297	0	0	0	0	0	0	0	0	0	0	0	576	679
Totals per Lot	Totals																
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0		
LOT2	109	58	0	51	0	0	0	0	0	0	0	0	0	0	0		
LOT3	136	44	0	92	0	0	0	0	0	0	0	0	0	0	0		
LOT4	112	57	0	55	0	0	0	0	0	0	0	0	0	0	0		
LOT5	110	56	0	54	0	0	0	0	0	0	0	0	0	0	0		
LOT6 (Mix Use 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT7 (Theater)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT8 (Hotel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT9 (Mix Use 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT10 (MOB 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT11 (MOB 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT12 (Apartment)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total	576																

CODE

BUILDING CODE DATA

GOVERNING CODE	OCCUPANCY TYPE	CONSTRUCTION TYPE	BUILDING STRUCTURAL DATA
ALL WORK SHALL CONFORM to the Current Local Jurisdiction Admendments to: 2018 International Building Code; 2018 International Mechanical Code; 2018 International Plumbing Code; 2017 National Electrical Code; 2018 IECC; 2018 International Fire Code; and ALL APPLICABLE STATE and LOCAL CODES, Latest Edition.	OCCUPANCY TYPE U	II-B	ALL EXTERIOR COMPONENTS, INCLUDING CLADDING; DOORS and WINDOWS; SHUTTERS and LOUVERS; ROOFING; MECHANICAL, ELECTRICAL and PLUMBING ITEMS, ETC., SHALL BE DESIGNED AND ANCHORED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS and DETAILS. BASIC WIND SPEED Vult: 142 MPH; WIND EXPOSURE Category: B; SOIL CLASSIFICATION: Re: RE: SOILS REPORT; SNOW LOAD: 0.0 PSF; SEISMIC Design Category : A; See Structural Documents for Additional Information

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SHELL BUILDING FOR FUTURE TENANT USE WITH ADJACENT PAVING AREAS FOR PARKING AND DRIVES.

FIRE RESISTANCE RATINGS FOR BUILDING MATERIALS

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

Refer to Assembly Test Data (A0 Sheets); Floor Plans (A3 Sheets); Partition Types (A7-A9 Sheets); and other Documents as noted for Various Assembly Ratings and Locations. Provide Fire and Smoke Dampers in all Rated Assemblies and Seal all Penetrations with approved Firepproofing material.

In Buildings of Type II Construction, Combustible materials shall be permitted in accordance with Sections 603. All Wood Blocking and Sheeting on the Exterior of the Building shall be Fire Retardant Treated Wood.

TYPE: IIB

Provide and install a secured key box that is U.L. rated of a type approved by the fire department at Main Entrance.

FIRE SEPARATION DISTANCE

MEASURED AT THE SHORTEST PERPENDICULAR DISTANCE to PROPERTY LINE OR CENTER LINE OF STREET, ALLEY or PUBLIC WAY

LOCATION	X: FIRE SEPARATION DISTANCE	FIRE RATING WALL	FIRE RATING OPNG % Prov | % Allow
NORTH WALL	160-0 to PL	0	N/A
EAST WALL	50-0 to CL of BLACKHAWK BLVD	0	N/A
SOUTH WALL	58-0 to CL LARRABEE WAY	0	N/A
WEST WALL	20-2 to ADJACENT BLDG	0	N/A

BUILDING ELEMENTS

BLDG ELEMENT	FIRE RATING	UL TEST
STRUCTURAL FRAME	0	
FLOOR CONSTRUCTION**	0	
ROOF CONSTRUCTION**	0	
BEARING WALLS		
EXTERIOR	0	N/A
INTERIOR	0	N/A
NONBEARING WALLS and PARTITIONS		
EXTERIOR	As Required Per Fire Separation Distance Listed Below when Required	
INTERIOR	VARIES Re: Floor Plan & Partition Types	
FIRE RATING of NON-STRUCTURAL ITEMS		
VERTICAL SHAFTS	0	N/A
ELEVATOR SHAFTS (707)	0	N/A
STAIRWELLS (707/1022)	0	N/A
EXIT CORRIDOR (1018/1023)	0	N/A
ELEVATOR MACHINE RM	1 HR	N/A
STORAGE AREA > 100SF	1 HR	N/A
OCC: BETWEEN WALLS	0	N/A
OCC BETWEEN FLOOR	0	N/A
OCC SEPARATION	0	N/A
ROOF PENETRATIONS	0	N/A

**NC ASSOCIATED SECONDARY MEMBERS

INTERIOR FINISHES : FLAME SMOKE

MINIMUM INTERIOR WALL AND CEILING FINISH CLASSIFICATION			
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B E M R1 R4 SPRINKLERED	B	C	C
A1 A2 SPRINKLERED	B	B	C

Interior Floor Finish and Floor Covering Materials in enclosures for Stairways and Ramps, Exit Passageways, Corridors and Rooms or Spaces not separated from Corridors by Partitions extending from the floor to the underside of the ceiling shall have a minimum critical radiant flux of not less than Class I. All interior finishes, other than textiles, shall have a FLAME SPREAD CLASSIFICATION for each Occupancy Group as Indicated when tested in accordance with NFPA 286 in a manner intended for use

All **Textiles, Carpet and Similar Textile Materials** shall have a **CLASS A INDEX** with a FLAME SPREAD INDEX NOT to EXCEED 25 and a SMOKE DEVELOPED INDEX NO GREATER THAN 450 when tested in accordance with ASTM E84 when tested in a manner intended for use.

There are two components of data generated in the ASTM E84 test that are used to determine the Flame Spread Rating:
1.) Flame Spread Index: Relative to how far a flame front travels in the test configuration.
2.) Smoke Developed Index Relative to smoke obscuration data from the test burn.
The results of the ASTM E 84 testing enable the National Fire Protection Association (NFPA) to assign a letter rating (A, B or C) that can be used to determine suitability of a product for use in a particular location. Those ratings for interior walls and ceilings are:

Class A: Flame Spread Index = 0 - 25 Smoke Developed Index = 0 - 450
Class B: Flame Spread Index = 26 - 75 Smoke Developed Index = 0 - 450
Class C: Flame Spread Index = 76 - 200 Smoke Developed Index = 0 - 450

MINIMUM INTERIOR FLOOR FINISH CLASSIFICATION	
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS, CORRIDORS, AND ROOMS/ENCLOSED SPACES
A, B, E, H, I-4, M, R-1, R-2, S, COVERED MALL SPRINKLERED	CLASS II

Interior floor finish and floor covering materials located in designated areas of "Minimum Interior Floor Finish Classification" chart shall be classified as Class I or Class II per NFPA 253 as follows:
Class I: 0.45 watts/sqm or greater.
Class II: 0.22 watts/sqm or greater.
Traditional floor types - wood, linoleum, terrazzo, and resilient coverings not comprised of fibers - are accepted. Such classification shall be identified on tested material.

All Interior floor finish and floor covering materials shall comply with the requirements of the DOC FF-1 "Pill Test" or with ASTM D 2859

AREA CALCULATIONS | BUILDING DATA

ALLOWABLE AREA for FLOOR: 1ST FLOOR

$A_a = A_{ns}\left(A_{ns}\,I_f/100\right)$ (Area S1 or SM per IBC 2015)

$A_a = A_t + \left[\frac{A_t I_f}{100}\right] + \left[\frac{A_t I_s}{100}\right]$

$A_a = 9500 + \left[\frac{9500 \times 62.8}{100}\right] + \left[\frac{9500 \times 100.0}{100}\right]$

$A_a = 43963$ for Primary Occupancy Type

where,
A_a = Allowable area per Floor (sf)
A_t = Tabular Area per Floor (sf) in accordance with Table 506 for NS (non-sprinkled space)
I_s = Area increase due to Sprinkler Protection (%) as calculated in accordance with Section 506.3 and NFPA 13.
Is = 200% for multi-story
Is = 300% for single story
Is = 0.0% for NO Sprinkler Protecion

$I_f = 100(5.31.0/605.0-0.25)\ 30.0/30$
I_f = Area increase due to frontage (%) as calculated in accordance with Section 506.2
$I_f = 100\ (F/P - 0.25)\ W/30$
where,
F = Building perimeter which fronts 20 feet min. open space (min 25% of perimeter open) (ft)
P = Perimeter of Entire Building (ft)
W = Minimum width of public way or Open Space (ft) (W/30 ≤ 1)

MIXED USE AREA CHECK

$\frac{\text{Actual Area (OC 1)}}{\text{Allowable Area (OC 1)}} + \frac{\text{Actual Area (OC nth)}}{\text{Allowable Area (OC nth)}} \le 1.0$

* separated occ where,

$\frac{9365}{106437} + \frac{5400}{43963} =$

$0.09 + 0.12 = 0.21 \le 1.0$

Occ | Construction Type	A2 | II-B
ITEM	CODE ALLOWABLE / PROPOSED
MAXIMUM AREA per TABLE 503	23000
MAX Non-Separated** AREA with ALLOW INC	43963 / 14765
MAX BUILDING HEIGHT (IMG ROOF)	75'-0" / 18-0
MAXIMUM NO. STORIES	3 / 1

** The Code Allowable Maximum Non-Separated Area using the Most Restricted Use is Greater than the Proposed Area; therefore, this Floor is Designed Using a Non-Separation Occupancy with No-Fire Separations per IBC 508.

OCCUPANCY CALCULATIONS

AREA	OCCUPANCY TYPE	MAX AREA PERMITTED per FLOOR	ACTUAL NET USABLE AREA	OCCUPANCY LOAD per SF	TOTAL OCCUPANCY LOAD	STAIRWAYS (0.30) REQUIRED EXITS	STAIRWAYS (0.30) REQUIRED WIDTH	STAIRWAYS (0.30) PROVIDED EXITS	STAIRWAYS (0.30) PROVIDED WIDTH	OTHER (0.20) REQUIRED EXITS	OTHER (0.20) REQUIRED WIDTH	OTHER (0.20) PROVIDED EXITS	OTHER (0.20) PROVIDED WIDTH	EXIT ACCESS TRAVEL DISTANCE: OCCUPANCY TYPE	EXIT ACCESS TRAVEL DISTANCE: MAX DISTANCE per TABLE 1016	EXIT ACCESS TRAVEL DISTANCE: MEASURED MAX DIST or TRAVEL
* UNDEFINED		43963 SF	14765 SF	-	-					-	-	-	-			
		-		TOTALS:	-	-	-	-	-	-	-	-	-			

* OCCUPANCY TYPE U "UNDEFINED" - ACTUAL OCCUPANCY CALCULATIONS DETERMINED PER LEASE SPACE

PARKING CALCULATIONS

AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
*** RESTAURANT	A	5400 SF	10.0 SP/1000 SF	54 (2 accessible)	0	0	0	0	15	0	1	1	*** ESTIMATED SF AREA
RETAIL	B	3553 SF	6.0 SP/1000 SF	21 (1 accessible)	0	0	0	0	12	0	0	0	
SUITE 103 (SEPARATE PERMIT)													
* MERCANTILE	M	5812 SF	6.0 SP/1000 SF	35 (2 accessible)	0	0	0	0	15	0	1	1	
			TOTALS:	** 110 (5 accessible)	0	0	0	0	42	0	2	1	** 45 (3 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW-PROPERTY PART OF PUD

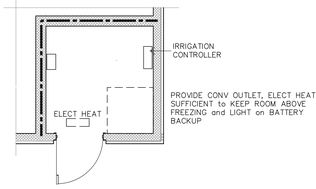
** PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

1

PLUMBING FIXTURE CALCULATIONS

AREA	USE OF SPACE	Occupancy Load	Men WC REQ	Men WC PROV	Men UR REQ	Men UR PROV	Men LAVITORY REQ	Men LAVITORY PROV	Women WC REQ	Women WC PROV	Women LAVITORY REQ	Women LAVITORY PROV	Drinking Fountains REQ	Drinking Fountains PROV	Service Sinks REQ	Service Sinks PROV	Notes
TOTAL PROVIDED:			-	-	-	-	-	-	-	-	-	-	-	-	-	-	

** SCOPE OF WORK IS SHELL BUILDING: PLUMBING FIXTURES TO BE DETERMINED BY TENANT BUILD-OUT



1 UTILITY ROOM
1/4"=1'-0"

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Revisions

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			Issue for Construction
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2	12/04/25	CITY COMMENTS	

REGISTERED ARCHITECT JOSEPH A. KOMOSA 23137 STATE OF TEXAS
04/17/25

0 4.0 8.0 12.0
SCALE: 1/4

PLOTTED: Aug 14, 2025 File: 2428.00 A010.00.dwg

CITY CENTER RETAIL

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2428

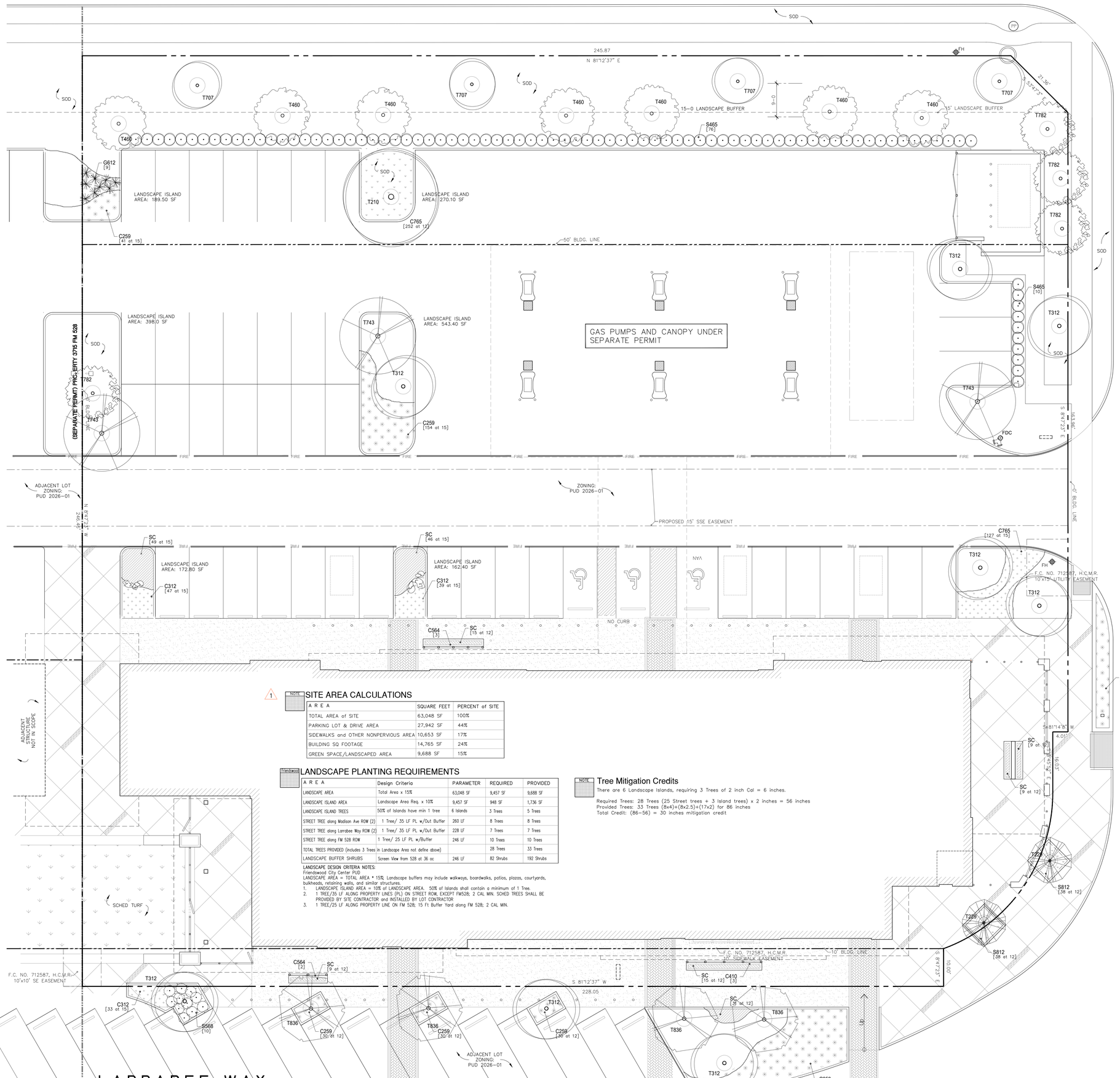
Sheet Date: 03/19/25

Sheet Title:
BUILDING DATA + LIFE SAFETY

Sheet No: 2
A0-10

Drawn By: JAG | Project Manager: JAG | Project Arch: JBK

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333 Guadalupe, Suite 2-350, Austin, Texas 78701



PLANTING SCHEDULE

FRIENDSWOOD CITY CENTER

TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME	PLANTING SPEC	UOM	Min Size	See Sym Legth
TREES								
T611		06:11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14-0 HT	2	3	E F
T210	1	04:09	ACER RUBRUM	DRUMMOND RED MAPLE	4 inch CAL, UNO	2	2.0	F
T229	2	07:07	CERCIS SANADENSIS TEXENSIS	TEXAS REDBUD	14 GAL BOX	2	1.0	F
T312	8	04:09	DIOSPYROS VIRGINANA	TEXAS PERMISSON (MALE)	2 1/2 inch CAL	2	1.0	F
T462		05:11	ILEX OPACA	AMERICIAN HOLLY	8-0 HT	2	2	E F
T460	7	06:11	ILEX VOMITORIA	YAUPON HOLLY	8-0 HT	2	1	E F
T511		02:09	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4 inch CAL, UNO	2	2	E F
T710		09:12	PINUS CARIBAEA	LOBLOLLY PINE	6 inch CAL, UNO	2	3	E F
T707	4	05:10	PRUNUS MEXICANA	MEXICAN PLUM	14 GAL BOXED	2	1.0	F
T730		06:09	QUERCUS FALCATA	SOUTHERN RED OAK	5 inch CAL, UNO	2	3.0	F
T743	3	04:09	QUERCUS NUTTALLII	NUTTAL OAK	4 inch CAL, UNO	2	3.0	F
T735		07:11*	QUERCUS VIRGINIAN	LIVE OAK	4 inch CAL, UNO	2	3.5	E F
T782	4	07:11	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2 1/2 inch CAL	2	1.0	F
T810		06:10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	4 inch CAL, UNO	2	3.0	F
T836	4	06:09	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	4 inch CAL, UNO	2	2	E F
SHRUBS								
S210		07:10	ABELIA GRANDIFLORA	ABELIA	5 GAL	2	2	P F
S212		10:11	ACALYPHA WILKESIANA	COPPERLEAF	5 GAL	2	1.0	P F
S274		08:11	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL, 30 OC	2	4	P F
S264		09:11	CARISSA, VAR MINIMA	DWARF NATAL PLUM	5 GAL	2	2	P F
S643	10	07:10	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	5 GAL, 30 OC	2	1.5	F
S464		06:11	ILEX CORNUTA BURFORDII	BURFORD HOLLY	5 GAL	2	4	F
S465	86	06:11	ILEX CORNUTA ROTUNDA BURFORDII	DWARF BURFORD HOLLY	5 GAL	2	2.5	F
S566		08:10*	LEUCOPHYLLOM FRUTESCENS	TEXAS SAGE	5 GAL	2	3	F
S567		08:10*	LEUCOPHYLLOM FRUTESCENS,COMPACTUM	COMPACT TEXAS SAGE	5 GAL	2	2	F
S568		07:09	LOROPETALUM CHINENSIS RUBY	LOROPETALUM,CHINESE FRINGE FLOWER	5 GAL, 30 OC	2		F
S631		05:10	NANDINA DOMESTICA COMPACTA	DWARF NANDINA	1 GAL	2	1	F
S766		07:10	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL, 30 OC	2	1	E F
S782		09:11	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	2	3	D F
S810		05:11	TECOMA STANS	ESPERANZA / YELLOW BELLS	5 GAL	2	3	D F
GROUNDCOVERS • NATIVE FLOWER								
C259	589	07:10	CALYPTRACARPUS VIALIS	STRAGGLER DAISY	1 GAL	2		E F
C312	119	08:11	DIETES IRIDIODES GRANDIFLORA	AFRICAN IRIS | WHITE BI COLOR	1 GAL/ DIVIDE, 24 OC	2		F
C410	6	08:11	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL	2		F
C512		07:09	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	2 GAL, 18 OC	2		F
C564		04:10	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	1 GAL	2		SF
C566		08:11	LANTANA CAMARA NEW GOLD	NEW GOLD LANTNA | YELLOW	1 GAL, 18 OC	2		F
C567		08:11	LANTANA CAMARA DALLAS RED	DALLAS RED LANTNA | RED	1 GAL, 18 OC	2		F
C661		06:11	OPHIOPAGAN PLANISCAPUS	MONDO GRASS	1 GAL/ SUBDIVIDE, 12 OC	2		SF
C765	379	07:09	SPHAGNETICOLA TRILOBNATA	MEXELIA	1 GAL/ SUBDIVIDE, 18 OC	2		D F
C814		07:11	TRACHELOSPERMUM ASIATICUM	ASIATICUM JASMINE	1 GAL/ SUBDIVIDE, 18 OC	2		SF
S812	76	08:11	TULBAGHI VIOLACEA TRICOLOR	SOCIETY GARLIC	5 GAL	2		F
GRASSES								
G262		05:09	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	5 GAL B&B	2	3	F
G260		06:10	CORTADERIA SELLOANA	PAMPAS GRASS	5 GAL B&B	2	3	F
G261		09:12	CYNODON DACTYLON	COMMON BERMUDA (LOCAL VARIETY)	HYDROMULCH	2		F
G263		09:12	CYNODON DACTYLON	TEXTURF 10 (MED TEXTURE)	SOD SOLID	2		F
G614		06:09	MUEHLENBERGIA CAPILLARIS	GULF COAST MUHLY GRASS	5 GAL	2		F
G612	9	09:11	MUEHLENBERGIA LINDHEIMERI	MUHLY GRASS	5 GAL	2		F
G710		09:12	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL	2		F
2000 MISCELLANEOUS MATERIALS								
SC				SEASONAL COLOR	STAGGARED 15 OC	4	P	
2010			RYERSON STEEL EDGING	TYP BETWEEN PLANTS AND GRASS AREA UNO				
2020			COR-TEN/ WEATHERED STEEL EDGING	RUST-PATINA FINISH				

NOTE:

Caliper (trunk thickness or diameter) of All Trees shall be measured at a point 54 inches on the trunk above ground level when planted. The minimum size for Single Trunk trees shall be 2 inch caliper or an average of 1.5 inch caliper for Mult-Trunk Trees.

Minimum Trunk Height. The minimum trunk height of all trees, defined as the clear, branch-free portion of the main stem (bole) measured from finished grade to the first permanent lateral branch, shall be not less than six (6) feet in all landscape areas and not less than seven feet six inches (7'-6") where tree canopy extends over pedestrian areas.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurserymen, where applicable.

SHRUB PLANT SPACING:

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

Landscape General Notes

02110065

1. The scope of work includes all landscape design elements shown on the drawings, including but not limited to planting, grading, irrigation, drainage, and hardscaping. Refer to Planting and Irrigation Specifications for additional information.
2. All hardscape materials (e.g., pavers, stone, concrete) shall be installed per the manufacturer's recommendations for conditions specific to this site and project details.
3. Scheduled Edging shall be installed to maintain plant bed shape and prevent shifting of materials and shall be located between all dissimilar materials.
4. All site furnishings, such as benches, trash receptacles, bike racks, and signage, shall be installed as indicated on the plans. Provide proper clearance around furnishings for accessibility and ease of movement.
5. Landscape contractor shall verify rough grade prior to installation of finish materials and notify Owner's Representative of any areas where potential ponding or improper drainage may occur.
6. Install min (2) 3"ø-Sched 40 PVC Sleeves to all locations where planted materials will be placed for Irrigation and Landscape Lighting. Re: Site Plan.
7. Planting beds and plant locations shall be staked by the Landscape Contractor and Approved by the Owner's Represenative prior to installation of the Plants.
8. All Disturbed Areas, exclusive of Planting Beds, shall be seeded or sodded per plans and specifications. Additional seeding or sodding, if required, will be as directed but the Owner's Representative. Provide Erosion Control as Required.
9. All Plant material shall be supplied in appropriate sources to prevent undue stress or prelonged acclimatization which would inhibit plant growth.

1 NOTE

SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	63,048 SF	100%
PARKING LOT & DRIVE AREA	27,942 SF	44%
SIDEWALKS and OTHER NONPERVIOUS AREA	10,653 SF	17%
BUILDING SQ FOOTAGE	14,765 SF	24%
GREEN SPACE/LANDSCAPED AREA	9,688 SF	15%

LANDSCAPE PLANTING REQUIREMENTS

friendswood

A R E A	Design Criteria	PARAMETER	REQUIRED	PROVIDED
LANDSCAPE AREA	Total Area x 15%	63,048 SF	9,457 SF	9,688 SF
LANDSCAPE ISLAND AREA	Landscape Area Req. x 10%	9,457 SF	948 SF	1,736 SF
LANDSCAPE ISLAND TREES	50% of islands have min 1 tree	6 Islands	3 Trees	5 Trees
STREET TREE along Madison Ave ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	260 LF	8 Trees	8 Trees
STREET TREE along Larrabee Way ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	228 LF	7 Trees	7 Trees
STREET TREE along FM 528 ROW	1 Tree/ 25 LF PL w/Buffer	246 LF	10 Trees	10 Trees
TOTAL TREES PROVIDED (includes 3 Trees in Landscape Area not define above)			28 Trees	33 Trees
LANDSCAPE BUFFER SHRUBS	Screen View from 528 at 36 oc	246 LF	82 Shrubs	192 Shrubs

LANDSCAPE DESIGN CRITERIA NOTES:
Friendswood City Center PUD
LANDSCAPE AREA = TOTAL AREA * 15%; Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures.

1. LANDSCAPE ISLAND AREA = 10% of LANDSCAPE AREA. 50% of Islands shall contain a minimum of 1 Tree.
2. 1 TREE/35 LF ALONG PROPERTY LINES (PL) ON STREET ROW, EXCEPT FM528; 2 CAL MIN. SCHED TREES SHALL BE PROVIDED BY SITE CONTRACTOR and INSTALLED BY LOT CONTRACTOR
3. 1 TREE/25 LF ALONG PROPERTY LINE ON FM 528; 15 Ft Buffer Yard along FM 528; 2 CAL MIN.

NOTE

Tree Mitigation Credits

There are 6 Landscape Islands, requiring 3 Trees of 2 inch Cal = 6 inches.

Required Trees: 28 Trees (25 Street trees + 3 Island trees) x 2 inches = 56 inches
Provided Trees: 33 Trees (8x4)+(8x2.5)+(17x2) for 86 inches
Total Credit: (86-56) = 30 inches mitigation credit

KEY

1 LANDSCAPE PLAN

1 : 10

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Revisions

No.	IOC	Date	Description
		03/20/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25		CITY COMMENTS
2	12/04/25		CITY COMMENTS
3	01/29/26		CITY COMMENTS

REGISTERED ARCHITECT JEFFREY KORNDORFER 10311 STATE OF TEXAS
04/17/25
BLAIR KORNDORFER

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SCALE: 1:10

PLOTTED: Jan 30, 2026 File: 2428.10 L101.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

2428

Sheet Date: 03/20/25

Sheet Title: LANDSCAPE PLAN

Sheet No.: L1-01

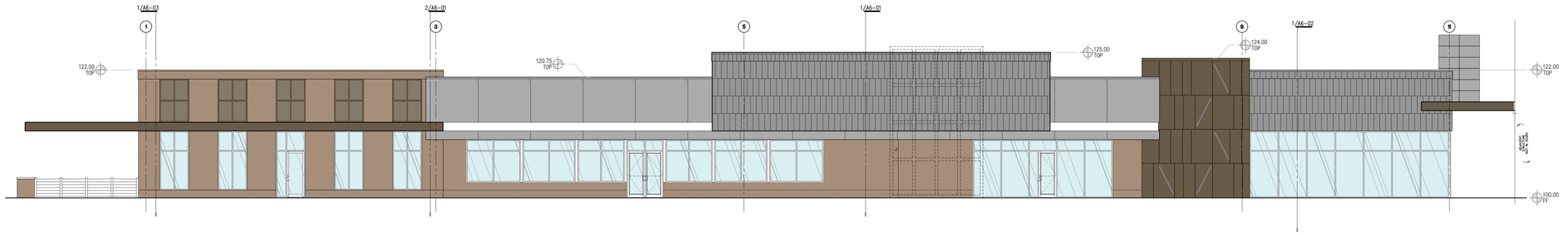
Drawn By: JAG | Project Manager: JAG | Project Arch: JBK

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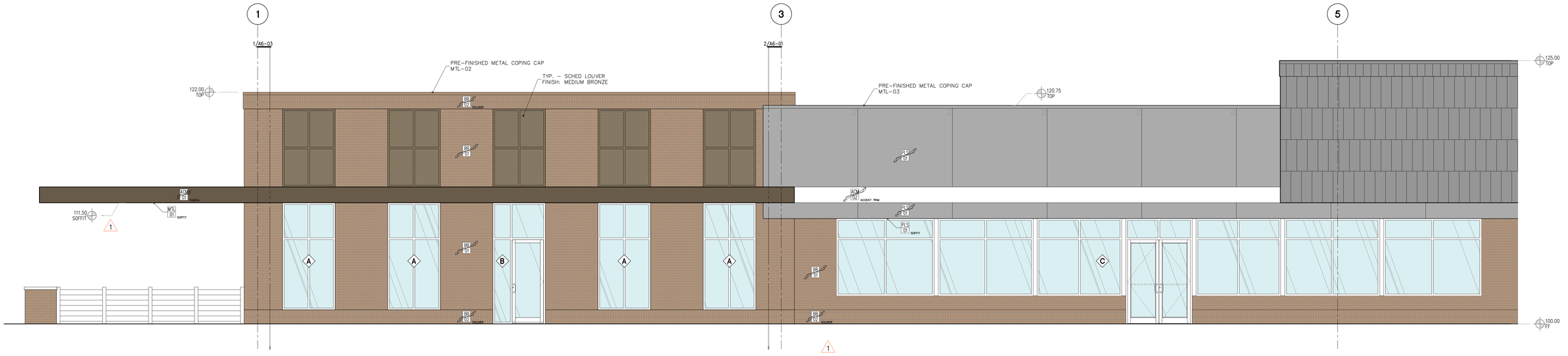
SCREENING

ALL MECHANICAL EQUIPMENT SHALL BE SCREENDED FROM VIEW OF FM 528



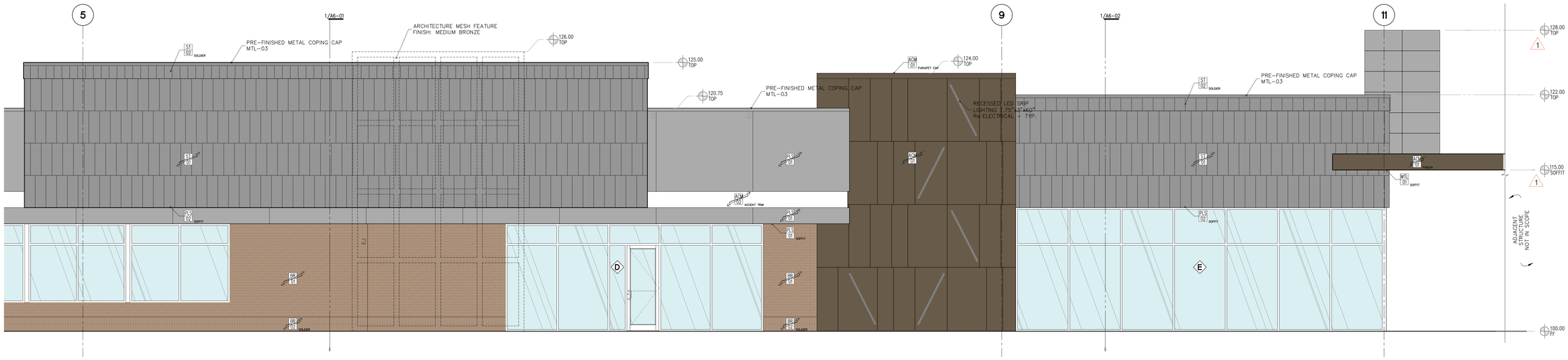
1 Exterior Elevation

North Elevation — 1/8 = 1-0



2 Exterior Elevation

North Elevation — 1/4 = 1-0



3 Exterior Elevation

North Elevation — 1/4 = 1-0

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		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1		08/14/25	CITY COMMENTS and BIDDING COORDINATION
2		12/04/25	CITY COMMENTS

REGISTERED ARCHITECT JEAN BOUCHERON 03172 STATE OF TEXAS
04/17/25

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SCALE: 1/4

PLOTTED: Aug 14, 2025 File: 2428.00 A501.00.dwg

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Sheet Date: 03/20/25

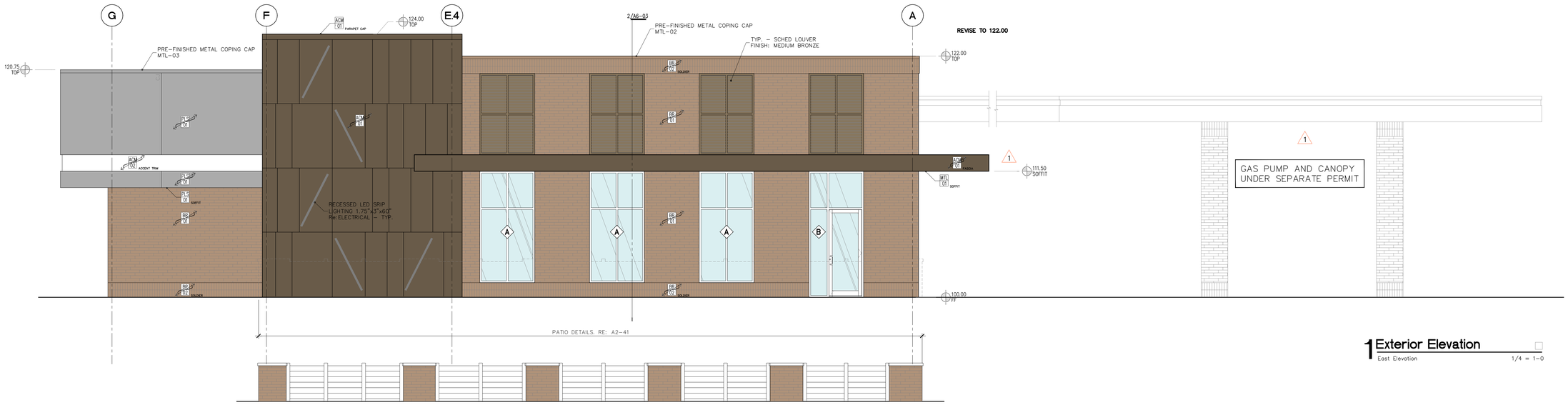
Sheet Title: EXTERIOR ELEVATIONS

Sheet No.: A5-01 2

Drawn By EA | Project Manager JAG | Project Arch JBK

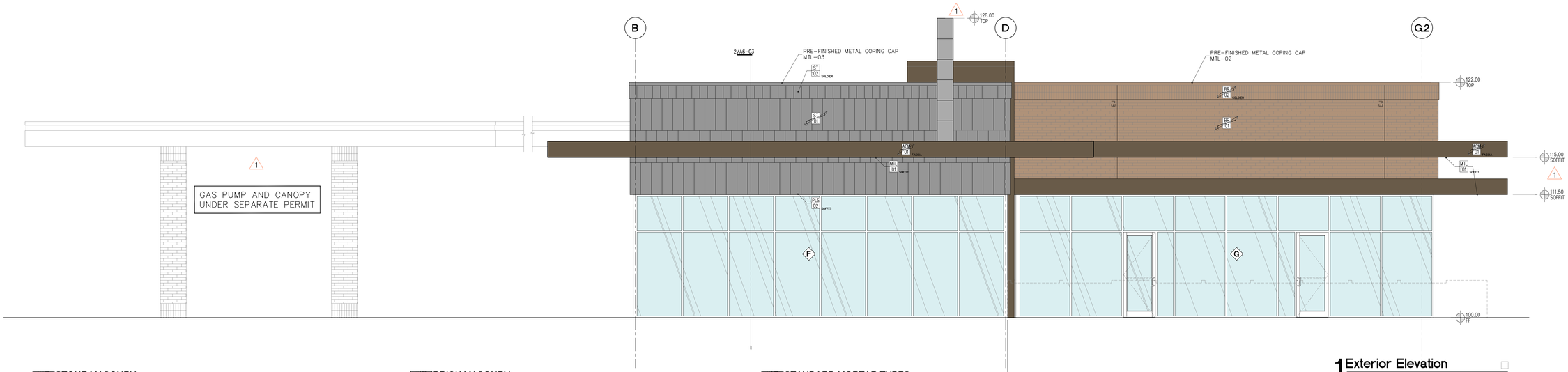
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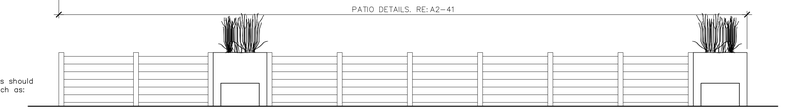
1 Exterior Elevation

East Elevation — 1/4 = 1-0



1 Exterior Elevation

West Elevation — 1/4 = 1-0



NOTE STONE MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
ST01	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 1" THICK x 11 5/8"H x 35 5/8"L
ST02	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 3/4" THICK x 12"H x 16"L

Contact: Ben Mitchell; Upchurch Kimbrough Co. - ben@upchurchkimbrough.com

1/8 MAX, 4-0

NATURAL STONE MASONRY shall be OBTAINED FROM ONE MANUFACTURER, AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE OF WORK.

NORMALLY STONES USED SHOULD BE SMALL ENOUGH TO BE LIFTED AND PLACED BY HAND AND INSTALLED IN THE PATTERN INDICATED IN THE CONSTRUCTION DOCUMENTS.

UNLESS OTHERWISE INDICATED, THE LENGTH OF STONES USED SHALL NOT EXCEED THREE TIMES THE HEIGHT AND THE BREADTH OR BASE SHALL NOT BE GREATER THAN THREE FOURTH THICKNESS OF MASONRY WALL, OR NOT LESS THAN 3 INCHES THICKNESS WHEN USED AS A VENEER. THE HEIGHT OF STONE MAY BE UP TO 12 INCHES, UNO. RANDOM RUBBLE MASONRY SHALL BE BROUGHT TO THE LEVEL COURSES AT PLINTH, WINDOW SILLS, LINTEL AND ROOF LEVELS. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS AT CORNERS OR JAMBS.

NOTE MISC. MATERIAL

REFER TO A0: PRODUCT SUBMITTAL AND WARRANTY INFORMATION FOR ADDITIONAL REQUIREMENTS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED DIRECTIVE FOR CONDITIONS SPECIFIC TO THIS PRODUCT.

MARK	DESCRIPTION	MANUFACTURE	NOTE
ACM-01	ACM PANEL PARAPET TRIM CAP	REYNOBOND	COLOR: MEDIUM BRONZE 4MM FR COLORWELD 500 -OR SIMILAR APPROVED BY ARCHITECT
ACM-02	ACM PANEL (ACCENT TRIM)	ALUMABOARD RMP ROLLFAB	COLOR: BONE WHITE -OR SIMILAR APPROVED BY ARCHITECT
MTL-01	METAL SOFFIT PANEL	ALUMABOARD RMP ROLLFAB	COLOR: LIGHT SUPER WIDE GRAIN - 10 inch PLANK -OR SIMILAR APPROVED BY ARCHITECT
MTL-02	METAL COPING CAP	RMP ROLLFAB	COLOR: MEDIUM BRONZE -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT
MTL-03	METAL COPING CAP	RMP ROLLFAB	COLOR:SLATE GREY -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT

NOTE BRICK MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
BR01	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x Random Lenghts 4"-24"
BR02	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x 7 5/8"L (SOLDIER)
CS01	CAST STONE CAP-MATCH Burnt Umber	ARRISCAST	SIZE: 14" W x 3 1/2" H x 31 5/8" L
PV01	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV02	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV03	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 12"

Contact: Ben Mitchell; Upchurch Kimbrough Co. - ben@upchurchkimbrough.com

1/8 MAX, 4-0

BRICK MASONRY shall be OBTAINED FROM ONE MANUFACTURER, CURED BY ONE PROCESS AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE of WORK.

FACE BRICK SHALL COMPLY WITH ASTM C216, GRADE SW
HOLLOW BRICK SHALL COMPLY WITH ASTM C652

BRICK SHALL BE LAID PLUMB AND TRUE TO LINES SO THAT NO INACCURACIES ARE VISIBLE TO THE EYE OR IN EXCESS OF 1/8 INCH IN THE LENGTH of 48 INCHES LEVEL. JOINT WIDTHS MAY VARY SLIGHTLY, IF REQUIRED, TO ACCOMMODATE VARIATIONS IN UNIT SIZES TO ACHIEVE GOOD JOINT ALIGNMENT WITH A MAXIMUM VARIATION from SPECIFIED SIZE OF 1/4 ± HORIZONTAL AND 1/2 +, 1/4- VERTICAL.

LAY EXPOSED MASONRY IN THE BOND PATTERN SHOWN OR, IF NOT SHOWN, LAY IN RUNNING BOND WITH VERTICAL JOINT IN EACH COURSE CENTERED ON UNITS IN COURSE ABOVE AND BELOW. LAY CONCEALED MASONRY WITH ALL UNITS IN A WYTHE BONDED BY LAPPING NOT LESS THAN 2 INCHES. BOND AND INTERLOCK EACH COURSE OF EACH WYTHE AT CORNERS.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS at CORNERS or JAMBS.

NOTE STANDARD MORTAR TYPES

UNLESS OTHERWISE SPECIFIED, PROVIDE MORTAR as SPECIFIED for THE FOLLOWING CONDITIONS:

PORTLAND CEMENT, ASTM C270.

TYPE M: Structural Requirements and for grouting reinforcing steel in masonry lintels.
TYPE S: All Exterior Work.
TYPE N: All Interior Work.

Depending on the desired strength and consistency, lime mortars should conform to ASTM C207 and ASTM C206, Mortar for Masonry, such as:

1.	Type M (2,500 psi)	3:1:12
2.	Type S (1,800 psi)	2:1:9
3.	Type N (750 psi)	1:1:6
4.	Type O (350 psi)	1:2:9
5.	Type K (75 psi)	1:3:11
6.	Type L:	0:1:3

Portland cement: ASTM C150, Type I, non-staining and without air entrainment. Gray and white Portland cement may be combined as required to match the desired color.

Hydrated Lime: ASTM C207, Type S.

Lime Putty (slaked lime): should conform to ASTM C5.

Sand: ASTM C144 Standard Specification for Aggregate for Masonry Mortar, free of clay, silt, soluble salts, and organic matter; shall match the color, size gradation, and texture of the original mortar sand.

Water: Potable, free from injurious amounts of oil, soluble salts, alkali, acids, organic impurities and other deleterious substances which impair mortar strength or bonding.

Masonry Cement (premixed, bagged mortar): shall NOT be used.

DO NOT USE MORTAR or GROUT WHICH HAS BEGUN to SET or IF MORE THAN 2 1/2 HOURS HAVE ELAPSED SINCE INITIAL MIXING.

FILL ALL MORTAR JOINTS COMPLETELY. KEEP ALL AIR and EXPANSION JOINTS CLEAR OF MORTAR.

TOOL JOINT WITH CONCAVE PROFILE UNLESS SPECIFIED OTHERWISE.

NOTE MASONRY VENEER TIES

MASONRY TIES SHALL be TWO-PIECE, VERTICALLY AJUUSTABLE HOT-DIP GALVANIZED, ASTM C153, Class B; MIN 3/16 DIA with NO MECHANICAL PLAY IN EXCESS OF 0.05 INCH. EMBED MIN 2 in INTO MASONRY WYTHE and SECURE TO STUD THRU SHEATHING.

PROVIDE MASONRY TIES at 16 oc VERTICAL AND HORIZONTAL. SO AS TO PROVIDE NO DEFORMATION OVER 0.05 in per 100 lb LOAD in EITHER TENSION or COMPRESSION. INSTALL ADDITIONAL TIES at 8 oc at ALL JAMB AND EDGE CONDITIONS.

NO FLAT, CORRUGATED TIES WILL BE ACCEPTED.

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Revisions

No.	IOC	Date	Description
		03/20/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25	CITY COMMENTS	
2	12/04/25	CITY COMMENTS	

REGISTERED ARCHITECT BEAU HAWORTH 23134 STATE OF TEXAS
04/17/25

SCALE: 1/4

PLOTTED: Aug 14, 2025 File: 2428.00 A501.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

2428

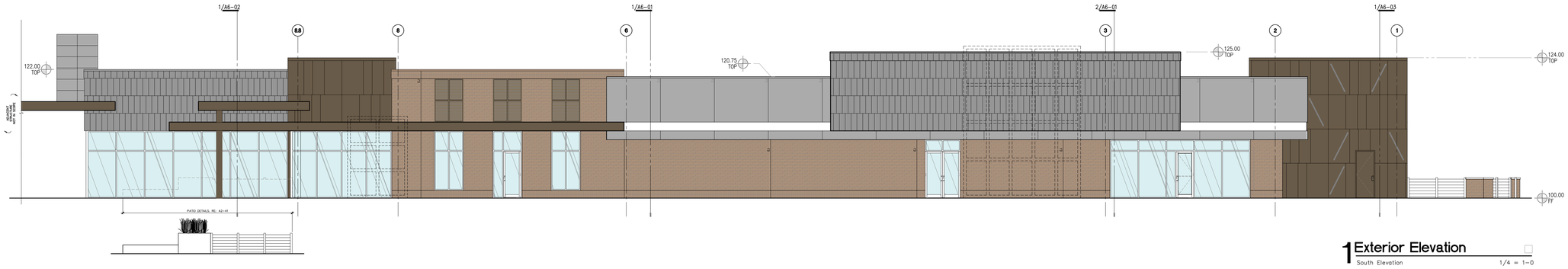
Sheet Date: 03/20/25

Sheet Title: EXTERIOR ELEVATIONS

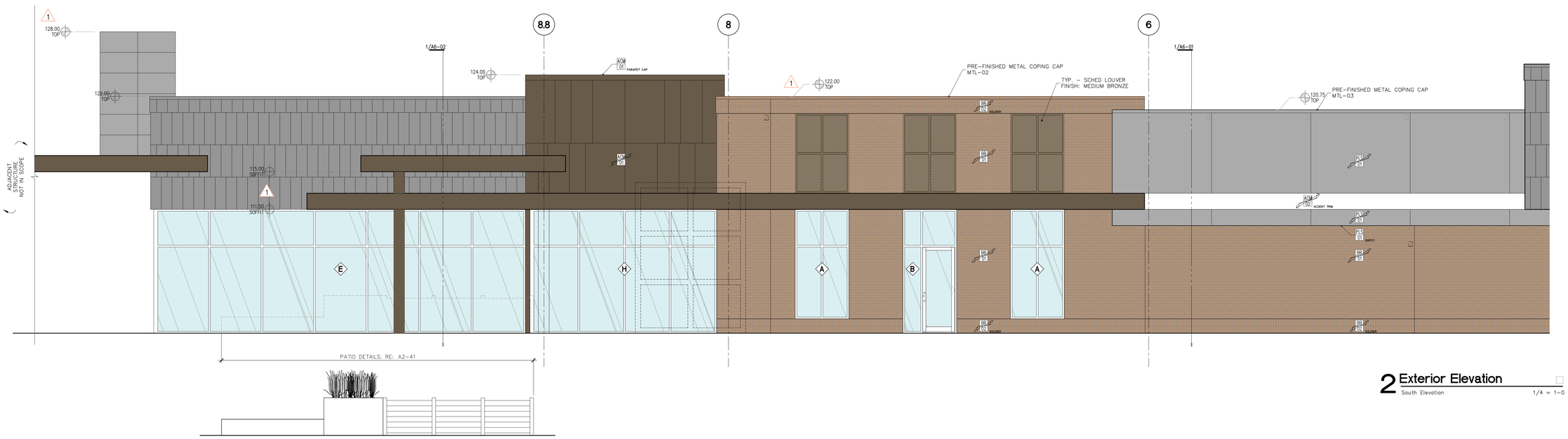
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Drawn By EA | Project Manager JAG | Project Arch JBK

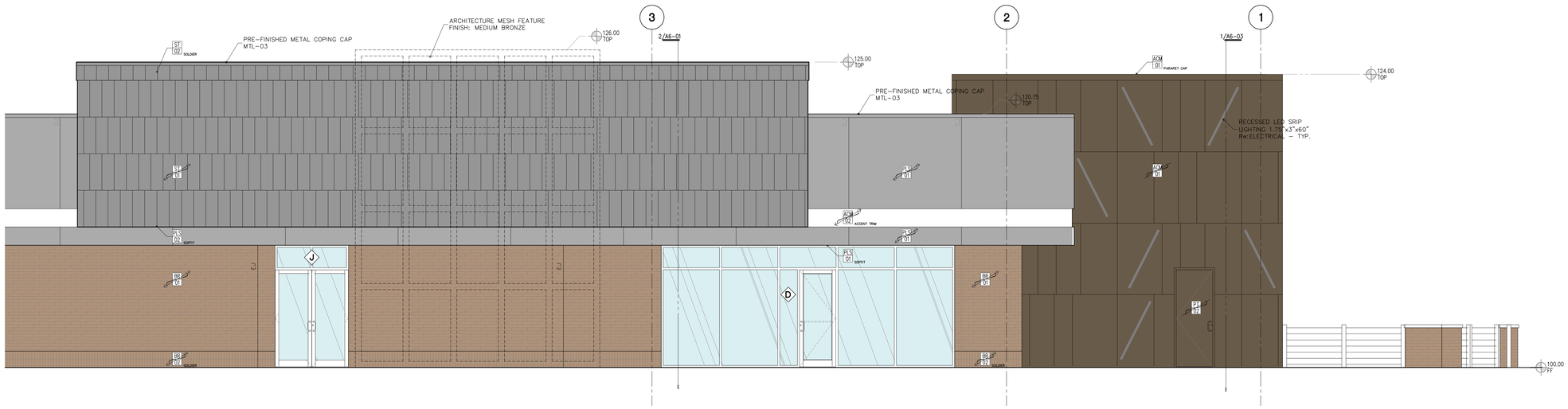
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1 Exterior Elevation
South Elevation 1/4 = 1-0



2 Exterior Elevation
South Elevation 1/4 = 1-0



3 Exterior Elevation
South Elevation 1/4 = 1-0

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No.	IOC	Date	Description
		03/20/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1		08/14/25	CITY COMMENTS
2		12/04/25	CITY COMMENTS

REGISTERED ARCHITECT
JOHN A. GRAHAM
STATE OF TEXAS
04/17/25

0 4.0 8.0 12.0
SCALE: 1/4

PLOTTED: Aug 14, 2025 File: 2428.00 A501.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

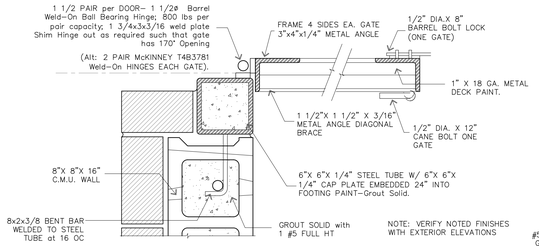
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Sheet Date: 03/20/25
Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.:
A5-03 2

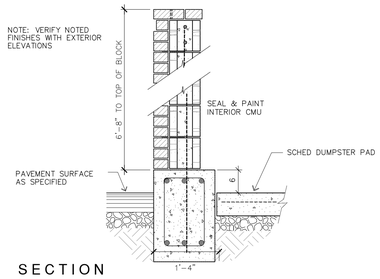
Drawn By: EA | Project Manager: JAG | Project Arch: JBK

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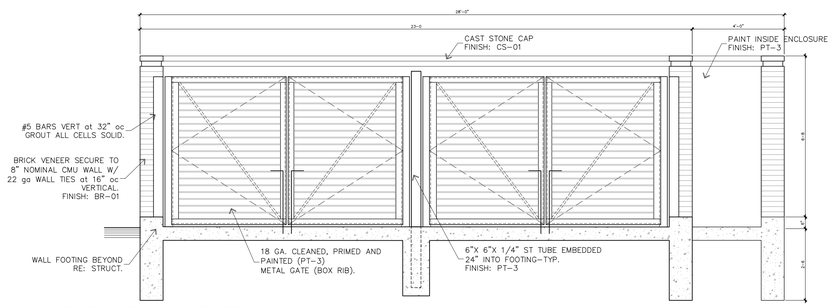
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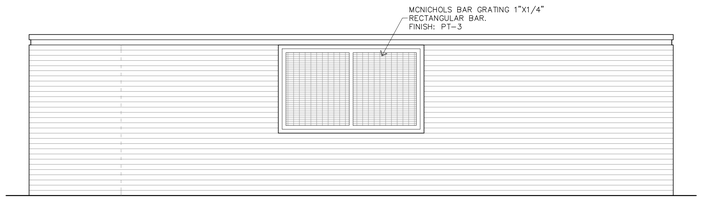
DETAIL A
1 1/2 SCALE



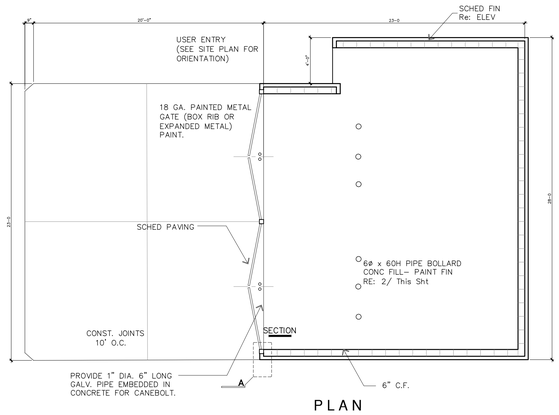
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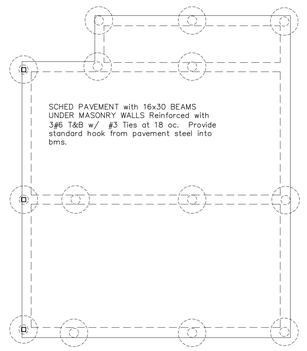
ELEVATION|SECTION
ALL EXPOSED STEEL SHALL be HOT DIPPED GALVANIZED AFTER FABRICATION. Re: STRUCTURAL NOTES for ADDITIONAL INFO.



BACK ELEVATION



PLAN



PIER PLAN
NTS

1 SITE DETAILS
DUMPSTER ENCLOSURE NTS

NOTE

GUARDRAILS
ANY AREA 30 inches ABOVE THE ADJACENT FLOOR or GRADE SHALL be PROTECTED by A GUARDRAIL.

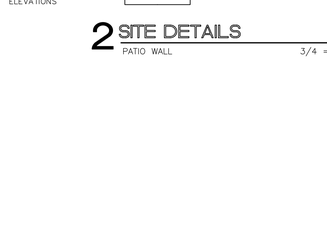
Marine Grade 316 Stainless Steel 1x19 3/16 Cable Rail System with 2x2 SS Post and 1/2 x 2 SS Top Rail. Provide all fittings and anchors required for a complete system.

TOP of GUARDRAIL SHALL be NOT LESS THAN 36 inches ABOVE FINISH FLOOR and SHALL HAVE INTERMEDIALTE RAILS or AN ORNAMENTAL PATTERN SUCH THAT A 4 inch dia SPHERE CANNOT PASS THROUGH.

GUARDRAIL SHALL be DESIGNED SUCH THAT THE COMPLETED HANDRAIL and SUPPORTING STRUCTURE is CAPABLE of WITHSTANDING a LOAD of AT LEAST 200 pounds APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. INTERMEDIATE RAILS SHALL be DESIGNED to WITHSTAND A LOAD OF 25 PSF APPLIED HORZ at RIGHT ANGLE OVER ENTIRE TRIBUTARY AREA. THESE LOADS NEED NOT BE COMBINED.



3 SITE DETAILS
PATIO GUARDRAIL NTS



2 SITE DETAILS
PATIO WALL 3/4 = 1–0

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Revisions

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		04/17/25	ISSUE FOR PERMIT
			Issue for Construction

REGISTERED ARCHITECT BLAIR JOSEPH KORNDORFFER STATE OF TEXAS
04/17/25 19312 BLAIR KORNDORFFER

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Apr 14, 2025 File: 2428.00 A240.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

2428

Sheet Date: 03/20/25

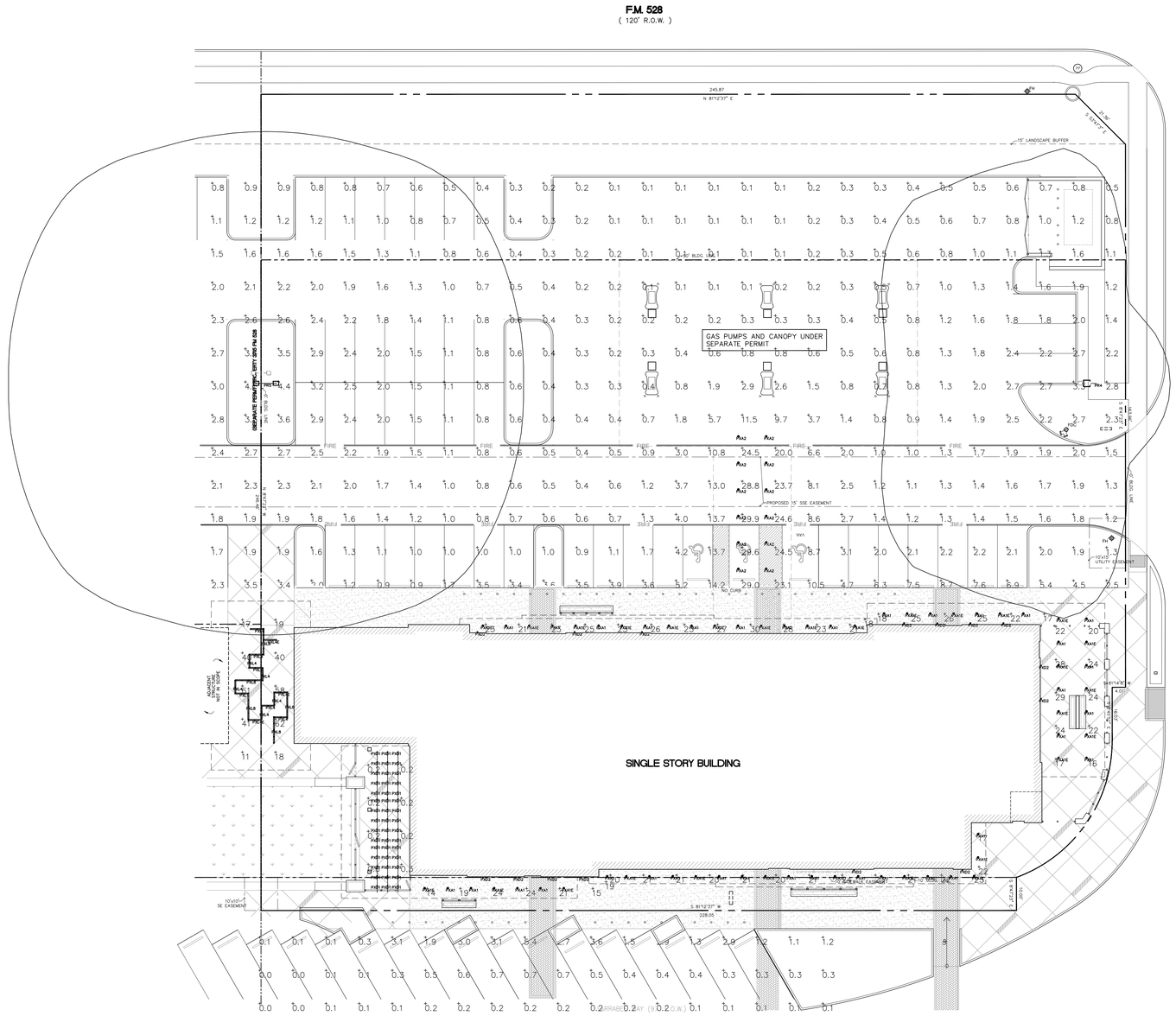
Sheet Title:
SITE DETAILS

Sheet No.:
A2-41

Drawn By Project Manager Project Arch
JBK

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1 PHOTOMETRIC PLAN

1/16 = 1-0

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	Mounting Height	Lum. Lumens	Lum. Watts	LLF	Description
	PR4	1	Single	25	17696	151	0.950	Lumark PRV-PA2-B-730-X-14W -MA-X + PRVMA-X +RTSU25-7.0-11-KZ13-26S-BC
	PR5	1	Back-Back	25	18517	151	0.950	Lumark PRV-PA2-B-730-X-5WQ -MA-X + PRVMA-X +RTSU25-7.0-11-KZ13-26S-BC
	PXA1	35	Single	10, 11.5	2121	21.8	0.950	Portfolio LDC20D10+EU6C109030+6LBCS1X+LGSKT6IP66
	PXA1E	29	Single	10, 11.5	2121	21.8	0.950	Portfolio LDC20D10+EU6C109030+6LBCS1X+LGSKT6IP66
	PXA2	14	Single	16	3691	40.4	0.950	Portfolio LD6C35D010+EU6C359030+6LBCS1X+LGSKT6IP66
	PXB1	38	Single	3	995	38.9	0.010	Ligman UCO-10127-41COB-1-X-120/277-ULSBK4 - UNLIT
	PXB2	13	Single	3	995	38.9	0.950	Ligman UCO-10127-41COB-1-X-120/277-ULSBK4 - LIT
	PXD1	45	Single	9	5	0.2	1.000	Tivoli LSD2-STRND-BK-36 +LSD2+DRP+BK+V+.30+0 + 6-12-24 LSL2-JUMPER-X-XX
	PXD2	15	Single	5.5	1946	20.83	0.950	Brownlee 7178-34-FINISH-H21-30K-X
	PXL4	11	Single	9	3136	27.06	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-4
	PXL4E	3	Single	9	3136	27.06	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-B15-X-FINISH-SR-B-X-4
	PXL8	5	GROUP	9	N.A.	N.A.	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-8

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No.	IOC	Date	Description
			Issue for Pricing
		01/29/26	ISSUE FOR PERMIT
			ISSUE FOR CONSTRUCTION
1	01/29/26		CITY COMMENTS -NEW SHEET

REGISTERED ARCHITECT
BLAIR NORMDORFFER
03136
STATE OF TEXAS

01/29/26

BLAIR NORMDORFFER

0 16.0 32.0 48.0

SCALE: 1/16 = 1'-0"

PLOTTED: Jan. 30, 2026 | File: 2428.10 A202.00.dwg

CITY CENTER RETAIL

3711 FM528
FRIENDSWOOD, TEXAS
77546

2428

Sheet Date: 01/29/26

Sheet Title:
PHOTOMETRIC PLAN

Sheet No.:
A2-02 1

Drawn By	Project Manager	Project Arch
JAG	JAG	JBK

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: **SITE PLAN: 3715 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3715 FM 528 located in Friendswood City Center.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to consider approval of the site plan for a proposed retail shell building to be located at 3715 FM 528 in the Friendswood City Center development. The proposed building is a single-story building with an area of 14,926 square feet and 91 parking spaces are being provided on-site; the remainder of the 112 required spaces will be accounted for in the shared parking for City Center. There are 322 public parking spaces. The building will have rear entries from Larabee Way which accommodates the pedestrian and walkable aspects of the City Center.

The PUD ordinance is attached to Item 4.A. and contains the development regulations including setbacks, building heights, landscaping, building finishes, and more. A location and landscape note page and color-coded landscape pages from the PUD are attached to item 4.A. as well.

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 and the PUD ordinance.

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

ATTACHMENTS

1. 3715 FM 528 Cover Sheet
2. 3715 FM 528 Site Plan
3. 3715 FM 528 PUD Parking Matrix
4. 3715 FM 528 Landscape
5. 3715 FM 528 Building Elevations
6. 3715 FM 528 Dumpster screening
7. 3715 FM 528 Photometric



OWNER | DEVELOPER

AJAY JAIN
3512 ACORN WOOD WAY
HOUSTON, TEXAS 77059
(281)546-0329

ARCHITECTURE

DIAMOND DEVELOPMENT GROUP
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

MECHANICAL

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

PLUMBING

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

STRUCTURAL

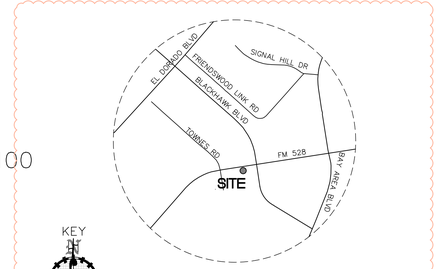
A+A STRUCTURAL SOLUTIONS LLC
4615 STOLZ TRAIL
KATY, TEXAS 77493
832-630-3833

CIVIL

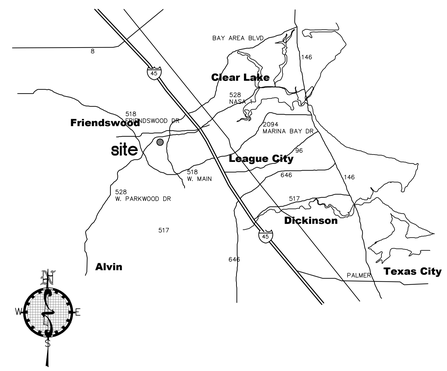
BERGER MUNSON ENGINEERS
909 NE LOOP 410 SUITE 107
SAN ANTONIO, TEXAS 78209
325-668-1614

ELECTRICAL

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400



2 VICINITY MAP NTS



1 SITE LOCATION MAP NTS

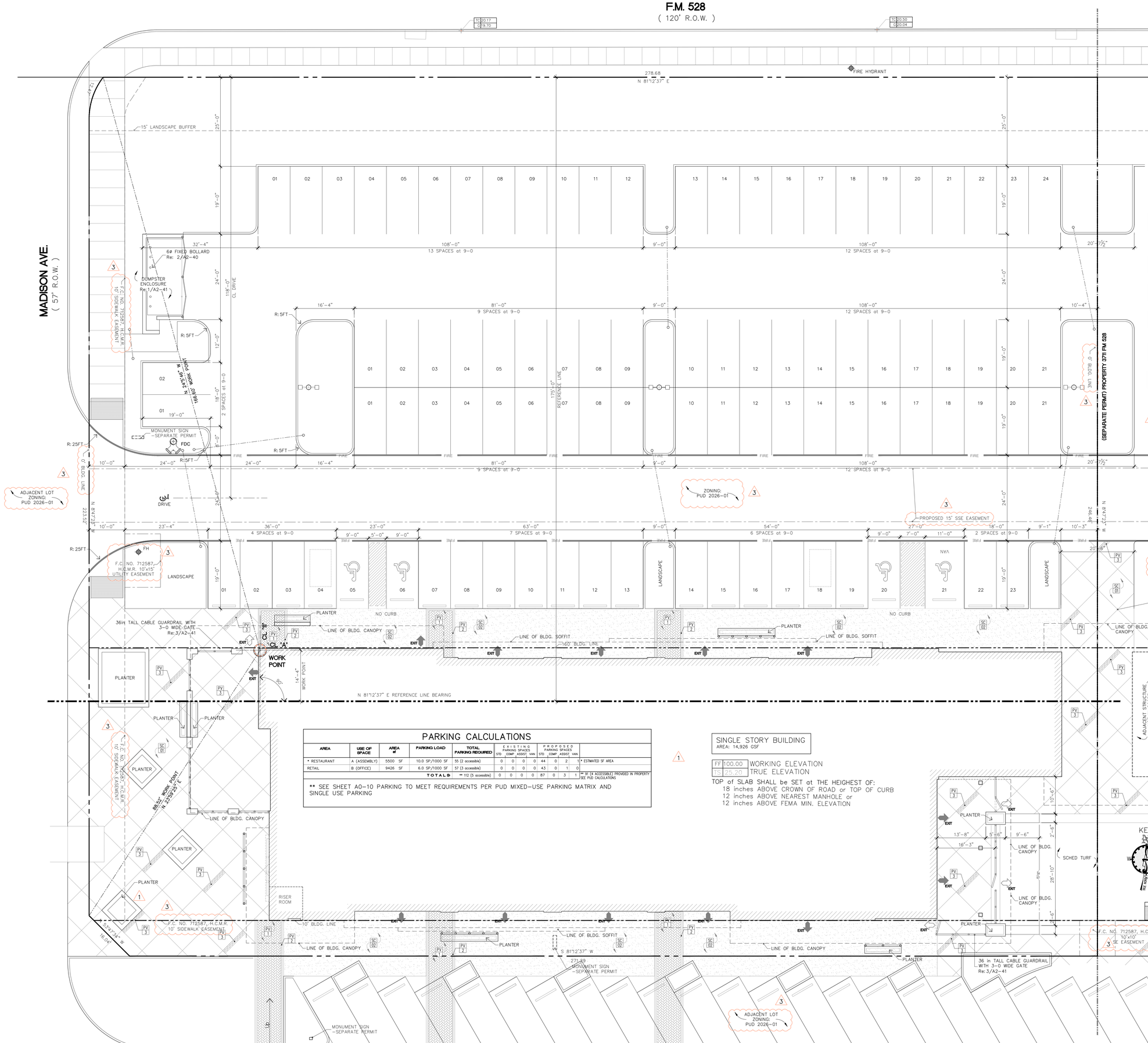
04/17/25
10312
BLAIR KORNDORFFER

	03/19/25	Issue for Pricing
	04/17/25	Issue for Permit
		Issue for Construction
1	08/14/25	CITY COMMENTS

CITY CENTER RETAIL
3715 FM 528, FRIENDSWOOD, TEXAS 77546
ISSUE for PRICING + PERMIT

DIAMOND DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

2427.00



PARKING CALCULATIONS

AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
* RESTAURANT	A (ASSEMBLY)	5500 SF	10.0 SP/1000 SF	55 (2 accessible)	0	0	0	0	44	0	2	1	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	9426 SF	6.0 SP/1000 SF	57 (3 accessible)	0	0	0	0	43	0	1	0	
			TOTALS	** 112 (5 accessible)	0	0	0	0	87	0	3	1	** 91 (4 ACCESSIBLE) PROVIDED IN PROPERTY SEE PUD CALCULATIONS

** SEE SHEET A0-10 PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

SINGLE STORY BUILDING
AREA: 14,926 GSF

FF 100.00 WORKING ELEVATION
TS 25.20 TRUE ELEVATION

TOP of SLAB SHALL be SET at THE HEIGHEST OF:
18 inches ABOVE CROWN OF ROAD or TOP OF CURB
12 inches ABOVE NEAREST MANHOLE or
12 inches ABOVE FEMA MIN. ELEVATION

SITE GENERAL NOTES

1. **SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.

2. **SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE at 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10-0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. RE: SITE PLAN.

WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY; OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSTREAM OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.

3. **STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY, PROVIDE 3ø PVC DRAIN THRU CURB at 10-0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

4. **EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6-0 X 6-0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND at THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

5. **ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6-0 BY 6-0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.

6. **CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.

7. **RAMPS:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR at THE TOP AND BOTTOM OF RAMP.

8. **HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.

9. **FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE- NO PARKING FIRE LANE TOW AWAY ZONE" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

10. **IRRIGATION AND DRAINAGE SLEEVES:** EACH PLANTED AREA, INCLUDING RAISED PLANTERS AND POTS, SHALL BE PROVIDED WITH IRRIGATION SLEEVES (Re: LANDSCAPE PLAN) AND SHALL BE DRAINED by NATURAL FLOW TO YARD DRAINS or PIPES THRU CURBS UNLESS NOTED OTHERWISE. YARD DRAINS SHALL BE 4 INCH MINIMUM AND CONNECT TO THE NEAREST STORM SEWER SYSTEM WHEN AVAILABLE.

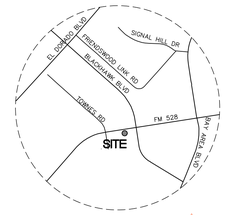
11. **SITE GRAPHICS AND MONUMENT SIGN:** CONTRACTOR SHALL COORDINATE WITH OWNER SIGN CONTRACTOR AND PROVIDE REQUIRED UTILITY CONNECTIONS FOR SIGN CONTRACTOR TO CONNECT TO. AS A MINIMUM, PROVIDE (3) #12 WIRE, INCREASED AS REQUIRED FOR VOLTAGE DROP; (1) 20A, 120V CIRCUIT: AND (2) 3/4ø PVC CONDUIT FROM BLDG PANEL BRD to EA MONUMENT SIGN.

12. **SMALL ENCLOSURES:** CONTRACTOR SHALL PROVIDE GUARD SHACK SMALL ENCLOSURE MODEL SERIES GS. TYPE LIFT-OFF IN FOREST GREEN COLOR AND COORDINATE SIZE WITH BACK FLOW ASSEMBLIES.

LANDSCAPE SLEEVE

2-3"ø Sch 40 PVC SLEEVE for IRRIGATION SYSTEM AND LANDSCAPE LIGHTING-Typ to ALL LANDSCAPE AREAS.

2 VICINITY MAP



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 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 SIX (6) MONTHS.

KEY

1 SITE PLAN

1 : 10

SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	69,568 SF	100%
PARKING LOT & DRIVE AREA	29,968 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	13,829 SF	20%
BUILDING SQ FOOTAGE	14,926 SF	21%
GREEN SPACE/LANDSCAPED AREA	10,845 SF	16%

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REGISTERED ARCHITECT
JOHN ANTHONY KEARNEY
LICENSED
STATE OF TEXAS
04/17/25
JOHN ANTHONY KEARNEY

0 10 20 30
SCALE: 1:10

PLOTTED: Aug 14, 2025 File: 2427.00 A201.00.dwg

CITY CENTER RETAIL

3715 FM 528
FRIENDSWOOD, TEXAS
77546

2427

Sheet Date: 08/14/25

Sheet Title: SITE PLAN

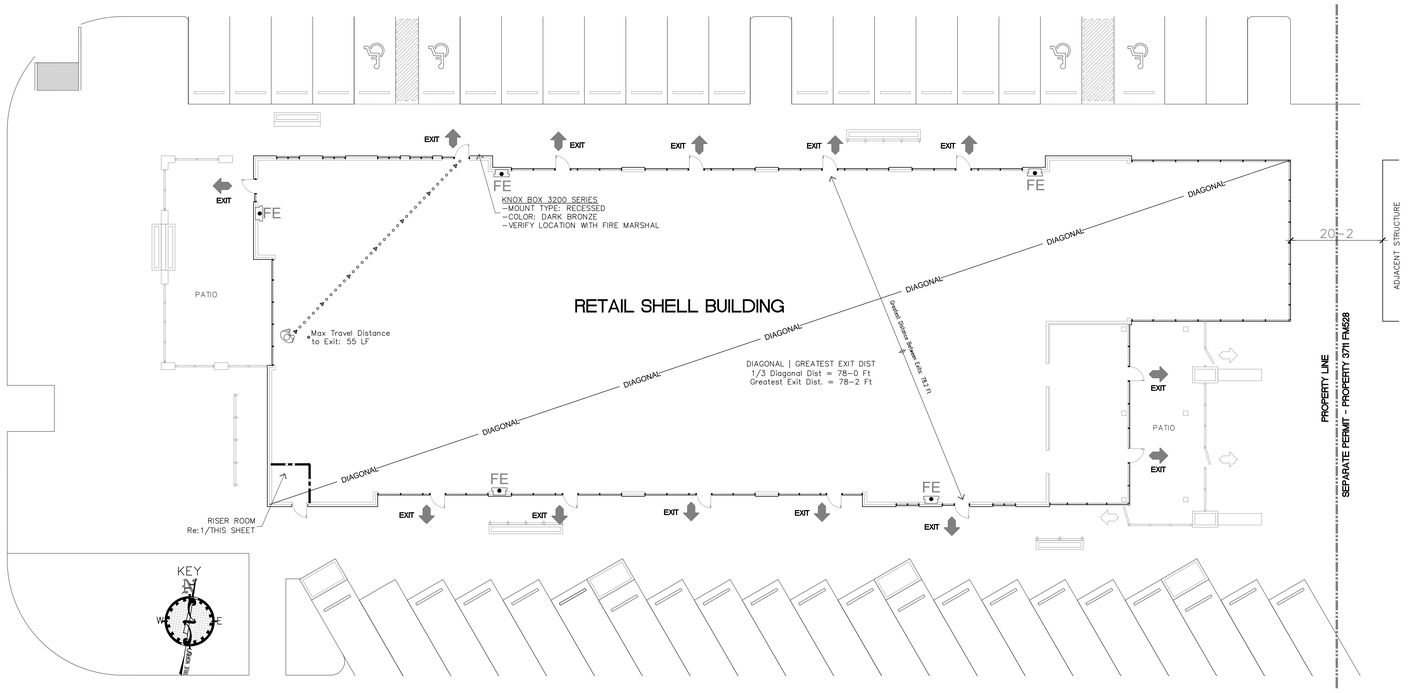
Sheet No.: A2-01 2

Drawn By JAC | Project Manager JAC | Project Arch JBK

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LIFE SAFETY



LIFE SAFETY PLAN LEGEND

1 HR FIRE BARRIER	
2 HR FIRE BARRIER	
FIRE WALLS (Rating as Above)	W
SMOKE BARRIER (1 Hr)	
SMOKE PARTITION (NR)	
EXIT PATH	
EGRESS CORRIDOR	
EGRESS AISLE	

FIRE WALL: A firewall is a fire-resistant structure which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow the collapse of the existing construction on either side of the wall to occur without allowing the collapse of the wall.

FIRE BARRIER: Interior Walls that extend from the floor to floor or floor to roof, including concealed and interstitial spaces. They are designed to subdivide portions of the building into separate building areas. They are used to separate occupancy types, shafts, incidential uses and exit passage ways and can be supported by structures, such as roofs, columns or floors. Provide Fire Dampers at all penetrations in Fire Barrier Walls with a Fire Rating Greater than 1-hr UNO. Fire Caulk per Rating Requirements. All Openings Shall be Protected per Code Requirements.

SMOKE PARTITION: It is a type of fire barrier that restricts smoke from spreading. The smoke barriers are either horizontal or vertical. Regardless of the amount of fire, the minimum resistance of the smoke barrier is one hour UNO. Smoke Seal. Provide Smoke Seal/Clearance at all Openings.

FUTURE TENANT SPACES

-ACTUAL to be DETERMINED AS SPACES ARE LEASED
-EGRESS CALCULATIONS PROVIDED PER TENANT BUILD-OUT

EGRESS TRAVEL PATH CALCULATIONS

AREA	EXITS	OCCUPANT LOAD	OCCUPANCY GROUP	DISTANCE BETWEEN EXITS ONE-HALF DIAGONAL RULE		COMMON PATH of EGRESS TRAVEL DISTANCE			EXIT ACCESS TRAVEL DISTANCE		DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED		STAIRS			
				1/2 END MAX DIAGONAL 1/3 DIA. MAX DIAGONAL OF SPACE	MAX PROPOSED DISTANCE BETWEEN EXITS	CODE ALLOW. OCC=25	OCC=30	MAX PROPOSED DISTANCE	CODE ALLOWABLE	MAX PROPOSED DISTANCE	CODE ALLOWABLE	MAX PROPOSED DISTANCE	CODE ALLOWABLE		PROPOSED	
													NO.	MINIMUM WIDTH (IN)	NO.	MINIMUM WIDTH (IN)
BLDG SHELL	13	-	U OCCUPANCY SPRINKLERED	100	78-2	75	75	N/A	400	55-0	20	N/A	0	44	0	N/A

FE: FIRE EXTINGUISHER

Recess UI Classified Listing Fire Extinguisher Similar to Potter-Roemer #3006: 6lb, ABC Dry Chemical Fire Extinguisher Set In Flush Mount Potter-roemer Fire Extinguisher Bueno Series 7122-E-18-VD Cabinet Complying With ADA And FRC Regulations or Approved Equal. Provide Fire Rated Cabinet when located within a Rated Assembly.

Provide one Fire Extinguisher for any type occupancy, area or location for every 6000 square feet or fraction thereof at a maximum travel distance of 75-0.

ACCESSIBLE ENTRY (TYP UNO)

Contractor To Provide a 6-0 X 6-0 Exterior Landing (sloped at 1:50 away from the Entry) Positioned Such That It Extends a Minimum of 30" Past The Strike Side of the Exterior Entry Door on the Pull Side and Level with the Interior Finish Floor. Landing and Access Route Shall Have No Rise Greater Than 1/2 Inch Allowed. Access Route shall have not slope greater than 1:20. Refer to Site Plan and Accessibility Details for additional information.

BUILDING ADDRESS 1

-ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND MUST BE POSTED SO THAT IT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY PER IFC SECTION 505.1

WET PIPE SPRINKLER SYSTEM 13

The Contractor shall provide a complete fire protection system, wet pipe stand pipe and wet pipe sprinkler system covering all portions of the building and installed per NFPA 13 and complying to all local and state regulations. Plans and specifications, including calculations, shall be submitted for local jurisdictional review and approved prior to Construction. System design data shall be shown on a plate mounted on the main sprinkler riser.

The fire pumps, if required, shall comply with the requirements of NFPA 20, the stand pipe shall comply with NFPA 14, and the sprinkler system shall comply with the requirements of NFPA 13. All valves and devices used in the fire protection system shall be UL or FM listed for the intended use.

Where required, non-conditioned spaces, including attic space of the building shall be fully sprinkled with a dry pipe system. This system shall be fully automated with continuous monitoring and the system shall supersede the requirement for attic draft stopping partitions but not area separation partitions.

Upon completion of the system, the Contractor shall make and pay for all tests as many be required by the insurance authorities having jurisdiction and shall correct any defects indicated by test to the satisfaction of the authorities. The system shall be subjected to a hydrostatic pressure of 200 psi for a two hour continuous period and shall not experience more than a 2 psi loss during this period in any part of the system. Any defects found during this test shall be immediately and properly corrected and the test repeated until results are satisfactory to the regulating authorities.

Coordinate the design with Other Life Safety Requirements.

PUD PARKING MATRIX

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Single Use	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
1	Office	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hotel	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Clinic (Medical Complex)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	297	29.70	148.50	222.75	118.80	44.55	222.75	297.00	148.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Retail (excluding shopping center)	279	13.97	139.73	209.60	27.95	13.97	279.47	209.60	27.95
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	576	44	288	432	147	59	502	507	176
		507								
	Put 1 if this qualifies as a historic building	0	0							
	Total Reduction	0								

PARKING SPACES REQUIRED: 507
PARKING SPACES PROVIDED 679 (OnSite Parking: 357 | Public Parking: 322)

PUD Single Use Parking Matrix | Appendix C- Parking Group Table (City of Friendswood Design Criteria Manual).

	RATIO/K AREA	per kSF 6.00 RETAIL	per Seat 3.50 THEATER	per kSF 10.00 REST	3.80 OFF<25	3.40 OFF 25-100	2.80 OFF>100	15.00 BAR	4.50 MED COMP	per Seat 2.50 CHURCH	per Rm 1.25 HOTEL	1.00 Studio	1.50 Apt 1B	1.75 Apt 2B	2.00 Apt 3B	ck	Parking Provided
LOT1	15,348	*10,848*		*4,500*												-	52
LOT2	14,765	9,665		5,100												-	79
LOT3	16,474	7,274		9,200												-	90
LOT4	14,926	9,426		5,500												-	91
LOT5	14,765	9,365		5,400												-	45
LOT6 (Mix Use 1)	-															-	
LOT7 (Theater)	-															N/A	
LOT8 (Hotel)	-															N/A	
LOT9 (Mix Use 2)	-															-	
LOT10 (MOB 1)	-															-	
LOT11 (MOB 2)	-															-	
LOT12 (Apartment)	-															N/A	
Public																	322
Totals per Use		279	0	297	0	0	0	0	0	0	0	0	0	0	0	576	679
Totals per Lot	Totals																
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0		
LOT2	109	58	0	51	0	0	0	0	0	0	0	0	0	0	0		
LOT3	136	44	0	92	0	0	0	0	0	0	0	0	0	0	0		
LOT4	112	57	0	55	0	0	0	0	0	0	0	0	0	0	0		
LOT5	110	56	0	54	0	0	0	0	0	0	0	0	0	0	0		
LOT6 (Mix Use 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT7 (Theater)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT8 (Hotel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT9 (Mix Use 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT10 (MOB 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT11 (MOB 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT12 (Apartment)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total	576																

CODE

BUILDING CODE DATA

GOVERNING CODE	OCCUPANCY TYPE	CONSTRUCTION TYPE	BUILDING STRUCTURAL DATA
ALL WORK SHALL CONFORM to the Current Local Jurisdiction Admendments to: 2018 International Building Code; 2018 International Mechanical Code; 2018 International Plumbing Code; 2017 National Electrical Code; 2018 IECC; 2018 International Fire Code; and ALL APPLICABLE STATE and LOCAL CODES, Latest Edition.	OCCUPANCY TYPE U	II-B	ALL EXTERIOR COMPONENTS, INCLUDING CLADDING; DOORS and WINDOWS; SHUTTERS and LOUVERS; ROOFING; MECHANICAL, ELECTRICAL and PLUMBING ITEMS, ETC., SHALL BE DESIGNED AND ANCHORED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS and DETAILS. BASIC WIND SPEED Ver.: 142 MPH WIND EXPOSURE Category: B SOIL CLASSIFICATION: Re : RE: SOILS REPORT SNOW LOAD: 0.0 PSF SEISMIC Design Category : A See Structural Documents for Additional Information

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SHELL BUILDING FOR FUTURE TENANT USE WITH ADJACENT PAVING AREAS FOR PARKING AND DRIVES.
* SPRINKLED SHELL BUILDING

FIRE RESISTANCE RATINGS FOR BUILDING MATERIALS

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

Refer to Assembly Test Data (A0 Sheets); Floor Plans (A3 Sheets); Partition Types (A7-A9 Sheets); and other Documents as noted for Various Assembly Ratings and Locations. Provide Fire and Smoke Dampers in all Rated Assemblies and Seal all Penetrations with approved Firepproofing material.

In Buildings of Type II Construction, Combustible materials shall be permitted in accordance with Sections 603. All Wood Blocking and Sheeting on the Exterior of the Building shall be Fire Retardant Treated Wood.

TYPE: IIB

Provide and install a secured key box that is U.L. rated of a type approved by the fire department at Main Entrance.

FIRE SEPARATION DISTANCE

MEASURED AT THE SHORTEST PERPENDICULAR DISTANCE to PROPERTY LINE OR CENTER LINE OF STREET, ALLEY or PUBLIC WAY

LOCATION	X: FIRE SEPARATION DISTANCE	FIRE RATING WALL	FIRE RATING OPNG % Prov | % Allow
NORTH WALL	160-0 to PL	0	N/A
EAST WALL	20-2 to ADJACENT BLDG	0	N/A
SOUTH WALL	58-0 to CL LARRABEE WAY	0	N/A
WEST WALL	57-0 to CL of MADISON AVE	0	N/A

BUILDING ELEMENTS

BLDG ELEMENT	FIRE RATING	UL TEST
STRUCTURAL FRAME	0	
FLOOR CONSTRUCTION**	0	
ROOF CONSTRUCTION**	0	
BEARING WALLS		
EXTERIOR	0	N/A
INTERIOR	0	N/A
NONBEARING WALLS and PARTITIONS		
EXTERIOR	As Required Per Fire Separation Distance Listed Below when Required	
INTERIOR	VARIES Re: Floor Plan & Partition Types	
FIRE RATING of NON-STRUCTURAL ITEMS		
VERTICAL SHAFTS	0	N/A
ELEVATOR SHAFTS (707)	0	N/A
STAIRWELLS (707/1022)	0	N/A
EXIT CORRIDOR (1018/1023)	0	N/A
ELEVATOR MACHINE RM	1 HR	N/A
STORAGE AREA > 100SF	1 HR	N/A
OCC: BETWEEN WALLS	0	N/A
OCC BETWEEN FLOOR	0	N/A
OCC SEPARATION	0	N/A
ROOF PENETRATIONS	0	N/A

**NC ASSOCIATED SECONDARY NUMBERS

INTERIOR FINISHES : FLAME SMOKE

MINIMUM INTERIOR WALL AND CEILING FINISH CLASSIFICATION			
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B E M R1 R4 SPRINKLERED	B	C	C
A1 A2 SPRINKLERED	B	B	C

Interior Floor Finish and Floor Covering Materials in enclosures for Stairways and Ramps, Exit Passageways, Corridors and Rooms or Spaces not separated from Corridors by Partitions extending from the floor to the underside of the ceiling shall have a minimum critical radiant flux of not less than Class I. All interior finishes, other than textiles, shall have a FLAME SPREAD CLASSIFICATION for each Occupancy Group as indicated when tested in accordance with NFPA 286 in a manner intended for use

All **Textiles, Carpet and Similar Textile Materials** shall have a CLASS A INDEX with a FLAME SPREAD INDEX NOT to EXCEED 25 and a SMOKE DEVELOPED INDEX NO GREATER THAN 450 when tested in accordance with ASTM E84 when tested in a manner intended for use.

There are two components of data generated in the ASTM E84 test that are used to determine the Flame Spread Rating:
1.) Flame Spread Index: Relative to how far a flame front travels in the test configuration.
2.) Smoke Developed Index Relative to smoke obscuration data from the test burn.
The results of the ASTM E 84 testing enable the National Fire Protection Association (NFPA) to assign a letter rating (A, B or C) that can be used to determine suitability of a product for use in a particular location. Those ratings for interior walls and ceilings are:

Class A: Flame Spread Index = 0 - 25 Smoke Developed Index = 0 - 450
Class B: Flame Spread Index = 26 - 75 Smoke Developed Index = 0 - 450
Class C: Flame Spread Index = 76 - 200 Smoke Developed Index = 0 - 450

MINIMUM INTERIOR FLOOR FINISH CLASSIFICATION	
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS, CORRIDORS, and ROOMS/ENCLOSED SPACES
A, B, E, H, I-4, M, R-1, R-2, S, COVERED MALL SPRINKLERED	CLASS II

Interior floor finish and floor covering materials located in designated areas of "Minimum Interior Floor Finish Classification" chart shall be classified as Class I or Class II per NFPA 253 as follows:
Class I: 0.45 watts/sqm or greater.
Class II: 0.22 watts/sqm or greater.
Traditional floor types - wood, linoleum, terrazzo, and resilient coverings not comprised of fibers - are excepted. Such classification shall be identified on tested material.

All Interior floor finish and floor covering materials shall comply with the requirements of the DOC FF-1 "Pill Test" or with ASTM D 2859

AREA CALCULATIONS | BUILDING DATA

ALLOWABLE AREA for FLOOR: 1ST FLOOR

$A = A_{ns}\ \left(A_{ns}\ \text{\%}/100\right)$ (Area S1 or SM per IBC 2015)

$A_G = A_t + \left[\frac{A_t}{100}\right]\left[\frac{A_t}{100}\right]$

$A_G = 9500 + \left[\frac{9500 \cdot 62.7}{100}\right]\left[\frac{9500 \cdot 100.0}{100}\right]$

$A_G = 43957$ for Primary Occupancy Type

where,
A_G = Allowable area per Floor (sf)
A_{nS} = Tabular Area per Floor (sf) in accordance with Table 506 for NS (non-sprinkled space)
I_S = Area Increase due to Sprinkler Protection (%) as calculated in accordance with Section 506.3 and NFPA 13
Is = 200% for multi-story
Is = 300% for single story
Is = 0.0% for NO Sprinkler Protecion

$I_f = 100\left(53\text{\%}.0/61\text{\%}.0 - 0.25\right)\ 30.0/30$
Area increase due to frontage (%) as calculated in accordance with Section 506.2
$I_f = 100\ (F/P - 0.25)\ W/30$
where,
F = Building perimeter which fronts 20 feet min open space (min 25% of perimeter open) (ft)
P = Perimeter of Entire Building (ft)
W = Minimum width of public way or Open Space (ft) (W/30 ≤ 1)

MIXED USE AREA CHECK * separated occ where,

$\frac{\text{Actual Area (OC 1)}}{\text{Allowable Area (OC 1)}} + \frac{\text{Actual Area (OC nth)}}{\text{Allowable Area (OC nth)}} \le 1.0$

$\frac{9426}{106422} + \frac{5500}{43957} = 0.09 + 0.13 = 0.21 \le 1.0$

Occ | Construction Type		A2 | II-B
ITEM	CODE ALLOWABLE	PROPOSED
MAXIMUM AREA per TABLE 503	23000	
MAX Non-Separated** AREA with ALLOW INC	43957	14926
MAX BUILDING HEIGHT (AAG MOP)	75'-0"	18-0
MAXIMUM NO. STORIES	3	1

** The Code Allowable Maximum Non-Separated Area using the Most Restricted Use is Greater than the Proposed Area; therefore, this Floor is Designed Using a Non-Separation Occupancy with No-Fire Separations per IBC 508.

OCCUPANCY CALCULATIONS

AREA	OCCUPANCY TYPE	MAX AREA PERMITTED per FLOOR	ACTUAL NET USABLE AREA	OCCUPANCY LOAD per SF	TOTAL OCCUPANCY LOAD	STAIRWAYS (0.30) REQUIRED EXITS	STAIRWAYS (0.30) REQUIRED WIDTH (IN)	STAIRWAYS (0.30) PROVIDED EXITS	STAIRWAYS (0.30) PROVIDED WIDTH (IN)	OTHER (0.20) REQUIRED EXITS	OTHER (0.20) REQUIRED WIDTH (IN)	OTHER (0.20) PROVIDED EXITS	OTHER (0.20) PROVIDED WIDTH (IN)	EXIT ACCESS TRAVEL DISTANCE OCCUPANCY TYPE	EXIT ACCESS TRAVEL DISTANCE MAX DISTANCE per TABLE 1016	EXIT ACCESS TRAVEL DISTANCE MEASURED MAX DIST. of TRAVEL
* UNDEFINED		43957 SF	14926 SF		-											
		--		TOTALS:	-	--	--	--	--	--	--	--	--			

SEE PUD CALCULATIONS

* OCCUPANCY TYPE U "UNDEFINED" - ACTUAL OCCUPANCY CALCULATIONS DETERMINED PER LEASE SPACE

PARKING CALCULATIONS 1

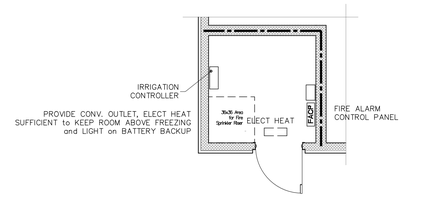
AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
* RESTAURANT	A (ASSEMBLY)	5500 SF	10.0 SP/1000 SF	55 (2 accessible)	0	0	0	0	44	0	2	1	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	9426 SF	6.0 SP/1000 SF	57 (3 accessible)	0	0	0	0	43	0	1	0	
			TOTALS:	** 112 (5 accessible)	0	0	0	0	87	0	3	1	** 91 (4 ACCESSIBLE) PROVIDED IN PROPERTY

** PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

PLUMBING FIXTURE CALCULATIONS

AREA	USE OF SPACE	Occupancy Load	Men WC REQ	Men WC PROV	Men UR REQ	Men UR PROV	Men LAVTORY REQ	Men LAVTORY PROV	Women WC REQ	Women WC PROV	Women LAVTORY REQ	Women LAVTORY PROV	Drinking Fountains REQ	Drinking Fountains PROV	Service Sinks REQ	Service Sinks PROV	Guest Rooms BATH TUB	Guest Rooms BATH SH	Guest Rooms ACC BATH TUB	Guest Rooms ACC BATH SH
TOTAL PROVIDED:			--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

** SCOPE OF WORK IS SHELL BUILDING: PLUMBING FIXTURES TO BE DETERMINED BY TENANT BUILD-OUT



1 FIRE RISER ROOM
1/4=1-0

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Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25	CITY COMMENTS	
2	12/04/25	CITY COMMENTS	

REGISTERED ARCHITECT JAG HAWKINS 19314 STATE OF TEXAS
04/17/25

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Aug 14, 2025 File: 2427.00 A010.00.dwg

CITY CENTER RETAIL

3715 FM 528
FRIENDSWOOD, TEXAS
77546

2427

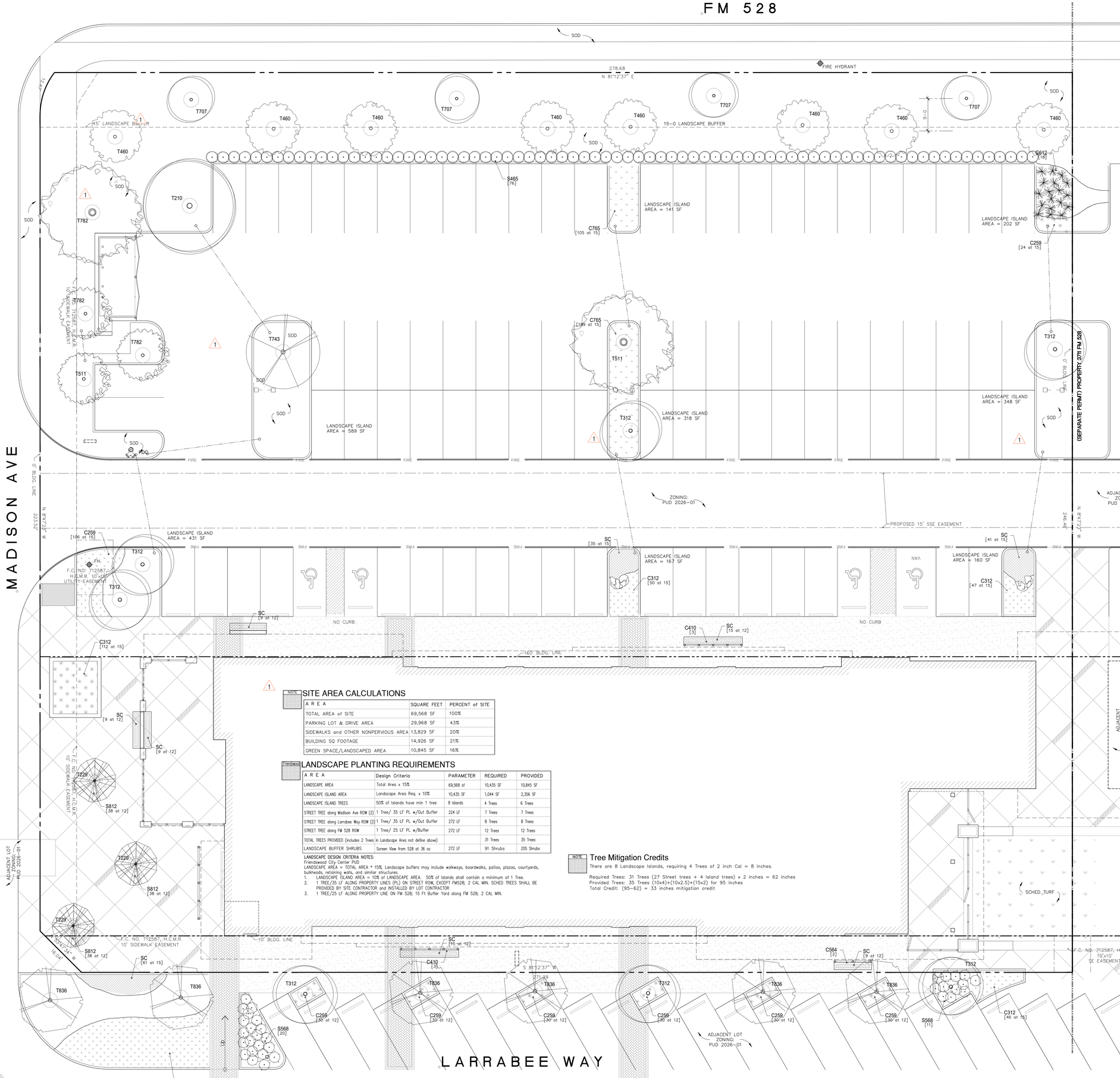
Sheet Date: 08/14/25

Sheet Title:
BUILDING DATA + LIFE SAFETY

Sheet No: A0-10 2

Drawn By: JAG | Project Manager: JAG | Project Arch: JBK

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333 Guadalupe, Suite 2-350, Austin, Texas 78701



FRIENDSWOOD CITY CENTER

PLANTING SCHEDULE

TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME	PLANTING SPEC	UOC Min Size See Sym Legth
TREES						
T611		06:11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14-0 HT	3 3E F
T210	1	04:09	ACER RUBRUM	DRUMMOND RED MAPLE	4 inch CAL, UNO	3 2D F
T229	3	07:07	CERCIS SANADENSIS TEXENSIS	TEXAS REDBUD	14 GAL BOX	2 1D F
T312	7	04:09	DIOSPYROS VIRGINANA	TEXAS PERMISSON (MALE)	2 1/2 inch CAL	2 1D F
T462		05:11	ILEX OPACA	AMERICAN HOLLY	8-0 HT	2 2E F
T460	8	06:11	ILEX VOMITORIA	YAUPON HOLLY	8-0 HT	2 1E F
T511	2	02:09	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4 inch CAL, UNO	2 2E F
T710		09:12	PINUS CARIBAEA	LOBLOLLY PINE	6 inch CAL, UNO	2 3E F
T707	4	05:10	PRUNUS MEXICANA	MEXICAN PLUM	14 GAL BOXED	2 1D F
T730		06:09	QUERCUS FALCATA	SOUTHERN RED OAK	5 inch CAL, UNO	2 3D F
T743	1	04:09	QUERCUS NUTTALLII	NUTTAL OAK	4 inch CAL, UNO	2 3D F
T735		07:11*	QUERCUS VIRGINIAN	LIVE OAK	4 inch CAL, UNO	2 3SE F
T782	3	07:11	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2 1/2 inch CAL	2 1D F
T810		06:10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	4 inch CAL, UNO	2 3D F
T836	6	06:09	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	4 inch CAL, UNO	2 2DEF
SHRUBS						
S210		07:10	ABELIA GRANDIFLORA	ABELIA	5 GAL	2 2FP F
S212		10:11	ACALYPHA WILKESIANA	COPPERLEAF	5 GAL	2 1FP F
S274		08:11	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL, 30 OC	2 4FP F
S264		09:11	CARISSA, VAR MINIMA	DWARF NATAL PLUM	5 GAL	2 2FP F
S643	11	07:10	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	5 GAL, 30 OC	2 1FS F
S464		06:11	ILEX CORNUTA BURFORDII	BURFORD HOLLY	5 GAL	2 4FS F
S465	76	06:11	ILEX CORNUTA ROTUNDA BURFORDII	DWARF BURFORD HOLLY	5 GAL	2 2FS F
S566		08:10*	LEUCOPHYLLOM FRUTESCENS	TEXAS SAGE	5 GAL	2 3F F
S567		08:10*	LEUCOPHYLLOM FRUTESCENS,COMPACTUM	COMPACT TEXAS SAGE	5 GAL	2 2F F
S568	20	07:09	LOROPETALUM CHINENSIS RUBY	LOROPETALUM,CHINESE FRINGE FLOWER	5 GAL, 30 OC	2 F F
S631		05:10	NANDINA DOMESTICA COMPACTA	DWARF NANDINA	1 GAL	2 1 F
S766		07:10	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL, 30 OC	2 1E F
S782		09:11	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	2 3D F
S810		05:11	TECOMA STANS	ESPERANZA / YELLOW BELLS	5 GAL	2 3D F
GROUNDCOVERS • NATIVE FLOWER						
C259	663	07:10	CALYPTOCARPUS VIALIS	STRAGGLER DAISY	1 GAL	2 EP F
C312	255	08:11	DIETES IRIDIODES GRANDIFLORA	AFRICAN IRIS | WHITE BI COLOR	1 GAL/ DIVIDE, 24 OC	2 F
C410	6	08:11	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL	2 F
C512		07:09	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	2 GAL, 18 OC	2 F F
C564		04:10	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	1 GAL	2 SF F
C566		08:11	LANTANA CAMARA NEW GOLD	NEW GOLD LANTNA | YELLOW	1 GAL, 18 OC	2 F F
C567		08:11	LANTANA CAMARA DALLAS RED	DALLAS RED LANTNA | RED	1 GAL, 18 OC	2 F F
C661		06:11	OPHIOPAGAN PLANISCAPUS	MONDO GRASS	1 GAL/ SUBDIVIDE, 12 OC	2 SF F
C765	294	07:09	SPHAGNETICOLA TRILOBNATA	MEDELLA	1 GAL/ SUBDIVIDE, 18 OC	2 3F F
C814		07:11	TRACHELOSPERMUM ASIATICUM	ASIATICUM JASMINE	1 GAL/ SUBDIVIDE, 18 OC	2 SF F
S812	1114	08:11	TULBAGHI VIOLACEA TRICOLOR	SOCIETY GARLIC	5 GAL	2 F
GRASSES						
G262		05:09	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	5 GAL B&B	2 3F F
G260		06:10	CORTADERIA SELLOANA	PAMPAS GRASS	5 GAL B&B	2 3F F
G261		09:12	CYNODON DACTYLON	COMMON BERMUDA (LOCAL VARIETY)	HYDROMULCH	2 F F
G263		09:12	CYNODON DACTYLON	TEXTURF 10 (MED TEXTURE)	SOD SOLID	2 F F
G614		06:09	MUEHLENBERGIA CAPILLARIS	GULF COAST MUHLY GRASS	5 GAL	2 F F
G612	18	09:11	MUEHLENBERGIA LINDHEIMERI	MUHLY GRASS	5 GAL	2 F F
G710		09:12	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL	2 F F
2000 MISCELLANEOUS MATERIALS				SEASONAL COLOR	STAGGARED 15 OC	4P
SC						
2010			RYERSON STEEL EDGING	TYP BETWEEN PLANTS AND GRASS AREA UNO		
2020			COR-TEN/ WEATHERED STEEL EDGING	RUST-PATINA FINISH		

NOTE:
Caliper (trunk thickness or diameter) of All Trees shall be measured at a point 54 inches on the trunk above ground level when planted. The minimum size for Single Trunk trees shall be 2 inch caliper or an average of 1.5 inch caliper for Mult-Trunk Trees.

Minimum Trunk Height. The minimum trunk height of all trees, defined as the clear, branch-free portion of the main stem (bole) measured from finished grade to the first permanent lateral branch, shall be not less than six (6) feet in all landscape areas and not less than seven feet six inches (7'-6") where tree canopy extends over pedestrian areas.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurserymen, where applicable.

SHRUB PLANT SPACING:

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

NOTE

SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	69,568 SF	100%
PARKING LOT & DRIVE AREA	29,968 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	13,829 SF	20%
BUILDING SQ FOOTAGE	14,926 SF	21%
GREEN SPACE/LANDSCAPED AREA	10,845 SF	16%

Friendswood

LANDSCAPE PLANTING REQUIREMENTS

A R E A	Design Criteria	PARAMETER	REQUIRED	PROVIDED
LANDSCAPE AREA	Total Area x 15%	69,568 sf	10,435 SF	10,845 SF
LANDSCAPE ISLAND AREA	Landscape Area Req. x 10%	10,435 SF	1,044 SF	2,356 SF
LANDSCAPE ISLAND TREES	50% of Islands have min 1 tree	8 Islands	4 Trees	6 Trees
STREET TREE along Madison Ave ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	224 LF	7 Trees	7 Trees
STREET TREE along Larrabee Way ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	272 LF	8 Trees	8 Trees
STREET TREE along FM 528 ROW	1 Tree/ 25 LF PL w/Buffer	272 LF	12 Trees	12 Trees
TOTAL TREES PROVIDED (includes 2 Trees in Landscape Area not define above)			31 Trees	35 Trees
LANDSCAPE BUFFER SHRUBS	Screen View from 528 at 36 oc	272 LF	91 Shrubs	205 Shrubs

LANDSCAPE DESIGN CRITERIA NOTES:
Friendswood City Center PUD
LANDSCAPE AREA = TOTAL AREA * 15%; Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheading, retaining walls, and similar structures.
1. LANDSCAPE ISLAND AREA = 10% of LANDSCAPE AREA. 50% of islands shall contain a minimum of 1 Tree.
2. 1 TREE/35 LF ALONG PROPERTY LINES (PL) ON STREET ROW, EXCEPT FM528; 2 CAL MIN. SCHED TREES SHALL BE PROVIDED BY SITE CONTRACTOR and INSTALLED BY LOT CONTRACTOR
3. 1 TREE/25 LF ALONG PROPERTY LINE ON FM 528; 15 Ft Buffer Yard along FM 528; 2 CAL MIN.

NOTE

Tree Mitigation Credits

There are 8 Landscape Islands, requiring 4 Trees of 2 inch Cal = 8 inches.

Required Trees: 31 Trees (27 Street trees + 4 Island trees) x 2 inches = 62 inches
Provided Trees: 35 Trees (10x4)+(10x2.5)+(15x2) for 95 inches
Total Credit: (95-62) = 33 inches mitigation credit

DZ110065

Landscape General Notes

1. The scope of work includes all landscape design elements shown on the drawings, including but not limited to planting, grading, irrigation, drainage, and hardscaping. Refer to Planting and Irrigation Specifications for additional information.
2. All hardscape materials (e.g., pavers, stone, concrete) shall be installed per the manufacturer's recommendations for conditions specific to this site and project details.
3. Scheduled Edging shall be installed to maintain plant bed shape and prevent shifting of materials and shall be located between all dissimilar materials.
4. All site furnishings, such as benches, trash receptacles, bike racks, and signage, shall be installed as indicated on the plans. Provide proper clearance around furnishings for accessibility and ease of movement.
5. Landscape contractor shall verify rough grade prior to installation of finish materials and notify Owner's Representative of any areas where potential ponding or improper drainage may occur.
6. Install min (2) 3"ø-Sched 40 PVC Sleeves to all locations where planted materials will be placed for Irrigation and Landscape Lighting. Re: Site Plan.
7. Planting beds and plant locations shall be staked by the Landscape Contractor and Approved by the Owner's Represenative prior to installation of the Plants.
8. All Disturbed Areas, exclusive of Planting Beds, shall be seeded or sodded per plans and specifications. Additional seeding or sodding, if required, will be as directed but the Owner's Representative. Provide Erosion Control as Required.
9. All Plant material shall be supplied in appropriate sources to prevent undue stress or prolonged acclimatization which would inhibit plant growth.

1 LANDSCAPE PLAN

1 : 10

KEY PLAN

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Revisions

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		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25	CITY COMMENTS	
2	12/04/25	CITY COMMENTS/Plat Rev	
3	1/29/2026	CITY COMMENTS	

REGISTERED ARCHITECT BRIAN KIRKPATRICK 23314 STATE OF TEXAS
04/17/25
BRIAN KIRKPATRICK

0 10 20 30
SCALE: 1:10

PLOTTED: Aug 14, 2025 File: 2427.00 L1(1).00.dwg

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77546

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Sheet Date: 08/14/25

Sheet Title: LANDSCAPE PLAN

Sheet No.: L1-01

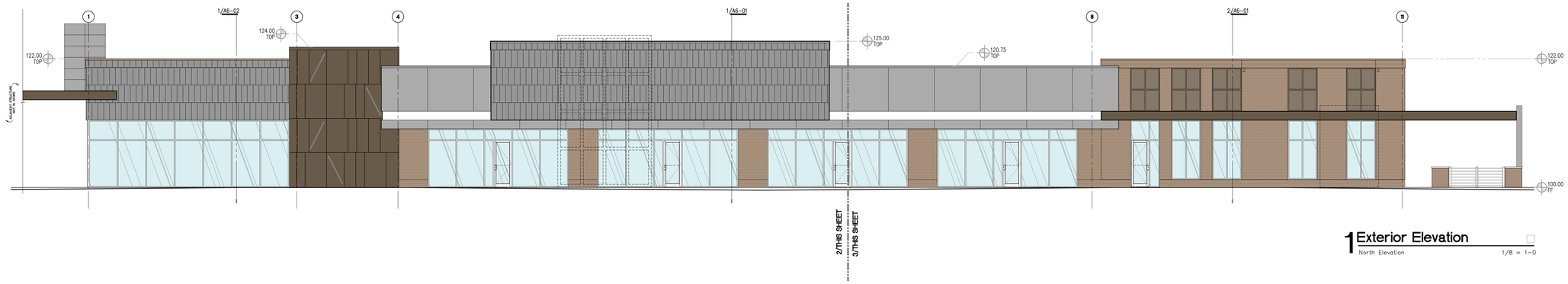
Drawn By: JAC | Project Manager: JAC | Project Arch: JBK

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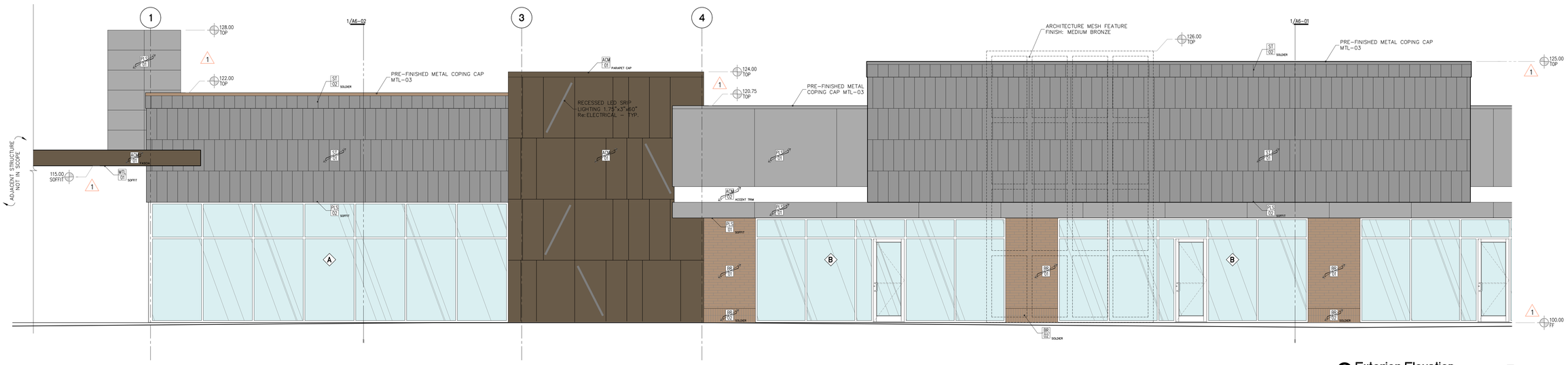
SCREENING

ALL MECHANICAL EQUIPMENT SHALL BE SCREENDED FROM VIEW OF FM 528



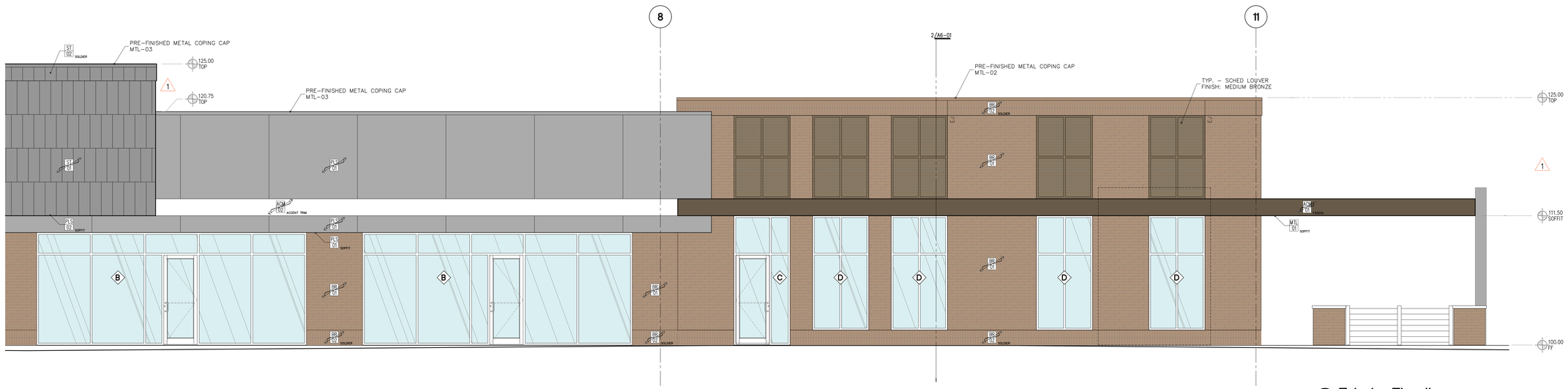
1 Exterior Elevation

North Elevation — 1/8 = 1-0



2 Exterior Elevation

North Elevation — 1/4 = 1-0



3 Exterior Elevation

North Elevation — 1/4 = 1-0

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REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS

04/17/25 10312 BLAIR KORNDORFFER

0 4 8 12

SCALE: 1 inch = 4 Ft

PLOTTED: Aug 14, 2025 | File: 2427.00 A501.00.dwg

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Sheet Date: 08/14/25

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.:
A5-01 2

Drawn By: EA | Project Manager: JAG | Project Arch: JBK

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NOTE

STONE MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
STO1	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 1" THICK x 11 5/8"H x 35 5/8"L
STO2	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 3/4" THICK x 12"H x 16"L
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX / 4'-0

NATURAL STONE MASONRY shall be OBTAINED FROM ONE MANUFACTURER, AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE OF WORK.

NORMALLY STONES USED SHOULD BE SMALL ENOUGH TO BE LIFTED AND PLACED BY HAND AND INSTALLED IN THE PATTERN INDICATED IN THE CONSTRUCTION DOCUMENTS.

UNLESS OTHERWISE INDICATED, THE LENGTH OF STONES USED SHALL NOT EXCEED THREE TIMES THE HEIGHT AND THE BREADTH OR BASE SHALL NOT BE GREATER THAN THREE FOURTH THICKNESS OF MASONRY WALL, OR NOT LESS THAN 3 INCHES THICKNESS WHEN USED AS A VENEER. THE HEIGHT OF STONE MAY BE UP TO 12 INCHES, UNO. RANDOM RUBBLE MASONRY SHALL BE BROUGHT TO THE LEVEL COURSES AT PLINTH, WINDOW SILLS, LINTEL AND ROOF LEVELS. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

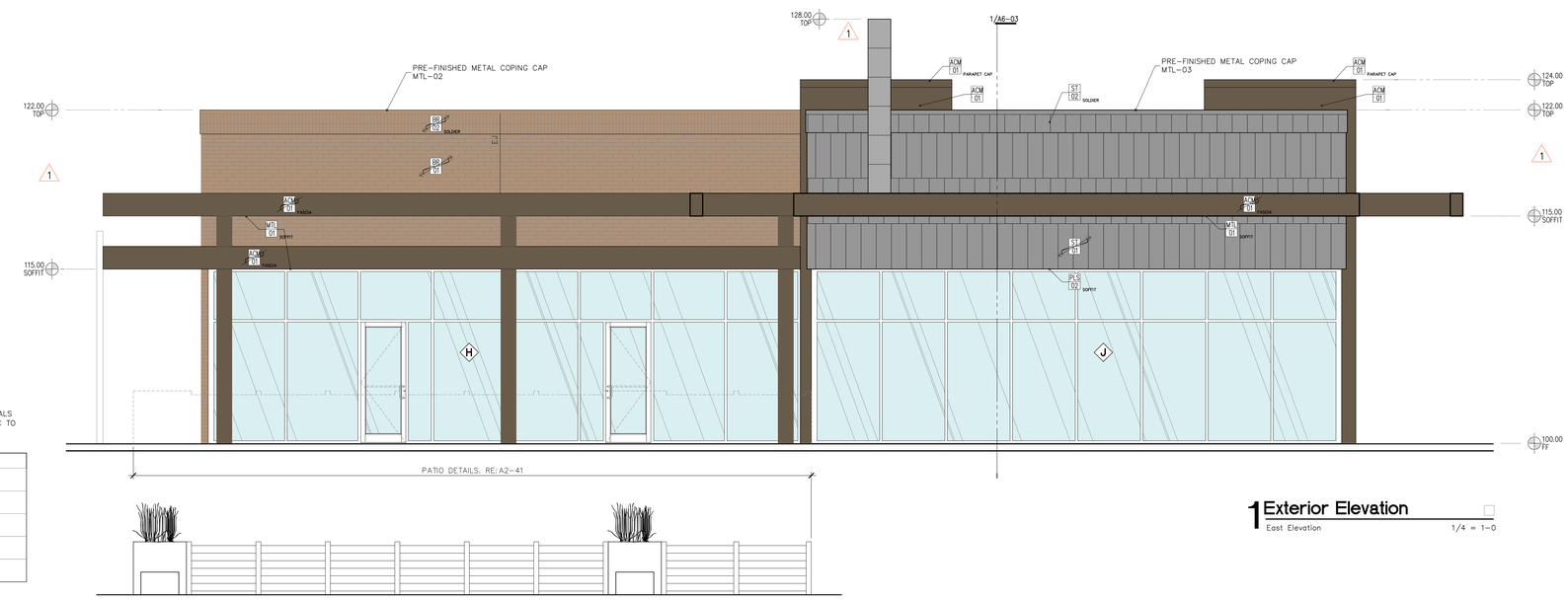
DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS AT CORNERS OR JAMBS.

NOTE

MISC. MATERIAL

REFER TO A0: PRODUCT SUBMITTAL AND WARRANTY INFORMATION FOR ADDITIONAL REQUIREMENTS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED DIRECTIVE FOR CONDITIONS SPECIFIC TO THIS PRODUCT.

MARK	DESCRIPTION	MANUFACTURE	NOTE
ACM–01	ACM PANEL PARAPET TRIM CAP	REYNOBOND	COLOR: MEDIUM BRONZE 4MM FR COLORWELD 500 –OR SIMILAR APPROVED BY ARCHITECT
ACM–02	ACM PANEL (ACCENT TRIM)	ALUMABOARD RMP ROLLFAB	COLOR: BONE WHITE –OR SIMILAR APPROVED BY ARCHITECT
MTL–01	METAL SOFFIT PANEL	ALUMABOARD RMP ROLLFAB	COLOR: LIGHT SUPER WIDE GRAIN – 10 Inch PLANK –OR SIMILAR APPROVED BY ARCHITECT
MTL–02	METAL COPING CAP	RMP ROLLFAB	COLOR: MEDIUM BRONZE –PRO FINISH 500 COOL COLORS –OR SIMILAR APPROVED BY ARCHITECT
MTL–03	METAL COPING CAP	RMP ROLLFAB	COLOR:SLATE GREY –PRO FINISH 500 COOL COLORS –OR SIMILAR APPROVED BY ARCHITECT



1 Exterior Elevation

East Elevation 1/4 = 1–0

NOTE

BRICK MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
BRO1	LINEAR SERIES–Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x Random Lenghts 4"–24"
BRO2	LINEAR SERIES–Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x 7 5/8"L (SOLDIER)
CS01	CAST STONE CAP–MATCH Burnt Umber	ARRISCAST	SIZE: 14" W x 3 1/2" H x 31 5/8" L
PV01	INVSI–LUG PAVER–COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV02	INVSI–LUG PAVER–COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV03	INVSI–LUG PAVER–COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 12"
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX / 4'-0

BRICK MASONRY shall be OBTAINED FROM ONE MANUFACTURER, CURED BY ONE PROCESS AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

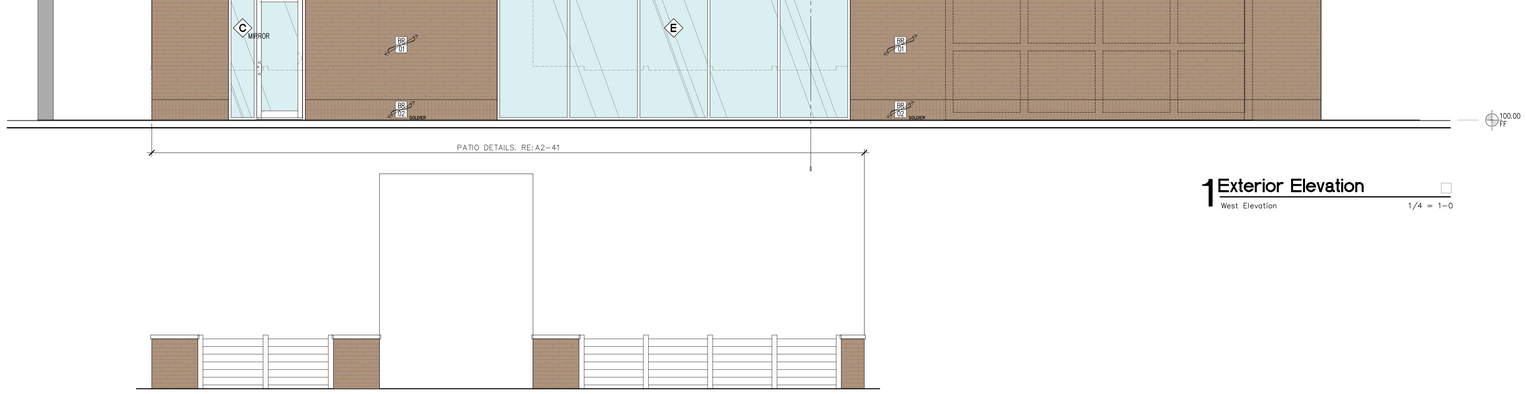
DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE of WORK.

FACE BRICK SHALL COMPLY WITH ASTM C216, GRADE SW
HOLLOW BRICK SHALL COMPLY WITH ASTM C652

BRICK SHALL BE LAID PLUMB AND TRUE TO LINES SO THAT NO INACCURACIES ARE VISIBLE TO THE EYE OR IN EXCESS OF 1/8 INCH IN THE LENGTH of 48 INCHES LEVEL. JOINT WIDTHS MAY VARY SLIGHTLY, IF REQUIRED, TO ACCOMMODATE VARIATIONS IN UNIT SIZES TO ACHIEVE GOOD JOINT ALIGNMENT WITH A MAXIMUM VARIATION from SPECIFIED SIZE OF 1/4 ± HORIZONTAL AND 1/2 +, 1/4– VERTICAL.

LAY EXPOSED MASONRY IN THE BOND PATTERN SHOWN OR, IF NOT SHOWN, LAY IN RUNNING BOND WITH VERTICAL JOINT IN EACH COURSE CENTERED ON UNITS IN COURSE ABOVE and BELOW. LAY CONCEALED MASONRY WITH ALL UNITS IN A WYTHE BONDED BY LAPPING NOT LESS THAN 2 INCHES. BOND and INTERLOCK EACH COURSE of EACH WYTHE AT CORNERS.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS at CORNERS or JAMBS.



1 Exterior Elevation

West Elevation 1/4 = 1–0

NOTE

STANDARD MORTAR TYPES

UNLESS OTHERWISE SPECIFIED, PROVIDE MORTAR as SPECIFIED for THE FOLLOWING CONDITIONS:

PORTLAND CEMENT, ASTM C270.

TYPE M: Structural Requirements and for grouting reinforcing steel in masonry lintels.
TYPE S: All Exterior Work.
TYPE N: All Interior Work.

Depending on the desired strength and consistency, lime mortars should conform to ASTM C207 and ASTM C206, Mortar for Masonry, such as:

1.	Type M (2,500 psi)	3:1:12
2.	Type S (1,800 psi)	2:1:9
3.	Type N (750 psi)	1:1:6
4.	Type O (350 psi)	1:2:9
5.	Type K (75 psi)	1:3:11
6.	Type L:	0:1:3

Portland cement: ASTM C150, Type I, non–staining and without air entrainment. Gray and white Portland cement may be combined as required to match the desired color.

Hydrated Lime: ASTM C207, Type S.

Lime Putty (slaked lime): should conform to ASTM C5.

Sand: ASTM C144 Standard Specification for Aggregate for Masonry Mortar, free of clay, silt, soluble salts, and organic matter; shall match the color, size gradation, and texture of the original mortar sand.

Water: Potable, free from injurious amounts of oil, soluble salts, alkali, acids, organic impurities and other deleterious substances which impair mortar strength or bonding.

Masonry Cement (premixed, bagged mortar): shall NOT be used.

DO NOT USE MORTAR or GROUT WHICH HAS BEGUN to SET or IF MORE THAN 2 1/2 HOURS HAVE ELAPSED SINCE INITIAL MIXING.

FILL ALL MORTAR JOINTS COMPLETELY. KEEP ALL AIR and EXPANSION JOINTS CLEAR OF MORTAR.

TOOL JOINT WITH CONCAVE PROFILE UNLESS SPECIFIED OTHERWISE.

NOTE

MASONRY VENEER TIES

MASONRY TIES SHALL be TWO–PIECE, VERTICALLY AJUUSTABLE HOT–DIP GALVANIZED, ASTM C153, Class B; MIN 3/16 DIA with NO MECHANICAL PLAY IN EXCESS OF 0.05 INCH. EMBED MIN 2 in INTO MASONRY WYTHE and SECURE TO STUD THRU SHEATHING.

PROVIDE MASONRY TIES at 16 oc VERTICAL AND HORIZONTAL. SO AS TO PROVIDE NO DEFORMATION OVER 0.05 in per 100 lb LOAD in EITHER TENSION or COMPRESSION. INSTALL ADDITIONAL TIES at 8 oc at ALL JAMB AND EDGE CONDITIONS.

NO FLAT, CORRUGATED TIES WILL BE ACCEPTED.

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2		12/04/25	CITY COMMENTS

REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS

04/17/25

10312
BLAIR KORNDORFFER

0 4 8 12

SCALE: 1 inch = 4 Ft

PLOTTED: Aug. 14, 2025 File: 2427.00 A501.00.dwg

CITY CENTER RETAIL

3715 FM 528
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Sheet Date: 08/14/25

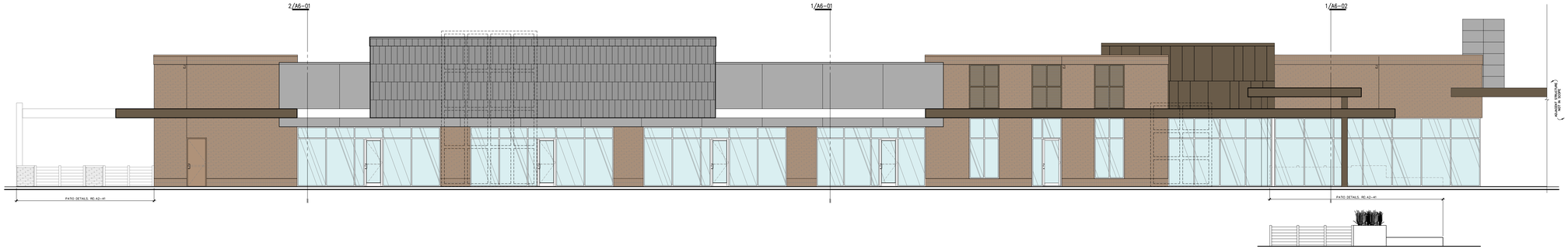
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EXTERIOR ELEVATIONS

Sheet No.:
A5-02 2

Drawn By EA | Project Manager JAG | Project Arch JBK

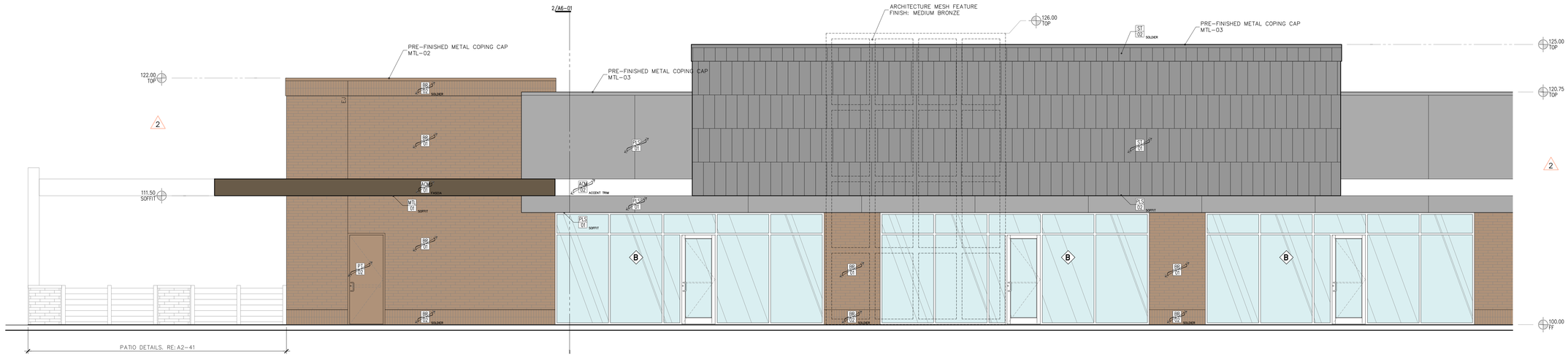
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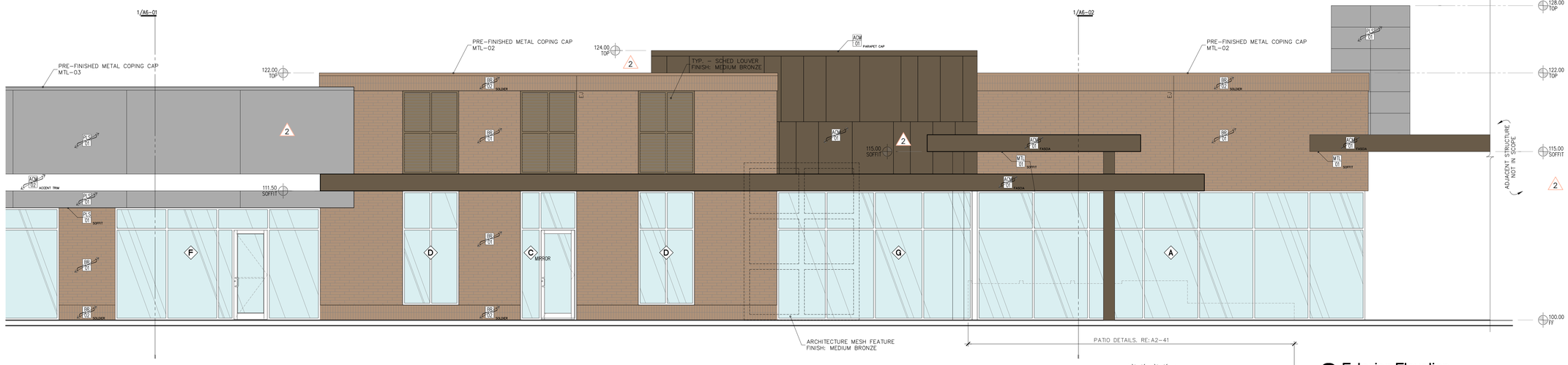
1 Exterior Elevation

South Elevation — 1/8 = 1-0



2 Exterior Elevation

South Elevation — 1/4 = 1-0



3 Exterior Elevation

South Elevation — 1/4 = 1-0

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			Issue for Construction
1		08/14/25	CITY COMMENTS
2		12/04/25	CITY COMMENTS

REGISTERED ARCHITECT BLAIR KORNDORFFER 10317 STATE OF TEXAS

04/17/25 10317 BLAIR KORNDORFFER

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Aug 14, 2025 | File: 2427.00 A501.00.dwg

CITY CENTER RETAIL

3715 FM 528
FRIENDSWOOD, TEXAS
77546

2427

Sheet Date: 08/14/25

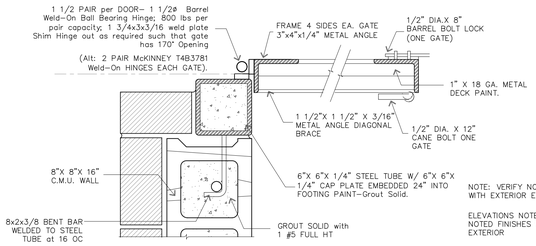
Sheet Title: EXTERIOR ELEVATIONS 2

Sheet No.: A5-03

Drawn By	Project Manager	Project Arch
EA	JAG	JBK

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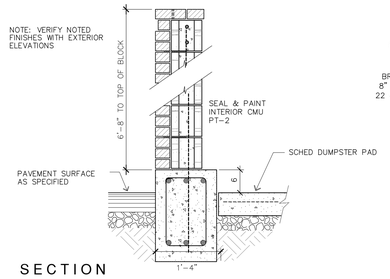
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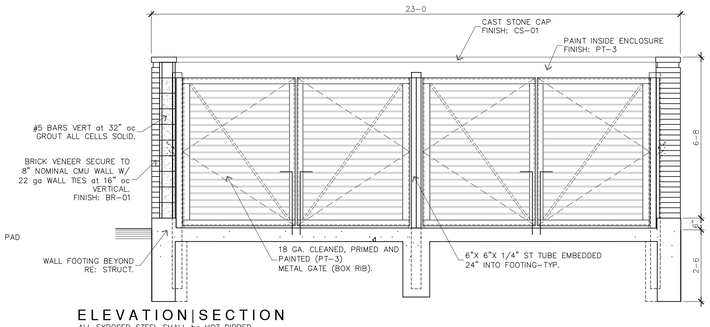
NOTE: VERIFY NOTED FINISHES WITH EXTERIOR ELEVATIONS

ELEVATIONS NOTE: VERIFY NOTED FINISHES WITH EXTERIOR

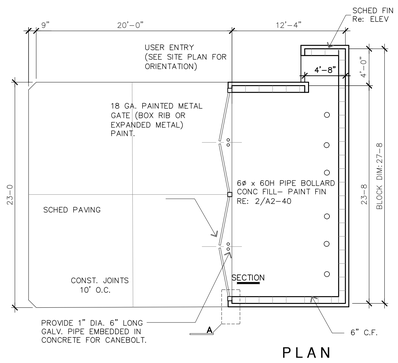
DETAIL A
1 1/2 SCALE



SECTION
3/4=1–0

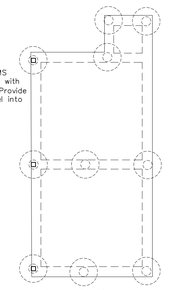


ELEVATION|SECTION
ALL EXPOSED STEEL SHALL be HOT DIPPED GALVANIZED AFTER FABRICATION. Re: STRUCTURAL NOTES for ADDITIONAL INFO.



PLAN

SCHED PAVEMENT with 16x30 BEAMS UNDER MASONRY WALLS Reinforced with 3#6 T&B w/ #3 Ties at 18 oc. Provide standard hook from pavement steel into bms.



PIER PLAN
NTS

1 SITE DETAILS
DUMPSTER ENCLOSURE 3/4 = 1–0

NOTE **GUARDRAILS**

ANY AREA 30 inches ABOVE THE ADJACENT FLOOR or GRADE SHALL be PROTECTED by A GUARDRAIL.

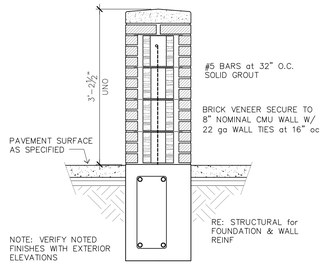
Marine Grade 316 Stainless Steel 1x19 3/16 Cable Rail System with 2x2 SS Post and 1/2 x 2 SS Top Rail. Provide all fittings and anchors required for a complete system.

TOP of GUARDRAIL SHALL be NOT LESS THAN 36 inches ABOVE FINISH FLOOR and SHALL HAVE INTERMEDIALTE RAILS or AN ORNAMENTAL PATTERN SUCH THAT A 4 inch dia SPHERE CANNOT PASS THROUGH.

GUARDRAIL SHALL be DESIGNED SUCH THAT THE COMPLETED HANDRAIL and SUPPORTING STRUCTURE is CAPABLE of WITHSTANDING a LOAD of AT LEAST 200 pounds APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. INTERMEDIATE RAILS SHALL be DESIGNED to WITHSTAND A LOAD OF 25 PSF APPLIED HORZ at RIGHT ANGLE OVER ENTIRE TRIBUTARY AREA. THESE LOADS NEED NOT BE COMBINED.



3 SITE DETAILS
PATIO GUARDRAIL NTS



2 SITE DETAILS
PATIO WALL 3/4 = 1–0

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

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Houston • Texas
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HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction

REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS

04/17/25

10312
BLAIR KORNDORFFER

0 1.3 2.6 4
SCALE: 3/4 inch = 1 Ft

PLOTTED: Apr 15, 2025 File: 2427.00 A240.00.dwg

CITY CENTER RETAIL

3715 FM 528
FRIENDSWOOD, TEXAS
77546

2427

Sheet Date: 03/18/25

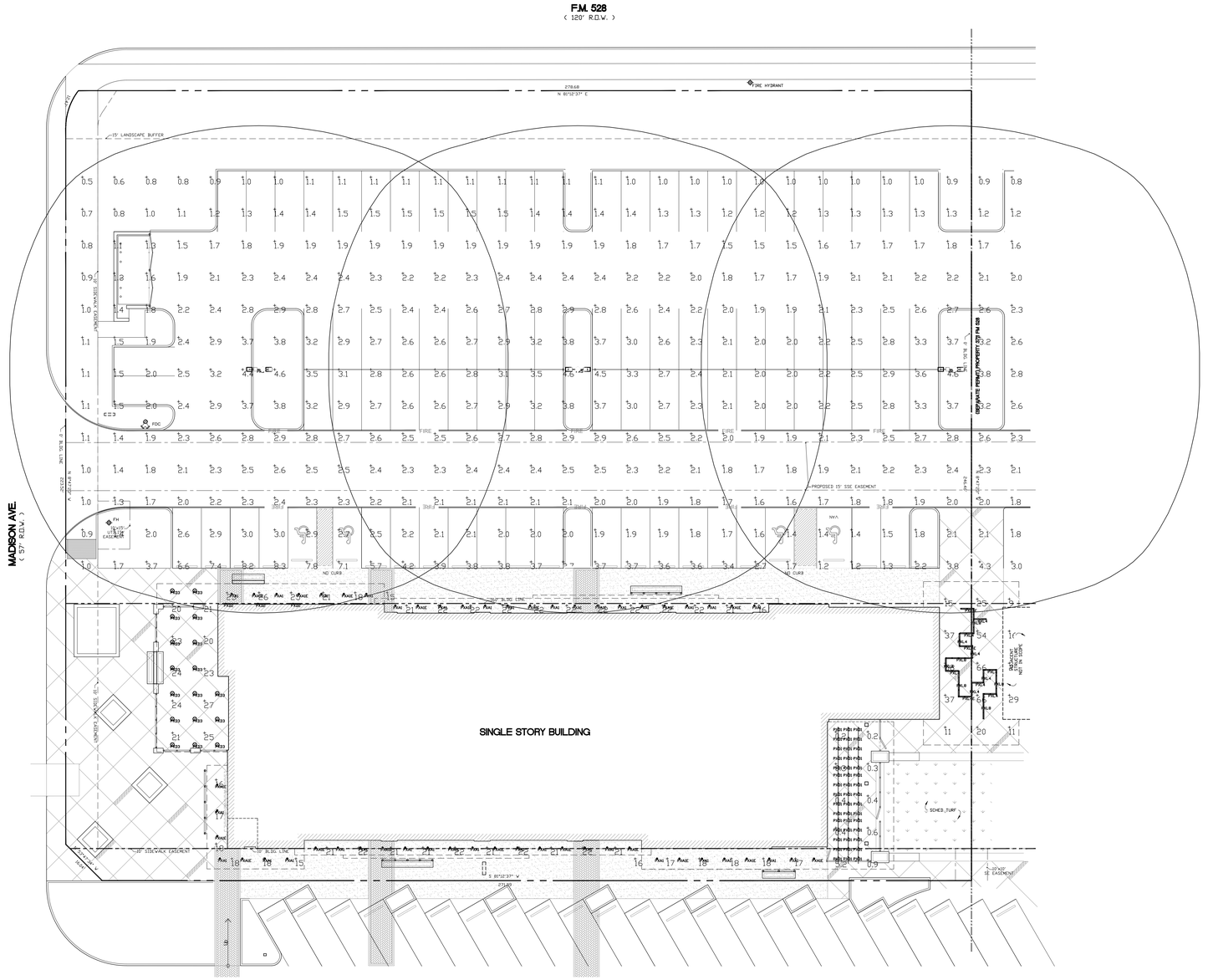
Sheet Title:
SITE DETAILS

Sheet No.:
A2-41

Drawn By	Project Manager	Project Arch
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F.M. 528
(120' R.O.W.)
MADISON AVE.
(57' R.O.W.)
278.68'
N 86°12'37" E
FIRE HYDRANT
15' LANDSCAPE BUFFER
PROPOSED 15' SSE EASEMENT
SINGLE STORY BUILDING
SCHED_TURF
DRIVE AISLE
FIRE
NO CURB
S 88°12'37" W
273.60'
10' SITE WORK EASEMENT
10' BLDG. LINE
DEDICATED PERMANENT ACCESS EASEMENT FOR FM 528
DEDICATED PERMANENT ACCESS EASEMENT FOR MADISON AVE.
DEDICATED PERMANENT ACCESS EASEMENT FOR SOUTHERN PACIFIC RAILROAD

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: **SITE PLAN: 3723 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3723 FM 528 located in Friendswood City Center.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to consider approval of the site plan for a proposed retail shell building to be located at 3723 FM 528 in the Friendswood City Center development. The proposed building is a single-story building with an area of 16,474 square feet and 90 parking spaces are being provided on-site; the remainder of the required 136 spaces will be accounted for in the shared parking for City Center. There are 322 public parking spaces. The building will have rear entries from Larabee Way which accommodates the pedestrian and walkable aspects of the City Center.

The PUD ordinance is attached to Item 4.A. and contains the development regulations including setbacks, building heights, landscaping, building finishes, and more. A location and landscape note page and color-coded landscape pages from the PUD are attached to item 4.A. as well.

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 and the PUD ordinance.

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

ATTACHMENTS

1. 3723 FM 528 Cover Sheet
2. 3723 FM 528 Site Plan
3. 3723 PUD Parking Matrix
4. 3723 FM 528 Landscape
5. 3723 FM 528 Building Elevations
6. 3723 FM 528 Dumpster Screening
7. 3723 FM 528 Photometric



OWNER | DEVELOPER

DANIEL GAGE
HILL GAGE DEVELOPMENT, LLC
904 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS 77456
281-280-8088

ARCHITECTURE

DIAMOND DEVELOPMENT GROUP
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HOUSTON, TEXAS 77058
(832) 224-6400

MECHANICAL

SARAB STRUCTURAL & CIVIL, LLC
13831 NW FREEWAY, SUITE 245
HOUSTON, TEXAS 77040
(713) 485-5641

STRUCTURAL

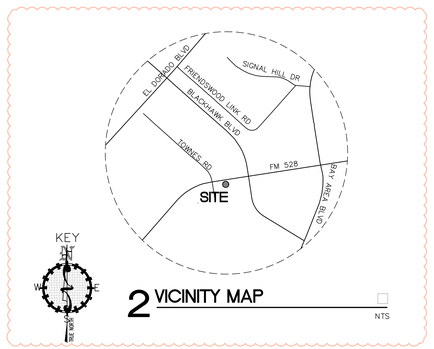
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ELECTRICAL

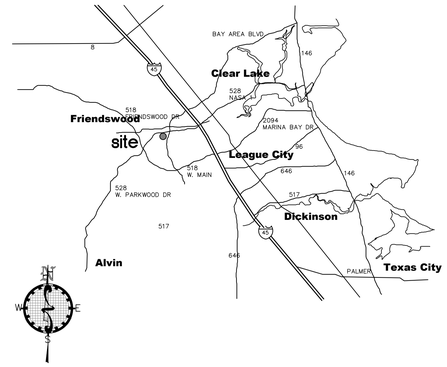
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(713) 485-5641

PLUMBING

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13831 NW FREEWAY, SUITE 245
HOUSTON, TEXAS 77040
(713) 485-5641



2 VICINITY MAP — NTS



1 SITE LOCATION MAP — NTS

REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS

04/17/25

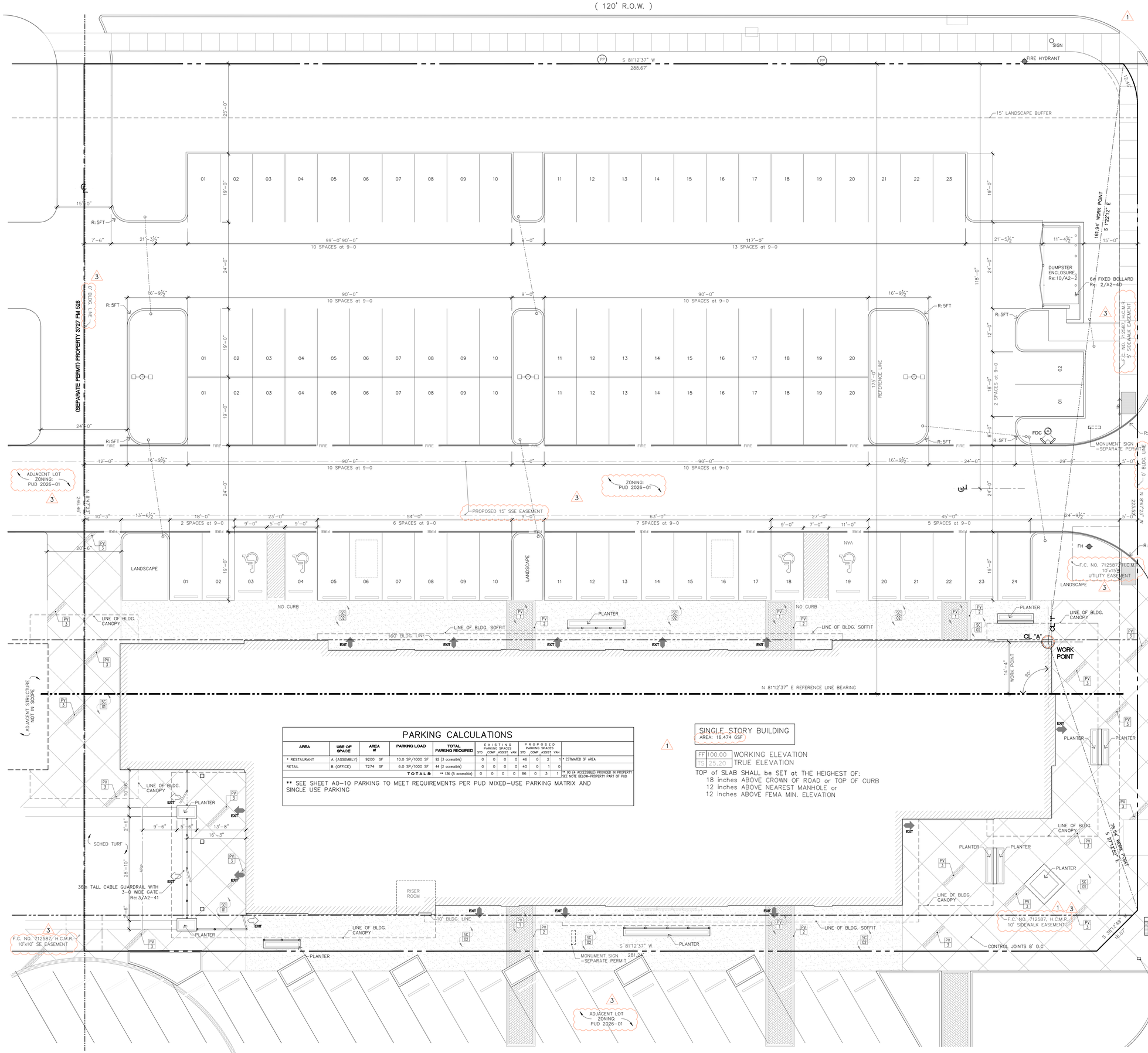
10312 BLAIR KORNDORFFER

03/19/25	Issue for Pricing
04/17/25	Issue for Permit
	Issue for Construction

CITY CENTER RETAIL
3723 FM 528, FRIENDSWOOD, TEXAS 77546
ISSUE for PRICING + PERMIT

DIAMOND DEVELOPMENT GROUP
ARCHITECTURE| PLANNING| CONSTRUCTION

2411.00



PARKING CALCULATIONS

AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
* RESTAURANT	A (ASSEMBLY)	9200 SF	10.0 SP/1000 SF	92 (3 accessible)	0	0	0	0	46	0	2	1	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	7274 SF	6.0 SP/1000 SF	44 (2 accessible)	0	0	0	0	40	0	1	0	
			TOTALS	** 136 (5 accessible)	0	0	0	0	86	0	3	1	** 90 (4 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW-PROPERTY PART OF PUD

** SEE SHEET A0-10 PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

SITE GENERAL NOTES

1. **SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.

2. **SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE at 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10'-0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. RE: SITE PLAN.

WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY; OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSTREAM OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.

3. **STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY, PROVIDE 3ø PVC DRAIN THRU CURB at 10-0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

4. **EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6-0 X 6-0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND at THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

5. **ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6-0 BY 6-0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.

6. **CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.

7. **RAMPS:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR at THE TOP AND BOTTOM OF RAMP.

8. **HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.

9. **FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE, ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE- NO PARKING FIRE LANE TOW AWAY ZONE" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

10. **IRRIGATION AND DRAINAGE SLEEVES:** EACH PLANTED AREA, INCLUDING RAISED PLANTERS AND POTS, SHALL BE PROVIDED WITH IRRIGATION SLEEVES (Re: LANDSCAPE PLAN) AND SHALL BE DRAINED by NATURAL FLOW TO YARD DRAINS or PIPES THRU CURBS UNLESS NOTED OTHERWISE. YARD DRAINS SHALL BE 4 INCH MINIMUM AND CONNECT TO THE NEAREST STORM SEWER SYSTEM WHEN AVAILABLE.

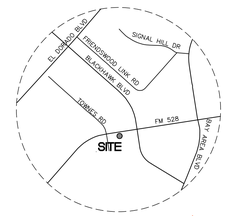
11. **SITE GRAPHICS AND MONUMENT SIGN:** CONTRACTOR SHALL COORDINATE WITH OWNER SIGN CONTRACTOR AND PROVIDE REQUIRED UTILITY CONNECTIONS FOR SIGN CONTRACTOR TO CONNECT TO. AS A MINIMUM, PROVIDE (3) #12 WIRE, INCREASED AS REQUIRED FOR VOLTAGE DROP; (1) 20A, 120V CIRCUIT; AND (2) 3/4ø PVC CONDUIT FROM BLDG PANEL BRD to EA MONUMENT SIGN.

12. **SMALL ENCLOSURES:** CONTRACTOR SHALL PROVIDE GUARD SHACK SMALL ENCLOSURE MODEL SERIES GS. TYPE LIFT-OFF IN FOREST GREEN COLOR AND COORDINATE SIZE WITH BACK FLOW ASSEMBLIES.

LANDSCAPE SLEEVE

2-3"ø Sch 40 PVC SLEEVE for IRRIGATION SYSTEM AND LANDSCAPE LIGHTING-Typ to ALL LANDSCAPE AREAS.

2 VICINITY MAP



NTS

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 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 SIX (6) MONTHS.

1 SITE PLAN

1 : 10

SITE AREA CALCULATIONS

AREA	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	72,036 SF	100%
PARKING LOT & DRIVE AREA	30,741 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	13,666 SF	19%
BUILDING SQ FOOTAGE	16,474 SF	23%
GREEN SPACE/LANDSCAPED AREA	11,155 SF	15%

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Revisions

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		03/19/25	ISSUE FOR PRICING
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1	08/14/25	CITY COMMENTS	
2	12/15/25	CITY COMMENTS	
3	01/29/26	CITY COMMENTS	

REGISTERED ARCHITECT JOSEPH A. GUERRERO 6031 STATE OF TEXAS
04/17/25

SCALE: 1:10

PLOTTED: Sept 02, 2025 File: 2411.00 A201.00.dwg

CITY CENTER RETAIL

3723 FM 528
FRIENDSWOOD, TEXAS
77546

2411

Sheet Date: 03/12/25

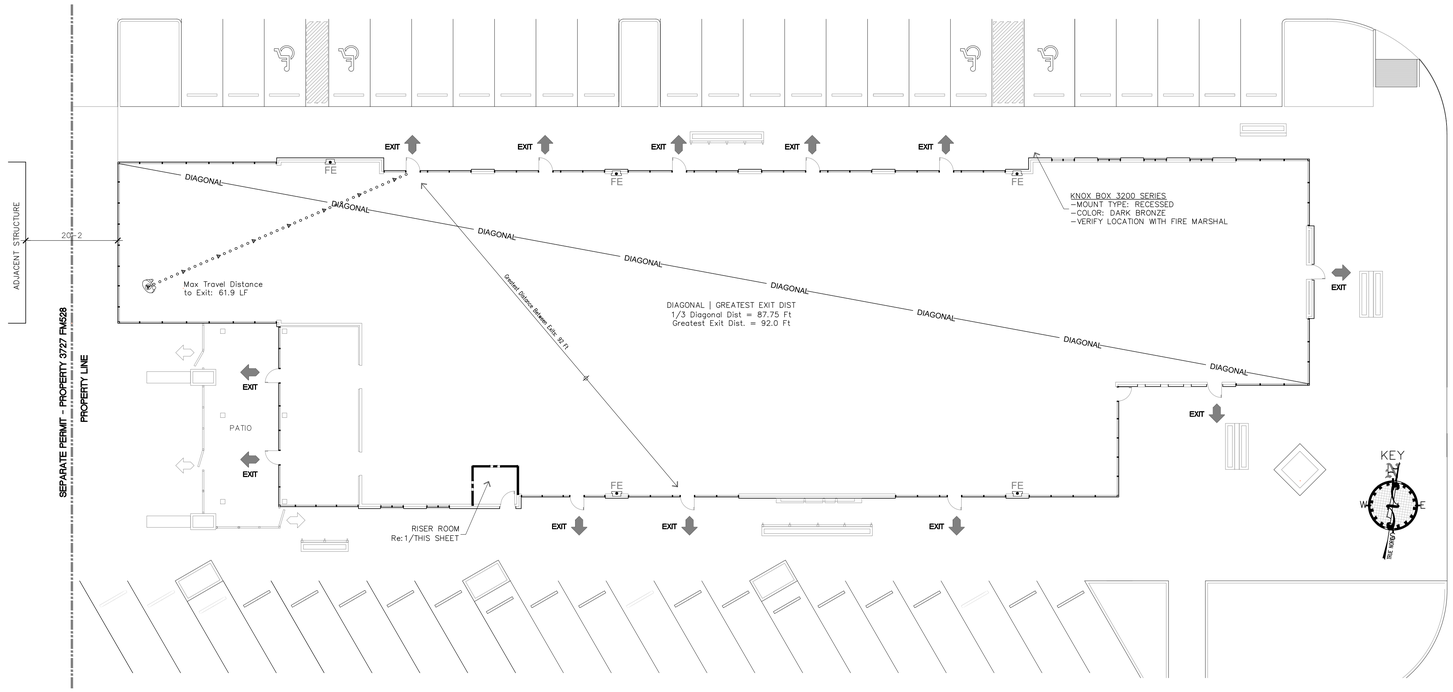
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Sheet No.: A2-01

Drawn By: JAG | Project Manager: JAG | Project Arch: JBK

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LIFE SAFETY



LIFE SAFETY PLAN LEGEND

Stair INFO

1 HR FIRE BARRIER	
2 HR FIRE BARRIER	
FIRE WALLS (Rating as Above)	W
SMOKE BARRIER (1 Hr)	
SMOKE PARTITION (NR)	
EXIT PATH	
EGRESS CORRIDOR	
EGRESS AISLE	

FIRE WALL: A firewall is a fire resistant structure which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow the collapse of the existing construction on either side of the wall to occur without allowing the collapse of the wall.

FIRE BARRIER: Interior Walls that extend from the floor to floor or floor to roof, including concealed and interstitial spaces. They are designed to subdivide portions of the building into separate building areas. They are used to separate occupancy types, shafts, incidential uses and exit passage ways and can be supported by structures, such as roofs, columns or floors. Provide Fire Dampers at all penetrations in Fire Barrier Walls with a Fire Rating Greater than 1-hr UNO. Fire Caulk per Rating Requirements. All Openings Shall be Protected per Code Requirements.

SMOKE PARTITION: It is a type of fire barrier that restricts smoke from spreading. The smoke barriers are either horizontal or vertical. Regardless of the amount of fire, the minimum resistance of the smoke barrier is one hour UNO. Smoke Seal. Provide Smoke Seal/Clearance at all Openings.

NOTE FUTURE TENANT SPACES

-ACTUAL to be DETERMINED AS SPACES ARE LEASED
-EGRESS CALCULATIONS PROVIDED PER TENANT BUILD-OUT

EGRESS TRAVEL PATH CALCULATIONS

AREA	EXITS	OCCUPANT LOAD	OCCUPANCY GROUP	DISTANCE BETWEEN EXITS ONE-HALF DIAGONAL RULE: 1/3 DIS MIN DIRNAL DIAGONAL OF SPACE	DISTANCE BETWEEN EXITS ONE-HALF DIAGONAL RULE: MAX PROPOSED DISTANCE BETWEEN EXITS	COMMON PATH of EGRESS TRAVEL DISTANCE: CODE ALLOW OCCUP. OCC>30	COMMON PATH of EGRESS TRAVEL DISTANCE: MAX PROPOSED DISTANCE	EXIT ACCESS TRAVEL DISTANCE: CODE ALLOWABLE	EXIT ACCESS TRAVEL DISTANCE: MAX PROPOSED DISTANCE	DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED: CODE ALLOWABLE	DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED: MAX PROPOSED DISTANCE	STAIRS: CODE ALLOWABLE NO	STAIRS: CODE ALLOWABLE MINIMUM WIDTH (IN)	STAIRS: PROPOSED NO	STAIRS: PROPOSED MINIMUM WIDTH (IN)
BLDG SHELL	12	-	U OCCUPANCY SPRINKLERED	78-5	78-5	75	75	N/A	400	62	20	N/A	0	44	0	N/A

FE: FIRE EXTINGUISHER

Recess UI Classified Listing Fire Extinguisher Similar to Potter-Roemer #3006: 6lb, ABC Dry Chemical Fire Extinguisher Set In Flush Mount Potter-roemer Fire Extinguisher Buena Series 7122-E-18-VD Cabinet Complying With ADA And FRC Regulations or Approved Equal. Provide Fire Rated Cabinet when located within a Rated Assembly.

Provide one Fire Extinguisher for any type occupancy, area or location for every 6000 square feet or fraction thereof at a maximum travel distance of 75-0.

ACCESSIBLE ENTRY (TYP UNO)

Contractor To Provide a 6-0 X 6-0 Exterior Landing (sloped at 1:50 away from the Entry) Positioned Such That It Extends a Minimum of 30" Past The Strike Side of the Exterior Entry Door on the Pull Side and Level with the Interior Finish Floor. Landing and Access Route Shall Have No Rise Greater Than 1/2 Inch Allowed. Access Route shall have not slope greater than 1:20. Refer to Site Plan and Accessibility Details for additional information.

NOTE BUILDING ADDRESS 1

-ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND MUST BE POSTED SO THAT IT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY PER IFC SECTION 505.1

NOTE WET PIPE SPRINKLER SYSTEM 13

The Contractor shall provide a complete fire protection system, wet pipe stand pipe and wet pipe sprinkler system covering all portions of the building and installed per NFPA 13 and complying to all local and state regulations. Plans and specifications, including calculations, shall be submitted for local jurisdictional review and approved prior to Construction. System design data shall be shown on a plate mounted on the main sprinkler riser.

The fire pumps, if required, shall comply with the requirements of NFPA 20, the stand pipe shall comply with NFPA 14, and the sprinkler system shall comply with the requirements of NFPA 13. All valves and devices used in the fire protection system shall be UL or FM listed for the intended use.

Where required, non-conditioned spaces, including attic space of the building shall be fully sprinkled with a dry pipe system. This system shall be fully automated with continuous monitoring and the system shall supersede the requirement for attic draft stopping partitions but not area separation partitions.

Upon completion of the system, the Contractor shall make and pay for all tests as many be required by the insurance authorities having jurisdiction and shall correct any defects indicated by test to the satisfaction of the authorities. The system shall be subjected to a hydrostatic pressure of 200 psi for a two hour continuous period and shall not experience more than a 2 psi loss during this period in any part of the system. Any defects found during this test shall be immediately and properly corrected and the test repeated until results are satisfactory to the regulating authorities.

Coordinate the design with Other Life Safety Requirements.

PUD PARKING MATRIX

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required Single Use	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hotel	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Clinic (Medical Complex)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	297	29.70	148.50	222.75	118.80	44.55	222.75	297.00	148.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Retail (excluding shopping center)	279	13.97	139.73	209.60	27.95	13.97	279.47	209.60	27.95
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	576	44	288	432	147	59	502	507	176
		507								
	Put 1 if this qualifies as a historic building	0	0							
	Total Reduction		0							

PARKING SPACES REQUIRED: 507
PARKING SPACES PROVIDED 679 (OnSite Parking: 357 | Public Parking: 322)

PUD Single Use Parking Matrix | Appendix C- Parking Group Table (City of Friendswood Design Criteria Manual).

	RATIO/K AREA	per kSF 6.00 RETAIL	per Seat 3.50 THEATER	per kSF 10.00 REST	3.80 OFF<25	3.40 OFF 25-100	2.80 OFF>100	15.00 BAR	4.50 MED COMP	per Seat 2.50 CHURCH	per Rm 1.25 HOTEL	1.00 Studio	1.50 Apt 1B	1.75 Apt 2B	2.00 Apt 3B	ck	Parking Provided
LOT1	15,348	*10,848*		*4,500*												-	52
LOT2	14,765	9,665		5,100												-	79
LOT3	16,474	7,274		9,200												-	90
LOT4	14,926	9,426		5,500												-	91
LOT5	14,765	9,365		5,400												-	45
LOT6 (Mix Use 1)	-															-	
LOT7 (Theater)	-															N/A	
LOT8 (Hotel)	-															N/A	
LOT9 (Mix Use 2)	-															-	
LOT10 (MOB 1)	-															-	
LOT11 (MOB 2)	-															-	
LOT12 (Apartment)	-															N/A	
Public																	322
Totals per Use		279	0	297	0	0	0	0	0	0	0	0	0	0	0	576	679
Totals per Lot	Totals																
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0		
LOT2	109	58	0	51	0	0	0	0	0	0	0	0	0	0	0		
LOT3	136	44	0	92	0	0	0	0	0	0	0	0	0	0	0		
LOT4	112	57	0	55	0	0	0	0	0	0	0	0	0	0	0		
LOT5	110	56	0	54	0	0	0	0	0	0	0	0	0	0	0		
LOT6 (Mix Use 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT7 (Theater)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT8 (Hotel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT9 (Mix Use 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT10 (MOB 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT11 (MOB 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT12 (Apartment)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total	576																

CODE

BUILDING CODE DATA

GOVERNING CODE	OCCUPANCY TYPE	CONSTRUCTION TYPE	BUILDING STRUCTURAL DATA
ALL WORK SHALL CONFORM to the Current Local Jurisdiction Admendments to: 2018 International Building Code; 2018 International Mechanical Code; 2018 International Plumbing Code; 2017 National Electrical Code; 2018 IECC; 2018 International Fire Code; and ALL APPLICABLE STATE and LOCAL CODES, Latest Edition.	OCCUPANCY TYPE U	II-B	ALL EXTERIOR COMPONENTS, INCLUDING CLADDING; DOORS and WINDOWS; SHUTTERS and LOUVERS; ROOFING; MECHANICAL, ELECTRICAL and PLUMBING ITEMS, ETC., SHALL BE DESIGNED AND ANCHORED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS and DETAILS. BASIC WIND SPEED Ver.: 142 MPH WIND EXPOSURE Category: B SOIL CLASSIFICATION: Re : RE: SOILS REPORT SNOW LOAD: 0.0 PSF SEISMIC Design Category : A See Structural Documents for Additional Information

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SHELL BUILDING FOR FUTURE TENANT USE WITH ADJACENT PAVING AREAS FOR PARKING AND DRIVES.
* SPRINKLED SHELL BUILDING

FIRE RESISTANCE RATINGS FOR BUILDING MATERIALS

E01

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

Refer to Assembly Test Data (A0 Sheets); Floor Plans (A3 Sheets); Partition Types (A7-A9 Sheets); and other Documents as noted for Various Assembly Ratings and Locations. Provide Fire and Smoke Dampers in all Rated Assemblies and Seal all Penetrations with approved Firepproofing material.

TYPE: IIB

In Buildings of Type II Construction, Combustible materials shall be permitted in accordance with Sections 603. All Wood Blocking and Sheeting on the Exterior of the Building shall be Fire Retardant Treated Wood.

Provide and install a secured key box that is U.L. rated of a type approved by the fire department at Main Entrance.

FIRE SEPARATION DISTANCE

MEASURED AT THE SHORTEST PERPENDICULAR DISTANCE to PROPERTY LINE OR CENTER LINE OF STREET, ALLEY or PUBLIC WAY

LOCATION	X:FIRE SEPARATION DISTANCE	FIRE RATING WALL	FIRE RATING OPNG % Prov | % Allow
NORTH WALL	160-0 to PL	0	N/A
EAST WALL	39-6 to CL of MADISON AVE	0	N/A
SOUTH WALL	58-0 to CL LARRABEE WAY	0	N/A
WEST WALL	20-2 to ADJACENT BLDG	0	N/A

BUILDING ELEMENTS

BLDG ELEMENT	FIRE RATING	UL TEST
STRUCTURAL FRAME	0	
FLOOR CONSTRUCTION**	0	
ROOF CONSTRUCTION**	0	
BEARING WALLS		
EXTERIOR	0	N/A
INTERIOR	0	N/A
NONBEARING WALLS and PARTITIONS		
EXTERIOR	As Required Per Fire Separation Distance Listed Below when Required	
INTERIOR	VARIES Re: Floor Plan & Partition Types	
FIRE RATING of NON-STRUCTURAL ITEMS		
VERTICAL SHAFTS	0	N/A
ELEVATOR SHAFTS (707)	0	N/A
STAIRWELLS (707/1022)	0	N/A
EXIT CORRIDOR (1018/1023)	0	N/A
ELEVATOR MACHINE RM	1 HR	N/A
STORAGE AREA > 100SF	1 HR	N/A
OCC: BETWEEN WALLS	0	N/A
OCC BETWEEN FLOOR	0	N/A
OCC SEPARATION	0	N/A
ROOF PENETRATIONS	0	N/A

**INC ASSOCIATED SECONDARY MEMBERS

INTERIOR FINISHES : FLAME SMOKE

MINIMUM INTERIOR WALL AND CEILING FINISH CLASSIFICATION			
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B E M R1 R4 SPRINKLERED	B	C	C
A1 A2 SPRINKLERED	B	B	C

Interior Floor Finish and Floor Covering Materials in enclosures for Stairways and Ramps, Exit Passageways, Corridors and Rooms or Spaces not separated from Corridors by Partitions extending from the floor to the underside of the ceiling shall have a minimum critical radiant flux of not less than Class I. All interior finishes, other than textiles, shall have a FLAME SPREAD CLASSIFICATION for each Occupancy Group as indicated when tested in accordance with NFPA 286 in a manner intended for use

All **Textiles, Carpet and Similar Textile Materials** shall have a CLASS A INDEX with a FLAME SPREAD INDEX NOT to EXCEED 25 and a SMOKE DEVELOPED INDEX NO GREATER THAN 450 when tested in accordance with ASTM E84 when tested in a manner intended for use.

There are two components of data generated in the ASTM E84 test that are used to determine the Flame Spread Rating:
1.) Flame Spread Index: Relative to how far a flame front travels in the test configuration.
2.) Smoke Developed Index Relative to smoke obscuration data from the test burn.
The results of the ASTM E 84 testing enable the National Fire Protection Association (NFPA) to assign a letter rating (A, B or C) that can be used to determine suitability of a product for use in a particular location. Those ratings for interior walls and ceilings are:

Class A: Flame Spread Index = 0 - 25 Smoke Developed Index = 0 - 450
Class B: Flame Spread Index = 26 - 75 Smoke Developed Index = 0 - 450
Class C: Flame Spread Index = 76 - 200 Smoke Developed Index = 0 - 450

MINIMUM INTERIOR FLOOR FINISH CLASSIFICATION	
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS, CORRIDORS, AND ROOMS/ENCLOSED SPACES
A, B, E, H, I-4, M, R-1, R-2, S, COVERED MALL SPRINKLERED	CLASS II

Interior floor finish and floor covering materials located in designated areas of "Minimum Interior Floor Finish Classification" chart shall be classified as Class I or Class II per NFPA 253 as follows:
Class I: 0.45 watts/sqm or greater.
Class II: 0.22 watts/sqm or greater.
Traditional floor types – wood, linoleum, terrazzo, and resilient coverings not comprised of fibers – are excepted. Such classification shall be identified on tested material.

All Interior floor finish and floor covering materials shall comply with the requirements of the DOC FF-1 "Pill Test" or with ASTM D 2859

AREA CALCULATIONS | BUILDING DATA

ALLOWABLE AREA for FLOOR: 1ST FLOOR

$A = A_{ns}\ (A_{ns}\ \text{is}\ /100)$ (Area S1 or SM per IBC 2015)

$A_a = A_t + \left[\frac{A_t\,I_f}{100}\right] + \left[\frac{A_t\,I_s}{100}\right]$

$A_a = 9500 + \left[\frac{9500 * 64.0}{100}\right] + \left[\frac{9500 * 100.0}{100}\right]$

$A_a = 44080$ for Primary Occupancy Type

where,
A_a = Allowable area per Floor (sf)
A_t = Tabular Area per Floor (sf) in accordance with Table 506 for NS (non-sprinkled space)
A_t = Area Increase due to Sprinkler Protection (%) as calculated in accordance with Section 506.3 and NFPA 13.
Is = 200% for multi-story
Is = 300% for single story
Is = 0.0% for NO Sprinkler Protecion

$I_f = 100(\ 599.0/673.0 - 0.25)\ 30.0/30$
Area Increase due to frontage (%) as calculated in accordance with Section 506.2
$I_f = 100\ (F/P - 0.25)\ W/30$
where,
F = Building perimeter which fronts 20 feet min. open space (min 25% of perimeter open) (ft)
P = Perimeter of Entire Building (ft)
W = Minimum width of public way or Open Space (ft) (W/30 ≤ 1)

MIXED USE AREA CHECK * separated occ

$\frac{\text{Actual Area (OC 1)}}{\text{Allowable Area (OC 1)}} + \cdots + \frac{\text{Actual Area (OC nth)}}{\text{Allowable Area (OC nth)}} \leq 1.0$ where,

$\frac{7274}{106721} + \frac{9200}{44080} =$

$0.07 + 0.21 = 0.28 \leq 1.0$

Occ | Construction Type		A2 | II-B
ITEM	CODE ALLOWABLE	PROPOSED
MAXIMUM AREA per TABLE 503	23000	
MAX Non-Separated** AREA with ALLOW INC	44080	16474
MAX BUILDING HEIGHT (IMC #207)	75'-0"	18-0
MAXIMUM NO. STORIES	3	1

** The Code Allowable Maximum Non-Separated Area using the Most Restricted Use is Greater than the Proposed Area; therefore, this Floor is Designed Using a Non-Separation Occupancy with No-Fire Separations per IBC 508.

OCCUPANCY CALCULATIONS

AREA	OCCUPANCY TYPE	MAX AREA PERMITTED per FLOOR	ACTUAL NET USABLE AREA	OCCUPANCY LOAD per SF	TOTAL OCCUPANCY LOAD	STAIRWAYS (0.30) REQUIRED EXITS	STAIRWAYS (0.30) REQUIRED WIDTH	STAIRWAYS (0.30) PROVIDED EXITS	STAIRWAYS (0.30) PROVIDED WIDTH	OTHER (0.20) REQUIRED EXITS	OTHER (0.20) REQUIRED WIDTH	OTHER (0.20) PROVIDED EXITS	OTHER (0.20) PROVIDED WIDTH	EXIT ACCESS TRAVEL DISTANCE: OCCUPANCY TYPE	EXIT ACCESS TRAVEL DISTANCE: MAX DISTANCE per TABLE 1016	EXIT ACCESS TRAVEL DISTANCE: MEASURED MAX DIST of TRAVEL
* UNDEFINED		44080 SF	16474 SF		-											
			--		TOTALS: -	--	--	--	--	--	--	--	--			

* CALCULATIONS PROVIDED FOR SHELL BUILDING – ACTUAL OCCUPANCY CALCULATIONS DETERMINED PER LEASE SPACE

PARKING CALCULATIONS 1

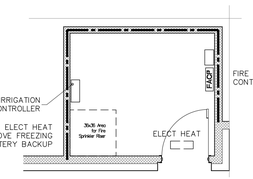
AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
* RESTAURANT	A (ASSEMBLY)	9200 SF	10.0 SP/1000 SF	92 (3 accessible)	0	0	0	0	46	0	2	1	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	7274 SF	6.0 SP/1000 SF	44 (2 accessible)	0	0	0	0	40	0	1	0	
			TOTALS:	** 136 (5 accessible)	0	0	0	0	86	0	3	1	** 90 (4 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW-PROPERTY PART OF PUD

** PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

PLUMBING FIXTURE CALCULATIONS

AREA	USE OF SPACE	Occupancy Load	Men WC REQ	Men WC PROV	Men UR REQ	Men UR PROV	Men LAVITORY REQ	Men LAVITORY PROV	Women WC REQ	Women WC PROV	Women LAVITORY REQ	Women LAVITORY PROV	Drinking Fountains REQ	Drinking Fountains PROV	Service Sinks REQ	Service Sinks PROV	Guest Rooms BATH TUB	Guest Rooms BATH SH	Guest Rooms ACC BATH TUB	Guest Rooms ACC BATH SH
TOTAL PROVIDED:			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

** SCOPE OF WORK IS SHELL BUILDING: PLUMBING FIXTURES TO BE DETERMINED BY TENANT BUILD-OUT



1 FIRE RISER ROOM

DIAMOND DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION
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HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1		08/14/25	UPDATED INDEX
2		12/15/25	CITY COMMENTS and DRAWING COORDINATION

REGISTERED ARCHITECT JEAN GONSOULIN 03-17 STATE OF TEXAS
04/17/25

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Sept 02, 2025 File: 2411.00 A010.00.dwg

CITY CENTER RETAIL

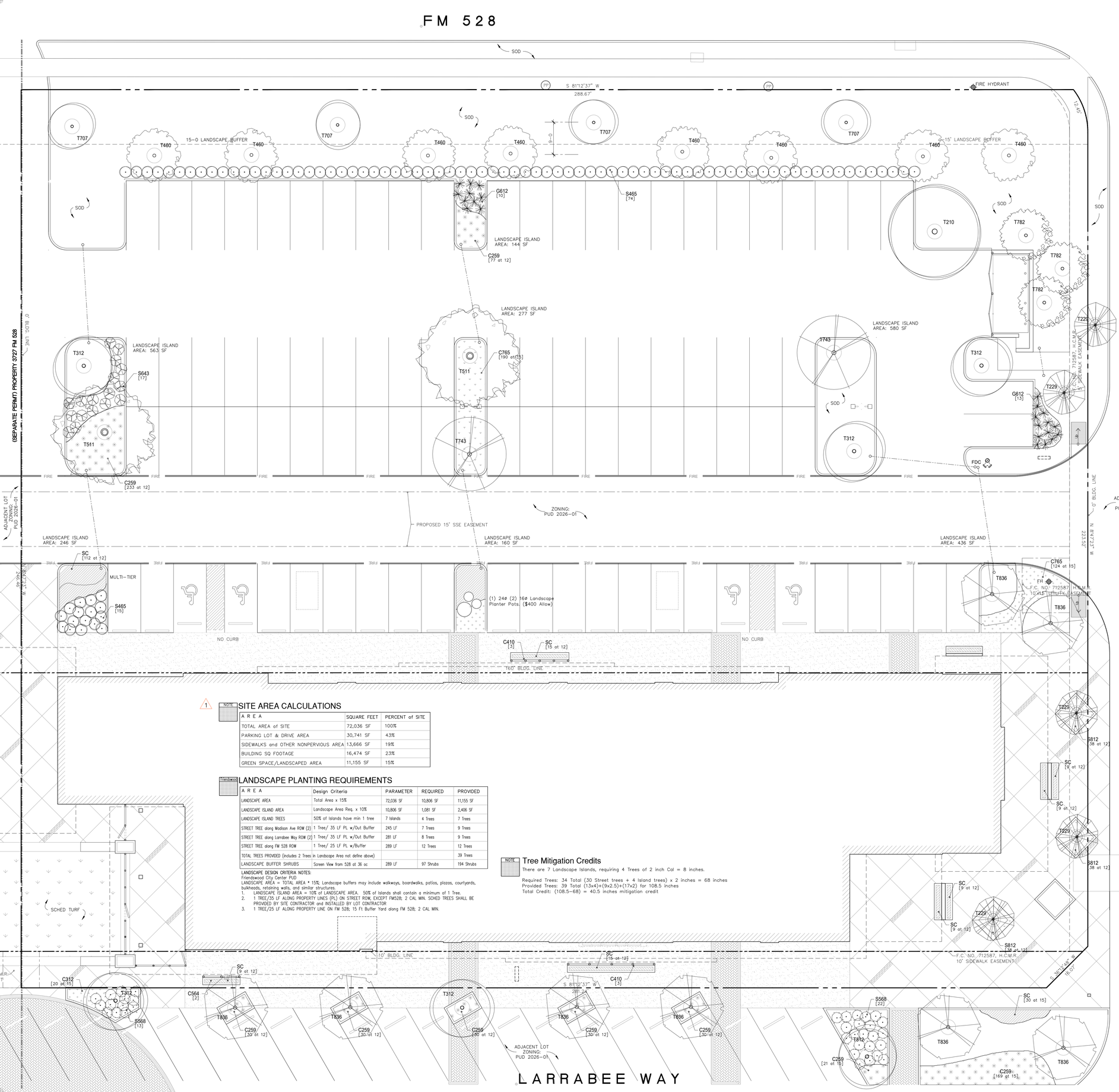
3723 FM 528
FRIENDSWOOD, TEXAS
77546

2411

Sheet Date: 03/12/25
Sheet Title:
BUILDING DATA + LIFE SAFETY
Sheet No.
A0-10 2

Drawn By: JAG | Project Manager: JAG | Project Architect: JBK

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(SEPARATE PERMIT) PROPERTY 3727 FM 528

SITE AREA CALCULATIONS

A R E A	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	72,036 SF	100%
PARKING LOT & DRIVE AREA	30,741 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	13,666 SF	19%
BUILDING SQ FOOTAGE	16,474 SF	23%
GREEN SPACE/LANDSCAPED AREA	11,155 SF	15%

LANDSCAPE PLANTING REQUIREMENTS

A R E A	Design Criteria	PARAMETER	REQUIRED	PROVIDED
LANDSCAPE AREA	Total Area x 15%	72,036 SF	10,806 SF	11,155 SF
LANDSCAPE ISLAND AREA	Landscape Area Req. x 10%	10,806 SF	1,081 SF	2,406 SF
LANDSCAPE ISLAND TREES	50% of Islands have min 1 tree	7 Islands	4 Trees	7 Trees
STREET TREE along Madison Ave ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	245 LF	7 Trees	9 Trees
STREET TREE along Larrabee Way ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	281 LF	8 Trees	9 Trees
STREET TREE along FM 528 ROW	1 Tree/ 25 LF PL w/Buffer	289 LF	12 Trees	12 Trees
TOTAL TREES PROVIDED (includes 2 Trees in Landscape Area not define above)				39 Trees
LANDSCAPE BUFFER SHRUBS	Screen View from 528 at 36 oc	289 LF	97 Shrubs	194 Shrubs

LANDSCAPE DESIGN CRITERIA NOTES:
Friendswood City Center PUD
LANDSCAPE AREA = TOTAL AREA * 15%; Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures.
1. LANDSCAPE ISLAND AREA = 10% of LANDSCAPE AREA. 50% of Islands shall contain a minimum of 1 Tree.
2. 1 TREE/35 LF ALONG PROPERTY LINES (PL) ON STREET ROW, EXCEPT FM528; 2 CAL MIN. SCHED TREES SHALL BE PROVIDED BY SITE CONTRACTOR and INSTALLED BY LOT CONTRACTOR
3. 1 TREE/25 LF ALONG PROPERTY LINE ON FM 528; 15 Ft Buffer Yard along FM 528; 2 CAL MIN.

Tree Mitigation Credits

There are 7 Landscape Islands, requiring 4 Trees of 2 inch Cal = 8 inches.

Required Trees: 34 Total (30 Street trees + 4 Island trees) x 2 inches = 68 inches
Provided Trees: 39 Total (13x4)+(9x2.5)+(17x2) for 108.5 inches
Total Credit: (108.5-68) = 40.5 inches mitigation credit

FRIENDSWOOD CITY CENTER

PLANTING SCHEDULE

TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME	PLANTING SPEC (OC=On Ctr, Sp=Spr, Lgt)	
TREES						
T611		06:11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14-0 HT	3 3E F
T210	1	04:09	ACER RUBRUM	DRUMMOND RED MAPLE	4 inch CAL, UNO	3 2D F
T229	5	07:07	CERCIS SANADENSIS TEXENSIS	TEXAS REDBUD	14 GAL BOX	2 1D F
T312	6	04:09	DIOSPYROS VIRGINANA	TEXAS PERMISSON (MALE)	2 1/2 inch CAL	2 1D F
T462		05:11	ILEX OPACA	AMERCIAN HOLLY	8-0 HT	3 2E F
T460	8	06:11	ILEX VOMITORIA	YAUPON HOLLY	8-0 HT	2 1E F
T511	2	02:09	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4 inch CAL, UNO	2 2E F
T710		09:12	PINUS CARIBAEA	LOBLOLLY PINE	6 inch CAL, UNO	2 3E F
T707	4	05:10	PRUNUS MEXICANA	MEXICAN PLUM	14 GAL BOXED	2 1D F
T730		06:09	QUERCUS FALCATA	SOUTHERN RED OAK	5 inch CAL, UNO	2 3D F
T743	2	04:09	QUERCUS NUTTALLII	NUTTAL OAK	4 inch CAL, UNO	2 3D F
T735		07:11*	QUERCUS VIRGINIAN	LIVE OAK	4 inch CAL, UNO	2 3SE F
T782	3	07:11	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2 1/2 inch CAL	2 1D F
T810		06:10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	4 inch CAL, UNO	2 3D F
T836	8	06:09	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	4 inch CAL, UNO	2 2DEF
SHRUBS						
S210		07:10	ABELIA GRANDIFLORA	ABELIA	5 GAL	2 2FP F
S212		10:11	ACALYPHA WILKESIANA	COPPERLEAF	5 GAL	2 1FP F
S274		08:11	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL, 30 OC	2 4FP F
S264		09:11	CARISSA, VAR MINIMA	DWARF NATAL PLUM	5 GAL	2 2FP F
S643	30	07:10	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	5 GAL, 30 OC	2 1FS F
S464		06:11	ILEX CORNUTA BURFORDII	BURFORD HOLLY	5 GAL	2 4FS F
S465	89	06:11	ILEX CORNUTA ROTUNDA BURFORDII	DWARF BURFORD HOLLY	5 GAL	2 2FS F
S566		08:10*	LEUCOPHYLLOM FRUTESCENS	TEXAS SAGE	5 GAL	2 3F F
S567		08:10*	LEUCOPHYLLOM FRUTESCENS,COMPACTUM	COMPACT TEXAS SAGE	5 GAL	2 2F F
S568	22	07:09	LOROPETALUM CHINENSIS RUBY	LOROPETALUM,CHINESE FRINGE FLOWER	5 GAL, 30 OC	2 F
S631		05:10	NANDINA DOMESTICA COMPACTA	DWARF NANDINA	1 GAL	2 1 F
S766		07:10	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL, 30 OC	2 E F
S782		09:11	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	2 D F
S810		05:11	TECOMA STANS	ESPERANZA / YELLOW BELLS	5 GAL	2 D F
GROUNDCOVERS • NATIVE FLOWER						
C259	670	07:10	CALYPTRACARPUS VIALIS	STRAGGLER DAISY	1 GAL	2 E FP
C312	20	08:11	DIETES IRIDIODES GRANDIFLORA	AFRICAN IRIS | WHITE BI COLOR	1 GAL/ DIVDE, 24 OC	2 F
C410	6	08:11	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL	2 F
C512		07:09	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	2 GAL, 18 OC	2 F F
C564		04:10	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	1 GAL	2 SF F
C566		08:11	LANTANA CAMARA NEW GOLD	NEW GOLD LANTNA | YELLOW	1 GAL, 18 OC	2 F F
C567		08:11	LANTANA CAMARA DALLAS RED	DALLAS RED LANTNA | RED	1 GAL, 18 OC	2 F F
C661		06:11	OPHIOPAGAN PLANISCAPUS	MONDO GRASS	1 GAL/ SUBDIVIDE, 12 OC	2 SF F
C765	314	07:09	SPHAGNETICOLA TRILOBNATA	WEDELIA	1 GAL/ SUBDIVIDE, 18 OC	2 D F
C814		07:11	TRACHELOSPERMUM ASIATICUM	ASIATICUM JASMINE	1 GAL/ SUBDIVIDE, 18 OC	2 SF F
S812	1114	08:11	TULBAGHI VIOLACEA TRICOLOR	SOCIETY GARLIC	5 GAL	2 F
GRASSES						
G262		05:09	INLAND SEA OATS	CHASMANTHIUM LATIFOLIM	5 GAL B&B	2 3F F
G260		06:10	CORTADERIA SELLOANA	PAMPAS GRASS	5 GAL B&B	2 3F F
G261		09:12	CYNODON DACTYLON	COMMON BERMUDA (LOCAL VARIETY)	HYDROMULCH	2 F F
G263		09:12	CYNODON DACTYLON	TEXTURF 10 (MED TEXTURE)	SOD SOLID	2 F F
G614		06:09	MUEHLENBERGIA CAPILLARIS	GULF COAST MUHLY GRASS	5 GAL	2 F F
G612	23	09:11	MUEHLENBERGIA LINDHEIMERI	MUHLY GRASS	5 GAL	2 F F
G710		09:12	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL	2 F F
2000 MISCELLANEOUS MATERIALS						
SC				SEASONAL COLOR	STAGGARED 15 OC	4P
2010			RYERSON STEEL EDGING	TYP BETWEEN PLANTS AND GRASS AREA UNO		
2020			COR-TEN/ WEATHERED STEEL EDGING	RUST-PATINA FINISH		

NOTE:
Caliper (trunk thickness or diameter) of All Trees shall be measured at a point 54 inches on the trunk above ground level when planted. The minimum size for Single Trunk trees shall be 2 inch caliper or an average of 1.5 inch caliper for Mult-Trunk Trees.

Minimum Trunk Height. The minimum trunk height of all trees, defined as the clear, branch-free portion of the main stem (bole) measured from finished grade to the first permanent lateral branch, shall be not less than six (6) feet in all landscape areas and not less than seven feet six inches (7'-6") where tree canopy extends over pedestrian areas.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurserymen, where applicable.

SHRUB PLANT SPACING:

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

Landscape General Notes

1. The scope of work includes all landscape design elements shown on the drawings, including but not limited to planting, grading, irrigation, drainage, and hardscaping. Refer to Planting and Irrigation Specifications for additional information.
2. All hardscape materials (e.g., pavers, stone, concrete) shall be installed per the manufacturer's recommendations for conditions specific to this site and project details.
3. Scheduled Edging shall be installed to maintain plant bed shape and prevent shifting of materials and shall be located between all dissimilar materials.
4. All site furnishings, such as benches, trash receptacles, bike racks, and signage, shall be installed as indicated on the plans. Provide proper clearance around furnishings for accessibility and ease of movement.
5. Landscape contractor shall verify rough grade prior to installation of finish materials and notify Owner's Representative of any areas where potential ponding or improper drainage may occur.
6. Install min (2) 3"ø-Sched 40 PVC Sleeves to all locations where planted materials will be placed for Irrigation and Landscape Lighting. Re: Site Plan.
7. Planting beds and plant locations shall be staked by the Landscape Contractor and Approved by the Owner's Represenative prior to installation of the Plants.
8. All Disturbed Areas, exclusive of Planting Beds, shall be seeded or sodded per plans and specifications. Additional seeding or sodding, if required, will be as directed but the Owner's Representative. Provide Erosion Control as Required.
9. All Plant material shall be supplied in appropriate sources to prevent undue stress or prolonged acclimatization which would inhibit plant growth.

1 LANDSCAPE PLAN
1 : 10

KEY

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Revisions

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		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	08/14/25		CITY COMMENTS
2	12/15/25		CITY COMMENTS and DRAWING COORDINATION
3	1/29/26		CITY COMMENTS

REGISTERED ARCHITECT BRIAN KONNERTH 23117 STATE OF TEXAS
04/17/25
BRIAN KONNERTH

0 10 20 30
SCALE: 1:10

PLOTTED: Sept 02, 2025 File: 2411.00 L1D1.00.dwg

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77546

2411

Sheet Date: 03/12/25

Sheet Title:
LANDSCAPE PLAN

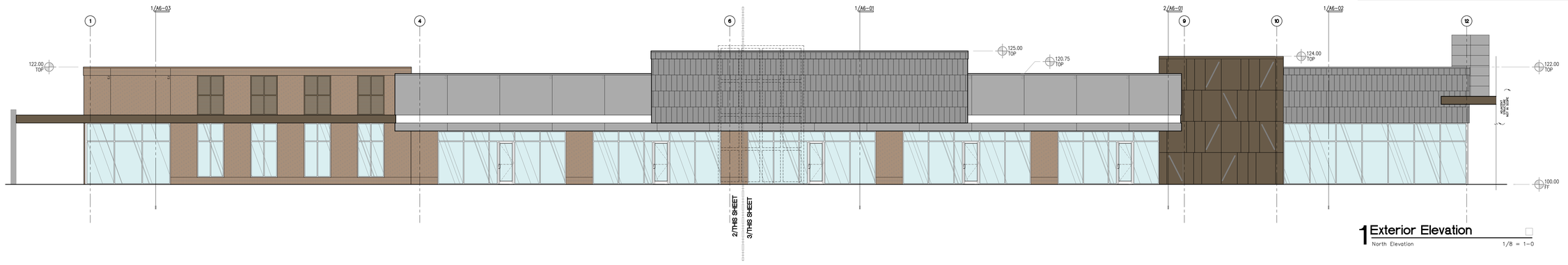
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L1-01 (1 2 3)

Drawn By: JAG | Project Manager: JAG | Project Architect: JBK

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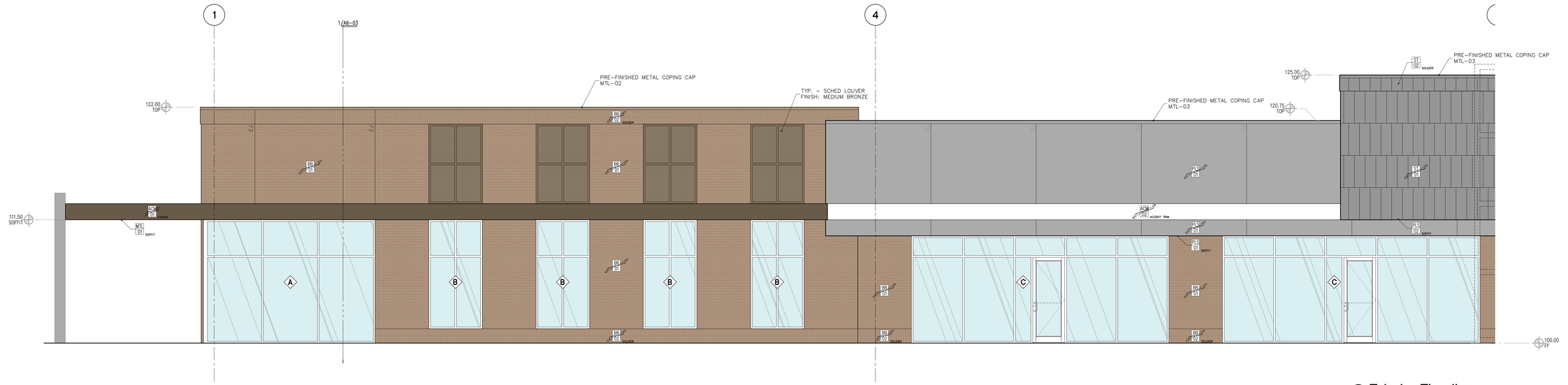
SCREENING

ALL MECHANICAL EQUIPMENT SHALL BE SCREENDED FROM VIEW OF FM 528



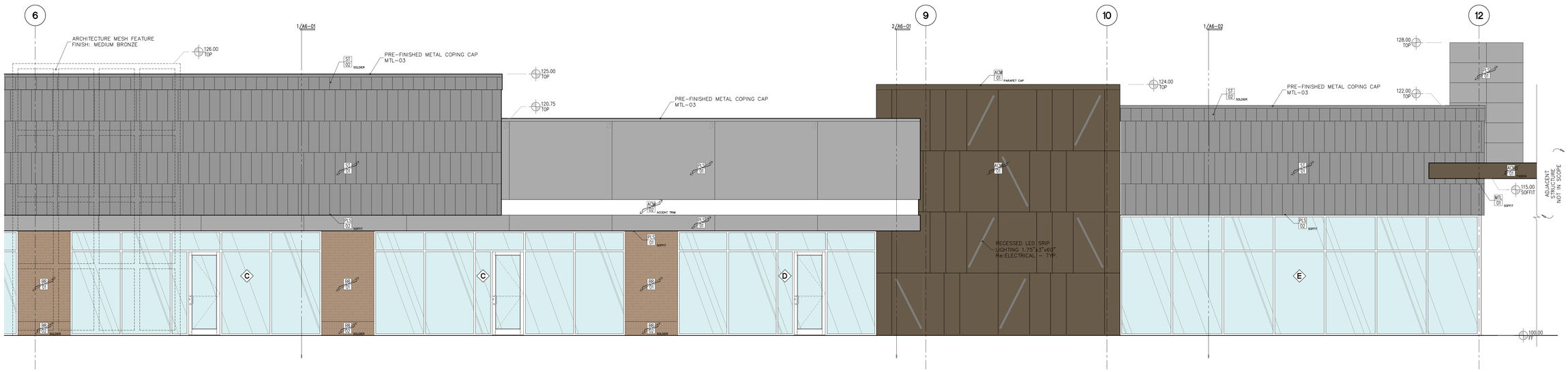
1 Exterior Elevation

North Elevation — 1/8 = 1-0



2 Exterior Elevation

North Elevation — 1/4 = 1-0



3 Exterior Elevation

North Elevation — 1/4 = 1-0

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REGISTERED ARCHITECT JEAN A. JANOWSKI 26703 STATE OF TEXAS
04/17/25

SCALE: 1 inch = 4 Ft

PLOTTED: Sept 02, 2025 File: 2411.00 A501.00.dwg

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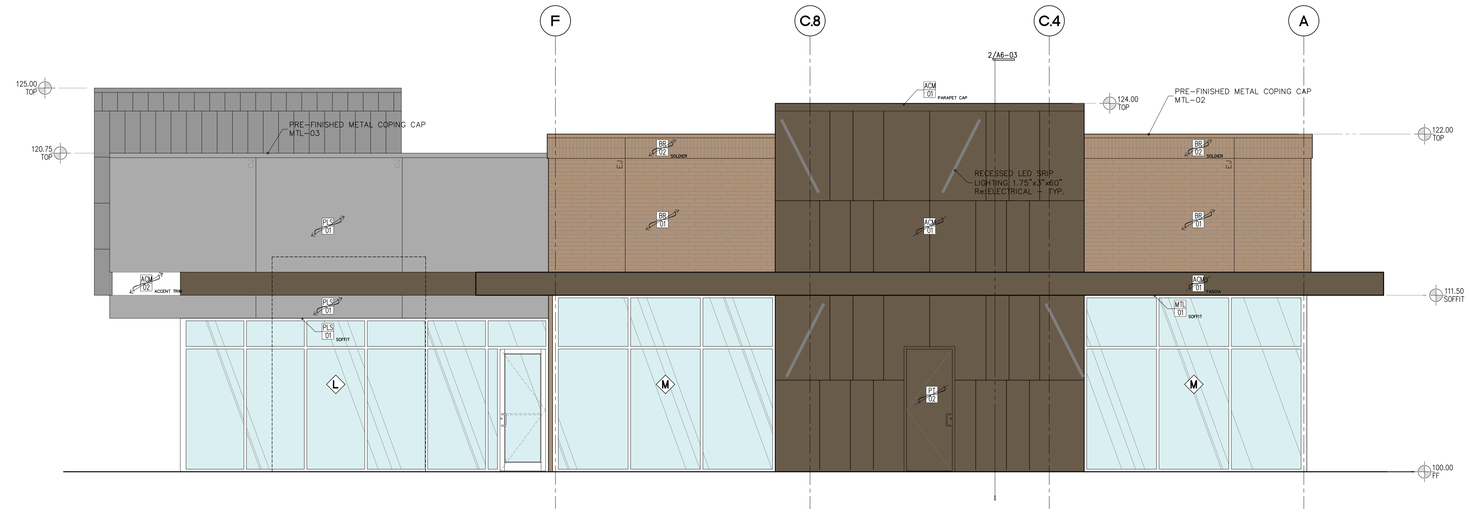
Sheet Title:
EXTERIOR ELEVATIONS

Sheet No:
A5-01 2

Drawn By: EA | Project Manager: JAG | Project Arch: JBK

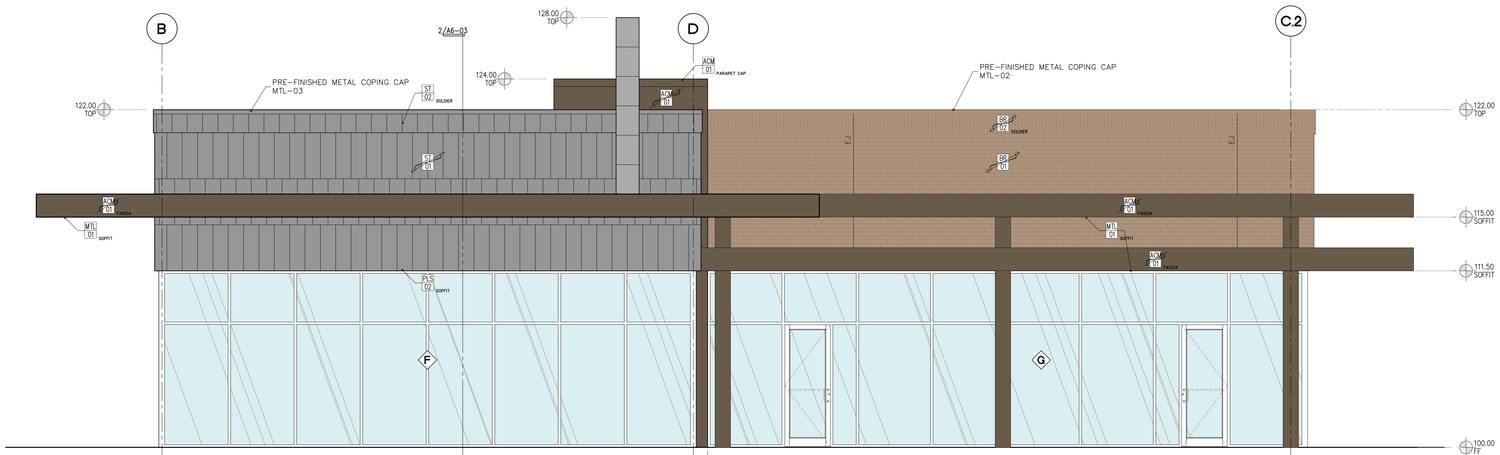
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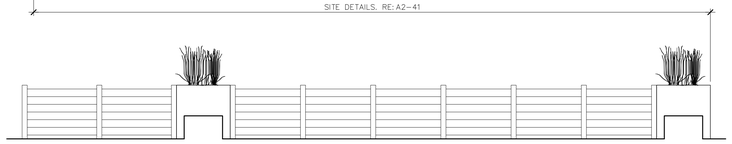
1 Exterior Elevation

East Elevation 1/4 = 1-0



2 Exterior Elevation

West Elevation 1/4 = 1-0



NOTE

STONE MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
STO1	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 1" THICK x 11 5/8"H x 35 5/8"L
STO2	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 3/4" THICK x 12"H x 16"L
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX

4"-0"

NATURAL STONE MASONRY shall be OBTAINED FROM ONE MANUFACTURER, AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE OF WORK.

NORMALLY STONES USED SHOULD BE SMALL ENOUGH TO BE LIFTED AND PLACED BY HAND AND INSTALLED IN THE PATTERN INDICATED IN THE CONSTRUCTION DOCUMENTS.

UNLESS OTHERWISE INDICATED, THE LENGTH OF STONES USED SHALL NOT EXCEED THREE TIMES THE HEIGHT AND THE BREADTH OR BASE SHALL NOT BE GREATER THAN THREE FOURTH THICKNESS OF MASONRY WALL, OR NOT LESS THAN 3 INCHES THICKNESS WHEN USED AS A VENEER. THE HEIGHT OF STONE MAY BE UP TO 12 INCHES, UNO. RANDOM RUBBLE MASONRY SHALL BE BROUGHT TO THE LEVEL COURSES AT PLINTH, WINDOW SILLS, LINTEL AND ROOF LEVELS. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS AT CORNERS OR JAMBS.

NOTE

MISC. MATERIAL

REFER TO A0: PRODUCT SUBMITTAL AND WARRANTY INFORMATION FOR ADDITIONAL REQUIREMENTS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED DIRECTIVE FOR CONDITIONS SPECIFIC TO THIS PRODUCT.

MARK	DESCRIPTION	MANUFACTURE	NOTE
ACM-01	ACM PANEL PARAPET TRIM CAP	REYNOBOND	COLOR: MEDIUM BRONZE 4MM FR COLORWELD 500 -OR SIMILAR APPROVED BY ARCHITECT
ACM-02	ACM PANEL (ACCENT TRIM)	ALUMABOARD RMP ROLLFAB	COLOR: BONE WHITE -OR SIMILAR APPROVED BY ARCHITECT
MTL-01	METAL SOFFIT PANEL	ALUMABOARD RMP ROLLFAB	COLOR: LIGHT SUPER WIDE GRAIN – 10 inch PLANK -OR SIMILAR APPROVED BY ARCHITECT
MTL-02	METAL COPING CAP	RMP ROLLFAB	COLOR: MEDIUM BRONZE -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT
MTL-03	METAL COPING CAP	RMP ROLLFAB	COLOR: SLATE GREY -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT

NOTE

BRICK MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
BR01	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x Random Lenghts 4"-24"
BR02	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x 7 5/8"L (SOLDIER)
CS01	CAST STONE CAP-MATCH Burnt Umber	ARRISCAST	SIZE: 14" W x 3 1/2" H x 31 5/8" L
PV01	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV02	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PV03	INVISI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 12"
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX

4"-0"

BRICK MASONRY shall be OBTAINED FROM ONE MANUFACTURER, CURED BY ONE PROCESS AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE of WORK.

FACE BRICK SHALL COMPLY WITH ASTM C216, GRADE SW
HOLLOW BRICK SHALL COMPLY WITH ASTM C652

BRICK SHALL BE LAID PLUMB AND TRUE TO LINES SO THAT NO INACCURACIES ARE VISIBLE TO THE EYE OR IN EXCESS OF 1/8 INCH IN THE LENGTH of 48 INCHES LEVEL. JOINT WIDTHS MAY VARY SLIGHTLY, IF REQUIRED, TO ACCOMMODATE VARIATIONS IN UNIT SIZES TO ACHIEVE GOOD JOINT ALIGNMENT WITH A MAXIMUM VARIATION from SPECIFIED SIZE OF 1/4 ± HORIZONTAL AND 1/2 +, 1/4– VERTICAL.

LAY EXPOSED MASONRY IN THE BOND PATTERN SHOWN OR, IF NOT SHOWN, LAY IN RUNNING BOND WITH VERTICAL JOINT IN EACH COURSE CENTERED ON UNITS IN COURSE ABOVE AND BELOW. LAY CONCEALED MASONRY WITH ALL UNITS IN A WYTHE BONDED BY LAPPING NOT LESS THAN 2 INCHES. BOND AND INTERLOCK EACH COURSE OF EACH WYTHE AT CORNERS.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS at CORNERS or JAMBS.

NOTE

STANDARD MORTAR TYPES

UNLESS OTHERWISE SPECIFIED, PROVIDE MORTAR as SPECIFIED for THE FOLLOWING CONDITIONS:

PORTLAND CEMENT, ASTM C270.

TYPE M: Structural Requirements and for grouting reinforcing steel in masonry lintels.
TYPE S: All Exterior Work.
TYPE N: All Interior Work.

Depending on the desired strength and consistency, lime mortars should conform to ASTM C207 and ASTM C206, Mortar for Masonry, such as:

1.	Type M (2,500 psi)	3:1:12
2.	Type S (1,800 psi)	2:1:9
3.	Type N (750 psi)	1:1:6
4.	Type O (350 psi)	1:2:9
5.	Type K (75 psi)	1:3:11
6.	Type L:	0:1:3

Portland cement: ASTM C150, Type I, non-staining and without air entrainment. Gray and white Portland cement may be combined as required to match the desired color.

Hydrated Lime: ASTM C207, Type S.

Lime Putty (slaked lime): should conform to ASTM C5.

Sand: ASTM C144 Standard Specification for Aggregate for Masonry Mortar, free of clay, silt, soluble salts, and organic matter; shall match the color, size gradation, and texture of the original mortar sand.

Water: Potable, free from injurious amounts of oil, soluble salts, alkali, acids, organic impurities and other deleterious substances which impair mortar strength or bonding.

Masonry Cement (premixed, bagged mortar): shall NOT be used.

DO NOT USE MORTAR or GROUT WHICH HAS BEGUN to SET or IF MORE THAN 2 1/2 HOURS HAVE ELAPSED SINCE INITIAL MIXING.

FILL ALL MORTAR JOINTS COMPLETELY. KEEP ALL AIR and EXPANSION JOINTS CLEAR OF MORTAR.

TOOL JOINT WITH CONCAVE PROFILE UNLESS SPECIFIED OTHERWISE.

NOTE

MASONRY VENEER TIES

MASONRY TIES SHALL be TWO-PIECE, VERTICALLY ADJUSTABLE HOT-DIP GALVANIZED, ASTM C153, Class B; MIN 3/16 DIA with NO MECHANICAL PLAY IN EXCESS OF 0.05 INCH. EMBED MIN 2 in INTO MASONRY WYTHE and SECURE TO STUD THRU SHEATHING.

PROVIDE MASONRY TIES at 16 oc VERTICAL AND HORIZONTAL SO AS TO PROVIDE NO DEFORMATION OVER 0.05 in per 100 lb LOAD in EITHER TENSION or COMPRESSION. INSTALL ADDITIONAL TIES at 8 oc at ALL JAMB AND EDGE CONDITIONS.

NO FLAT, CORRUGATED TIES WILL BE ACCEPTED.

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REGISTERED ARCHITECT
JEAN KANOUSE JAMES
03117
STATE OF TEXAS

04/17/25

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SCALE: 1 inch = 4 Ft

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Sheet Date: 03/12/25

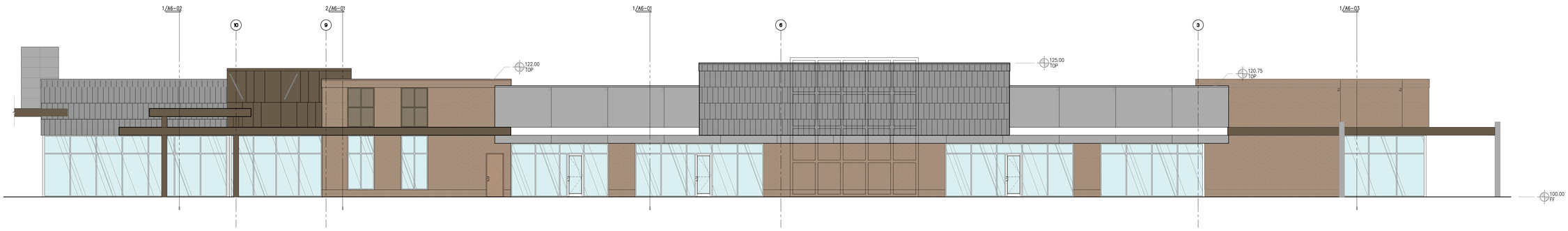
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EXTERIOR ELEVATIONS

Sheet No.:
A5-02
2

Drawn By EA | Project Manager JAG | Project Arch JBK

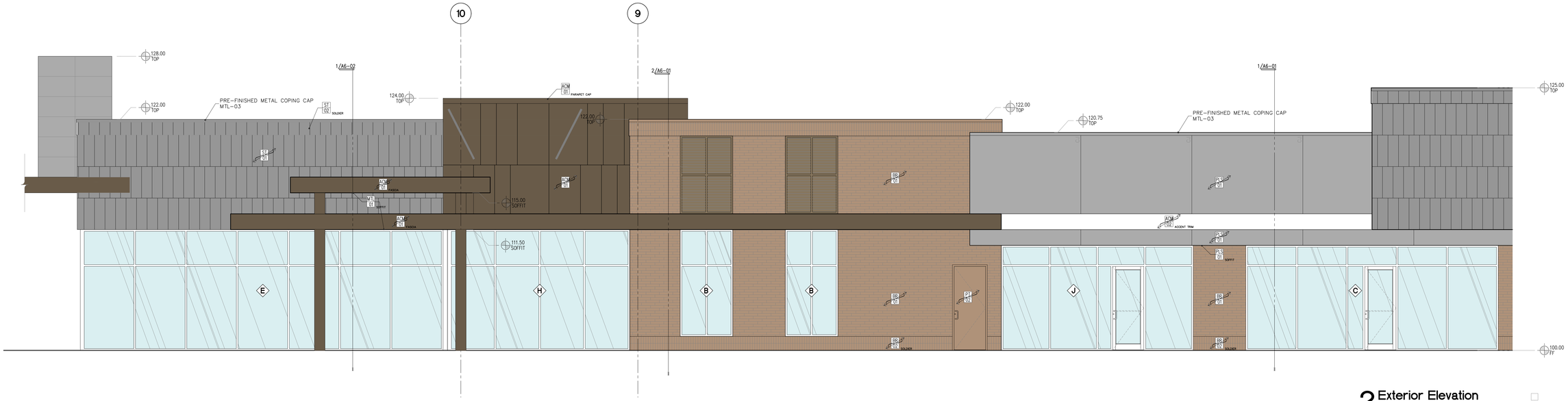
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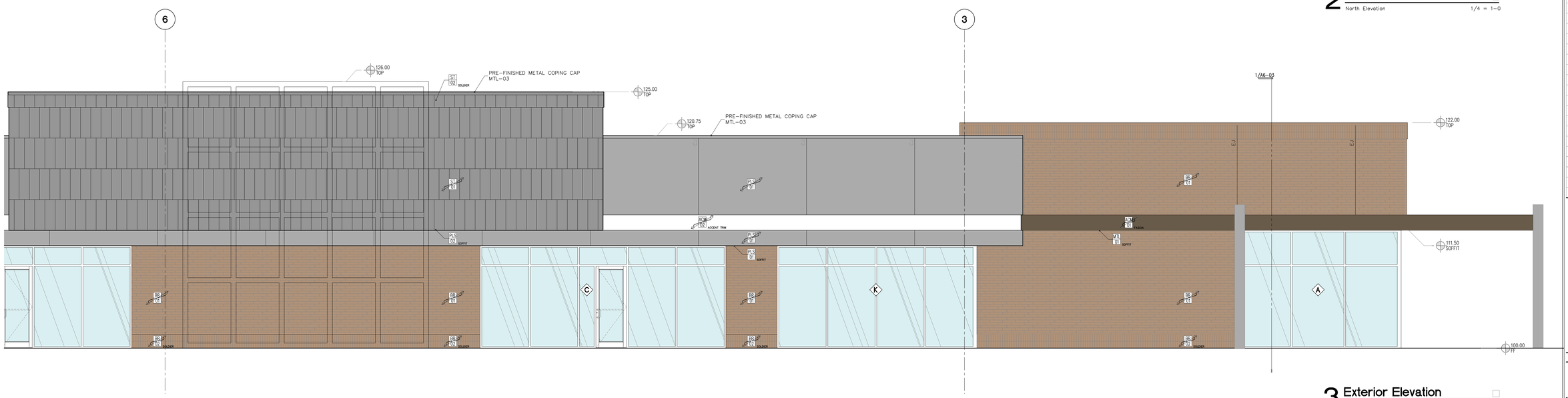
1 Exterior Elevation

South Elevation — 1/8 = 1-0



2 Exterior Elevation

North Elevation — 1/4 = 1-0



3 Exterior Elevation

North Elevation — 1/4 = 1-0

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REGISTERED ARCHITECT
JEAN JAMES ACKEL
03-17
STATE OF TEXAS

04/17/25

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Sept 02, 2025 File: 2411.00 A501.00.dwg

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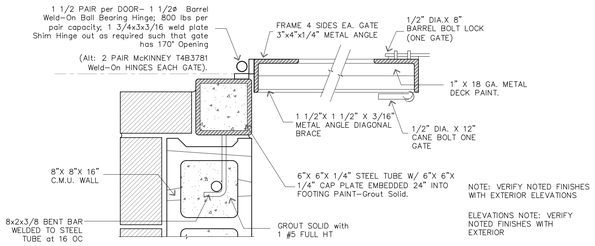
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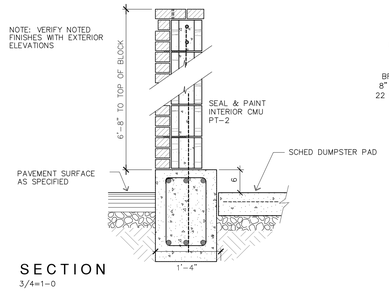
Drawn By: EA | Project Manager: JAG | Project Arch: JBK

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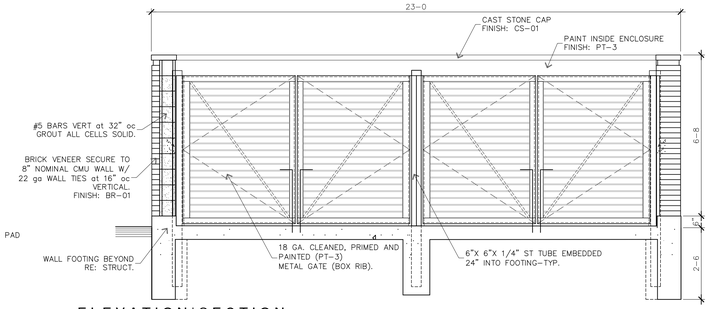
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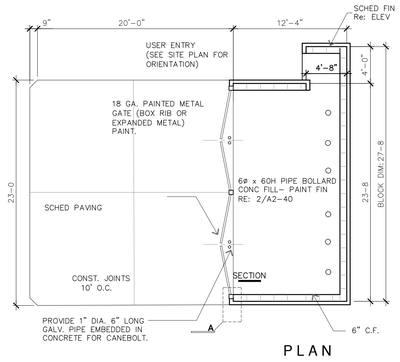
DETAIL A
1 1/2 SCALE



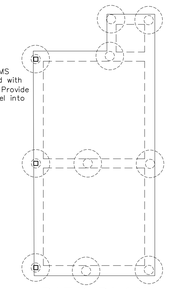
SECTION
3/4=1–0



ELEVATION|SECTION
ALL EXPOSED STEEL SHALL be HOT DIPPED GALVANIZED AFTER FABRICATION. Re: STRUCTURAL NOTES for ADDITIONAL INFO.



PLAN



PIER PLAN
NTS

1 SITE DETAILS
DUMPSTER ENCLOSURE 3/4 = 1–0

NOTE
GUARDRAILS
ANY AREA 30 inches ABOVE THE ADJACENT FLOOR or GRADE SHALL be PROTECTED by A GUARDRAIL.

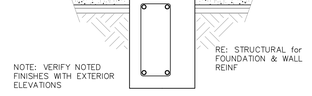
Marine Grade 316 Stainless Steel 1x19 3/16 Cable Rail System with 2x2 SS Post and 1/2 x 2 SS Top Rail. Provide all fittings and anchors required for a complete system.

TOP of GUARDRAIL SHALL be NOT LESS THAN 36 inches ABOVE FINISH FLOOR and SHALL HAVE INTERMEDIALTE RAILS or AN ORNAMENTAL PATTERN SUCH THAT A 4 inch dia SPHERE CANNOT PASS THROUGH.

GUARDRAIL SHALL be DESIGNED SUCH THAT THE COMPLETED HANDRAIL and SUPPORTING STRUCTURE is CAPABLE of WITHSTANDING a LOAD of AT LEAST 200 pounds APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. INTERMEDIATE RAILS SHALL be DESIGNED to WITHSTAND A LOAD OF 25 PSF APPLIED HORZ at RIGHT ANGLE OVER ENTIRE TRIBUTARY AREA. THESE LOADS NEED NOT BE COMBINED.



3 SITE DETAILS
PATIO GUARDRAIL NTS



2 SITE DETAILS
PATIO WALL 3/4 = 1–0

DIAMOND
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

700 Gemini · Suite 260
Houston · Texas
77058
832 · 224 · 6400

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Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction

REGISTERED ARCHITECT BLAIR KORNDORFFER STATE OF TEXAS 10317
04/17/25
10317
BLAIR KORNDORFFER

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Apr 15, 2025 File: 2411.00 A240.00.dwg

CITY CENTER RETAIL

3723 FM 528
FRIENDSWOOD, TEXAS
77546

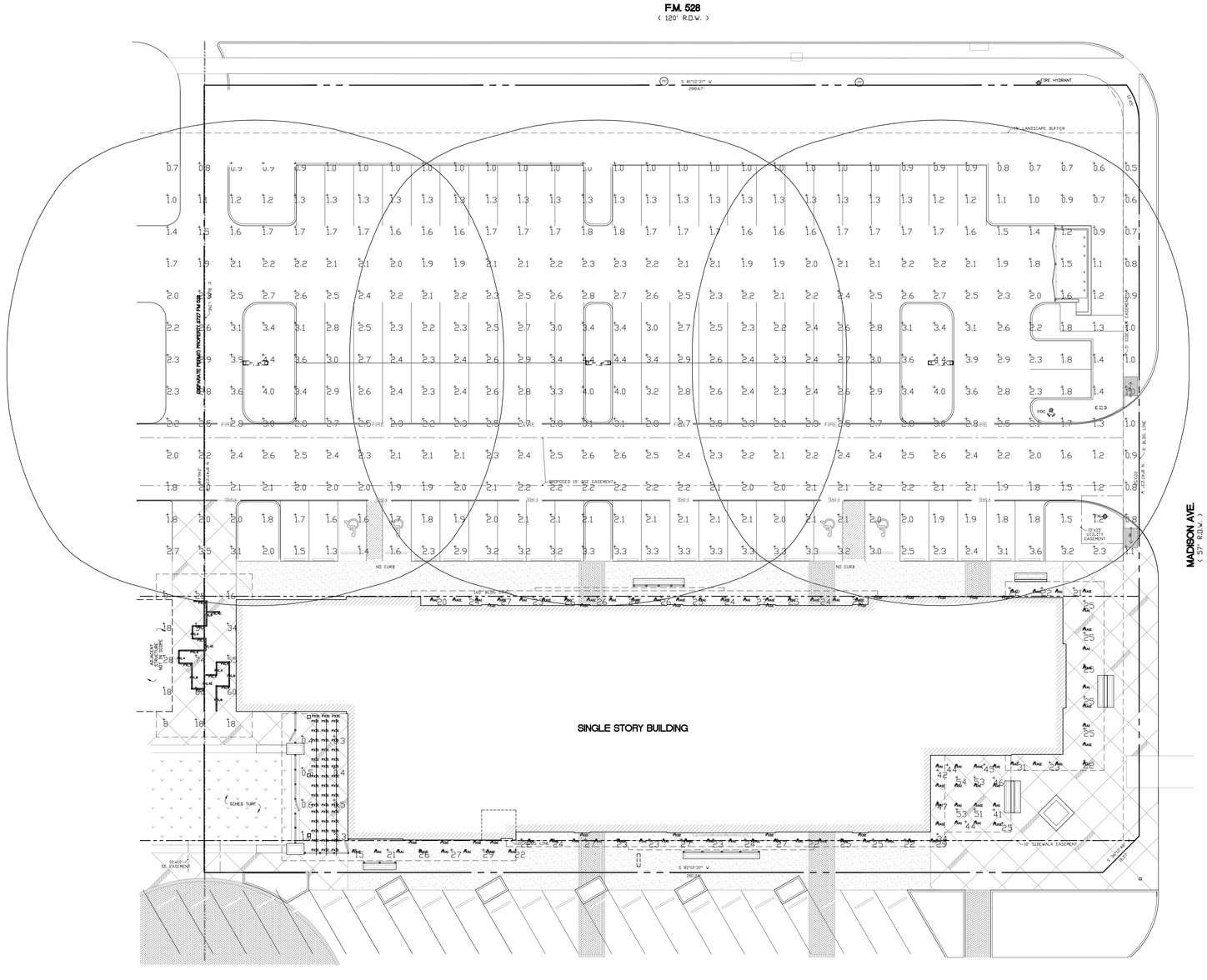
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Sheet Date: 03/12/25
Sheet Title:
SITE DETAILS

Sheet No.:
A2-41

Drawn By JAG | Project Manager JAG | Project Arch JBK

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333 Guadalupe, Suite 2-350, Austin, Texas 78701



KEY

1 PHOTOMETRIC PLAN

1/16 = 1-0

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	Mounting Height	Lum. Lumens	Lum. Watts	LLF	Description
	PR5	3	Back-Back	25	18517	151	0.950	Lumark PRV-PA2-B-730-X-SWQ -MA-X + PRVMA-X +RTSU25-7.0-(1-KZ13-265-BC
	PXA1	48	Single	10, 11.5	2121	21.8	0.950	Portfolio LBC20D10+EU6C109030X+6LBCSIX+LGSKT6IP66
	PXA1E	31	Single	10, 11.5	2121	21.8	0.950	Portfolio LBC20D10+EU6C109030+6LBCSIX+LGSKT6IP66
	PXD1	45	Single	9	5	0.2	1.000	Tivoli LSIDE+DRP+BK+V+30+D +6-12-24+LSLE-JUMPER-X-XX
	PXD2	18	Single	5.5	1946	20.83	0.950	Brownlee 7178-34-FINISH-HEI-30K-X
	PXL4	11	Single	9	3136	27.06	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-4
	PXL4E	3	Single	9	3136	27.06	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-4
	PXL8	5	GROUP	9	N.A.	N.A.	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-8

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Revisions

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			Issue for Pricing
		01/29/26	ISSUE FOR PERMIT
			Issue for Construction
1		01/29/26	CITY COMMENTS

REGISTERED ARCHITECT
BLAIR KORNDORFFER
10312
STATE OF TEXAS

01/29/26
10312
BLAIR KORNDORFFER

0 16.0 32.0 48.0
SCALE: 1/16 = 1'-0"

PLOTTED: Jan 29, 2026 File: 241100 A202.00.dwg

CITY CENTER RETAIL

3723 FM 528
FRIENDSWOOD, TEXAS
77546

2411

Sheet Date: 01/26/26

Sheet Title:
PHOTOMETRIC PLAN

Sheet No.:
A2-02 1

Drawn By JAG | Project Manager JAG | Project Arch JBK

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: **SITE PLAN: 3727 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3727 FM 528 located in Friendswood City Center.

Action:

SUMMARY / ORIGINATING CAUSE

This item allows the Commission to consider approval of the site plan for a proposed retail shell building to be located at 3727 FM 528 in the Friendswood City Center development. The proposed building is a single-story building with an area of 14,765 square feet and 79 parking spaces are being provided on-site; the remainder of the 109 spaces will be accounted for in the shared parking for City Center. There are 322 public parking spaces. The building will have rear entries from Larabee Way which accommodates the pedestrian and walkable aspects of the City Center.

The PUD ordinance is attached to Item 4.A. and contains the development regulations including setbacks, building heights, landscaping, building finishes, and more. A location and landscape note page and color-coded landscape pages from the PUD are attached to item 4.A. as well.

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 and the PUD ordinance.

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

ATTACHMENTS

1. 3727 FM 528 Cover Sheet
2. 3727 FM 528 Site Plan
3. 3727 FM 528 Landscape
4. 3727 FM 528 Building Elevations
5. 3727 FM 528 Dumpster Enclosure
6. 3727 FM 528 Photometric
7. 3727 FM 528 PUD Parking Matrix



OWNER | DEVELOPER

AMIT MEHTA
TIMA HOLDINGS, LLC
4319 ORANGE JASMINE CT
HOUSTON, TEXAS 77059
(832) 567-5410

ARCHITECTURE

DIAMOND DEVELOPMENT GROUP
700 GEMINI ST, STE 260
HOUSTON, TEXAS 77058
(832) 224-6400

MECHANICAL

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

PLUMBING

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400

STRUCTURAL

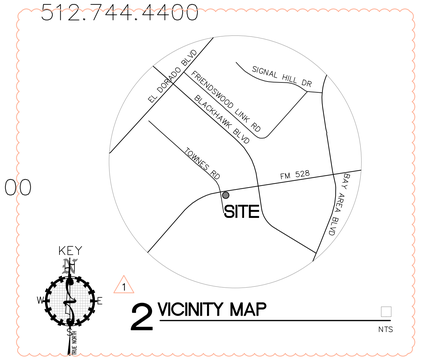
A+A STRUCTURAL SOLUTIONS LLC
4615 STOLZ TRAIL
KATY, TEXAS 77493
832-630-3833

CIVIL

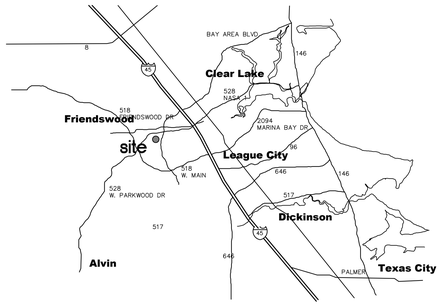
BERGER MUNSON ENGINEERS
909 NE LOOP 410 SUITE 107
SAN ANTONIO, TEXAS 78209
325-668-1614

ELECTRICAL

EEA ENGINEERING
6615 VAUGHT RANCH ROAD 100
AUSTIN, TEXAS 78730-2314
512.744.4400



2 VICINITY MAP NTS



1 SITE LOCATION MAP NTS

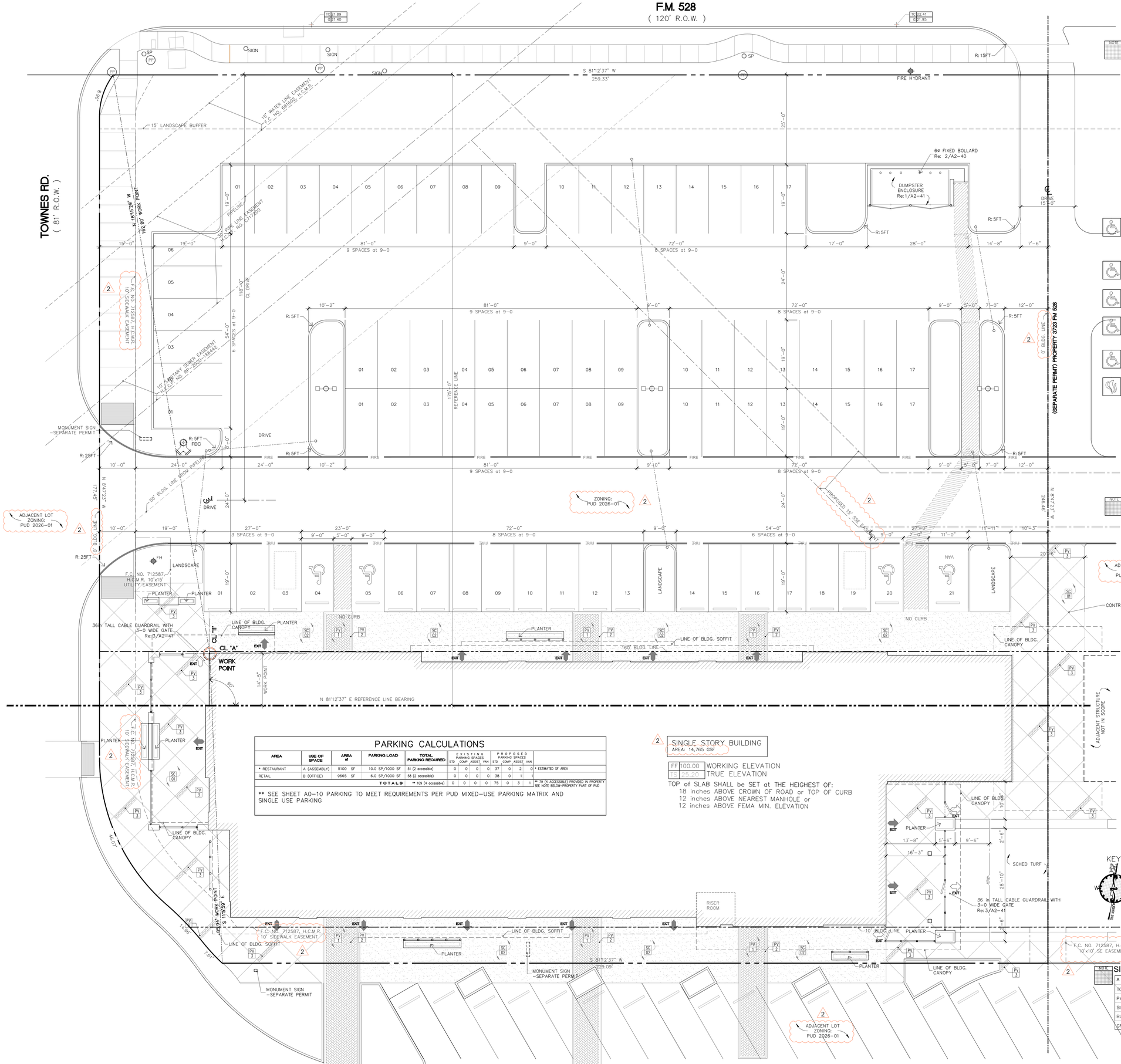
04/17/25
10312
BLAIR KORNDORFFER

	03/19/25	Issue for Pricing
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		Issue for Construction
1	12/05/25	CITY COMMENTS

CITY CENTER RETAIL
3727 FM 528, FRIENDSWOOD, TEXAS 77546
ISSUE for PRICING + PERMIT

DIAMOND DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

2409.00



PARKING CALCULATIONS

AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	COMP	ASSIST	VAN	PROPOSED PARKING SPACES STD	COMP	ASSIST	VAN	
* RESTAURANT	A (ASSEMBLY)	5100 SF	10.0 SP/1000 SF	51 (2 accessible)	0	0	0	0	37	0	2	0	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	9665 SF	6.0 SP/1000 SF	58 (2 accessible)	0	0	0	0	38	0	1	1	
	TOTAL⊕		** 109 (4 accessible)		0	0	0	0	75	0	3	1	** 79 (4 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW-PROPERTY PART OF PUD

** SEE SHEET A0-10 PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

2 SINGLE STORY BUILDING
AREA: 14,765 GSF

FF 100.00 WORKING ELEVATION
TS 25.20 TRUE ELEVATION

TOP of SLAB SHALL be SET at THE HEIGHEST OF:
18 inches ABOVE CROWN OF ROAD or TOP OF CURB
12 inches ABOVE NEAREST MANHOLE or
12 inches ABOVE FEMA MIN. ELEVATION

SITE GENERAL NOTES

1. **SITE CLEARING:** REMOVE ALL TRASH, RUBBISH, SHRUBS, TREES AND STUMPS FROM ENTIRE LOT UNLESS NOTED OTHERWISE ON SITE PLAN, TO 6" BELOW FINISH GRADE MINIMUM. IN AREAS TO BE OCCUPIED BY IMPROVEMENTS GREATER THAN 6", STUMPS SHALL BE ENTIRELY REMOVED.

REMOVE THE ENTIRE DEPTH OF TOPSOIL FROM AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, PARKING AREAS AND WALKS, AND DISPOSE OF LEGALLY, EXCEPT THAT WHICH IS TO BE PLACED IN LANDSCAPED AREAS.

PROTECT AGAINST DAMAGE TO ANY LAWNS, SHRUBS, TREES, ROADS, WALKS AND OTHER WORK THAT IS TO REMAIN IN PLACE.

2. **SURFACE DRAINAGE:** CONTRACTOR SHALL FINISH SURFACES TO SLOPES INDICATED ON THE SITE PLAN TO OBTAIN POSITIVE DRAINAGE OF THE SURFACE WATER. FINISH GRADE SHALL BE A MIN OF 8" BELOW FINISH FLOOR ELEVATION AND SLOPE at 2% AWAY FROM FOUNDATION FOR A DISTANCE OF 10-0 UNO.

ROW DITCH CONNECTION: DRAINAGE INTO AN OPEN DITCH WHERE DETENTION IS REQUIRED SHALL BE PROVIDED BY A 12 INCH SCHEDULE 40 PVC PIPE WITH A 6 INCH RESTRICTOR PIPE AT THE OUTFALL LOCATION. RE: SITE PLAN.

WHERE SITE DRAINAGE OUTFALLS INTO ROADSIDE DITCHES, THE PIPING MUST CONNECT PERPENDICULAR TO THE DITCH WITH NO BENDS IN THE CITY RIGHT-OF-WAY; OUTFALL PIPE SHALL CONNECT TO DITCH DOWNSTREAM OF CULVERTS; AND BE PROVIDED WITH A HEADWALL AT PIPE FALLOUT FOR EROSION PURPOSES.

3. **STORM SEWERS:** WHERE A STORM WATER DRAINAGE SYSTEM IS REQUIRED, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM AS REQUIRED BY LOCAL CODE, OR AS SHOWN ON THE DRAWINGS.

WHERE DRAINAGE IS TO A CURBED STREET RIGHT-OF-WAY, PROVIDE 3ø PVC DRAIN THRU CURB at 10-0 OC AT ALL LOCATIONS WHERE STORM WATER MAY BE TRAPPED FROM FLOW TO DRAINAGE SYSTEM BY CURB.

4. **EXTERIOR LANDINGS:** CONTRACTOR TO PROVIDE A 6-0 X 6-0 EXTERIOR LANDING (SLOPED AT 1:50 AWAY FROM THE ENTRY) POSITIONED SUCH THAT IT EXTENDS A MINIMUM OF 30" PAST THE STRIKE SIDE OF THE EXTERIOR ENTRY DOOR ON THE PULL SIDE AND at THE SAME ELEVATION AS THE INTERIOR FF. LANDING AND ACCESS ROUTE SHALL HAVE NO RISE GREATER THAN 1/2 INCH ALLOWED. ACCESS ROUTE SHALL HAVE NOT SLOPE GREATER THAN 1:20. REFER TO SITE PLAN AND ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

5. **ACCESSIBLE ROUTE:** NO RISE GREATER THAN 1/2 INCH ALLOWED. SLOPE SHALL BE LESS THAN 1:20 (5%) WITH A 6-0 BY 6-0 FLAT AREA LOCATED OUTSIDE THE ENTRANCE DOOR. HANDICAPPED PARKING SHALL BE LEVEL (NO SLOPE). IF AN ACCESSIBLE ROUTE HAS A RUNNING SLOPE GREATER THAN 1:20 THEN IT IS A RAMP & MUST COMPLY ACCORDINGLY.

6. **CROSS SLOPE:** NOWHERE SHALL THE CROSS SLOPE OF A PEDESTRIAN (INCLUDING ACCESSIBLE) ROUTE EXCEED 1:50 (2%). SLOPES SHALL ALWAYS DIRECT WATER AWAY FROM THE BUILDING STRUCTURE AND TOWARD THE NEAREST STORM DRAIN UNO.

7. **RAMPS:** ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 WITH A MAXIMUM RISE FOR ANY RUN OF 30 INCHES. THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44 INCHES UNO WITH A LANDING LENGTH OF 60 INCHES CLEAR at THE TOP AND BOTTOM OF RAMP.

8. **HANDRAILS:** IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.

9. **FIRE LANE:** EACH FIRE LANE SHALL BE CONTINUOUSLY MARKED WITH RED PAINT, EITHER ON THE CURB OR, WHERE THE CURBS ARE NOT PRESENT, WITH A CONTINUOUS LINE NOT LESS THAN FOUR INCHES WIDE. ON THE RED PAINTED SURFACES, THE WORDING "FIRE LANE- NO PARKING FIRE LANE TOW AWAY ZONE" IN WHITE LETTERS THREE INCHES HIGH SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED AND APPLIED AT EACH END AND AT LEAST EVERY 25 FEET.

10. **IRRIGATION AND DRAINAGE SLEEVES:** EACH PLANTED AREA, INCLUDING RAISED PLANTERS AND POTS, SHALL BE PROVIDED WITH IRRIGATION SLEEVES (Re: LANDSCAPE PLAN) AND SHALL BE DRAINED by NATURAL FLOW TO YARD DRAINS or PIPES THRU CURBS UNLESS NOTED OTHERWISE. YARD DRAINS SHALL BE 4 INCH MINIMUM AND CONNECT TO THE NEAREST STORM SEWER SYSTEM WHEN AVAILABLE.

11. **SITE GRAPHICS AND MONUMENT SIGN:** CONTRACTOR SHALL COORDINATE WITH OWNER SIGN CONTRACTOR AND PROVIDE REQUIRED UTILITY CONNECTIONS FOR SIGN CONTRACTOR TO CONNECT TO. AS A MINIMUM, PROVIDE (3) #12 WIRE, INCREASED AS REQUIRED FOR VOLTAGE DROP; (1) 20A, 120V CIRCUIT; AND (2) 3/4ø PVC CONDUIT FROM BLDG PANEL BRD to EA MONUMENT SIGN.

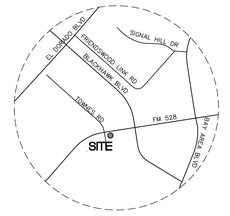
12. **SMALL ENCLOSURES:** CONTRACTOR SHALL PROVIDE GUARD SHACK SMALL ENCLOSURE MODEL SERIES GS. TYPE LIFT-OFF IN FOREST GREEN COLOR AND COORDINATE SIZE WITH BACK FLOW ASSEMBLIES.

LANDSCAPE SLEEVE

2-3"ø Sch 40 PVC SLEEVE for IRRIGATION SYSTEM AND LANDSCAPE LIGHTING-Typ to ALL LANDSCAPE AREAS.

2 VICINITY MAP

NTS



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 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 SIX (6) MONTHS.

KEY

1 SITE PLAN

1 : 10

SITE AREA CALCULATIONS

AREA	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	64,178 SF	100%
PARKING LOT & DRIVE AREA	27,682 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	11,997 SF	19%
BUILDING SQ FOOTAGE	14,765 SF	23%
GREEN SPACE/LANDSCAPED AREA	9,734 SF	15%

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REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS
04/17/25
10312 BLAIR KORNDORFFER

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SCALE: 1:10

PLOTTED: Apr 14, 2025 File: 2409.00 A201.00.dwg

CITY CENTER RETAIL

3727 FM 528
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Sheet Date: 03/17/25

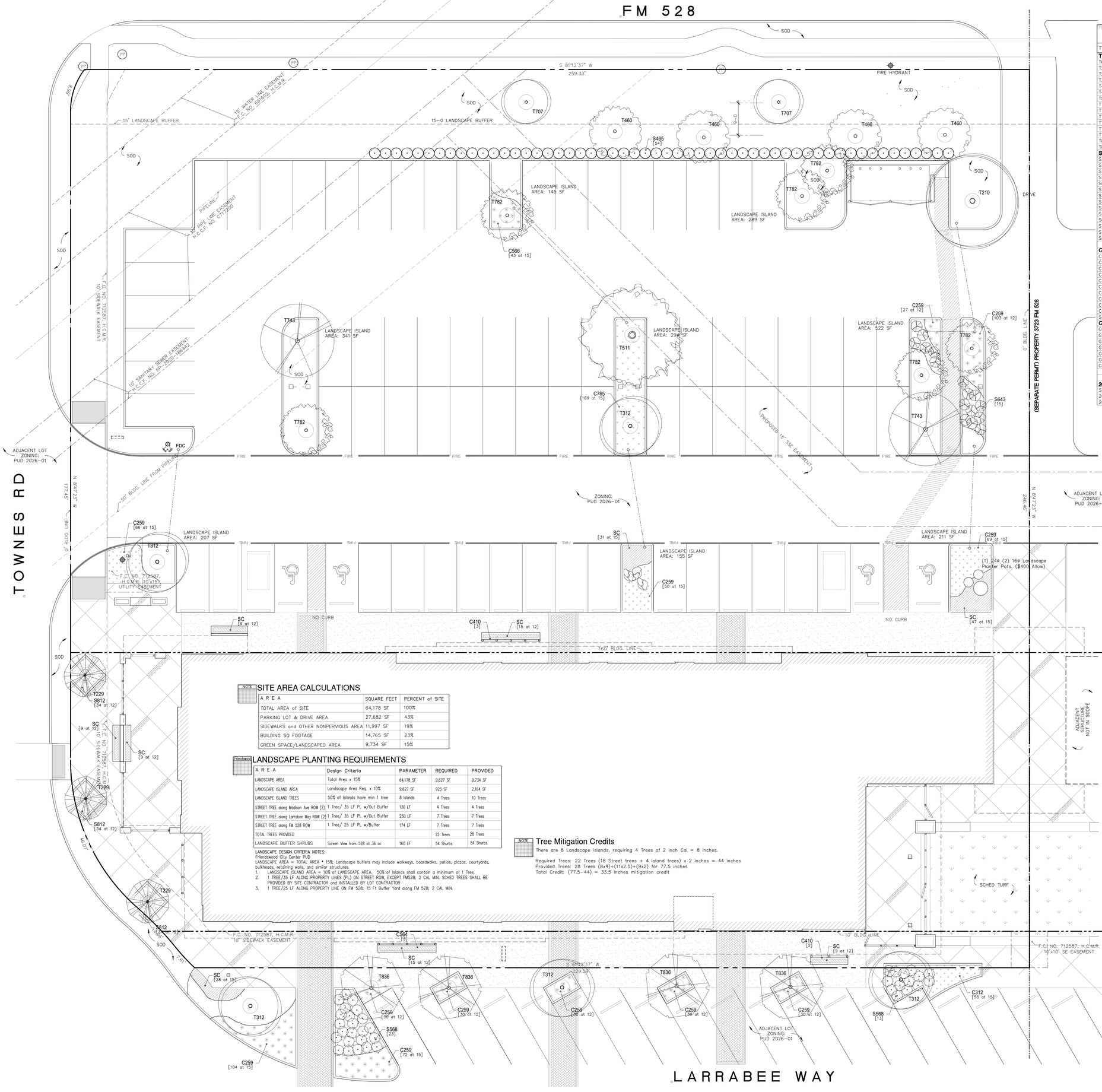
Sheet Title:
SITE PLAN

Sheet No.:
A2-01 1

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PLANTING SCHEDULE

FRIENDSWOOD CITY CENTER

TYPE	QUAN	ZONE	SCIENTIFIC NAME	COMMON NAME	PLANTING SPEC	UOC
TREES						
T611		06:11	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	14-0 HT	3 3E F
T210	1	04:09	ACER RUBRUM	DRUMMOND RED MAPLE	4 inch CAL, UNO	2 2D F
T229	3	07:07	CERCIS SANADENSIS TEXENSIS	TEXAS REDBUD	14 GAL BOX	2 1D F
T312	5	04:09	DIOSPYROS VIRGINANA	TEXAS PERMISSON (MALE)	2 1/2 inch CAL	2 1D F
T462		05:11	ILEX OPACA	AMERICAN HOLLY	8-0 HT	2 2E F
T460	4	06:11	ILEX VOMITORIA	YAUPON HOLLY	8-0 HT	2 1E F
T511	1	02:09	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4 inch CAL, UNO	2 2E F
T710		09:12	PINUS CARIBAEA	LOBLOLLY PINE	6 inch CAL, UNO	2 3E F
T707	2	05:10	PRUNUS MEXICANA	MEXICAN PLUM	14 GAL BOXED	2 1D F
T730		06:09	QUERCUS FALCATA	SOUTHERN RED OAK	5 inch CAL, UNO	2 3D F
T743	2	04:09	QUERCUS NUTTALLII	NUTTAL OAK	4 inch CAL, UNO	2 3D F
T735		07:11	QUERCUS VIRGINIAN	LIVE OAK	4 inch CAL, UNO	2 3SE F
T782	6	07:11	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2 1/2 inch CAL	2 1D F
T810		06:10	TAXOSIUM DISTICHUM	COMMON BALD CYPRESS	4 inch CAL, UNO	2 3D F
T836	4	06:09	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	4 inch CAL, UNO	2 2DE F
SHRUBS						
S210		07:10	ABELIA GRANDIFLORA	ABELIA	5 GAL	2 2P F
S212		10:11	ACALYPHA WILKESIANA	COPPERLEAF	5 GAL	2 1P F
S274		08:11	CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GAL, 30 OC	2 4P F
S264		09:11	CARISSA, VAR MINIMA	DWARF NATAL PLUM	5 GAL	2 2P F
S643	29	07:10	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	5 GAL, 30 OC	2 1F5 F
S464		06:11	ILEX CORNUTA BURFORDII	BURFORD HOLLY	5 GAL	2 4F5 F
S465	54	06:11	ILEX CORNUTA ROTUNDA BURFORDII	DWARF BURFORD HOLLY	5 GAL	2 2F5 F
S566		08:10	LEUCOPHYLLOM FRUTESCENS	TEXAS SAGE	5 GAL	2 3F F
S567		08:10	LEUCOPHYLLOM FRUTESCENS,COMPACTUM	COMPACT TEXAS SAGE	5 GAL	2 2F F
S568	23	07:09	LOROPETALUM CHINENSIS RUBY	DWARF CHINESE FRINGE FLOWER	5 GAL, 30 OC	2 F
S631		05:10	NANDINA DOMESTICA COMPACTA	DWARF NANDINA	1 GAL	2 1 F
S766		07:10	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL, 30 OC	2 E F
S782		09:11	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	2 D F
S810		05:11	TECOMA STANS	ESPERANZA / YELLOW BELLS	5 GAL	2 D F
GROUNDCOVERS • NATIVE FLOWER						
C259	661	07:10	CALYPTRACARPUS VIALIS	STRAGGLER DAISY	1 GAL	2 E FP
C312	55	08:11	DIETES IRIDIODES GRANDIFLORA	AFRICAN IRIS | WHITE BI COLOR	1 GAL/ DIVIDE, 24 OC	2 F
C410	6	08:11	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GAL	2 F
C512		07:09	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	2 GAL, 18 OC	2 F F
C564		04:10	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	1 GAL	2 SF F
C566	43	08:11	LANTANA CAMARA NEW GOLD	NEW GOLD LANTNA | YELLOW	1 GAL, 18 OC	2 F F
C567		08:11	LANTANA CAMARA DALLAS RED	DALLAS RED LANTNA | RED	1 GAL, 18 OC	2 F F
C661		06:11	OPHIOPAGAN PLANISCAPUS	MONDO GRASS	1 GAL/ SUBDIVIDE, 12 OC	2 SF F
C765	189	07:09	SPHAGNETICOLA TRILOBNATA	MEXELIA	1 GAL/ SUBDIVIDE, 18 OC	2 3F F
C814		07:11	TRACHELOSPERMUM ASIATICUM	ASIATICUM JASMINE	1 GAL/ SUBDIVIDE, 18 OC	2 SF F
S812	102	08:11	TULBAGHI VIOLACEA TRICOLOR	SOCIETY GARLIC	5 GAL	2 F
GRASSES						
G262		05:09	INLAND SEA OATS	CHASMANTHIUM LATIFOLIM	5 GAL B&B	2 3F F
G260		06:10	CORTADERIA SELLOANA	PAMPAS GRASS	5 GAL B&B	2 3F F
G261		09:12	CYNODON DACTYLON	COMMON BERMUDA (LOCAL VARIETY)	HYDROMULCH	2 F F
G263		09:12	CYNODON DACTYLON	TEXTURF 10 (MED TEXTURE)	SOD SOLID	2 F F
G614		06:09	MUEHLENBERGIA CAPILLARIS	GULF COAST MUHLY GRASS	5 GAL	2 F F
G612		09:11	MUEHLENBERGIA LINDHEIMERI	MUHLY GRASS	5 GAL	2 F F
G710		09:12	PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL	2 F F
2000 MISCELLANEOUS MATERIALS						
SC				SEASONAL COLOR	STAGGARED 15 OC	4P
2010			RYERSON STEEL EDGING	TYP BETWEEN PLANTS AND GRASS AREA UNO		
2020			COR-TEN/ WEATHERED STEEL EDGING	RUST-PATINA FINISH		

NOTE:
Caliper (trunk thickness or diameter) of All Trees shall be measured at a point 54 Inches on the trunk above ground level when planted. The minimum size for Single Trunk trees shall be 2 inch caliper or an average of 1.5 inch caliper for Mult-Trunk Trees.

Minimum Trunk Height. The minimum trunk height of all trees, defined as the clear, branch-free portion of the main stem (bole) measured from finished grade to the first permanent lateral branch, shall be not less than six (6) feet in all landscape areas and not less than seven feet six inches (7'-6") where tree canopy extends over pedestrian areas.

Balled and Burlapped (B&B): Container size shall conform to Grades and Standards Manual of the Texas Association of Nurserymen, where applicable.

SHRUB PLANT SPACING:

5 GAL & LARGER	36" OC UNO
3 TO 5 GAL	30" OC UNO
2 & 3 GAL	24" OC UNO
1 GAL	18" OC UNO

Landscape General Notes

1. The scope of work includes all landscape design elements shown on the drawings, including but not limited to planting, grading, irrigation, drainage, and hardscaping. Refer to Planting and Irrigation Specifications for additional information.
2. All hardscape materials (e.g., pavers, stone, concrete) shall be installed per the manufacturer's recommendations for conditions specific to this site and project details.
3. Scheduled Edging shall be installed to maintain plant bed shape and prevent shifting of materials and shall be located between all dissimilar materials.
4. All site furnishings, such as benches, trash receptacles, bike racks, and signage, shall be installed as indicated on the plans. Provide proper clearance around furnishings for accessibility and ease of movement.
5. Landscape contractor shall verify rough grade prior to installation of finish materials and notify Owner's Representative of any areas where potential ponding or improper drainage may occur.
6. Install min (2) 3"ø-Sched 40 PVC Sleeves to all locations where planted materials will be placed for Irrigation and Landscape Lighting. Re: Site Plan.
7. Planting beds and plant locations shall be staked by the Landscape Contractor and Approved by the Owner's Representative prior to installation of the Plants.
8. All Disturbed Areas, exclusive of Planting Beds, shall be seeded or sodded per plans and specifications. Additional seeding or sodding, if required, will be as directed but the Owner's Representative. Provide Erosion Control as Required.
9. All Plant material shall be supplied in appropriate sources to prevent undue stress or prolonged acclimatization which would inhibit plant growth.

SITE AREA CALCULATIONS

AREA	SQUARE FEET	PERCENT of SITE
TOTAL AREA of SITE	64,178 SF	100%
PARKING LOT & DRIVE AREA	27,682 SF	43%
SIDEWALKS and OTHER NONPERVIOUS AREA	11,997 SF	19%
BUILDING SQ FOOTAGE	14,765 SF	23%
GREEN SPACE/LANDSCAPED AREA	9,734 SF	15%

LANDSCAPE PLANTING REQUIREMENTS

AREA	Design Criteria	PARAMETER	REQUIRED	PROVIDED
LANDSCAPE AREA	Total Area x 15%	64,178 SF	9,627 SF	9,734 SF
LANDSCAPE ISLAND AREA	Landscape Area Req. x 10%	9,627 SF	923 SF	2,164 SF
LANDSCAPE ISLAND TREES	50% of Islands have min 1 tree	8 Islands	4 Trees	10 Trees
STREET TREE along Madison Ave ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	130 LF	4 Trees	4 Trees
STREET TREE along Larrabee Way ROW (2)	1 Tree/ 35 LF PL w/Out Buffer	230 LF	7 Trees	7 Trees
STREET TREE along FM 528 ROW	1 Tree/ 25 LF PL w/Buffer	174 LF	7 Trees	7 Trees
TOTAL TREES PROVIDED			22 Trees	28 Trees
LANDSCAPE BUFFER SHRUBS	Screen View from 528 at 36 oc	160 LF	54 Shurbs	54 Shurbs

LANDSCAPE DESIGN CRITERIA NOTES:
Friendswood City Center PUD
LANDSCAPE AREA = TOTAL AREA * 15%; Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures.
1. LANDSCAPE ISLAND AREA = 10% of LANDSCAPE AREA. 50% of Islands shall contain a minimum of 1 Tree.
2. 1 TREE/35 LF ALONG PROPERTY LINES (PL) ON STREET ROW, EXCEPT FM528; 2 CAL MIN. SCHED TREES SHALL BE PROVIDED BY SITE CONTRACTOR and INSTALLED BY LOT CONTRACTOR
3. 1 TREE/25 LF ALONG PROPERTY LINE ON FM 528; 15 Ft Buffer Yard along FM 528; 2 CAL MIN.

Tree Mitigation Credits

There are 8 Landscape Islands, requiring 4 Trees of 2 inch Cal = 8 inches.

Required Trees: 22 Trees (18 Street trees + 4 Island trees) x 2 inches = 44 inches
Provided Trees: 28 Trees (8x4)+(11x2.5)+(9x2) for 77.5 inches
Total Credit: (77.5-44) = 33.5 inches mitigation credit

1 LANDSCAPEPLAN
1 : 10

KEY

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Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1	12/05/25		CITY COMMENTS
2	1/29/2026		CITY COMMENTS

REGISTERED ARCHITECT BRYAN WAYNE HAWKINS 23119 STATE OF TEXAS
04/17/25
AIA REGISTERED ARCHITECT

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SCALE: 1:10

PLOTTED: Apr 14, 2025 File: 2409.00 L1(1).00.dwg

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77546

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Sheet Date: 03/17/25

Sheet Title: LANDSCAPE PLAN

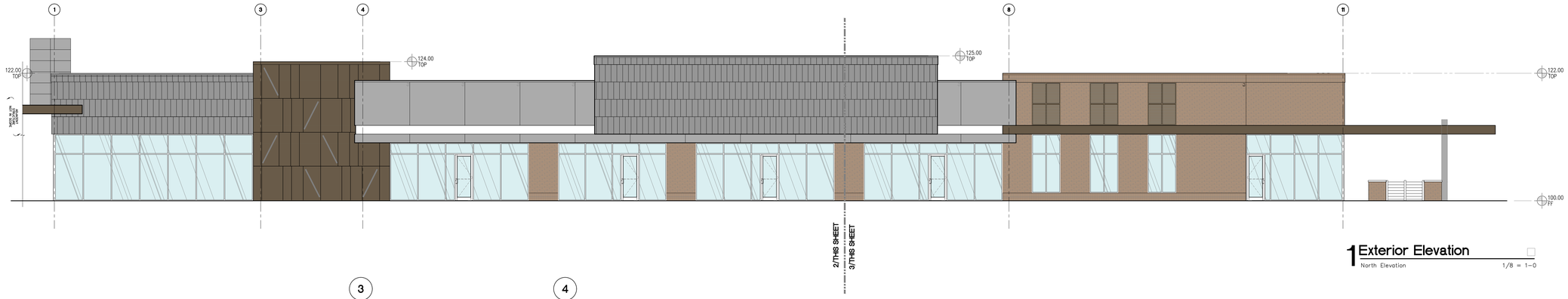
Sheet No.: L1-01 (1 2)

Drawn By Project Manager Project Arch
JBK

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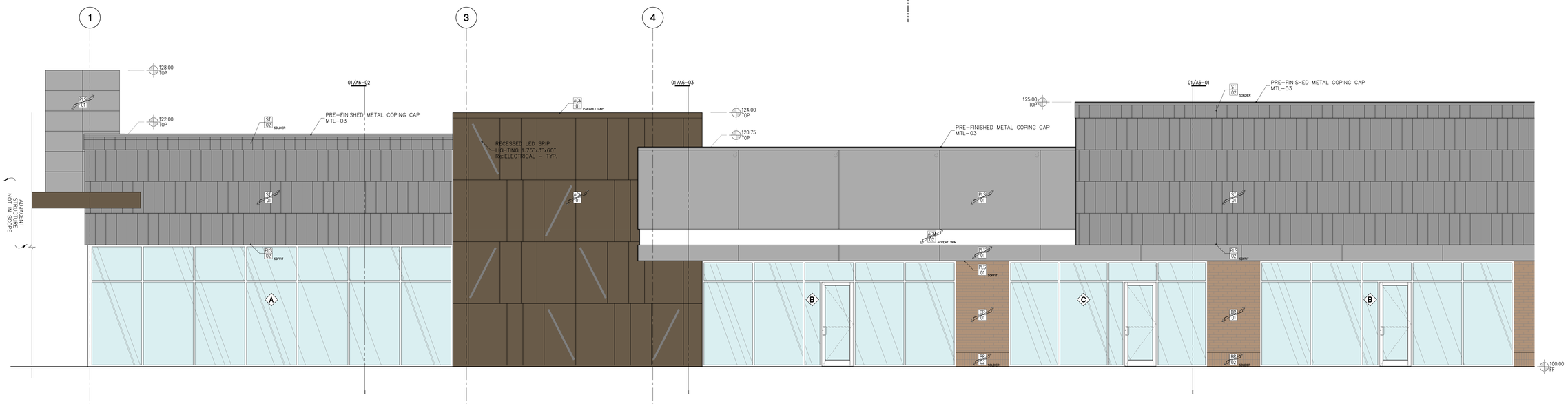
SCREENING

ALL MECHANICAL EQUIPMENT SHALL BE SCREENDED FROM VIEW OF FM 528



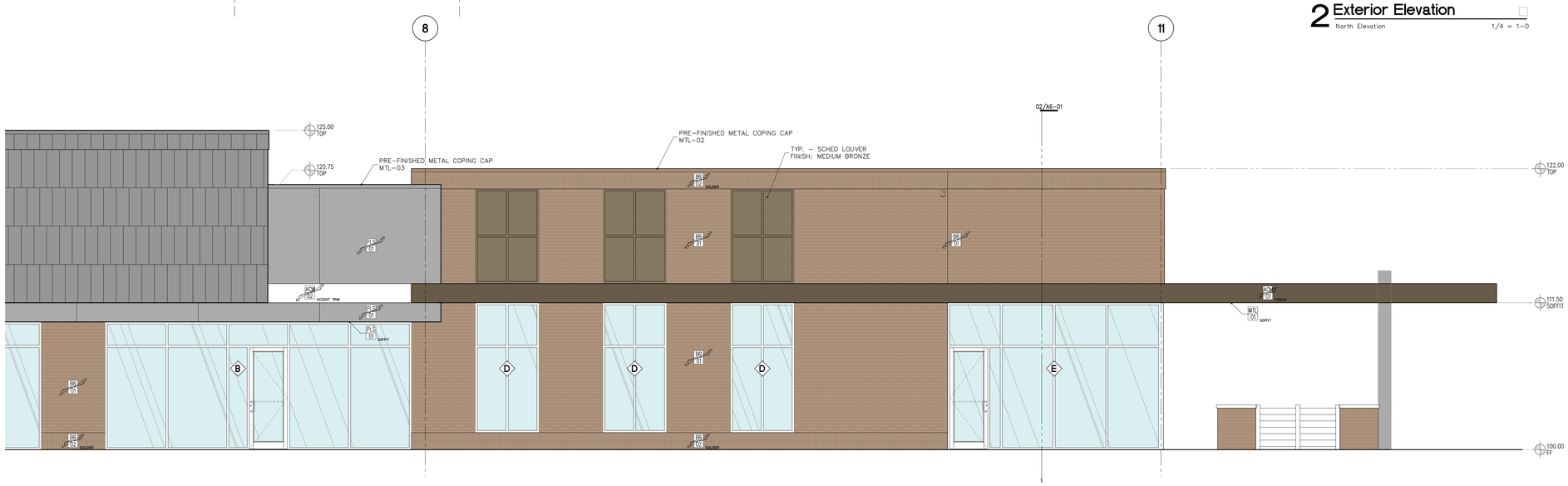
1 Exterior Elevation

North Elevation — 1/8 = 1-0



2 Exterior Elevation

North Elevation — 1/4 = 1-0



3 Exterior Elevation

North Elevation — 1/4 = 1-0

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REGISTERED ARCHITECT BRIAN KENDRICK 03112 STATE OF TEXAS

04/17/25

0 4 8 12

SCALE: 1 inch = 4 Ft

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Sheet Date: 03/17/25

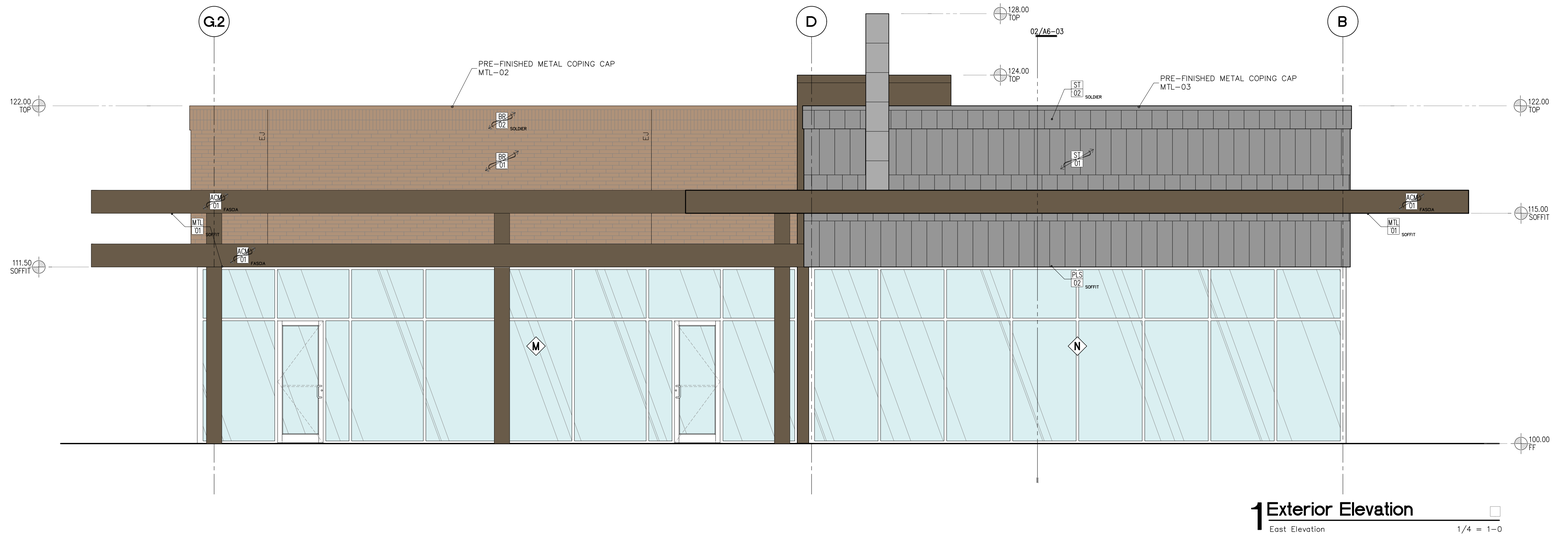
Sheet Title: EXTERIOR ELEVATIONS

Sheet No.: A5-01 (1)

Drawn By | Project Manager | Project Arch: JBK

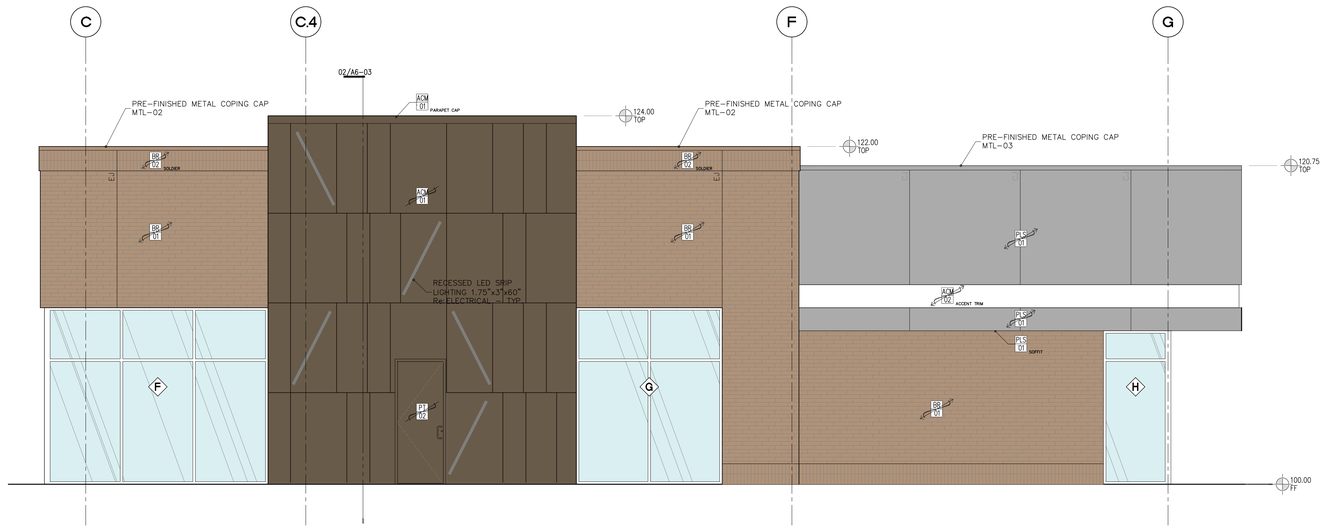
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1 Exterior Elevation

East Elevation 1/4 = 1-0



2 Exterior Elevation

West Elevation 1/4 = 1-0

NOTE

STONE MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
STO1	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 1" THICK x 11 5/8"H x 35 5/8"L
STO2	PLAZA GRAY-HONED	US STONE INDUSTRIES	SIZE: 3/4" THICK x 12"H x 16"L
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX 4-0

NATURAL STONE MASONRY shall be OBTAINED FROM ONE MANUFACTURER, AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS OF MASONRY MORTAR MATERIAL DURING THE COURSE OF WORK.

NORMALLY STONES USED SHOULD BE SMALL ENOUGH TO BE LIFTED AND PLACED BY HAND AND INSTALLED IN THE PATTERN INDICATED IN THE CONSTRUCTION DOCUMENTS.

UNLESS OTHERWISE INDICATED, THE LENGTH OF STONES USED SHALL NOT EXCEED THREE TIMES THE HEIGHT AND THE BREADTH OR BASE SHALL NOT BE GREATER THAN THREE FOURTH THICKNESS OF MASONRY WALL, OR NOT LESS THAN 3 INCHES THICKNESS WHEN USED AS A VENEER. THE HEIGHT OF STONE MAY BE UP TO 12 INCHES, UNO. RANDOM RUBBLE MASONRY SHALL BE BROUGHT TO THE LEVEL COURSES AT PLINTH, WINDOW SILLS, LINTEL AND ROOF LEVELS. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS AT CORNERS OR JAMBS.

NOTE

MISC. MATERIAL

REFER TO A0: PRODUCT SUBMITTAL AND WARRANTY INFORMATION FOR ADDITIONAL REQUIREMENTS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S PUBLISHED DIRECTIVE FOR CONDITIONS SPECIFIC TO THIS PRODUCT.

MARK	DESCRIPTION	MANUFACTURE	NOTE
ACM-01	ACM PANEL PARAPET TRIM CAP	REYNOBOND	COLOR: MEDIUM BRONZE 4MM FR COLORWELD 500 -OR SIMILAR APPROVED BY ARCHITECT
ACM-02	ACM PANEL (ACCENT TRIM)	ALUMABOARD RMP ROLLFAB	COLOR: BONE WHITE -OR SIMILAR APPROVED BY ARCHITECT
MTL-01	METAL SOFFIT PANEL	ALUMABOARD RMP ROLLFAB	COLOR: LIGHT SUPER WIDE GRAIN – 10 inch PLANK -OR SIMILAR APPROVED BY ARCHITECT
MTL-02	METAL COPING CAP	RMP ROLLFAB	COLOR: MEDIUM BRONZE -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT
MTL-03	METAL COPING CAP	RMP ROLLFAB	COLOR: SLATE GREY -PRO FINISH 500 COOL COLORS -OR SIMILAR APPROVED BY ARCHITECT

NOTE

BRICK MASONRY

MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

SHOP DRAWING APPROVAL REQUIRED on ALL MASONRY PRODUCTS.

MARK	DESCRIPTION	MANUFACTURER	Note
BRO1	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x Random Lenghts 4"-24"
BRO2	LINEAR SERIES-Burnt Umber_Sawn	ARRISCRAFT	SIZE: 3 5/8"D x 2 1/4"H x 7 5/8"L (SOLDIER)
CS01	CAST STONE CAP-MATCH Burnt Umber	ARRISCAST	SIZE: 14" W x 3 1/2" H x 31 5/8" L
PVO1	INVSI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PVO2	INVSI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 8"
PVO3	INVSI-LUG PAVER-COLOR TBD	ENDICOTT	TEXTURE: WIRECUT | SIZE: 2 1/4" x 4"x 12"
Contact: Ben Mitchell; Upchurch Kimbrough Co. – ben@upchurchkimbrough.com			

1/8 MAX 4-0

BRICK MASONRY shall be OBTAINED FROM ONE MANUFACTURER, CURED BY ONE PROCESS AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING THE COURSE of WORK.

FACE BRICK SHALL COMPLY WITH ASTM C216, GRADE SW
HOLLOW BRICK SHALL COMPLY WITH ASTM C652

BRICK SHALL BE LAID PLUMB AND TRUE TO LINES SO THAT NO INACCURACIES ARE VISIBLE TO THE EYE OR IN EXCESS OF 1/8 INCH IN THE LENGTH of 48 INCHES LEVEL. JOINT WIDTHS MAY VARY SLIGHTLY, IF REQUIRED, TO ACCOMMODATE VARIATIONS IN UNIT SIZES TO ACHIEVE GOOD JOINT ALIGNMENT WITH A MAXIMUM VARIATION from SPECIFIED SIZE OF 1/4 ± HORIZONTAL AND 1/2 +, 1/4– VERTICAL.

LAY EXPOSED MASONRY IN THE BOND PATTERN SHOWN OR, IF NOT SHOWN, LAY IN RUNNING BOND WITH VERTICAL JOINT IN EACH COURSE CENTERED ON UNITS IN COURSE ABOVE AND BELOW. LAY CONCEALED MASONRY WITH ALL UNITS IN A WYTHE BONDED BY LAPPING NOT LESS THAN 2 INCHES. BOND AND INTERLOCK EACH COURSE OF EACH WYTHE AT CORNERS.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS at CORNERS or JAMBS.

NOTE

STANDARD MORTAR TYPES

UNLESS OTHERWISE SPECIFIED, PROVIDE MORTAR as SPECIFIED for THE FOLLOWING CONDITIONS:

PORTLAND CEMENT, ASTM C270.

TYPE M: Structural Requirements and for grouting reinforcing steel in masonry lintels.
TYPE S: All Exterior Work.
TYPE N: All Interior Work.

Depending on the desired strength and consistency, lime mortars should conform to ASTM C207 and ASTM C206, Mortar for Masonry, such as:

1.	Type M (2,500 psi)	3:1:12
2.	Type S (1,800 psi)	2:1:9
3.	Type N (750 psi)	1:1:6
4.	Type O (350 psi)	1:2:9
5.	Type K (75 psi)	1:3:11
6.	Type L:	0:1:3

Portland cement: ASTM C150, Type I, non-staining and without air entrainment. Gray and white Portland cement may be combined as required to match the desired color.

Hydrated Lime: ASTM C207, Type S.

Lime Putty (slaked lime): should conform to ASTM C5.

Sand: ASTM C144 Standard Specification for Aggregate for Masonry Mortar, free of clay, silt, soluble salts, and organic matter; shall match the color, size gradation, and texture of the original mortar sand.

Water: Potable, free from injurious amounts of oil, soluble salts, alkali, acids, organic impurities and other deleterious substances which impair mortar strength or banding.

Masonry Cement (premixed, bagged mortar): shall NOT be used.

DO NOT USE MORTAR or GROUT WHICH HAS BEGUN to SET or IF MORE THAN 2 1/2 HOURS HAVE ELAPSED SINCE INITIAL MIXING.

FILL ALL MORTAR JOINTS COMPLETELY. KEEP ALL AIR and EXPANSION JOINTS CLEAR OF MORTAR.

TOOL JOINT WITH CONCAVE PROFILE UNLESS SPECIFIED OTHERWISE.

NOTE

MASONRY VENEER TIES

MASONRY TIES SHALL be TWO-PIECE, VERTICALLY AJUUSTABLE HOT-DIP GALVANIZED, ASTM C153, Class B; MIN 3/16 DIA with NO MECHANICAL PLAY IN EXCESS OF 0.05 INCH. EMBED MIN 2 in INTO MASONRY WYTHE and SECURE TO STUD THRU SHEATHING.

PROVIDE MASONRY TIES at 16 oc VERTICAL AND HORIZONTAL. SO AS TO PROVIDE NO DEFORMATION OVER 0.05 in per 100 lb LOAD in EITHER TENSION or COMPRESSION. INSTALL ADDITIONAL TIES at 8 oc at ALL JAMB AND EDGE CONDITIONS.

NO FLAT, CORRUGATED TIES WILL BE ACCEPTED.

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REGISTERED ARCHITECT BEN MITCHELL 23114 STATE OF TEXAS

04/17/25

0 4 8 12

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CITY CENTER RETAIL

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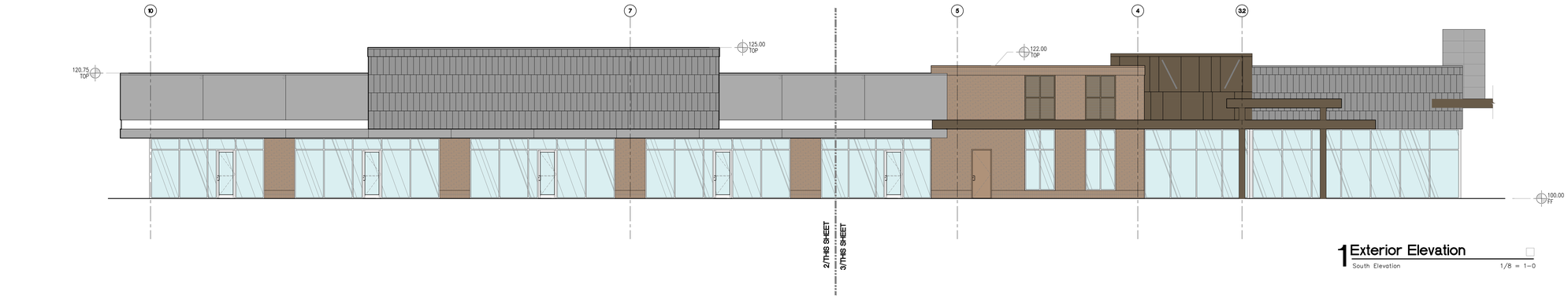
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EXTERIOR ELEVATIONS

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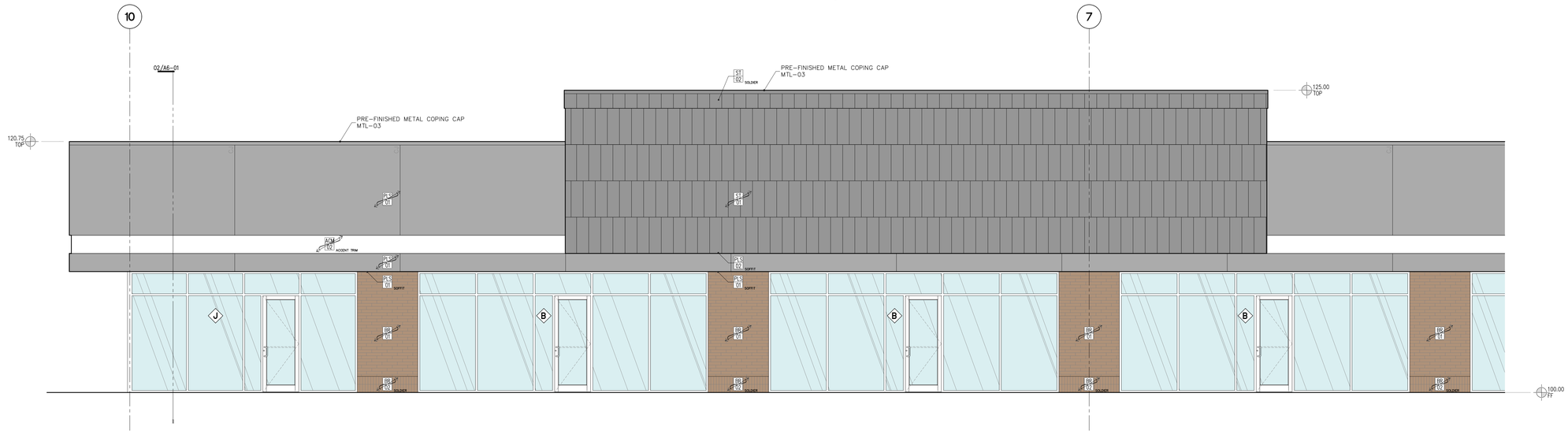
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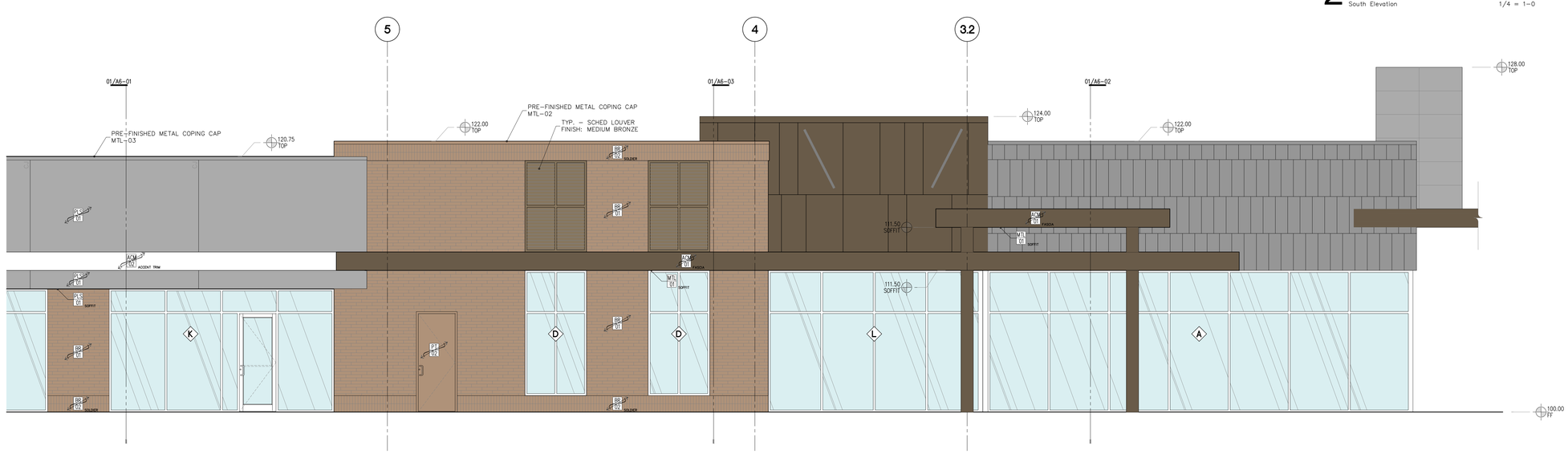
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1 Exterior Elevation
South Elevation 1/8 = 1-0



2 Exterior Elevation
South Elevation 1/4 = 1-0



3 Exterior Elevation
South Elevation 1/4 = 1-0

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REGISTERED ARCHITECT
BRIAN HAWKINS
10314
STATE OF TEXAS
04/17/25

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SCALE: 1 inch = 4 Ft

PLOTTED: Apr 14, 2025 File: 2409.00 A501.00.dwg

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Sheet Date: 03/17/25

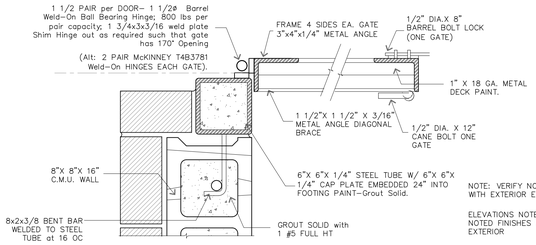
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Sheet No.:
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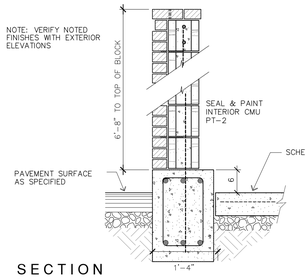
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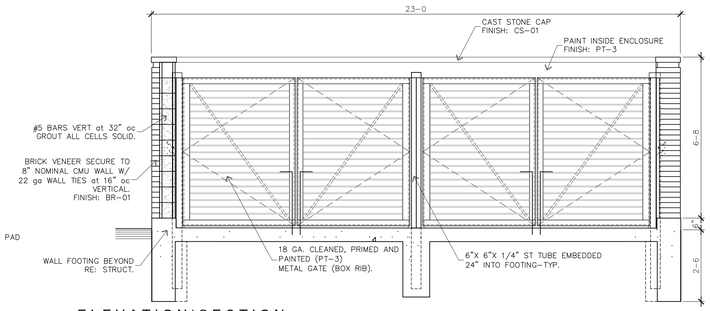
NOTE: VERIFY NOTED FINISHES WITH EXTERIOR ELEVATIONS

ELEVATIONS NOTE: VERIFY NOTED FINISHES WITH EXTERIOR

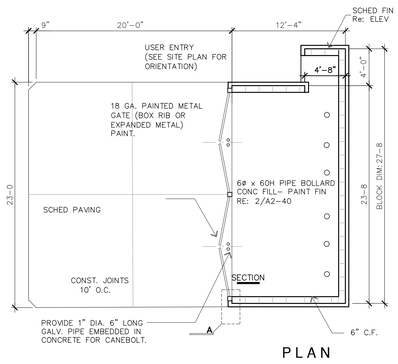
DETAIL A
1 1/2 SCALE



SECTION
3/4=1–0

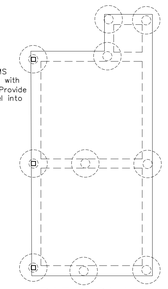


ELEVATION|SECTION
ALL EXPOSED STEEL SHALL be HOT DIPPED GALVANIZED AFTER FABRICATION. Re: STRUCTURAL NOTES for ADDITIONAL INFO.



PLAN

SCHED PAVEMENT with 16x30 BEAMS UNDER MASONRY WALLS Reinforced with 3#6 T&B w/ #3 Ties at 18 oc. Provide standard hook from pavement steel into bms.



PIER PLAN
NTS

1 SITE DETAILS
DUMPSTER ENCLOSURE 3/4 = 1–0

NOTE **GUARDRAILS**

ANY AREA 30 inches ABOVE THE ADJACENT FLOOR or GRADE SHALL be PROTECTED by A GUARDRAIL.

Marine Grade 316 Stainless Steel 1x19 3/16 Cable Rail System with 2x2 SS Post and 1/2 x 2 SS Top Rail. Provide all fittings and anchors required for a complete system.

TOP of GUARDRAIL SHALL be NOT LESS THAN 36 inches ABOVE FINISH FLOOR and SHALL HAVE INTERMEDIALTE RAILS or AN ORNAMENTAL PATTERN SUCH THAT A 4 inch dia SPHERE CANNOT PASS THROUGH.

GUARDRAIL SHALL be DESIGNED SUCH THAT THE COMPLETED HANDRAIL and SUPPORTING STRUCTURE is CAPABLE of WITHSTANDING a LOAD of AT LEAST 200 pounds APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL. INTERMEDIATE RAILS SHALL be DESIGNED to WITHSTAND A LOAD OF 25 PSF APPLIED HORZ at RIGHT ANGLE OVER ENTIRE TRIBUTARY AREA. THESE LOADS NEED NOT BE COMBINED.

3 SITE DETAILS
PATIO GUARDRAIL NTS

NOTE: VERIFY NOTED FINISHES WITH EXTERIOR ELEVATIONS

RE: STRUCTURAL for FOUNDATION & WALL REINF

2 SITE DETAILS
PATIO WALL 3/4 = 1–0

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REGISTERED ARCHITECT JOHN KORNOELJE 23112 STATE OF TEXAS
04/17/25
JOHN B. KORNOELJE
JOHN KORNOELJE

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SCALE: 3/4

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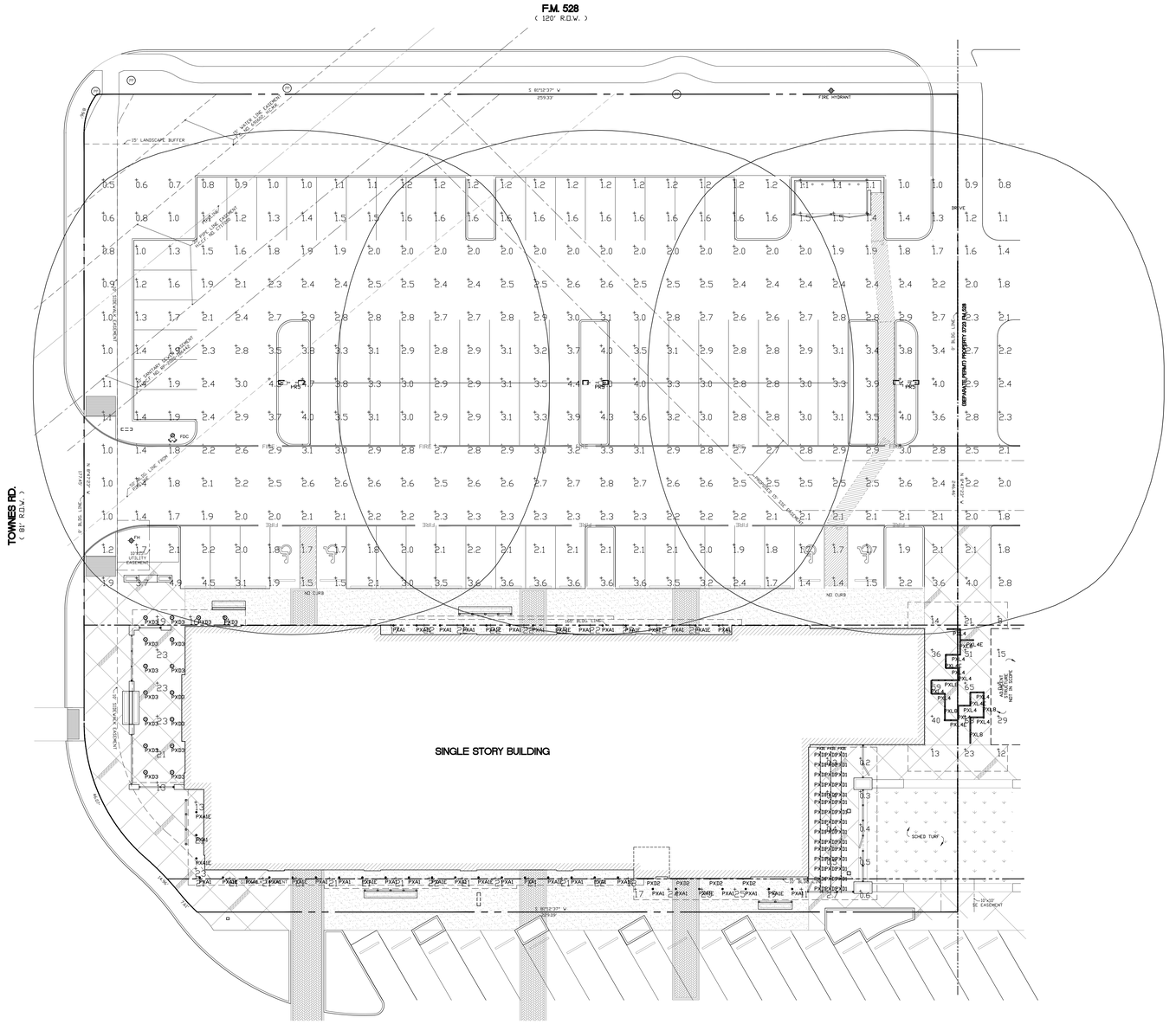
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SITE DETAILS

Sheet No.:
A2-41

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KEY

1 PHOTOMETRIC PLAN

1/16 = 1-0

Luminaire Schedule

Symbol	Label	Qty	Arrangement	Mounting Height	Lum. Lumens	Lum. Watts	LLF	Description
	PRV	3	Back-Back	25	18517	151	0.950	Lumark PRV-PA2-B-730-X-5W@ -MA-X + PRVMA-X +RTSU25-7.0-11-KZ13-26S-BC
	PXA1	28	Single	10, 11.5	2121	21.8	0.950	Portfolio LDC20D10+EU6C1090304LBCSIX+LGSKT6IP66
	PXA1E	16	Single	10, 11.5	2121	21.8	0.950	Portfolio LDC20D10+EU6C1090304LBCSIX+EM14+LGSKT6IP66
	PXD1	45	Single	9	5	0.2	1.000	Tivoli LSL2-B-12-S-30-F
	PXD2	4	Single	5.5	1946	20.83	0.950	Brownlee 7178-34-FINISH-H21-30K-X
	PXD3	16	GROUP	10	N.A.	N.A.	0.950	Brownlee 7400-FINISH-L16-X-30K-SVL-UPI
	PXL4	10	Single	9	3062	27.06	0.950	Nulite RXT-P-B-FF-GG-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-4
	PXL4E	4	Single	9	3136	27.06	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-4
	PXL8	5	GROUP	9	N.A.	N.A.	0.950	Nulite RXT-P-B-FF-FF-03-05-L30-UNV-D-2-X-X-FINISH-SR-B-X-8

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DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

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HAWARCH @ AOL.COM

Revisions

No.	IOC	Date	Description
			Issue for Pricing
		01/29/26	ISSUE FOR PERMIT
			Issue for Constructio
1	01/29/26	CITY COMMENTS	

REGISTERED ARCHITECT BLAIR KORNDORFFER 10312 STATE OF TEXAS

01/29/26

10312
BLAIR KORNDORFFER

0 16.0 32.0 48.0

SCALE: 1/16 = 1'-0"

PLOTTED: Jan 29, 2026 File: 2409D0 A202D0.dwg

CITY CENTER RETAIL

3727 FM 528
FRIENDSWOOD, TEXAS
77546

2409

Sheet Date: 01/26/26

Sheet Title:
PHOTOMETRIC PLAN

Sheet No.:
A2-02 1

Drawn By JAG | Project Manager JAG | Project Arch JBK

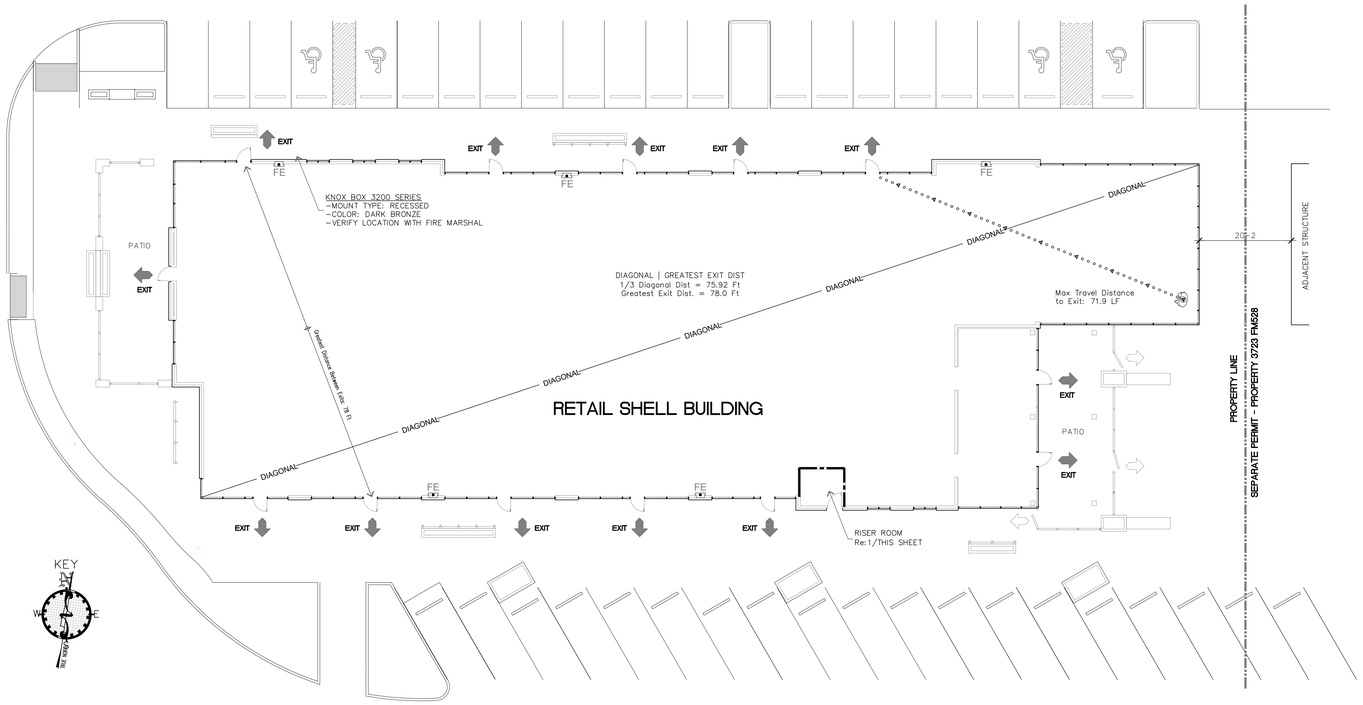
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333 Guadalupe, Suite 2-350, Austin, Texas 78701

LIFE SAFETY



LIFE SAFETY PLAN LEGEND

1 HR FIRE BARRIER	
2 HR FIRE BARRIER	
FIRE WALLS (Rating as Above)	W
SMOKE BARRIER (1 Hr)	
SMOKE PARTITION (NR)	
EXIT PATH	
EGRESS CORRIDOR	
EGRESS AISLE	

FIRE WALL: A firewall is a fire-resistant structure which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow the collapse of the existing construction on either side of the wall to occur without allowing the collapse of the wall.

FIRE BARRIER: Interior Walls that extend from the floor to floor or floor to roof, including concealed and interstitial spaces. They are designed to subdivide portions of the building into separate building areas. They are used to separate occupancy types, shafts, incidential uses and exit passage ways and can be supported by structures, such as roofs, columns or floors. Provide Fire Dampers at all penetrations in Fire Barrier Walls with a Fire Rating Greater than 1-hr UNO. Fire Caulk per Rating Requirements. All Openings Shall be Protected per Code Requirements.

SMOKE PARTITION: It is a type of fire barrier that restricts smoke from spreading. The smoke barriers are either horizontal or vertical. Regardless of the amount of fire, the minimum resistance of the smoke barrier is one hour UNO. Smoke Seal. Provide Smoke Seal/Clearance at all Openings.

FUTURE TENANT SPACES

-ACTUAL to be DETERMINED AS SPACES ARE LEASED
-EGRESS CALCULATIONS PROVIDED PER TENANT BUILD-OUT

EGRESS TRAVEL PATH CALCULATIONS

AREA	EXITS	OCCUPANT LOAD	OCCUPANCY	GROUP	DISTANCE BETWEEN EXITS ONE-HALF DIAGONAL RULE		COMMON PATH of EGRESS TRAVEL DISTANCE		EXIT ACCESS TRAVEL DISTANCE		DEAD END MAX DISTANCE WHERE MORE THAN ONE EXIT REQUIRED		STAIRS CODE ALLOWABLE		STAIRS PROPOSED	
					1/2 (NO MAX DIAGONAL) 1/3 (WITH MAX DIAGONAL OF 30%)	MAX PROPOSED DISTANCE BETWEEN EXITS	CODE ALLOW OCC<50	CODE ALLOW OCC>50	MAX PROPOSED DISTANCE	CODE ALLOWABLE	MAX PROPOSED DISTANCE	CODE ALLOWABLE	MAX PROPOSED DISTANCE	NO.	MINIMUM WIDTH (IN)	NO.	MINIMUM WIDTH (IN)
BLDG SHELL	13	-	U OCCUPANCY SPRINKLERED		76	78-0	75	75	N/A	400	72	20	N/A	0	44	0	N/A

FE: FIRE EXTINGUISHER

Recess UI Classified Listing Fire Extinguisher Similar to Potter-Roemer #3006: 6lb, ABC Dry Chemical Fire Extinguisher Set In Flush Mount Potter-roemer Fire Extinguisher Buena Series 7122-E-18-VD Cabinet Complying With ADA And FRC Regulations or Approved Equal. Provide Fire Rated Cabinet when located within a Rated Assembly.

Provide one Fire Extinguisher for any type occupancy, area or location for every 6000 square feet or fraction thereof at a maximum travel distance of 75-0.

ACCESSIBLE ENTRY (TYP UNO)

Contractor To Provide a 6-0 X 6-0 Exterior Landing (sloped at 1:50 away from the Entry) Positioned Such That It Extends a Minimum of 30" Past The Strike Side of the Exterior Entry Door on the Pull Side and Level with the Interior Finish Floor. Landing and Access Route Shall Have No Rise Greater Than 1/2 Inch Allowed. Access Route shall have not slope greater than 1:20. Refer to Site Plan and Accessibility Details for additional information.

BUILDING ADDRESS

-ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND MUST BE POSTED SO THAT IT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY PER IFC SECTION 505.1

WET PIPE SPRINKLER SYSTEM 13

The Contractor shall provide a complete fire protection system, wet pipe stand pipe and wet pipe sprinkler system covering all portions of the building and installed per NFPA 13 and complying to all local and state regulations. Plans and specifications, including calculations, shall be submitted for local jurisdictional review and approved prior to Construction. System design data shall be shown on a plate mounted on the main sprinkler riser.

The fire pumps, if required, shall comply with the requirements of NFPA 20, the stand pipe shall comply with NFPA 14, and the sprinkler system shall comply with the requirements of NFPA 13. All valves and devices used in the fire protection system shall be UL or FM listed for the intended use.

Where required, non-conditioned spaces, including attic space of the building shall be fully sprinkled with a dry pipe system. This system shall be fully automated with continuous monitoring and the system shall supersede the requirement for attic draft stopping partitions but not area separation partitions.

Upon completion of the system, the Contractor shall make and pay for all tests as many be required by the insurance authorities having jurisdiction and shall correct any defects indicated by test to the satisfaction of the authorities. The system shall be subjected to a hydrostatic pressure of 200 psi for a two hour continuous period and shall not experience more than a 2 psi loss during this period in any part of the system. Any defects found during this test shall be immediately and properly corrected and the test repeated until results are satisfactory to the regulating authorities.

Coordinate the design with Other Life Safety Requirements.

PUD PARKING MATRIX

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required Single Use	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hotel	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Clinic (Medical Complex)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	297	29.70	148.50	222.75	118.80	44.55	222.75	297.00	148.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Retail (excluding shopping center)	279	13.97	130.73	209.60	27.95	13.97	279.47	209.60	27.95
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	576	44	288	432	147	59	502	507	176
		507								
	Put 1 if this qualifies as a historic building	0	0							
	Total Reduction	0								

PARKING SPACES REQUIRED: 507
PARKING SPACES PROVIDED 679 (OnSite Parking: 357 | Public Parking: 322)

PUD Single Use Parking Matrix | Appendix C- Parking Group Table of Friendswood Design Criteria Manual). (City

	RATIO/K AREA	per kSF 6.00 RETAIL	per Seat 3.50 THEATER	per kSF 10.00 REST	3.80 OFF<25	3.40 OFF 25-100	2.80 OFF>100	15.00 BAR	4.50 MED COMP	per Seat 2.50 CHURCH	per Rm 1.25 HOTEL	1.00 Studio	1.50 Apt 1B	1.75 Apt 2B	2.00 Apt 3B	ck	Parking Provided
LOT1	15,348	10,848		4,500												-	52
LOT2	14,765	9,665		5,100												-	79
LOT3	16,474	7,274		9,200												-	90
LOT4	14,926	9,426		5,500												-	91
LOT5	14,765	9,365		5,400												-	45
LOT6 (Mix Use 1)	-															-	
LOT7 (Theater)	-															N/A	
LOT8 (Hotel)	-															N/A	
LOT9 (Mix Use 2)	-															-	
LOT10 (MOB 1)	-															-	
LOT11 (MOB 2)	-															-	
LOT12 (Apartment)	-															N/A	
Public																	322
Totals per Use		279	0	297	0	0	0	0	0	0	0	0	0	0	0	576	679
Totals per Lot	Totals																
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0		
LOT2	109	58	0	51	0	0	0	0	0	0	0	0	0	0	0		
LOT3	136	44	0	92	0	0	0	0	0	0	0	0	0	0	0		
LOT4	112	57	0	55	0	0	0	0	0	0	0	0	0	0	0		
LOT5	110	56	0	54	0	0	0	0	0	0	0	0	0	0	0		
LOT6 (Mix Use 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT7 (Theater)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT8 (Hotel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT9 (Mix Use 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT10 (MOB 1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT11 (MOB 2)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
LOT12 (Apartment)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total	576																

CODE

BUILDING CODE DATA

GOVERNING CODE

ALL WORK SHALL CONFORM to the Current Local Jurisdiction Admendments to:
2018 International Building Code;
2018 International Mechanical Code;
2018 International Plumbing Code;
2017 National Electrical Code;
2018 IECC;
2018 International Fire Code;
and ALL APPLICABLE STATE and LOCAL CODES, Latest Edition.

OCCUPANCY TYPE: OCCUPANCY TYPE U

CONSTRUCTION TYPE: II-B

BUILDING STRUCTURAL DATA

ALL EXTERIOR COMPONENTS, INCLUDING CLADDING; DOORS and WINDOWS; SHUTTERS and LOUVERS; ROOFING; MECHANICAL, ELECTRICAL and PLUMBING ITEMS, ETC., SHALL BE DESIGNED AND ANCHORED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS.
REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS and DETAILS.

BASIC WIND SPEED Vult: 142 MPH
WIND EXPOSURE Category: B
SOIL CLASSIFICATION: Re : RE: SOILS REPORT
SNOW LOAD: 0.0 PSF

SEISMIC Design Category : A
See Structural Documents for Additional Information

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY RETAIL SHELL BUILDING FOR FUTURE TENANT USE WITH ADJACENT PAVING AREAS FOR PARKING AND DRIVES.
* SPRINKLED SHELL BUILDING

FIRE RESISTANCE RATINGS FOR BUILDING MATERIALS

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

Refer to Assembly Test Data (A0 Sheets); Floor Plans (A3 Sheets); Partition Types (A7-A9 Sheets); and other Documents as noted for Various Assembly Ratings and Locations. Provide Fire and Smoke Dampers in all Rated Assemblies and Seal all Penetrations with approved Fireproofing material.

TYPE: IIB

In Buildings of Type II Construction, Combustible materials shall be permitted in accordance with Sections 603. All Wood Blocking and Sheeting on the Exterior of the Building shall be Fire Retardant Treated Wood.

Provide and install a secured key box that is U.L. rated of a type approved by the fire department at Main Entrance.

FIRE SEPARATION DISTANCE

MEASURED AT THE SHORTEST PERPENDICULAR DISTANCE to PROPERTY LINE OR CENTER LINE OF STREET, ALLEY or PUBLIC WAY

LOCATION	X:FIRE SEPARATION DISTANCE	FIRE RATING WALL	FIRE RATING OPNG % Prov | % Allow
NORTH WALL	160-0 to PL	0	N/A
EAST WALL	20-2 to ADJACENT BLDG	0	N/A
SOUTH WALL	58-0 to CL LARRABEE WAY	0	N/A
WEST WALL	57-7 to CL of TOWNES RD	0	N/A

BUILDING ELEMENTS

BLDG ELEMENT	FIRE RATING	UL TEST
STRUCTURAL FRAME	0	
FLOOR CONSTRUCTION**	0	
ROOF CONSTRUCTION**	0	
BEARING WALLS		
EXTERIOR	0	N/A
INTERIOR	0	N/A
NONBEARING WALLS and PARTITIONS		
EXTERIOR	As Required Per Fire Separation Distance Listed Below when Required	
INTERIOR	VARIES Re: Floor Plan & Partition Types	
FIRE RATING of NON-STRUCTURAL ITEMS		
VERTICAL SHAFTS	0	N/A
ELEVATOR SHAFTS (707)	0	N/A
STAIRWELLS (707/1022)	0	N/A
EXIT CORRIDOR (1018/1023)	0	N/A
ELEVATOR MACHINE RM	1 HR	N/A
STORAGE AREA > 100SF	1 HR	N/A
OCC: BETWEEN WALLS	0	N/A
OCC BETWEEN FLOOR	0	N/A
OCC SEPARATION	0	N/A
ROOF PENETRATIONS	0	N/A

**INC ASSOCIATED SECONDARY MEMBERS

INTERIOR FINISHES : FLAME SMOKE

MINIMUM INTERIOR WALL AND CEILING FINISH CLASSIFICATION			
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B E M R1 R4 SPRINKLERED	B	C	C
A1 A2 SPRINKLERED	B	B	C

Interior Floor Finish and Floor Covering Materials in enclosures for Stairways and Ramps, Exit Passageways, Corridors and Rooms or Spaces not separated from Corridors by Partitions extending from the floor to the underside of the ceiling shall have a minimum critical radiant flux of not less than Class I. All interior finishes, other than textiles, shall have a FLAME SPREAD CLASSIFICATION for each Occupancy Group as indicated when tested in accordance with NFPA 286 in a manner intended for use

All **Textiles, Carpet and Similar Textile Materials** shall have a CLASS A INDEX with a FLAME SPREAD INDEX NOT to EXCEED 25 and a SMOKE DEVELOPED INDEX NO GREATER THAN 450 when tested in accordance with ASTM E84 when tested in a manner intended for use.

There are two components of data generated in the ASTM E84 test that are used to determine the Flame Spread Rating:
1.) Flame Spread Index: Relative to how far a flame front travels in the test configuration.
2.) Smoke Developed Index Relative to smoke obscuration data from the test burn.
The results of the ASTM E 84 testing enable the National Fire Protection Association (NFPA) to assign a letter rating (A, B or C) that can be used to determine suitability of a product for use in a particular location. Those ratings for interior walls and ceilings are:

Class A: Flame Spread Index = 0 - 25 Smoke Developed Index = 0 - 450
Class B: Flame Spread Index = 26 - 75 Smoke Developed Index = 0 - 450
Class C: Flame Spread Index = 76 - 200 Smoke Developed Index = 0 - 450

MINIMUM INTERIOR FLOOR FINISH CLASSIFICATION	
OCCUPANCY GROUP	EXIT ENCLOSURES & PASSAGEWAYS, CORRIDORS, and ROOMS/ENCLOSED SPACES
A, B, E, H, I-4, M, R-1, R-2, S, COVERED MALL SPRINKLERED	CLASS II

Interior floor finish and floor covering materials located in designated areas of "Minimum Interior Floor Finish Classification" chart shall be classified as Class I or Class II per NFPA 253 as follows:
Class I: 0.45 watts/sqm or greater.
Class II: 0.22 watts/sqm or greater.
Traditional floor types - wood, linoleum, terrazzo, and resilient coverings not comprised of fibers - are excepted. Such classification shall be identified on tested material.

All Interior floor finish and floor covering materials shall comply with the requirements of the DOC FF-1 "Pill Test" or with ASTM D 2859

AREA CALCULATIONS | BUILDING DATA

ALLOWABLE AREA for FLOOR: 1ST FLOOR

$A = A_{ns}\ (A_{ns}\ \text{\%}/100)$ (Area S1 or SM per IBC 2015)

$A_a = A_t + \left[\frac{A_t}{100}\right]\left[\frac{A_{1s}}{100}\right]$

$A_a = 9500 + \left[\frac{9500 \cdot 62.7}{100}\right]\left[\frac{9500 \cdot 100.0}{100}\right]$

$A_a = 43955$ for Primary Occupancy Type

where,
A_{ns} = Allowable area per Floor (sf)
A_{nS} = Tabular Area per Floor (sf) in accordance with Table 506 for NS (non-sprinkled space)
I_s = Area Increase due to Sprinkler Protection (%) as calculated in accordance with Section 506.3 and NFPA 13.
Is = 200% for multi-story
Is = 300% for single story
Is = 0.0% for NO Sprinkler Protecion

$I_f = 100\,(527.0/601.0 - 0.25)\ 30.0/30$
I_f = Area increase due to frontage (%) as calculated in accordance with Section 506.2
$I_f = 100\,(F/P - 0.25)\ W/30$
where,
F = Building perimeter which fronts 20 feet min. open space (min 25% of perimeter open) (ft)
P = Perimeter of Entire Building (ft)
W = Minimum width of public way or Open Space (ft) (W/30 ≤ 1)

MIXED USE AREA CHECK * separated occ

$\frac{\text{Actual Area (OC 1)}}{\text{Allowable Area (OC 1)}} + \frac{\text{Actual Area (OC nth)}}{\text{Allowable Area (OC nth)}} \leq 1.0$ where, $\frac{9665}{106418} + \frac{5100}{43955}{}^{*2} =$

$0.09 + 0.12 = 0.21 \leq 1.0$

Occ | Construction Type		A2 | II-B
ITEM	CODE ALLOWABLE	PROPOSED
MAXIMUM AREA per TABLE 503	23000	
MAX Non-Separated** AREA with ALLOW INC	43955	14765
MAX BUILDING HEIGHT (MAX HOGH)	75'-0"	18-0
MAXIMUM NO. STORIES	3	1

** The Code Allowable Maximum Non-Separated Area using the Most Restricted Use is Greater than the Proposed Area; therefore, this Floor is Designed Using a Non-Separation Occupancy with No-Fire Separations per IBC 508.

OCCUPANCY CALCULATIONS

AREA	OCCUPANCY TYPE	MAX AREA PERMITTED per FLOOR	ACTUAL NET USABLE AREA	OCCUPANCY LOAD per SF	TOTAL OCCUPANCY LOAD	STAIRWAYS (0.30) REQUIRED EXITS	STAIRWAYS (0.30) REQUIRED WIDTH (IN)	STAIRWAYS (0.30) PROVIDED EXITS	STAIRWAYS (0.30) PROVIDED WIDTH (IN)	OTHER (0.20) REQUIRED EXITS	OTHER (0.20) REQUIRED WIDTH	OTHER (0.20) PROVIDED EXITS	OTHER (0.20) PROVIDED WIDTH (IN)	EXIT ACCESS TRAVEL DISTANCE OCCUPANCY TYPE	EXIT ACCESS TRAVEL DISTANCE MAX DISTANCE per TABLE 1016	EXIT ACCESS TRAVEL DISTANCE MEASURED MAX DIST of TRAVEL
* UNDEFINED		43955 SF	14765 SF		-											
			--	TOTALS:	-	--	--	--	--	--	--	--	--			

* CALCULATIONS PROVIDED FOR SHELL BUILDING - ACTUAL OCCUPANCY CALCULATIONS DETERMINED PER LEASE SPACE

PARKING CALCULATIONS

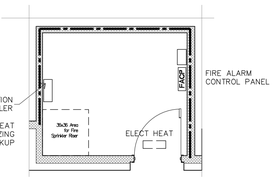
AREA	USE OF SPACE	AREA sf	PARKING LOAD	TOTAL PARKING REQUIRED	EXISTING PARKING SPACES STD	EXISTING COMP	EXISTING ASSIST	EXISTING VAN	PROPOSED PARKING SPACES STD	PROPOSED COMP	PROPOSED ASSIST	PROPOSED VAN	
* RESTAURANT	A (ASSEMBLY)	5100 SF	10.0 SP/1000 SF	51 (2 accessible)	0	0	0	0	37	0	2	0	* ESTIMATED SF AREA
RETAIL	B (OFFICE)	9665 SF	6.0 SP/1000 SF	58 (2 accessible)	0	0	0	0	38	0	1	1	
			TOTALS:	** 109 (4 accessible)	0	0	0	0	75	0	3	1	** 79 (4 ACCESSIBLE) PROVIDED IN PROPERTY SEE NOTE BELOW--PROPERTY PART OF PUD

** PARKING TO MEET REQUIREMENTS PER PUD MIXED-USE PARKING MATRIX AND SINGLE USE PARKING

PLUMBING FIXTURE CALCULATIONS

AREA	USE OF SPACE	Occupancy Load	Men WC REQ	Men WC PROV	Men UR REQ	Men UR PROV	Men LAVATORY REQ	Men LAVATORY PROV	Women WC REQ	Women WC PROV	Women LAVATORY REQ	Women LAVATORY PROV	Drinking Fountains REQ	Drinking Fountains PROV	Service Sinks REQ	Service Sinks PROV	Guest Rooms BATH TUB	Guest Rooms BATH SH	Guest Rooms ACC BATH TUB	Guest Rooms ACC BATH SH
		TOTAL PROVIDED:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

** SCOPE OF WORK IS SHELL BUILDING: PLUMBING FIXTURES TO BE DETERMINED BY TENANT BUILD-OUT



1 FIRE RISER ROOM

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Revisions

No.	IOC	Date	Description
		03/19/25	ISSUE FOR PRICING
		04/17/25	ISSUE FOR PERMIT
			Issue for Construction
1		12/05/25	CITY COMMENTS

REGISTERED ARCHITECT BRIAN KONOWAL 03-13 STATE OF TEXAS
04/17/25

0 4 8 12
SCALE: 1 inch = 4 Ft

PLOTTED: Apr 14, 2025 File: 2409.00 A010.00.dwg

CITY CENTER RETAIL

3727 FM 528
FRIENDSWOOD, TEXAS
77546

2409

Sheet Date: 03/17/25
Sheet Name:
BUILDING DATA + LIFE SAFETY
Sheet No: A0-10 1

Drawn By: JAG | Project Manager: JAG | Project Architect: JBK

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FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: Discuss proposed changes to site plan and plat approval procedures which would require amendments to Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM).

Action:

SUMMARY / ORIGINATING CAUSE

This is just a placeholder for any additional discussion following last month's meeting.

SITE PLAN APPROVALS

All commercially zoned properties require site plan approval. Currently, that approval is required by the Planning and Zoning Commission. Staff is proposing to change it so that site plans that meet the code can be approved at the staff level. Any site plan requiring special considerations, such as alternate landscape plans, screening, parking or increased building heights would be submitted for Commission review and consideration.

The Commission would still be responsible for the following under the Zoning Ordinance:

- Hear and decide appeals regarding abandonment, destruction or damage, and the timeframe of repairs and maintenance for non-conforming uses and structures;
- Hold public hearings and make recommendations to City Council for ordinance changes to Appendix B "Subdivisions" and Appendix C "Zoning";
- Hold public hearings and make recommendations to City Council for zone change requests, specific use permit requests, and requests to vacate public easements; and
- Approve site plans that include requests for alternate landscaping, screening, parking, increased building heights or other special exceptions/requests.

PLATS

Currently, the city manager approves amending plats and all others are submitted to the Commission for approval. Plats are ministerial and must be approved if they meet the code requirements. In 2023, the State changed the law regarding approval of plats allowing for city council and planning and zoning commission to delegate approval responsibility to one or more officers or employees of the City. Staff is also proposing that plats that meet the code and do not require a variance be approved at the staff level.

The Commission would still be responsible for the following under Appendix B "Subdivisions" Ordinance:

- Approve plats that include a variance request;
- Hear and decide appeals if the director of community development disapproves a plat;
- Any plats that the director chooses for the commission to consider; and

- Hear and decide appeals from Keep Friendswood Beautiful (KFB) regarding parkland improvements.

Standards for approval of plats would remain the same - approve, approve with condition, disapprove with reasons.

Making these changes will save time for everyone - the developer, the commissioners, and staff. The developers could obtain building permits once all staff reviews are complete rather than having to wait for their item to be placed on a Commission agenda. The changes would save Commissioners' time by reducing the number of meetings to once per month. Staff time would be saved by reducing the number of meetings to once per month in addition to the time required to prepare the materials for the meetings.

Staff is working on drafting the amendments to the ordinances that would be affected, which includes Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM). The plan is to advertise the changes for public hearings in February, P&Z consideration on March 12, 2025, and Council consideration on April 6, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

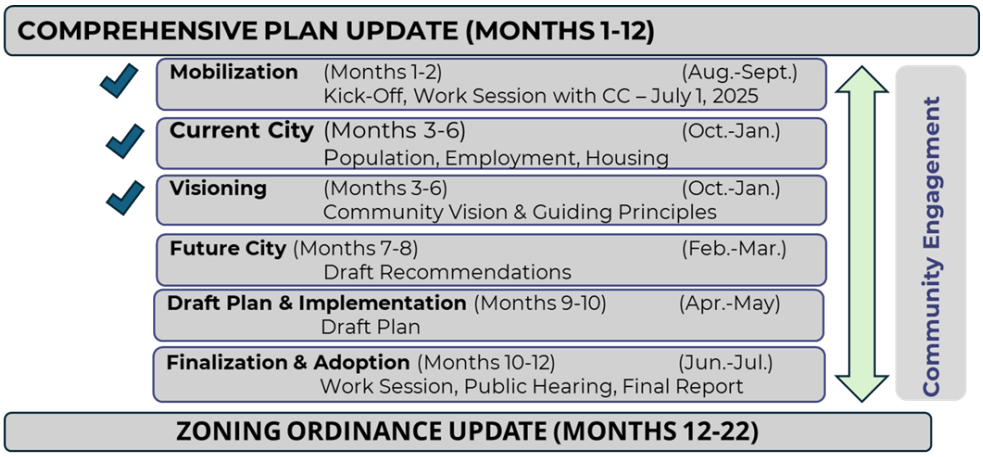
Subject: Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

Action:

SUMMARY / ORIGINATING CAUSE

Comprehensive Plan Project Page

Ardurra Group continues to work on the Comprehensive Plan update...we are still in the Visioning stage.



Completed Actions:

9-16-2025 - City Staff focus group meeting (summary on project page)

10/6/2025 - City Council focus group meeting (summary on project page)

11/13/2025 - Planning and Zoning Commission focus group meeting (summary on project page)

10/26-2025 - Public Event: Halloween in the Park (summary on project page)

12/16/2025 - CPAC Meeting 1 - The Comprehensive Plan Advisory Committee (CPAC) met at the Friendswood Public Library. It was well attended and the consultant received good feedback. Tram Kim was elected to be the chair of the committee and Travis Mann was elected to be the vice chair. Recurring themes seem to be Downtown improvements and traffic improvements. Also people love the small town charm and community events in Friendswood.

12/18/2025 - The consultants from Ardurra also met with consultants of The Goodman Group and Houston Galveston Area Council (HGAC) to share information about the HGAC Active Transportation study that is currently underway. The Goodman Group hosted public meeting #2 on Thursday, December 18 and presented 14 projects and asked the public to rank the projects.

Upcoming Actions:
~~1/27/2026~~ - CPAC Bus Tour - canceled due to weather; will be rescheduled

1/16/2025 - Friday Folders - Flyers will be distributed at elementary and intermediate schools with the survey information

March - Stakeholder meetings with high school students, FDEDC, and property owners in the panhandle area.

March 5 - attend the State of the City Address

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD PLANNING & ZONING COMMISSION
AGENDA ITEM FORM

Meeting Date: February 12, 2026

Subject: Receive the January 2026 DRC Report and Business Report, invitation to the State of the City on Thursday, March 5, invitation to the Regional Roundtable in La Porte hosted by Texas Downtown and City of La Porte, 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

- Reports are attached for review.

- **State of the City Invitation - RSVP to Aubrey or Becky**

When: Thursday, March 5, 2026 11:00 AM thru 01:00 PM
Where: First Baptist Church - Friendswood
Family Life Center
202 E. Heritage
Friendswood, Texas 77546

- Regional Roundtable event....information attached.
- Clear Creek Village PUD proposal was denied by City Council on Monday, February 2.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood Monthly Business Report Jan 2026
2. January 2026 DRC Report
3. Texas Downtown - TXD Regional Roundtable La Porte 2-20-2026

CITY OF FRIENDSWOOD

MONTHLY BUSINESS REPORT - JANUARY 2026

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
FHS Choir and Band Area Renovations	702 Greenbriar Dr	ALTER	SFR/SUP
FHS Athletics Addition	702 Greenbriar Dr	ALTER	SFR/SUP
Castle Biosciences (Temporary CO)	1500 W Parkwood Ave Suite 100	ALTER	CSC
Friendswood Hospital	3201 FM 528 Rd Suite 200	ALTER	CSC
Counseling Futures	217 E Parkwood Ave Suite C	ALTER	OPD
FHS Performing Arts Center	702 Greenbriar Dr	NEW	SFR/SUP
Mama's Bistro Café and Bakery	1302 S Friendswood Drive	TO	CSC
Desert Rose Beauty Co Boutique & Salon	122 S Friendswood Drive	TO	CSC
La Catrina Taqueria & Cantina	709 W Parkwood Ave Suite G	TO	CSC
Friendswood Beauty Collective	117 E Edgewood Drive	TO	NC
Huntington Bank	699 S Friendswood Drive Suite 101	TO	DD

New commercial permits issued:

None

Commercial Add/Alter/Demo permits issued:

Good Ranchers Buildout Expansion	1715 S Friendswood Drive Suite 120
Dance Studio – interior remodel	5131 FM 2351 Rd Suite 105
Barbershop – interior remodel	5131 FM 2351 Rd Suite 107
Ace Hardware Expansion	106 S Friendswood Drive
Office build outs	3280 W Parkwood Ave
Interior Alterations	308 W Parkwood Ave Suite 106

Zone Changes:

Clear Creek Village - PUD	Denied by City Council – February 2

Denotes Location in the Downtown District (DD)

Community & Economic Development Committee (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

- Continue to work on Strategic Goals

- Planning for Small Business Week 2026 which will be April 27 to May 1 (the week before National SBW)

Friendswood Downtown Economic Development Corporation (FDEDC)

Type 4B Sales Tax Corporation

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

- Considering options on removing overhead communication lines on northeastern side of S Friendswood Dr. by AT&T and Comcast
- The remainder of the DD street signs have been installed; additional wayfinding signs will be installed in the medians soon.
- The new Christmas decorations provided by FDEDC this year were a hit! The City received many positive comments and many people visited Stevenson Park to take photos with the 40-ft tree.
- FDEDC Projects – a new story map highlighting the projects that FDEDC has completed! A link will be added to the City's web site soon.

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

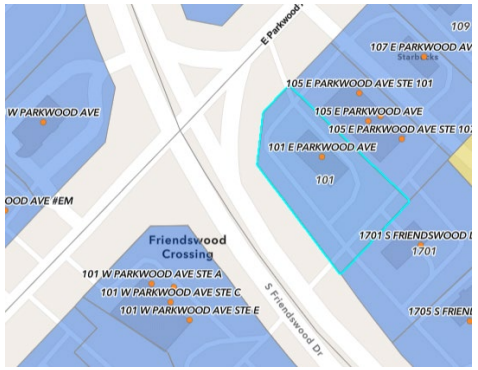
- TIRZ (Tax Increment Reinvestment Zone) #2 – Friendswood Parkway/FM 528 – 3 – 326.52 acres; approved by City Council June 2024; Castle Biosciences

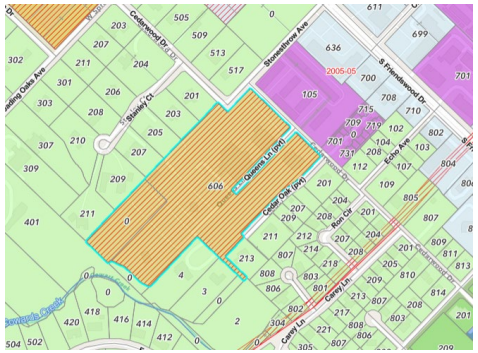
- Comprehensive Plan Update – upcoming actions include a bus tour for the Advisory Committee; survey is still open; March will include stakeholder meetings and a workshop with FDEDC

- Friendswood is hosting an HGAC Regional Roundtable on Wednesday, April 29th

- We have vacancies on the 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
JANUARY 2026

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
101 E Parkwood Ave Old Jack in The Box located at FM 518/FM528 Provided information regarding proposed improvements to the building and site; Golden Chick will be the new owner/occupant	CSC	No	☐ Zone change ☒ Meets Future Land Use Map ☒ Plat – Existing ☐ Eligible for Certificate of Platting Exemption ☒ Site plan approval required for exterior changes to the building ☒ Community Overlay District (300 ft) ☐ Downtown District ☒ Water existing ☒ Sewer existing ☒ On-site detention required – storm sewer system needs repairs ☐ May be eligible for regional detention ☐ High hazard flood zone(s) ☐ Pipelines and abandoned active oil wells ☒ TxDOT Permits required for any improvements in the ROW Misc Notes: Contact Galveston County Health District for health permits.	

606 Cedarwood Dr Proposed changes to the master plan for Mary Queen Catholic Church – remodel Parish Center, relocate food pantry, build new youth center, faith formation center, and administrative office buildings, and add sports fields	PUD/SUP	Yes	☒ Zone change – amend PUD/SUP ☒ Meets Future Land Use Map ☒ Replat required to combine properties ☐ Eligible for Certificate of Platting Exemption ☐ Site plan approval required – included with PUD/SUP amendment ☐ Community Overlay District (300 ft) – Friendswood Parkway ☐ Downtown District ☒ Water existing, but may be relocated ☒ Sewer existing ☒ On-site detention- required if not approved for regional ☐ May be eligible for regional detention ☒ High hazard flood zone(s) – all flood zones ☐ Pipelines and abandoned active oil wells ☐ TxDOT Permits required for any improvements in the ROW Misc Notes: Refer to existing SUP for landscaping or special requirements; access to 2, 3, and 4 Queens Lane needs to be addressed	

Add to my calendar

TXD Regional Roundtable in La Porte (Texas Independence Trail Region)

When *Friday, February 20, 2026*
9:00 AM - 3:00 PM (CST)

Location Downtown La Porte, 212 W Main St, La Porte, TX 77571

Spaces left 44

Registration

- **Associate Rate – $50.00**
  This is for those associated with Host Downtown (for example: Board Members, City Employees, etc). *Special Rate thanks to the Host City!
- **Non-Member Rate – $85.00**
- **Texas Downtown Member Rate – $50.00**
- **TXD Staff/Sponsor Comp Rate**
  Complimentary/Sponsor Ticket

Register

Already registered



Join us for the **first TXD Regional Roundtable of 2026** in La Porte, a waterfront community that has welcomed **14 new businesses in just three years**.

This roundtable will feature La Porte's candid conversation, **"Where We Started vs. Where We're Going,"** sharing real lessons on regional collaboration and how to truly support entrepreneurs—beyond the talking points. Come ready to learn, ask questions, and steal their notes.

La Porte's location on the bay means stunning sunrises that are absolutely worth the early wake-up call. Make a weekend of it with **Regional Roundtable on Friday** and **Mardi Gras on Main on Saturday**. Bring your learning cap and your Fat Tuesday beads. Register early and join us for learning, connection, and a little Mardi Gras magic on the bay!

Bonus: The first **five** to register will receive a La Porte Mardi Gras swag bag!

Event Venue: 212 W Main St, La Porte, TX 77571

Hotel Room Block:

Home2 Suites
1251 S 13th St, La Porte, TX
Use Code: TDC
Room Rate: $144/night

Draft Agenda

9:00 a.m. – Check-in & onsite registration/breakfast/Welcome

9:30 -11 a.m. - Educational Session: Firing on All Cylinders: How We Activated La Porte's Main Street, Speakers: " Kayla O'Bryan, Marketing and Special Events Coordinator

11:00 – Noon – **Working Lunch -** Regional Economic Development Collaboration by Bay Area Houston Economic Partnership (BAHEP), Speaker: Brian Freedman, President of BAHEP

Noon – 2:00 Downtown Walking Tour

2:00 - 3 p.m. – Educational Session: Supporting Entrepreneurs: Space Alliance Technology Outreach Program and City Economic Development Grants. Speakers: SATOP pending and Haley Bowers, Economic Development Manager

3 p.m. – Wrap up/Networking Hour